

TOWN OF MAYO

COMPREHENSIVE PLAN

Adopted

August 12, 1991 by Ordinance No. 110

Amended

December 11, 1995 by Ordinance No. 117

June 14, 1999 by Ordinance No. 99-04

October 11, 1999 by Ordinance No. 99-08

December 8, 2008 by Ordinance No. 08-01

February 9, 2009 by Ordinance No. 08-06

March 13, 2017 by Ordinance No. 16-01

January 10, 2022 by Ordinance No. 21-002

TOWN OF MAYO

COMPREHENSIVE PLAN

ELEMENTS

Future Land Use

Transportation

Housing

Sanitary Sewer, Solid Waste, Drainage,
Potable Water and Natural Groundwater Recharge

Conservation

Recreation and Open Space

Intergovernmental Coordination

Capital Improvements

Public School Facilities

Property Rights

Prepared for
Town Council

Prepared by
Local Planning Agency

With Assistance from
North Central Florida Regional Planning Council
2009 N.W. 67th Place
Gainesville, FL 32653
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INTRODUCTION

All organizations must plan if progress is to be made towards reaching an objective, and those agencies charged with directing the growth of a community are no exception. The interaction of factors causing the growth and development of an area requires careful planning as a prerequisite to orderly growth. Three basic reasons are often given for the need of planning:

1. To meet events which are expected to happen;
2. To accomplish desired objectives; and
3. To avoid unwanted conditions.

In 1985, the Florida Legislature enacted and the Governor signed into law the Community Planning Act." This legislation requires all local governments in Florida to revise and update the comprehensive plan for their respective jurisdictions in conformance with the provisions of the aforestated Act.

This comprehensive planning process involves essentially four basic steps:

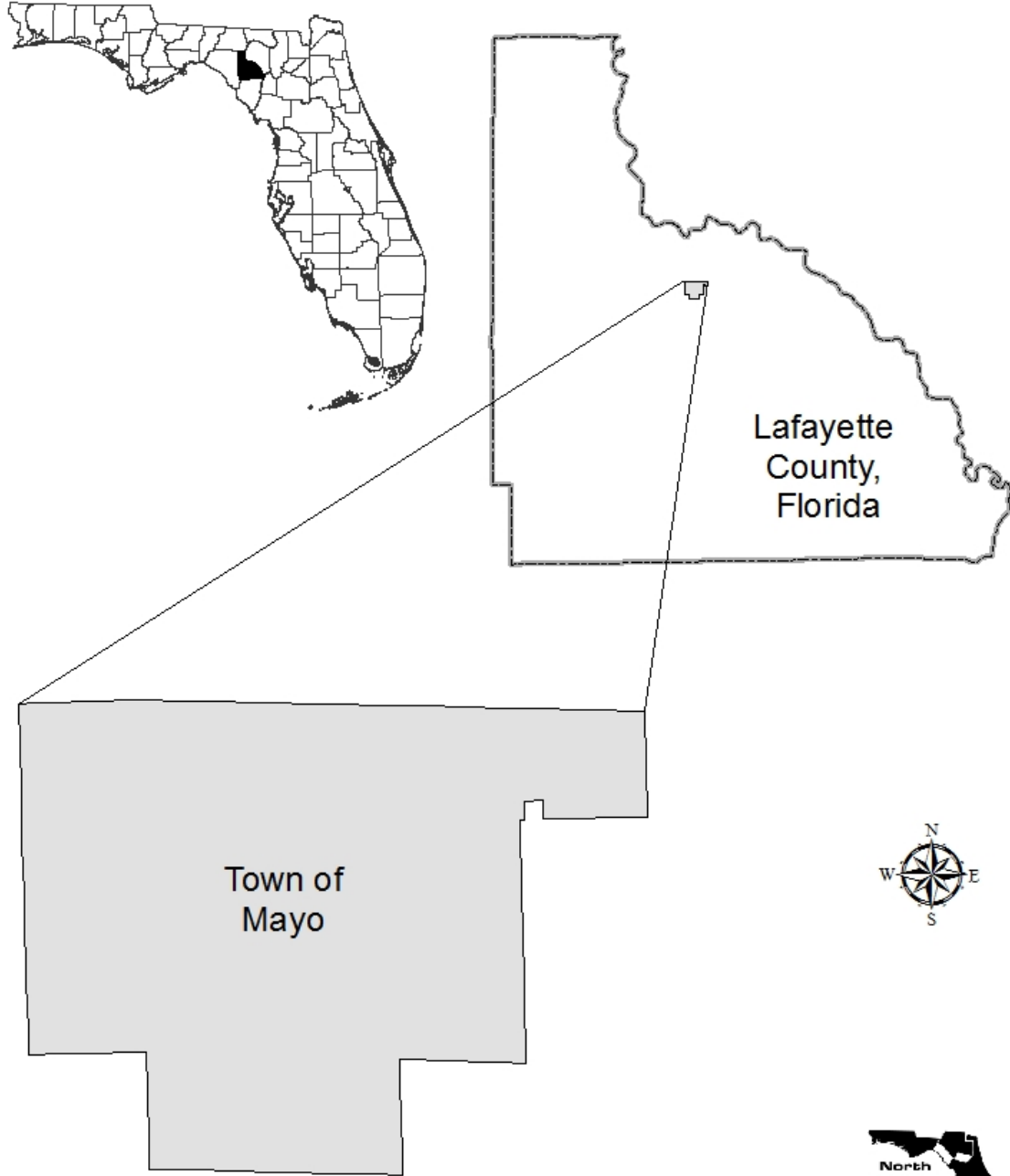
1. The collection and analysis of pertinent data concerning the physical and socio-economic characteristics of the study area, which has been accomplished through the preparation of this Data and Analysis document, although not a part of the Comprehensive Plan in that it is not an adopted document with legal status, it serves to provide a foundation and basis for the formulation of the Comprehensive Plan;
2. The formulation of goals for future growth and development, which are contained within the Comprehensive Plan, entitled "Plan Element";
3. The development of objectives and policies guided by the goals, which are the essence of the Comprehensive Plan and are also contained within the Comprehensive Plan, entitled "Plan Element"; and
4. The implementation of the Comprehensive Plan which is accomplished through the preparation, adoption and enforcement of land development regulations as mandated by the above referenced Act, as well as, the construction of capital improvement projects identified within the Comprehensive Plan.

GENERAL SETTING OF THE TOWN OF MAYO

The Town of Mayo is approximately 1.02 square miles or 652.80 acres in area. The Town is located in the northern portion of Lafayette County, as shown on the following location map.

The population of the Town was 1,237 persons in 2010, according to the United States Bureau of the Census. This represents 14 percent of the County's total population.

General Location Map



I

FUTURE LAND USE ELEMENT

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FUTURE LAND USE ELEMENT

INTRODUCTION

This Future Land Use Element and Future Land Use Plan map and map series, designates the future general distribution, location and extent of the uses of land within the incorporated areas of the Town. The purpose of this Future Land Use Element is to provide for the appropriate distribution of population densities and building and structural densities and intensities. The data collected for this plan element and analysis of this data, contained in the Town's Data and Analysis document, are not part of this plan element, but serve to provide a foundation and basis for the formulation of this portion of the Comprehensive Plan.

The following goal, objectives and policies provide for distribution of future land use, as well as, guidance for such future land use. The focal point around which this Future Land Use Element is centered is the Town as a designated urban development area and the uses and density of such uses within this designated area.

FUTURE LAND USE GOAL, OBJECTIVES AND POLICIES

GOAL I - IN RECOGNITION OF THE IMPORTANCE OF ENHANCING THE QUALITY OF LIFE IN THE TOWN, DIRECT DEVELOPMENT TO THOSE AREAS WHICH HAVE IN PLACE, OR HAVE AGREEMENTS TO PROVIDE, SERVICE CAPACITY TO ACCOMMODATE GROWTH IN AN ENVIRONMENTALLY ACCEPTABLE MANNER.

OBJECTIVE I.1 The Town shall adopt land development regulations which shall make available or schedule for availability the public facilities for future growth and urban development as development occurs in order to provide for urban densities and intensities within the Town and discourage the proliferation of urban sprawl.

Policy I.1.1 The Town's land development regulations shall limit the location of high density residential, high intensity commercial and heavy industrial uses to areas adjacent to arterial or collector roads where public facilities are available to support such higher density or intensity.

Policy I.1.2 The Town's land development regulations shall be based on and be consistent with the following land use classifications and corresponding standards for densities and intensities:

CONSERVATION LAND USE

Lands classified as conservation use are lands devoted to the conservation of the unique natural functions within these lands;

Conservation uses shall be limited to public access, native vegetative community restoration and residential uses necessary to manage such conservation lands (i.e. ranger stations, research stations and park amenities).

AGRICULTURAL LAND USE

Agriculturally classified lands are lands, which are predominantly used for crop cultivation, livestock, specialty farms, silviculture areas and dwelling units; In addition, the processing storage and sale of agricultural products and commodities which are not raised on the premises, riding or boarding stables, commercial kennels, veterinary clinics and animal shelters, group homes, child care centers, home occupations, private clubs and lodges, off-site signs, cemeteries and crematories, and other similar uses compatible with agricultural uses may be approved as special exceptions and be subject to an intensity of less than or equal to 1.0 floor area ratio;

Agricultural density shall be limited to a density of less than or equal to 1.0 dwelling units per acre.

RESIDENTIAL LAND USE

Residential use classifications provide locations for dwelling units at low, moderate medium, and high density within the Town as defined within this Comprehensive Plan. Public, charter, and private elementary and middle schools are permitted within low and moderate density residential land use classifications. Public, charter, and private elementary, middle schools and high schools are permitted in medium and high density residential land use classifications. In addition, churches and other houses of worship, golf courses, country clubs, racquet and tennis clubs, cemeteries and mausoleums, private clubs and lodges, home occupations, child care centers, group homes, commercial greenhouses and plant nurseries, and other similar uses compatible with residential uses may be approved as special exceptions and be subject to an intensity of less than or equal to 1.0 floor area ratio;

Where a lot, parcel or development is located within more than one residential density category the permitted density shall be calculated separately for each portion of land within the separate density categories;

Residential low density shall be limited to a density of less than or equal to 2.0 dwelling units per acre;

Residential moderate density shall be limited to a density of less than or equal to 4.0 dwelling units per acre;

Residential medium density shall be limited to a density of less than or equal to 8.0 dwelling units per acre;

Residential high density shall be limited to a density of less than or equal to 20.0 dwelling units per acre.

RECREATION LAND USE

Lands classified as recreation use consist of areas used for user based and resource based recreation uses;

Recreation uses shall be limited to an intensity of less than or equal to 0.25 floor area ratio.

PUBLIC LAND USE

Lands classified as public consist of public buildings and grounds, other public facilities (including sewer facilities, solid waste facilities, drainage facilities and potable water facilities), public health facilities, and educational uses;

Public uses shall be limited to an intensity of less than or equal to 1.0 floor area ratio.

COMMERCIAL

Lands classified as commercial use consist of areas used for the sale, rental, and distribution of products or performance of services as well as public, charter and private elementary, middle and high schools. In addition, churches and other houses of worship, private clubs and lodges, residential dwelling units, which existed within this category on the date of adoption of this Comprehensive Plan, and other similar uses compatible with commercial uses may be approved as special exceptions and be subject to an intensity of less than or equal to 1.0 floor area ratio;

Commercial uses shall be limited to an intensity of less than or equal to 1.0 floor area ratio.

INDUSTRIAL LAND USE

Lands classified as industrial consist of areas used for the manufacturing, assembly, processing, or storage of products as well as public, charter and private schools teaching industrial arts curriculum. In addition, off site signs, truck stops and automobile service stations, and other similar uses compatible with industrial uses may be approved as special exceptions and be subject to an intensity of less than or equal to 1.0 floor area ratio;

Industrial uses shall be limited to an intensity of less than or equal to 1.0 floor area ratio.

Policy I.1.3 The Town's land development regulations shall allocate amounts and types of land uses for residential, commercial, industrial, public, and recreation to meet the needs of the existing and projected future populations and to locate urban land uses in a manner where public facilities may be provided to serve such urban land uses. (Urban land uses shall be herein defined as residential, commercial and industrial land use categories).

Policy I.1.4 The Town's land development regulations shall base the designation of residential, commercial and industrial lands depicted on the Future Land Use Plan map upon acreage which can be reasonably expected to develop.

Policy I.1.5 The Town's Land Development regulations shall include a neighborhood commercial district to provide small scale retail and service establishments which will serve the convenience needs of adjacent areas. Neighborhood Commercial activities are not shown on the Future Land Use Plan Map; rather these commercial activities should be accommodated throughout the Town as market forces determine the need according to the following criteria:

1. Neighborhood Commercial activities are intended to be oriented to and compatible with the area to be served. Such activities shall include retail commercial outlets for the sale of food, hardware or drugs, and service establishments such as barber or beauty shops, shoe repair shops, and self-service laundries or dry cleaners. In addition, automotive service stations, child care centers and financial institutions and similar uses compatible neighborhood commercial uses may be allowed as special exceptions and be subject to an intensity of less than or equal to 1.0 floor area ratio.
2. Neighborhood Commercial activities shall be located on an arterial or collector road;
3. Floor area for each individual outlet or establishment shall not exceed 5,000 square feet;
4. Sale, display, preparation and storage shall be conducted completely within an enclosed building and no more than 20 percent of the floor area shall to be devoted to storage and;
5. Neighborhood Commercial use shall be limited to an intensity of less than or equal to 1.0 floor area ratio.

Policy I.1.6 Require the location of public, private and charter school sites to be consistent with the following criteria:

1. The proposed school location shall be compatible with present and projected use of adjacent property;
2. Adequate public facilities and services are, or will be available concurrent with the development of the school;
3. There are no significant environmental constraints that would preclude development of an educational facility on the site;
4. There will be no adverse impacts on archaeological or historic sites or structures listed on the State of Florida Historic Master Site File, which are located on the site;
5. The proposed location is well drained and soils are suitable for development or are adaptable for development and outdoor educational purposes with drainage improvements;
6. The proposed site can accommodate the required parking and circulation of vehicles of the site; and
7. Where feasible the proposed site is so located to allow for co-location with parks, libraries and community centers.

Policy I.1.7 The Town shall require the development of public, private and charter school sites to be consistent with the following standards:

1. Middle and high schools shall be located on collector or arterial roadways, as functionally classified within this comprehensive plan, which have sufficient capacity to carry traffic to be generated by the school and are suitable for high volume traffic during evening and special events as determined by generally acceptable traffic engineering standards;
2. The location, arrangement and lighting of play fields and playgrounds shall be located and buffered as may be necessary to minimize impacts to adjacent residential property; and
3. All structural setbacks, building heights, and access requirements shall be governed by the Town's Land Development Regulation.

OBJECTIVE I.2 The Town shall continue to regulate the location of land development consistent with topography and soil conditions and the availability of facilities and services.

Policy I.2.1 The Town shall restrict development within unsuitable areas due to flooding, improper drainage, steep slopes, rock formations and adverse earth formations, by the following design standards for arrangement of development:

1. Streets shall be related appropriately to the topography. All streets shall be arranged so as to obtain as many as possible building sites at or above the grades of the streets. Grades of streets shall conform as closely as possible to the original topography. A combination of steep grades and curves shall be avoided.
2. Local streets shall be laid out to discourage use by through traffic, to permit efficient drainage and utility systems and to require the minimum number of streets necessary to provide convenient and safe access to property.

3. The rigid rectangular gridiron street pattern need not necessarily be adhered to, and the use of curvilinear streets, cul-de-sacs, or U-shaped streets shall be encouraged where such use will result in a more desirable layout.
4. Proposed streets shall be extended to the boundary lines of the tract to be subdivided, unless prevented by topography or other physical conditions, or unless, in the opinion of the Town Council, such extension is not necessary or desirable for the coordination of the layout or the most advantageous future development of adjacent tracts.

OBJECTIVE I.3 The Town shall require that proposed development be approved only where the public facilities meet or exceed the adopted level of service standard.

Policy I.3.1 The Town's land development regulations shall establish procedures for the review of proposed development to determine it's impact on level of service standards for public facilities. Building permits shall be issued only when the necessary facilities and services are in place in accordance with the Concurrency Management System found within this Comprehensive Plan.

OBJECTIVE I.4 The Town shall continue to maintain innovative land development regulations to implement the Comprehensive Plan to include provisions for Planned Residential Development regulations.

Policy I.4.1 The Town's land development regulations shall contain specific and detailed provisions to manage future growth and development to implement the Comprehensive Plan which shall contain at a minimum the following provisions to:

1. Regulate the subdivision of land;
2. Regulate the use of land and water consistent with this Element to maintain the compatibility of adjacent land uses and provide for open space;
3. Protect environmentally sensitive lands identified within the Conservation Element;
4. Regulate areas subject to seasonal and periodic flooding and provide for drainage and stormwater management;
5. Protect potable water wellfields and aquifer recharge areas;
6. Regulate signage;
7. Provide safe and convenient onsite traffic flow and vehicle parking needs; and
8. Provide that development orders and permits shall not be issued which result in a reduction of the level of service standards adopted in this Comprehensive Plan.

OBJECTIVE I.5 When such public facilities are made available, the Town shall limit the extension of public facility geographic service areas to the adjacent urban development area as shown in Illustration A-X.

Policy I.5.1 When such public facilities are made available, the Town shall limit any extension of public facility geographic service areas to the adjacent designated urban development areas as shown in Illustration A-X.

- OBJECTIVE I.6 The Town's land development regulations shall include within the portion regarding the report and recommendation of the Town's Planning and Zoning Board on amendments to such regulations, that such report shall address whether the proposed amendment will be a deterrent to the improvement or development of adjacent land uses and it shall be concluded by the local governing body, based upon such report and prior to approval of the amendment, that the granting of the amendment will not adversely impact adjacent land uses.
- Policy I.6.1 The Town shall continue to require a special permit for dredging, filling, excavation and mining (this permit shall be in addition to any federal, state or regional agency required permit).
- Policy I.6.2 The Town's land development regulations shall continue to maintain provisions for drainage, stormwater management, open space and safe and convenient on site traffic flow including the provisions of needed vehicle parking for all development.
- Policy I.6.3 The Town shall limit the intensity of development by requiring that the length of lots does not exceed three times the width of lots for the location of dwelling units.
- Policy I.6.4 The Town shall participate in the National Flood Insurance Program and regulate development and the installation of utilities in flood hazard areas in conformance with the program requirements. Further, the Town shall require all structures to be clustered on the non-flood prone portion of a site or where the entire site is in a flood prone area, structures shall be elevated at least 2 feet above the highest adjacent grade.
- Policy I.6.5 The Town shall require that where a commercial or industrial use is erected or expanded on land abutting a residential district, then the proposed use shall provide a landscaped buffer. A masonry or wood opaque structure may be substituted for the planted buffer.
- OBJECTIVE I.7 The Town shall identify and designate blighted areas which are feasible for redevelopment or renewal, through the updating of the housing condition survey with U.S. Bureau of Census information.
- Policy I.7.1 The Town shall request federal and state funds to redevelop and renew any identified blighted areas, where the Town finds there is a competitive feasibility to receive such funding.
- OBJECTIVE I.8 The Town shall reduce inconsistencies in land uses with the provisions of this Comprehensive Plan through the establishment of such inconsistencies as non-conforming land uses.
- Policy I.8.1 The Town hereby establishes the following provisions for nonconforming; lots, structures and uses of land or structures:
1. Nonconforming uses of land or structures may be continued where the lawful use of land existed prior to the adoption of this Comprehensive Plan where such use is not permitted by this Comprehensive Plan. Such use may be continued, so long as it remains otherwise lawful, subject to its discontinuance, after it ceases to exist for a period of more than 12 months.

2. Nonconforming structures may be continued where a structure lawfully existed prior to the adoption of this Comprehensive Plan where such use would not be permitted to be built under this Comprehensive Plan by reason of restrictions on requirements other than use concerning the structure. Such structure may be continued so long as it remains otherwise lawful, subject to a 50 percent enlargement or alteration limitation.

Policy I.8.2

The Town hereby establishes the following administrative procedures and standards by which a property owner may demonstrate that private property rights have vested against the provisions of this Comprehensive Plan. These administrative procedures shall provide determination for the consistency of development with the densities and intensities set forth in this Comprehensive Plan.

Applications for vesting determinations shall be evaluated pursuant to the following criteria:

1. Common law vesting - a right to develop or to continue the development of property notwithstanding this Comprehensive Plan may be found to exist whenever the applicant proves by a preponderance of evidence that the owner or developer, acting in good faith and reasonable reliance upon some act or omission of the Town, has made such a substantial change in position or has incurred such extensive obligations and expenses that it would be highly inequitable and unjust to destroy the right to develop or to continue the development of the property.
2. Statutory vesting - the right to develop or to continue the development of property shall be found to exist if a valid and unexpired final development order was issued by the Town prior to adoption of this Comprehensive Plan, substantial development has occurred on a significant portion of the development authorized in the final development order and is completed or development is continuing in good faith as of the adoption of this Comprehensive Plan. A "final development order" shall be any development order which approved the development of land for a particular use of uses at a specified density of use and which allowed development activity to commence on the land for which the development order was issued. "Substantial development" shall mean that all required permits necessary to commence and continue the development have been obtained; permitted clearing and grading has commenced on a significant portion of the development; and the actual construction of roads and the stormwater management system, on that portion of the development is complete or is progressing in a manner that significantly moves the entire development toward completion.
3. Presumptive vesting for consistency and concurrency - any structure on which construction has been completed pursuant to a valid building permit shall be presumptively vested for the purposes of consistency and concurrency and shall not be required to file an application to preserve their vested rights status.
4. Presumptive vesting for density only - the following categories shall be presumptively vested for the purpose of density and shall not be required to file an application to preserve their vested rights in this regard:

- a. all lots of record as of the adoption of this Comprehensive Plan, whether located within a subdivision or without, but only to the extent of one single family residence per lot; however, such lots shall not be contiguous as of the adoption of this Comprehensive Plan to any other lot(s) owned by or under contract for deed to the person(s) applying for the single family residence building permit; and
- b. all contiguous lots of record as of the adoption of this Comprehensive Plan, whether located within a subdivision or without, where such lots are treated as one lot for one single family residence.

OBJECTIVE I.9 The Town shall protect historic and prehistoric resources identified by the Florida Master Site File or by Town Council designation. The Town shall establish a historic preservation agency to assist the Town Council with the designation of historic landmarks and landmark sites or historic districts within the Town. The historic preservation agency shall review applications for historic designation and after conducting a duly noticed public hearing shall make a recommendation to the Town Council based upon the criteria stated in Policy I.9.1.

Policy I.9.1 The Town shall establish the following standards for the maintenance and adaptive reuse of historic structures and sites:

- 1. The effect of the proposed work on the landmark or the property upon which such work is to be done;
- 2. The relationship between such work and other structures on the historic housing site;
- 3. The extent to which the historic architectural significance, architectural style, design, arrangement, texture, materials, and color of the historic housing will be affected; and
- 4. Whether the denial of a certificate would deprive the property owner of reasonable beneficial use of his or her property.

Policy I.9.2 The Town shall maintain a listing of all known prehistoric and historic sites within the Town. This list shall be updated by the Town Historic Preservation Agency.

OBJECTIVE I.10 The Town shall adopt regulations to protect natural resources and environmentally sensitive lands (including but not limited to wetlands and flood prone areas).

Policy I.10.1 The Town upon adoption of this Comprehensive Plan shall protect public potable water supply wells by prohibiting:

- 1. Land uses which require or involve storage, use of manufacture of regulated materials as defined by Chapter 38F-41, Florida Administrative Code, in effect upon adoption of this Comprehensive Plan; Code of Federal Regulations, Title 40, Part 302 and 355 and Title 49, Part 172, in effect upon adoption of this Comprehensive Plan
- 2. Landfills;
- 3. Facilities of bulk storage, agricultural chemicals;
- 4. Petroleum products

5. Hazardous toxic and medical waste;
6. Feedlots or other animal facilities;
7. Wastewater treatment plants and percolation ponds; and
8. Mines, and excavation of waterways or drainage facilities which intersect the water table, within a 300-foot radius around the water well designated by this Comprehensive Plan as a wellfield protection area.

In addition, no transportation of such regulated materials shall be allowed in the wellfield protection area, except local traffic serving facilities within the wellfield protection area.

Policy I.10.2 The Town shall prohibit the location of any structure, other than permitted docks, piers, or walkways within a wetland. Such permitted docks, piers or walkways shall be elevated on pilings. In addition, the clearing of natural vegetation shall be prohibited, except for a minimum amount associated with the installation of the permitted docks, piers or walkways.

OBJECTIVE I.11 The Town shall coordinate with agencies responsible for the implementation of any regional resource planning and management plan prepared pursuant to Chapter 380, Florida Statutes, as amended.

Policy I.11.1 The Town shall require that all proposed development which is subject to the provisions of any regional resource planning and management plan shall be consistent with such plan and that proposed development be reviewed for such consistency during the development review process.

OBJECTIVE I.12 The Town shall coordinate review of all proposed subdivision plats with the Water Management District for subdivisions proposed within the drainage basin of any designated priority water body to provide the Water Management District an opportunity to review such subdivision to determine if the plat is consistent with any approved management plans within that basin.

Policy I.12.1 The Town shall include a provision which requires the developer to submit development plans for all proposed subdivision plats within the drainage basin of any designated priority water body shall be submitted to the Water Management District for review and comment as to the consistency of the proposed development with any approved management plans within such basin prior to development review by the Town.

OBJECTIVE I.13 The Town shall require the location of the following essential services, electrical transmission lines, natural gas transmission lines, and radio, telecommunication and television antennas and towers, owned or operated by publicly regulated entities, to be approved by the Town Council. All other essential services, which are hereby defined to include and be limited to electrical distribution lines, water distribution lines and mains, sanitary sewer collection lines, force mains and lift stations, natural gas distribution lines and mains, telephone lines and cable television lines shall be exempt from any Town approval and shall be permitted in any land use category. All public buildings and grounds, and public facilities not defined as an essential service herein and to be located outside of a public right-of-way or easement shall require an amendment to the Future Land Use Plan Map for designation as a public use.

Policy I.13.1 The Town Council shall use the following criteria in considering for approval the following essential services; electrical transmission lines, natural gas transmission lines, and radio, telecommunications and television antennas and towers, owned or operated by publicly regulated entities:

No such essential service shall be sited within 500 feet of any single or multi-family residence, group living facility, school or hospital, said distance to be measured from the centerline of the electrical and natural gas transmission lines, as constructed. In addition, all radio and telecommunication towers shall also maintain the rated self-collapsing distance from any use listed above.

Policy I.13.2 The Town shall allow electrical substations as a permitted use by right within all land use classifications, except Conservation future land use category and any Historic Preservation Overlay district as depicted on the Future Land Use Plan Map. New distribution electric substations should be constructed to the maximum extent practicable, to achieve compatibility with adjacent and surrounding land uses. The following standards intended to balance the need for electricity with land use compatibility shall apply to new distribution electric substations.

1. In nonresidential areas abutting residential areas, a setback of 100 feet between the distribution electric substation property boundary and permanent equipment structures shall be maintained. An open green space shall be formed by installing native landscaping, including trees and shrub material. Substation equipment shall be protected by a security fence.
2. In residential areas, a setback of 100 feet between the distribution electric substation property boundary and permanent equipment structures shall be maintained. An open green space shall be formed by installing native landscaping, including trees and shrub material. Substation equipment shall be protected by a security fence.

II

TRANSPORTATION ELEMENT

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II
TRAFFIC CIRCULATION ELEMENT
INTRODUCTION

A traffic circulation system which provides for the safe and efficient movement of people and goods is needed to support existing and future development. The purpose of this plan element is to identify the types, locations and extent of existing and proposed major thoroughfares and transportation routes in the Town and establish a framework for making policy decisions in planning for future transportation needs. The data collected for this plan element and its analysis contained in the Data and Analysis document, are not part of this plan element, but provide a foundation and basis for its formulation.

The Transportation Element is closely related to the Future Land Use Element. This is due to the inherent two-way relationship between land use and transportation. Land use patterns directly affect the demand for transportation facilities, with more intensive land uses generating more traffic and requiring greater degrees of accessibility. Conversely, the transportation network affects land use in that access provided by transportation facilities (existing or proposed) influences the use of land located adjacent to these facilities.

In addition to the Future Land Use Element, the Transportation Element is coordinated and consistent with the remaining plan elements as required by the Community Planning Act. Further, the Town's traffic circulation system does not stop at political boundaries. Therefore, coordination between other local governments is a necessary prerequisite to a functional traffic circulation system. The goal, objectives and policies of the Intergovernmental Coordination Element establish guidelines to be followed which provide for coordination between various governmental entities.

The following goal, objectives and policies of this plan element are intended to serve as the plan for traffic circulation needs. The objectives and policies herein provide a basis for addressing transportation needs within the Town.

TRANSPORTATION GOAL, OBJECTIVES AND POLICIES

GOAL II - PROVIDE FOR A TRANSPORTATION SYSTEM WHICH SERVES EXISTING AND FUTURE LAND USES.

OBJECTIVE II.1 The Town shall establish a safe, convenient and efficient level of service standard which shall be maintained for all roadways.

Policy II.1.1 Establish the Service Standards as noted below at peak hour for the following roadway segments within the Town as defined within the most recent version of the Florida Department of Transportation Quality/Level of Service Handbook.

ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	LEVEL OF SERVICE
1	U.S. 27/S.R. 20 (from Town northwest limits (1,800 feet of Bloxham St. NW to S.R. 51))	2-U	Principal Arterial	Community	D
2	U.S. 27/S.R. 20 (from S.R. 51 to east Town limits)	2-U	Principal Arterial	Community	D
3	S.R. 51 (from Town north limits to U.S. 27/S.R. 20)	2-U	Minor Arterial	Rural	D
4	S.R. 51 (from U.S. 27/S.R. 20 to Palmetto St.)	2-U	Minor Arterial	Community	D
5	S.R. 51 (from Palmetto St. to south Town limits)	2-U	Minor Arterial	Community	D
6	C.R. 251A (from Town west limits to U.S. 27/S.R. 20)	2-U	Minor Collector	Rural	D
7	C.R. 355 (from S.R. 51 to Town east limits)	2-U	Minor	Rural	D

U - Undivided roadway.

Policy II.1.2

The Town shall control the number and frequency of connections and access points of driveways and roads to arterial and collector roads by requiring access points for state roads to be in conformance with Chapter 14-96 and 14-97, Florida Administrative Code, in effect upon adoption of this Comprehensive Plan and the following requirements for County roads:

1. Permitting 1 access point for ingress and egress purposes to a single property or development;
2. Permitting 2 access points if the minimum distance between the two access points exceeds 20 feet;
3. Permitting 3 access points if the minimum distance between each access point is at least 100 feet; or
4. Permitting more than 3 access points where a minimum distance of 1000 feet is maintained between each access point.

- Policy II.1.3 The Town shall require the provision of safe and convenient on-site traffic flow, which includes the provision for vehicle parking, which shall be located on the same lot or parcel of land the parking is intended to serve. Each off-street parking space, with the exception of handicapped parking spaces, shall be a minimum of 10 feet by 20 feet in size. Each handicapped parking space shall be a minimum of 12 feet by 20 feet in size. The Town may allow the establishment of such offstreet parking facilities within 300 feet of the premises they are intended to service when the practical difficulties prevent the placing of the facilities on the same lot as the premises they are designed to serve.
- Policy II.1.4 The Town shall, for any development which is required to provide a site plan or any development requiring platting, include requirements for an additional 10 foot right-of-way width for bicycle and pedestrian ways to be provided for all proposed collector and arterial roadways, as integrated or parallel transportation facilities.
- Policy II.1.5 In accordance with Section 163.3180(5)(h)1.c. and 163.3180(5)(h)2. Florida Statutes, as amended, the Town shall provide a means by which the landowner will be assessed a proportionate share of the cost of providing the transportation facilities necessary to serve the proposed development. However, the landowner shall not be held responsible for contributing to deficient transportation facilities.
- OBJECTIVE II.2 The Town shall require that all traffic circulation system improvements be consistent with the land uses shown on the future land use plan map.
- Policy II.2.1 The Town shall, as part of the capital improvement scheduling of roadway improvements, review all proposed roadway improvements to determine if such improvement will further the direction of the Future Land Use Plan Element.
- OBJECTIVE II.3 The Town shall coordinate all comprehensive planning and land development activities with the Florida Department of Transportation for consistency with the Department's 5-Year Transportation Plan.
- Policy II.3.1 The Town shall review all comprehensive plan and land development activity for consistency with the Florida Department of Transportation's 5-Year Transportation Plan.
- OBJECTIVE II.4 The Town shall provide for the protection of future right-of-ways from building encroachment by establishing right-of-way setback requirements, as provided in Policy II.4.1, for all structures along new or realigned collector and arterial roadways.
- Policy II.4.1 The Town shall require all structures along new or realigned collector or arterial roadways to provide an additional setbacks of 75 feet, as measured from the centerline of the right-of-way, for the future need of additional right-of-way.

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III

HOUSING ELEMENT

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III
HOUSING ELEMENT
INTRODUCTION

The following goal, objectives and policies constitute the Housing Element providing for decent, safe and sanitary housing at affordable costs and in sufficient quantities to meet the needs of both existing and future Town residents. The data collected for this plan element and analysis of this data contained in the Town's Data and Analysis document, are not part of this plan element, but serve to provide a foundation and basis for the formulation of this portion of the Comprehensive Plan.

This plan element of the Town's Comprehensive Plan establishes a guide for the Town to follow in addressing the housing needs of the incorporated area of the Town. The Housing Element addresses the main goal for housing within the Town, as well as, measurable objectives which are established to meet the Town's housing goal. In addition, each objective is followed by one or more corresponding policies to provide guidance and direction towards the accomplishment of the objective.

HOUSING GOAL, OBJECTIVES AND POLICIES

GOAL III - PROVIDE DECENT, SAFE AND SANITARY HOUSING IN SUITABLE ENVIRONMENTS AT AFFORDABLE COSTS TO MEET THE NEEDS OF THE TOWN'S PRESENT AND FUTURE CITIZENS, INCLUDING THOSE RESIDENTS WITH SPECIAL NEEDS.

OBJECTIVE III.1 The Town shall provide for the allocation of at least 25 percent of the land use allocation which permit dwelling units to be provided to permit affordable housing, such as mobile homes, for the existing and anticipated population.

Policy III.1.1 The Town shall include as part of it's adopted citizen participation plan a provision to insure that representatives of the local private and non-profit housing industry be provided opportunities to participate in housing related planning activities conducted by the Town.

Policy III.1.2 The Town shall permit the construction of government subsidized housing only within areas which are served by public facilities which meet or exceed the adopted level of service standards established in the other elements of this Comprehensive Plan.

OBJECTIVE III.2 The Town shall promote the maintenance of a safe and sanitary housing stock and the elimination of substandard housing conditions, as well as the establishment of provisions for the structural and aesthetic improvement of housing through adoption of minimum housing standards.

Policy III.2.1 The Town, to address the quality of housing and stabilization of neighborhoods, shall include minimum housing standards for structural strength, stability, sanitation, adequate light and ventilation and safety to life and property from fire and other hazards incident to the construction, alteration, repair, removal, demolition, use and occupancy of residential buildings within the adopted land development regulations based upon the following criteria:

1. Every dwelling unit shall contain not less than a kitchen sink, lavatory, tub or shower and a water closet;
2. Every dwelling unit shall have both a cold water and hot water, water supply;
3. Every dwelling unit shall have heating facilities;

4. Every habitable room shall have a window or skylight; and
5. All exterior walls and roofs shall be structurally sound and free of defects.

OBJECTIVE III.3 The Town shall make available site opportunities for extremely low-, very low, low-and moderate-income families and mobile homes by permitting mobile homes in single family and multi-family residential areas on individual lots, in accordance with Objective III.1, or as mobile home subdivisions and parks consistent with Section 320.8285 and Section 553.382, Florida Statutes, as amended, in effect upon the adoption of this Comprehensive Plan.

Policy III.3.1 The Town shall provide for siting for housing for extremely low-, very low, low-and moderate-income persons and mobile homes.

Policy III.3.2 The Town's land development regulations shall provide for the location of mobile home developments and standards for mobile home installation consistent with Section 320.8285 and Section 553.382, Florida Statutes, as amended, in effect upon adoption of this Comprehensive Plan.

OBJECTIVE III.4 The Town shall facilitate the provision of group homes or foster care facilities, as licensed or funded by the Florida Department of Children and Family Services, within residential areas or areas of residential character.

Policy III.4.1 The Town shall permit homes of six or fewer residents which otherwise meet the definition of a community residential home as provided in Chapter 419, Florida Statutes, as amended, in effect upon adoption of the Comprehensive Plan, as a single-family noncommercial use to be allowed in all residential land use districts provided that such homes shall not be located within a radius of 1,000 feet of another existing home with six or fewer residents.

Policy III.4.2 The Town shall permit homes of more than six residents which meet the definition of a community residential home as provided in Chapter 419, Florida Statutes, as amended, within medium and high density residential land use categories based upon the following criteria:

1. The Town shall approve the siting of a community residential home, unless the Town determines that the siting of the home at the site selected;
 - a. Does not meet applicable licensing criteria established and determined by the Florida Department of Health and Rehabilitative Services, including requirements that the home be located to assure the safe care and supervision of all clients in the home;
 - b. Would result in such a concentration of community residential homes in the area in proximity to the site selected, or would result in a combination of such homes with other residences in the community, such that the nature and character of the area would be substantially altered. (A home that would be located within a radius of 1,200 feet of another existing community residential home shall be considered to be an over concentration of such homes that substantially alters the nature and character of the area.

A home that would be located within a radius of 500 feet of a low or moderate density residential land use category shall be considered to substantially alter the nature and character of the area).

- OBJECTIVE III.5 The Town shall establish programs for the demolition of housing through the adoption of hazardous building regulations within the unified land development regulations. Further, the Town shall rehabilitate 15 substandard dwelling units by December 31, 1994.
- Policy III.5.1 The Town shall, in addition to the rehabilitation of 15 substandard housing units, continue to maintain within the land development regulations a hazardous building code which shall require the rehabilitation or demolition and clearance of housing and other structures which pose a threat to public safety.
- Policy III.5.2 The Town shall apply for federal and state housing assistance when the Town can meet the eligibility requirements to receive a program award. In the case of assistance programs which use a scoring system based upon U.S. Bureau of Census data as a factor in determining award, such data shall be reviewed by Town staff and a determination shall be made as to the probability of program award prior to application. Where such raw scores provide a low probability of funding, the Town may decline to apply for such assistance program until such time as the raw scores improve the Town's standing for award.
- Policy III.5.3 The Local Planning Agency shall develop neighborhood plans to study and make recommendations to the Local Governing Body regarding the conservation of such neighborhoods, when existing residential neighborhoods are being considered for Future Land Use Plan amendments.
- OBJECTIVE III.6 The Town shall provide for the restoration or rehabilitation for adaptive reuse of historically significant housing by requiring that no person may undertake alteration of the exterior part of Town designated historic housing or demolish or relocate such housing without Town Council review and approval of such demolition, alteration or relocation.
- Policy III.6.1 The Town hereby provides that after conducting a public hearing, the Town Council shall review an application for a certificate of appropriateness for new construction, alterations, demolition or relocation of Town designated historic housing and shall approve or deny such applications based upon the following guidelines:
1. The effect of the proposed work on the landmark or the property upon which such work is to be done;
 2. The relationship between such work and other structures on the historic housing site;
 3. The extent to which the historic architectural significance, architectural style, design, arrangement, texture, materials, and color of the historic housing will be affected; and
 4. Whether the denial of a certificate would deprive the property owner of reasonable beneficial use or his or her property.
- Policy III.6.2 The Town shall maintain historic sites and structures preservation regulations within the adopted land development regulations, which address the identification and improvement of historically significant housing shall regulate alterations, demolitions, relocation and new construction for historically significant housing.

- OBJECTIVE III.7 The Town shall require and in conformance with Policy III.5.2 of this element, assure the availability of relocation housing be available as a prerequisite to housing rehabilitation or neighborhood revitalization activities, which result in the displacement of residents.
- Policy III.7.1 The availability of relocation housing shall be researched and verified by Town staff prior to commencement of any governmental housing rehabilitation or neighborhood revitalization program to be enacted by the Town, which result in the displacement of residents.
- OBJECTIVE III.8 The Town shall assist coordinate information regarding Town housing programs with the Housing Authority so that the Authority has the latest information available regarding local housing conditions and needs and in addition the Town shall cooperate with the Housing Authority in the planning of the housing assistance programs of the Housing Authority.
- Policy III.8.1 The Town shall coordinate Town housing programs with the housing authority and the provide public participation opportunities for private sector in planning for the provision of a supply of housing to accommodate the full range of life stages and economic capabilities of the Town's residents.

IV

SANITARY SEWER, SOLID WASTE, DRAINAGE, POTABLE WATER AND NATURAL GROUNDWATER AQUIFER RECHARGE ELEMENT

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IV
SANITARY SEWER, SOLID WASTE, DRAINAGE, POTABLE WATER
AND NATURAL GROUNDWATER AQUIFER RECHARGE ELEMENT

INTRODUCTION

The following plan element provides direction for the use, maintenance and location of general sanitary sewer, solid waste, drainage, potable water facilities and natural groundwater aquifer recharge areas in conformance with the future land use element of this Comprehensive Plan. The data collected for this plan element and analysis of this data contained in the Town's Data and Analysis document, are not part of this plan element, but serve to provide a foundation and basis for the formulation of this portion of the Comprehensive Plan.

The future growth of the Town depends upon the safe, adequate and economical means for the provision of public facilities and services. This portion of the Comprehensive Plan provides a goal, objectives and policies which direct the implementation and use of such public facilities in a logical and economic fashion, as well as, in a manner which is consistent with the State of Florida Comprehensive Plan, the North Central Florida Regional Comprehensive Policy Plan and the various elements of this Comprehensive Plan.

GOAL IV-1 - ENSURE THE PROVISION OF PUBLIC FACILITIES IN A TIMELY, ORDERLY EFFICIENT AND ENVIRONMENTALLY SOUND MANNER AT AN ACCEPTABLE LEVEL OF SERVICE FOR THE TOWN'S POPULATION.

OBJECTIVE IV.1 The Town shall correct existing deficiencies by undertaking capital improvement projects in accordance with the schedule contained in the Capital Improvements Element of this Comprehensive Plan.

Policy IV.1.1 The Town shall provide that within the schedule contained in the Capital Improvements Element, that capital improvement projects needed for replacement or correction of existing deficiencies in public facilities be given priority over providing for future facilities needs:

1. If they are imminently needed to protect the public health and safety, which shall be given the highest priority; and
2. If existing facilities are not meeting maintenance or operation level of service standards adopted herein, which shall be given the second order of priority.

OBJECTIVE IV.2 The Town shall coordinate the extension of, or increase in the capacity of facilities by scheduling the completion of public facility improvements and require that they are concurrent with projected demand.

POLICIES FOR SANITARY SEWER

Policy IV.2.1 The Town hereby establishes the following level of service standards for sanitary sewer facilities.

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Individual Septic Tanks	Standards as specified in Chapter 64E-6, Florida Administrative Code, in effect upon adoption of this Comprehensive Plan.
Community Sanitary Sewer System	87 gallons per capita per day

Policy IV.2.2 The Town shall prohibit the installation of septic tanks in locations with soils which do not meet installation requirements of Chapter 64E-6, Florida Administrative Code, in effect upon adoption of this Comprehensive Plan.

Policy IV.2.3 The Town shall allow existing septic tanks to remain in service until such time as a centralized sanitary sewer system is accessible, conditioned on the following requirements:

1. The Town shall not issue a building permit for construction of a building or facility where sanitary sewage is proposed to be disposed using an onsite sewage disposal system in an area zoned industrial on the Town's official zoning atlas, or used for industrial or manufacturing purposes, or its equivalent, where the Town's centralized sanitary sewer system is available within 1/4 mile of the area used or zoned industrial or manufacturing, or where a likelihood exists that the onsite sewage disposal system may receive toxic, hazardous or industrial waste; and
2. The Town shall not issue an occupational license to the owner or tenant of a building located in an area zoned industrial on the Town's official zoning atlas, or used for industrial or manufacturing purposes, or its equivalent, when such site is served by an onsite sewage disposal system without first obtaining an annual operating permit from the County Health Department; and
3. The Town shall not issue a certificate of land development regulation compliance to a new owner or tenant of a building located in an area zoned industrial on the Town's official zoning atlas, or used for industrial or manufacturing purposes, or its equivalent, or who operates a business which has the potential to generate toxic, hazardous or industrial wastewater, when such site is served by an onsite sewage disposal system without first obtaining an annual operating permit for an onsite sewage disposal system from the County Health Department.

The siting of new package sewage treatment plants within the Town shall be prohibited. The siting of new septic tanks shall be limited to areas designated agricultural on the Future Land Use Plan Map.

POLICIES FOR SOLID WASTE DISPOSAL

Policy IV.2.4 The Town hereby establishes the following level of service standards for solid waste disposal facilities:

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Solid Waste Landfill	0.7 tons per capita per year

POLICIES FOR DRAINAGE

Policy IV.2.5 The Town hereby establishes the following water quantity and quality level of service standards for drainage facilities:

LEVEL OF SERVICE STANDARD

For all projects which fall totally within a stream, or open lake watershed, detention systems must be installed such that the peak rate of post-development runoff will not exceed the peak-rate of pre-development runoff for storm events up through and including either:

1. A design storm with a 10-year, 24 hour rainfall depth with Soil Conservation Service type II distribution falling on average antecedent moisture conditions for projects serving exclusively agricultural, forest, conservation, or recreational uses; or
2. A design storm with 100-year critical duration rainfall depth for projects serving any land use other than agricultural, silvicultural, conservation, or recreational uses.

All other stormwater management projects shall adhere to the standards as specified in Chapter 62-330, Florida Administrative Code (rules of the Florida Department of Environmental Protection) and Chapters 40B-4 and 40B-400, Florida Administrative Code (rules of the Suwannee River Water Management District), as effective on the date of adoption of this comprehensive plan.

Any development exempt from Chapter 62-330, 40B-4, or 40B-400 as cited above, and which is adjacent to, or drains into a surface water, canal, or stream, or which empties into a sinkhole, shall first allow the runoff to enter a grassed swale designed to percolate 80 percent of the runoff from a three year, one hour design storm within 72 hours after a storm event.

Policy IV.2.6 The Town shall prohibit the construction of structures or landscape alterations which would interrupt natural drainage flows, including sheet flow and flow to isolated wetland systems.

Policy IV.2.7 The Town shall quantify and assess any deficiencies in its existing stormwater management system, by requesting, the Florida Department of Environmental Protection, to fund and prepare a stormwater master plan for the Town to determine necessary design capacities and hydraulic demands for any needed stormwater management facilities and assess the performance of existing facilities with regard to flood control, water quality treatment and impact on the Town's surfacewater and groundwater. Further, if stormwater management facilities are determined by such study to be needed, the Town shall request the Florida Department of Environmental Protection to fund and construct such needed facilities, and request the Water Management District to operate and maintain such needed facilities. If the Florida Department of Environmental Protection does not fund and prepare a stormwater master plan, then the Town will fund the preparation of such study and amend the Comprehensive Plan based on the findings of the study.

POLICIES FOR POTABLE WATER

Policy IV.2.8 The Town hereby establishes the following level of service standards for potable water.

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Private individual water wells	Standards as specified in Chapter 62-532, Florida Administrative Code, in effect upon adoption of this Comprehensive Plan
Community Potable Water System	145 gallons per capita per day

OBJECTIVE IV.3 The Town shall require that residential densities greater than 1 dwelling unit per acre be directed to areas which are served by centralized potable water systems and sanitary sewer systems.

- Policy IV.3.1 The Town's land development regulations shall permit residential densities in excess of 1 dwelling unit per acre only within areas served by centralized potable water and sanitary sewer systems.
- OBJECTIVE IV.4 The Town shall require that no sanitary sewer facility have any discharge into designated prime groundwater recharge areas.
- Policy IV.4.1 The Town's land development regulations shall provide that during the development review process, all proposed development within the drainage basin of any designated priority water body shall be coordinated with the Water Management District and ensure that any proposed development is consistent with any approved management plans within that basin.
- OBJECTIVE IV.5 The Town shall coordinate with the Water Management District to protect the functions of natural groundwater recharge areas and natural drainage features, by requiring that all developments requiring subdivision approval be reviewed by the Water Management District prior to approval of the plat.
- Policy IV.5.1 The Town shall prohibit the discharge of hazardous materials to all soils, groundwaters and surface waters of the Town. Should the Town be identified as a potential site for a hazardous waste treatment facility, the Town will cooperate with the Regional Planning Council by coordinating adjacent land uses with the facility, and amending the Comprehensive Plan to further address the protection of natural resources, emergency response and appropriate land uses related to the facility.
- Policy IV.5.2 The Town will cooperate with the County in the County's establishment of a local listing of all producers of industrial, hazardous and toxic materials and waste, as provided by the Water Quality Assurance Act of 1983, Section 403.7225, Florida Statutes, as amended.
- Policy IV.5.3 The Town will cooperate with the County in its preparation of a five year assessment and update the County's hazardous materials plan, as provided by the Water Quality Assurance Act of 1983, Section 403.7225, Florida Statutes, as amended, and the County's monitoring of small quantity producers of industrial, hazardous and toxic materials identified by such plan to be operating within the Town.
- Policy IV.5.4 The Town will participate in the County's Amnesty Day program as provided by the Water Quality Assurance Act of 1983, Section 403.7225, Florida Statutes, as amended.
- Policy IV.5.5 The Town shall provide for the limitation of development and associated impervious surfaces in prime groundwater recharge areas designated by the Water Management District to protect the functions of the recharge area through requirement of the following:
1. Stormwater management practices shall not include drainage wells and sinkholes for stormwater disposal where recharge is into potable water aquifers. Where development is proposed in areas with existing wells, these wells shall be abandoned, including adequate sealing and plugging according to Chapter 40B-3, Florida Administrative Code, in effect upon adoption of this Comprehensive Plan;

2. Well construction, modification, or closure shall be regulated in accordance with the criteria established by the Water Management District and the Florida Department of Health and Rehabilitative Services;
3. Abandoned wells shall be closed in accordance with the criteria established in Chapter 40B-3, Florida Administrative Code, in effect upon adoption of this Comprehensive Plan;
4. No person shall discharge or cause to or permit the discharge of a regulated material to the soils, groundwater, or surfacewater; and
5. No person shall tamper or bypass or cause or permit tampering with or bypassing of the containment of a regulated material storage system, except as necessary for maintenance or testing of those components.

OBJECTIVE IV.6 The Town shall assist the Water Management District, with the implementation of its water conservation rule, when water shortages are declared by the District. Whereby, during such shortages, water conservation measures shall be implemented for the use and reuse of water of the lowest acceptable quality for the purposes intended. In addition, the Town shall assist the Water Management District with the dissemination of educational materials regarding the conservation of water prior to peak seasonal demand.

Policy IV.6.1 The Town shall assist in the enforcement of water use restrictions during a Water Management District declared water shortage and in addition, assist the Water Management District with the dissemination of educational materials regarding the conservation of water prior to peak seasonal demand.

OBJECTIVE IV.7 The Town shall include within the land development regulations a requirement that construction activity undertaken shall protect the functions of natural drainage features.

Policy IV.7.1 The Town's land development regulations shall include a provision which requires a certification, by the preparer of the permit plans, that all construction activity undertaken shall incorporate erosion and sediment controls during construction to protect the functions of natural drainage features.

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CONSERVATION ELEMENT

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CONSERVATION ELEMENT

INTRODUCTION

The following goal, objectives and policies constitute the Conservation Element providing for the promotion of the conservation, use and protection of the Town's natural resources. The data collected for this plan element and analysis of this data, contained in the Town's Data and Analysis document, are not part of this plan element, but serve to provide a foundation and basis for the formulation of this portion of the Comprehensive Plan.

Conservation uses are defined as activities within land areas designated for the purpose of conserving or protecting natural resources or environmental quality and within this plan includes areas designated for such purposes as flood control, protection of quality or quantity of groundwater or surface water, floodplain management, or protection of vegetative communities or wildlife habitats.

The Future Land Use Plan map addresses conservation future land use as defined above. The conservation future land use category shown on the Future Land Use Plan map identifies public lands which have been designated "conservation" for the purpose of protecting natural resources or environmental quality. At present, there are no conservation uses within the Town. Therefore, until such time as there are publicly owned areas which are designated for the protection of a natural resource, this category, although listed, will not be shown on the Future Land Use Plan Map.

The Future Land Use Plan map series includes the identification of flood prone areas, wetlands, existing and planned waterwells, rivers, bays, lakes, minerals and soils, which are land cover features, but are not land uses. Therefore, although these natural resources are identified within the Future Land Use Plan map series, they are not designated on the Future Land Use Plan map as conservation areas. However, the constraints on future land uses of these natural resources are addressed in the following goal, objective and policy statements.

CONSERVATION GOAL, OBJECTIVES AND POLICIES

GOAL V - CONSERVE, THROUGH APPROPRIATE USE AND PROTECTION, THE RESOURCES OF THE TOWN TO MAINTAIN THE INTEGRITY OF NATURAL FUNCTIONS.

OBJECTIVE V.1 The Town's land development regulations shall continue to protect air quality through the appropriate siting of development and associated public facilities.

Policy V.1.1 The Town shall require that all appropriate air quality permits are obtained prior to the issuance of development orders, so that minimum air quality levels established by the Florida Department of Environmental Protection are maintained in the Town.

OBJECTIVE V.2 The Town, in order to protect the quality and quantity of current and projected water sources, hereby establishes a 300 foot wellfield protection areas around community water system wells. In addition, the Town in order to protect prime water recharge areas shall limit development in these areas as specified in Policy IV.5.5 of this Comprehensive Plan.

Policy V.2.1 The Town shall as part of the development review process require the coordination of development plans with the Florida Department of Environmental Protection and the Water Management District to assist in monitoring uses which may impact the Town's current and projected water sources.

- Policy V.2.2 The Town shall protect the present water quality classification established by the Florida Department of Environmental Protection by prohibiting industrial uses, commercial uses and intensive agricultural uses, such as milking barns and chicken houses, to be located adjacent to the Town's surface water bodies.
- Policy V.2.3 The Town shall identify and make recommendations, where appropriate, for the purchase of environmentally sensitive lands under the Conservation and Recreation Lands Program or Save Our Rivers Program.
- Policy V.2.4 The Town shall require a 35-foot natural buffer around all wetlands and prohibit the location of residential, commercial and industrial land uses within the buffer areas, but allow resource-based recreational activities within buffer areas.
- Policy V.2.5 The Town shall, through the development review process, require that post-development runoff rates and pollutant loads do not exceed pre-development conditions.
- Policy V.2.6 The Town shall require all new development to maintain the natural functions of natural flood storage, pollution attenuation, in wetlands and 100-year flood prone areas.
- Policy V.2.7 The Town shall participate in the National Flood Insurance Program and regulate development and the installation of utilities in flood hazard areas in conformance with the programs requirements. Further, the Town shall require all structures to be clustered on the non-flood prone portion of a site or where the entire site is in a flood prone area, structures shall be elevated at least 2 feet above the highest adjacent grade.
- Policy V.2.8 The Town shall conserve wetlands by prohibiting, where alternatives for development exist, any development or dredging and filling which would alter their natural functions. If no other alternative for development exists, mitigation will be considered as a last resort using criteria established within the rules of the Florida Department of Environmental Protection.
- Policy V.2.9 The Town shall support the Water Management District in their conducting of water conservation programs by assisting with public information programs for water use restrictions in the case of a water shortage.
- Policy V.2.10 The Town shall comply with the plans of the Water Management District for the emergency conservation of water sources through assisting the Water Management District with public information programs for any water use restrictions in the case of water shortage.
- Policy V.2.11 The Town shall, as part of the development review process, prohibit the use of drainage wells and sinkholes for stormwater disposal in prime aquifer recharge areas, designated by the Water Management District, in order to maintain the natural features of these areas.
- Policy V.2.12 The Town shall as part of the development review process require the maintenance of the quantity and quality of surface water runoff within natural drainage basins by prohibiting any development which may diminish or degrade the quality and quantity of surfacewater runoff within the Town.

- Policy V.2.13 The Town, prior to granting approval of a site and development plan, for construction or expansion shall require that all hazardous waste generators and facilities are duly permitted as required by Chapter 403, Florida Statutes, as amended, by the Florida Department of Environmental Protection. In addition, the Town, prior to the issuance of a certificate of land development regulation compliance, shall require that all existing hazardous waste facilities or uses which generates hazardous waste show proof of such permit prior to a change in occupancy.
- OBJECTIVE V.3 The Town shall include within the land development regulations for development review, provisions for the conservation, use and protection of soils, minerals, and native vegetative communities.
- Policy V.3.1 The Town shall require within the land development regulations that any mining permit be coordinated with the Florida Department Environmental Protection so that mineral resources are conserved and used appropriately.
- Policy V.3.2 The Town shall review topographic, hydrologic and vegetative cover factors during the development review process in order to protect and conserve the natural functions of soils.
- Policy V.3.3 The Town shall require that forest resources be managed as provided in Silviculture Best Management Practices Manual, published by the Florida Department of Agriculture and Consumer Services, for the multiple uses of recreation, wildlife habitat, watershed protection, erosion control and maintenance of water quality.
- OBJECTIVE V.4 The Town shall identify as provided in Policy V.4.3, and protect native wildlife and their habitats, including state and federally protected plant and animal species (endangered, threatened and species of special concern), within proposed development sites and protect these natural resources from impacts of development.
- Policy V.4.1 The Town shall cooperate with the Florida Fish and Wildlife Conservation Commission in the monitoring and inventorying of wildlife and wildlife habitats within the Town.
- Policy V.4.2 The Town shall assist in the application and compliance with all Federal and state regulations which pertain to endangered and rare species.
- Policy V.4.3 For land use areas designated Agriculture on the Future Land Use Plan Map 2011, the land development regulations shall require the evaluation of impacts to endangered, threatened, or species of special concern wildlife and rare or unique vegetative communities by requiring as a condition of permit approval of all proposed subdivisions of land into 25 or more lots and multi-family, commercial and industrial developments of 50 acres or more a survey of the site for the presence of state and federally protected plant and animal species. The Town will coordinate with the Florida Game and Freshwater Fish Commission and the United States Fish and Wildlife Service to develop criteria for the conduct of such surveys as well as criteria to mitigate adverse impacts to such listed species of plants and animals in order that habitat diversity and populations of listed vegetation and wildlife are maintained in the Town. Such criteria shall be included in the Town's land development regulations.

Policy V.4.4

The Town shall address, during the development review process, the mitigation of development activities within environmentally sensitive areas by prohibiting any development or dredging and filling which would alter their natural functions. If no other alternative for development exists, mitigation will be considered as a last resort using criteria established within the rules of the Florida Department of Environmental Protection and the Suwannee River Water Management District.

VI

RECREATION AND OPEN SPACE ELEMENT

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RECREATION AND OPEN SPACE ELEMENT

INTRODUCTION

Recreation is the pursuit of leisure time activities in an outdoor or indoor setting. The proper relationship in size, number, type and location of different park and recreation areas is the primary objective for achieving a well-balanced recreation system. The policies included within this plan element for resource based and user oriented recreational facilities are based upon the information contained within the Town's Data and Analysis document. The data collected for this plan element and analysis of this data, contained in the Town's Data and Analysis document, are not part of this plan element, but serve to provide a foundation and basis for the formulation of this portion of the Comprehensive Plan.

The following goal, objectives and policies for resource based and activity based recreation facilities within the Town and surrounding environs establish guidelines for the proper relationship of size, number, type and location of the different park and recreation needs for the Town. The level of service standards established within the policies provide guidelines for determining the acceptable quantities of recreational resources and facilities for the Town's population.

Within these level of service standard policies, "persons to be served" is the population of the Town or the actual population demand upon the facility, whichever is greater; "access points" are any public or privately owned access which is available to the public at large; and the resource and user based facilities which are not listed are considered to be exceeding an appropriate level of service for such activity based upon the limited demand for the activity within the Town.

GOAL, OBJECTIVES AND POLICIES

GOAL VI - SECURE THE PROVISION AND MAINTENANCE OF RECREATION FACILITIES AND OPEN SPACE FOR CITIZENS AND VISITORS AND ACCESS TO THESE FACILITIES FOR ALL PERSONS, REGARDLESS OF SPECIAL NEED OR CONDITION.

- OBJECTIVE VI.1** The Town shall continue to provide vehicular and pedestrian access to Town owned activity and resource based recreation facilities.
- Policy VI.1.1** The Town shall maintain the number of access points to recreational resources for the Town which will meet or exceed the level of service standards, contained herein
- OBJECTIVE VI.2** The Town shall maintain accurate recreation activity/facility inventories so that accurate levels of service can be determined, based upon the recreation resources available to the Town.
- Policy VI.2.1** The Town shall establish cooperative policies with other units of government, the Florida Department of Environmental Protection, Water Management District, School Board and community organizations to maintain accurate recreation activity/facility inventories in order to determine the need for recreation facilities.
- OBJECTIVE VI.3** The Town shall require new subdivisions or re-subdivisions to allocate land, as determined by standards within the regulations, for parks and recreation facilities so that the Town's recreation facilities are provided in quantities to maintain the adopted level of service standards for recreation contained herein.
- POLICY VI.3.1** The Town hereby establishes the following level of service standards for resource based recreation facilities.

ACTIVITY	LEVEL OF SERVICE STANDARD
Swimming (non-pool)	A 25,000 person threshold for the initial access point at a beach, stream, spring, river, lake or pond, with a 25,000 person increment for each additional access point at a beach, stream, spring, river, lake or pond, within a 25 mile radius of the Town.
Fishing (non-boat)	A 2,500 person threshold for the initial access point, with a 2,500 person increment for each additional access point, within a 25 mile radius of the Town.
Fishing (boat)	A 4,300 person threshold for the initial boat ramp, with a 4,300 person increment for each additional boat ramp, within a 25 mile radius of the Town.
Camping (Recreation vehicle and tent)	A 5,600 person threshold for the initial acre of camping area with a 5,600 person increment for each additional acre of camping area, within a 25 mile radius of the Town
Picnicking	A 500 person threshold for the initial picnic table, with a 500 person increment for each additional picnic table.
Bicycling	A 1,000 person threshold for the initial mile of local roadway, with a 1,000 person increment for each additional mile of local roadway.
Hiking	A 7,000 person threshold for the initial mile of available hiking trail, with a 7,000 person increment for each additional mile of available hiking trail, within a 25 mile radius of the Town.
Nature Study	A 2,500 person threshold for the initial 7.0 acres of wildlife management area, with a 2,500 person increment for each additional 7.0 acres of wildlife management area, within a 25 mile radius of the Town.

Policy VI.3.2

The Town hereby establishes the following level of service standards for user based recreation facilities.

ACTIVITY	LEVEL OF SERVICE STANDARD
Golf	A 32,500 person threshold for the initial 9-holes of golf course, with a 32,500 person increment for each additional 9-holes of golf course.
Equipped play area	A 2,500 person threshold for the initial equipped play area, with a 2,500 person increment for each additional equipped play area.
Tennis	A 3,000 person threshold for the initial tennis court, with a 3,000 person increment for each additional tennis court.
Baseball/softball	A 3,000 person threshold for the initial ball field, with a 3,000 person increment for each additional ball field.

	ACTIVITY	LEVEL OF SERVICE STANDARD
	Football/Soccer	A 15,000 person threshold for the initial multi-purpose field, with a 15,000 person increment for each additional multi-purpose field.
	Handball/racquetball	A 10,000 person threshold for the initial court, with a 10,000 person increment for each additional court.
	Basketball	A 1,000 person threshold for the initial goal, with a 1,000 person increment for each additional goal.
	Swimming (pool)	A 25,000 person threshold for the initial pool, with a 25,000 person increment for each additional pool.
	Shuffleboard	A 10,000 person threshold for the initial court, with a 10,000 person increment for each additional court.
Policy VI.3.3	The Town shall through the annual capital improvements budgeting process, identify funding sources to correct or improve existing deficiencies in Town-owned parks and recreation facilities in accordance with the level of service standards contained herein.	
OBJECTIVE VI.4	The Town shall establish provisions within the land development regulations,-which shall include requirements for the provision and maintenance of open space by public agencies and private enterprise, where incompatible uses abut one another.	
Policy VI.4.1	The Town's land development regulations shall maintain specific standards for the provision of open spaces by development or redevelopment.	
Policy VI.4.2	The Town shall recommend lands for the purchase of open space by public agencies and subsequent to such land purchase support such agencies in the management of such lands.	

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INTERGOVERNMENTAL COORDINATION ELEMENT

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VII
INTERGOVERNMENTAL COORDINATION ELEMENT
INTRODUCTION

The purpose of this plan element is to establish a goal and planning objectives with corresponding policies for the coordination process and procedures with adjacent local governments, regional and state agencies. The data collected for this plan element identifies the process of intergovernmental coordination. In addition, the corresponding analysis reviews the effectiveness of the intergovernmental coordination instruments which are in force to implement agreements for services between the Town and its governmental counterparts. Although the data and corresponding analysis are not part of this plan element, they serve to provide a basis for the formulation of this portion of the Comprehensive Plan.

The following goal, objectives and policies provide a plan which as implemented will provide guidelines for coordination between the Town and adjacent local governments and other governmental and service agencies.

INTERGOVERNMENTAL COORDINATION GOAL, OBJECTIVES AND POLICIES

GOAL VII - ESTABLISH PROCESSES AMONG THE VARIOUS GOVERNMENTAL ENTITIES TO ACHIEVE COORDINATION OF COMPREHENSIVE PLANNING, ENSURE COMPATIBLE DEVELOPMENT, PROVIDE ADEQUATE PUBLIC SERVICES AND PROMOTE THE EFFICIENT USE OF AVAILABLE RESOURCES AMONG GOVERNMENTAL ENTITIES.

- OBJECTIVE VII.1** The Town shall coordinate its comprehensive planning with the School Board, Water Management District, adjacent local government comprehensive plans and other units of local government providing services but not having regulatory authority over the use of the land.
- Policy VII.1.1** The Town shall establish a procedure, as part of the Comprehensive Plan review and amendment process, that all plan amendments proposed within the Comprehensive Plan are coordinated with other units of local government, the School Board, and other units of government providing services but not having regulatory authority over the use of land.
- Policy VII.1.2** The Town shall use the Regional Planning Council's informal mediation process to resolve conflicts with other units of government.
- Policy VII.1.3** The Town shall establish interlocal agreements for the provision of services across jurisdictional boundaries.
- Policy VII.1.4** The Town shall use the Regional Planning Council's informal mediation process to resolve annexation issues.

- Policy VII.1.5 The Town shall coordinate its comprehensive planning with the School Board pursuant to the Interlocal Agreement for Public School Facility Planning by reviewing and commenting on the Five-Year Facilities Work Program of the School Board annually; reviewing and commenting on the Educational Plant Survey of the School Board; providing growth and development trend reports to the School Board annually; reviewing and commenting on future school sites for consistency with the Comprehensive Plan; providing notification of Comprehensive Plan amendments, rezonings, and development proposals to the School Board; considering co-location and shared use opportunities for community facilities with the School Board; providing applications for residential development to the School Board for a determination of whether there is adequate school capacity to accommodate the proposed residential development; and jointly evaluating with the School Board proportionate share mitigation options if school capacity is not available.
- OBJECTIVE VII.2 The Town shall provide adjacent units of local government, the Regional Planning Council and the Florida Department of Economic Opportunity the opportunity to comment on Comprehensive Plan amendments.
- Policy VII.2.1 The Town, as part of the subdivision, multi-family, commercial and industrial review process, shall review the relationship of proposed development to the existing comprehensive plans of adjacent local governments.
- Policy VII.2.2 The Town, as part of the monitoring and evaluation process of the Comprehensive Plan shall review the relationship of the Comprehensive Plan to the existing comprehensive plans of adjacent local governments.
- Policy VII.2.3 The Town's administrative officer shall provide preliminary plats and site and development plans for multi-family residential, commercial and industrial development within the Town for review and comment to adjacent local governments.
- OBJECTIVE VII.3 The Town shall coordinate the establishment and amendment of level of service standards for public facilities with state and local entities having operational and maintenance responsibility for such facilities prior to the adoption or any amendment of such level of service standards.
- Policy VII.3.1 The Town, as part of the Comprehensive Plan monitoring and evaluation process, shall coordinate amendments of any level of service standards with appropriate state, regional and local agencies, such as the Florida Department of Transportation, Florida Department of Environmental Protection, Florida Fish and Wildlife Conservation Commission, Water Management District, Regional Planning Council, adjacent local governments and the School Board prior to such amendment.
- Policy VII.3.2 The Town shall maintain the interlocal agreement with the County for the provision of centralized sanitary sewer service to the County's industrial park.
- OBJECTIVE VII.4 The Town shall coordinate with the Water Management District regarding all development proposals with the potential for impacting the water resources of the Town.

- Policy VII.4.1 The Town through the development review process shall coordinate all development proposals with the Water Management District for all development proposals within the watershed of any designated Surface Water Management and Improvement Act priority water body.
- OBJECTIVE VII.5 The Town shall ensure that the impacts of development proposed in the Comprehensive Plan are coordinated with development in the county, region and state.
- Policy VII.5.1 The Town, through the development review process, shall coordinate with the county, regional agencies and state agencies to ensure that impacts of development proposed in the Comprehensive Plan are consistent and compatible with adjacent development.
- OBJECTIVE VII.6 The Town shall continue to coordinate the Comprehensive Plan with the School Board Five-Year Facilities Plan.
- Policy VII.6.1 The Town shall coordinate land use and school facility capacity planning in accordance with a land use and school facility planning interlocal agreement entered into by the Town, the County and School Board.
- OBJECTIVE VII.7 The Town shall provide all other units of local government located within the County, the opportunity to comment on the siting of facilities with countywide significance, including locally unwanted land uses.
- Policy VII.7.1 The Town, as part of the development review process, shall review the relationship of any facilities with countywide significance, including locally unwanted land uses, to the existing comprehensive plans of all other units of local governments located within the County.
- OBJECTIVE VII.8 The Town shall coordinate annexations and joint planning issues with the County.
- Policy VII.8.1 Upon the annexation of any land into the Town, the Town shall begin the process of amending the Comprehensive Plan, establishing a future land use designation and a zoning designation.
- Policy VII.8.2 In the interim period between annexation and amendment of the Comprehensive Plan, the Town shall implement the County’s adopted Comprehensive Plan and Land Development Regulations.

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VIII

CAPITAL IMPROVEMENTS ELEMENT

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VIII
CAPITAL IMPROVEMENTS ELEMENT
INTRODUCTION

The following goal, objectives and policies for capital improvement provide strategic planning for the financing and construction of improvements identified as part of the capital improvements Data and Analysis document. The data collected for this plan element and analysis of this data, contained in the Town's Data and Analysis document, are not part of this plan element, but serve to provide a foundation and basis for the formulation of this portion of the Comprehensive Plan.

This element is not intended to be a capital improvement program for the Town and therefore, considers only those public facilities which are planned for under the requirements of Chapter 163, Part II, Florida Statutes, as amended.

CAPITAL IMPROVEMENTS GOAL, OBJECTIVES AND POLICIES

GOAL VIII - THE TOWN SHALL ANNUALLY ADOPT AND IMPLEMENT A CAPITAL IMPROVEMENTS PROGRAM WHICH COORDINATES THE TIMING AND PRIORITIZES THE DELIVERY OF THE NEEDS ADDRESSED WITHIN THE OTHER ELEMENTS OF THIS COMPREHENSIVE PLAN.

OBJECTIVE VIII.1 The Town shall provide capital improvements to correct the existing and projected deficiencies as identified within the schedule of improvements and funding of this plan element, by adopting an annual capital improvements budget every year which is consistent with the schedule of improvements and funding.

Policy VIII.1.1 The Town shall establish as part of the annual budgeting process the following criteria for the evaluation of proposed capital improvement projects:

CRITERIA

1. The Town shall assess the level of service for the public facilities which have adopted level of service standards established by the Comprehensive Plan, on an annual basis, prior to or concurrent with the Town's budget process;
2. The Town shall schedule only those projects which are consistent with the goals, objectives and policies of this Comprehensive Plan and which do not exceed the Town's fiscal capacity;
3. The Town shall identify those existing or projected public facility needs, which occur or are projected to occur, due to deficiencies in the maintenance of adopted levels of service standards;
4. The capital improvement projects identified which are imminently needed to protect the public health and safety shall be given the highest priority;
5. The capital improvements projects related to the maintenance and operation of existing facilities, which due to existing or projected needs, do not or are not expected to meet the adopted level of service standard for such facility shall be given the second order of priority;

6. The capital improvement projects with the greatest deficiencies based upon the established level of service standards within the Comprehensive Plan shall be given the third order of priority; and
7. The capital improvement projects, which due to deficiencies based upon the established level of service standard within the Comprehensive Plan, are needed to provide public facilities to areas which have received development approval prior to the adoption of this Comprehensive Plan shall be given the fourth order of priority.
8. All other capital improvement projects shall be given the fifth order of priority.

Policy VIII.1.2 The Town shall, upon identification of a need for drainage facility improvements due to deficiencies based upon the established level of service standards within the Comprehensive Plan, coordinate plans for improvements with the Water Management District prior to scheduling such drainage facility improvement.

Policy VIII.1.3 The Town shall review the effectiveness of the capital improvements planning program through the Procedure for Monitoring and Evaluation of the Capital Improvements Element, within this plan element.

Policy VIII.1.4 The Town shall annually assess capacity of existing facilities to address any existing or projected deficiencies in adopted level of service standards in order to prepare an annual update to the Five-Year Schedule of Improvements that identifies, schedules, and specifies funding for any capital improvement projects needed to maintain level of service standards.

OBJECTIVE VIII.2 The Town shall require that all decisions regarding the issuance of development permits shall be consistent with the established level of service standards adopted for public facilities within the Comprehensive Plan.

Policy VIII.2.1 The Town shall use the following level of service standards in reviewing impacts of new development and redevelopment upon the provision of public facilities:

TRAFFIC CIRCULATION LEVEL OF SERVICE STANDARDS

Establish Level of Service Standard at peak hour as defined within the most recent version of the Florida Department of Transportation Quality/ Level of Service Handbook-for the following roadway segments within the Town:

ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	LEVEL OF SERVICE
1	U.S. 27/S.R. 20 (from Town northwest limits (1,800 feet of Bloxham St. NW to S.R. 51)	2-U	Principal Arterial	Community	D
2	U.S. 27/S.R. 20 (from S.R. 51 to east Town limits)	2-U	Principal Arterial	Community	D
3	S.R. 51 (from Town north limits to U.S. 27/S.R. 20)	2-U	Minor Arterial	Rural	D
4	S.R. 51 (from U.S. 27/S.R. 20 to Palmetto St.)	2-U	Minor Arterial	Community	D
5	S.R. 51 (from Palmetto St. to south Town limits)	2-U	Minor Arterial	Community	D
6	C.R. 251A (from Town west limits to U.S. 27/S.R. 20)	2-U	Minor Collector	Rural	D
7	C.R. 355 (from S.R. 51 to Town east limits)	2-U	Minor	Rural	D

U - Undivided roadway

SANITARY SEWER LEVEL OF SERVICE STANDARDS

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Individual Septic Tanks	Standards as specified in Chapter 10D-6, Florida Administrative Code, in effect upon adoption of this Comprehensive Plan.
Community Sanitary Sewer System	87 gallons per capita per day

SOLID WASTE DISPOSAL LEVEL OF SERVICE STANDARDS

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Solid Waste Landfill	0.7 tons per capita per year

DRAINAGE LEVEL OF SERVICE STANDARDS

For all projects which fall totally within a stream, or open lake watershed, detention systems must be installed such that the peak rate of post-development runoff will not exceed the peak-rate of pre-development runoff for storm events up through and including either:

1. A design storm with a 10-year, 24 hour rainfall depth with Soil Conservation Service type II distribution falling on average antecedent moisture conditions for projects serving exclusively agricultural, forest, conservation, or recreational uses; or
2. A design storm with 100-year critical duration rainfall depth for projects serving any land use other than agricultural, silvicultural, conservation, or recreational uses.

All other stormwater management projects shall adhere to the standards as specified in Chapter 62-330, Florida Administrative Code (rules of the Florida Department of Environmental Protection) and Chapters 40B-4 and 40B-400, Florida Administrative Code (rules of the Suwannee River Water Management District), as effective on the date of adoption of this comprehensive plan.

Any development exempt from Chapter 62-330, 40B-4, or 40B-400 as cited above, and which is adjacent to, or drains into a surface water, canal, or stream, or which empties into a sinkhole, shall first allow the runoff to enter a grassed swale designed to percolate 80 percent of the runoff from a three year, one hour design storm within 72 hours after a storm event.

POTABLE WATER LEVEL OF SERVICE STANDARDS

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Private individual water wells	Standards as specified in Chapter 62-532, Florida Administrative Code, in effect upon adoption of this Comprehensive Plan
Community Potable Water Systems	145 gallons per capita per day

RESOURCE BASED RECREATION FACILITIES

ACTIVITY	LEVEL OF SERVICE STANDARD
Swimming (non-pool)	A 25,000 person threshold for the initial access point at a beach, stream, spring, river, lake or pond, with a 25,000 person increment for each additional access point at a beach, stream, spring, river, lake or pond, within a 25 mile radius of the Town.
Fishing (non-boat)	A 2,500 person threshold for the initial access point, with a 2,500 person increment for each additional access point, within a 25 mile radius of the Town.
Fishing (boat)	A 4,300 person threshold for the initial boat ramp, with a 4,300 person increment for each additional boat ramp, within a 25 mile radius of the Town.

ACTIVITY	LEVEL OF SERVICE STANDARD
Camping (Recreation Vehicle and Tent)	A 5,600 person threshold for the initial acre of camping area, with a 5,600 person increment for each additional acre of camping area, within a 25 mile radius of the Town
Picnicking	A 500 person threshold for the initial picnic table, with a 500 person increment for each additional picnic table.
Bicycling	A 1,000 person threshold for the initial mile of local roadway, with a 1,000 person increment for each additional mile of local roadway.
Hiking	A 7,000 person threshold for the initial mile of available hiking trail, with a 7,000 person increment for each additional mile of available hiking trail, within a 25 mile radius of the Town.
Nature Study	A 2,500 person threshold for the initial 7.0 acres of wildlife management area, with a 2,500 person increment for each additional 7.0 acres of wildlife management area, within a 25 mile radius of the Town.

USER BASED RECREATION FACILITIES

ACTIVITY	LEVEL OF SERVICE STANDARD
Golf	A 32,500 person threshold for the initial 9-holes of golf course, with a 32,500 person increment for each additional 9-holes of golf course.
Equipped play area	A 2,500 person threshold for the initial equipped play area, with a 2,500 person increment for each additional equipped play area.
Tennis	A 3,000 person threshold for the initial tennis court, with a 3,000 person increment for each additional tennis court.
Baseball/softball	A 3,000 person threshold for the initial ball field, with a 3,000 person increment for each additional ball field.
Football/Soccer	A 15,000 person threshold for the initial multi-purpose field, with a 15,000 person increment for each additional multi-purpose field.
Handball/racquetball	A 10,000 person threshold for the initial court, with a 10,000 person increment for each additional court.
Basketball	A 1,000 person threshold for the initial goal, with a 1,000 person increment for each additional goal.
Swimming (pool)	A 25,000 person threshold for the initial pool, with a 25,000 person increment for each additional pool.
Shuffleboard	A 10,000 person threshold for the initial court, with a 10,000 person increment for each additional court.

PUBLIC SCHOOL FACILITIES LEVEL OF SERVICE STANDARDS

ACTIVITY	LEVEL OF SERVICE STANDARD
Elementary	90 percent of program Florida Inventory of School Houses capacity as adjusted annually by the School Board to account for measurable programmatic changes.
Middle	90 percent of program Florida Inventory of School Houses capacity as adjusted annually by the School Board to account for measurable programmatic changes.
Middle/High School	90 percent of program Florida Inventory of School Houses capacity as adjusted annually by the School Board to account for measurable programmatic changes.
High School	90 percent of program Florida Inventory of School Houses capacity as adjusted annually by the School Board to account for measurable programmatic changes.
Policy VIII.2.2	The Town's land development regulations shall maintain provisions which require that public facilities which serve such development have a capacity which meets or exceeds the adopted level of service standard at the time the development permit is issued.
OBJECTIVE VIII.3	The Town shall maintain subdivision improvement standards within the land development regulations which require that, the subdivider, at his or her expense, shall provide paved streets, street name signs, install stormwater facilities and where community sanitary sewer and potable water service is available, install sanitary sewer, water mains and fire hydrants.
Policy VIII.3.1	The Town shall require that all proposed subdivisions which include an existing street shall be required to improve the street to conform to the standards established within the land development regulations.
OBJECTIVE VIII.4	The Town shall maintain an annual capital improvements budgeting process to manage the fiscal resources of the Town, so that needed capital improvements, identified within the Comprehensive Plan, are provided for existing and future development and re-development.
Policy VIII.4.1	The Town shall incorporate within the Town's annual budgeting process, a financially feasible capital improvements budget which addresses the needed projects found in the schedule of improvements and funding of this plan element.
Policy VIII.4.2	The Town shall limit the issuance of development orders and permits to areas where the adopted level of service standards for the provision of public facilities found within the Comprehensive Plan are maintained. This provision shall also include areas where development orders were issued prior to the adoption of the Comprehensive Plan.
Policy VIII.4.3	The Town shall establish a policy as part of the annual capital improvements budgeting process to issue revenue bonds only when the maximum total of the annual payment for all revenue bonds does not exceed 20 percent of the Town's annual non-ad valorem operating revenues.
Policy VIII.4.4	The Town shall establish a policy as part of the annual capital improvements budgeting process to request issuance of general obligation bonds only when the maximum general obligation bonding capacity does not exceed 20 percent of the property tax base.

- Policy VIII.4.5 The Town shall apply for federal or state grant funding for projects which recognize the policies of other elements of this comprehensive plan whenever available and where it has been determined that the Town has competitive standing in any ranking process for determining program award.
- Policy VIII.4.6 The Town shall limit any extension of public facility geographic service areas to the adjacent designated urban development area as shown in Illustration A-X.
- Policy VIII.4.7 The Town shall replace or renew community facility plants damaged due to storm surge or flood only where such facility can meet minimum requirements for flood proofing.

IMPLEMENTATION

FIVE YEAR SCHEDULE OF IMPROVEMENTS

The five year schedule of improvements shown in Table VIII-1 is the implementation mechanism of the Capital Improvements Element to stage the timing, location, projected cost and revenue sources for any capital improvement needs identified within the other elements of the Comprehensive Plan. The following schedule documents the economic feasibility of the Town's Comprehensive Plan and is based upon the Data and Analysis Report, which although not a part of this plan, provides the foundation for the determination of the economic feasibility of any projects listed.

TABLE VIII-1
FIVE YEAR SCHEDULE OF IMPROVEMENTS
 2018-2022

PROJECT DESCRIPTION	SCHEDULE	PROJECTED COST	GENERAL LOCATION	REVENUE SOURCE	CONSISTENCY WITH OTHER ELEMENTS
NONE					

Source: School District Five-Year Work Plan 2016-2017 and Florida Department of Transportation Five-Year Work Program 2017-2021.

PROCEDURE FOR MONITORING AND
EVALUATION OF CAPITAL IMPROVEMENTS ELEMENT

The role of monitoring and evaluation of the Capital Improvements Element is important to the effectiveness of the Town's planning program. This is due to the fluctuations in the revenues and expenditures of the Town due to market and economic conditions.

The revenues and expenditures of the Town will be used to predict fiscal trends in order to maintain the Town's adopted level of service standards for public facilities and recreation. Therefore, the Capital Improvements Element requires a continuous program for monitoring and evaluation, and pursuant to Chapter 163, Part II, Florida Statutes, as amended, this element will be reviewed on an annual basis to ensure that the fiscal resources are available to provide the public facilities needed to support the established level of service standards.

The annual review is the responsibility of the Town's Local Planning Agency. Town staff, designated by the Town Manager will serve as advisory counsel to the Local Planning Agency dealing with all fiscal issues.

The Local Planning Agency shall consider the following points during the annual review to assist in the determination of findings and recommendations to the Town Council:

1. The review of the criteria used to evaluate capital improvement projects in order to ensure that projects are being ranked in their appropriate order of priority;
2. The Town's effectiveness in maintaining the adopted level of service standards;
3. The impacts of service provisions of other local, regional or state agencies upon the Town's ability to maintain the adopted level of service standards;
4. Efforts by the Town to secure grants or private funds, whenever available, to finance the provision of needed capital improvements;
5. The consideration of any corrections, updates and modifications concerning costs, and revenue sources;
6. The consistency of the Capital Improvements Element with the other elements of the Comprehensive Plan and most particularly its support of the Future Land Use Element;
7. The Town's ability to provide public facilities within respective geographic service areas in order to determine any need for boundary modification or adjustment; and
8. The appropriateness of including within the 5-Year Schedule of Improvements those identified improvements needed for the latter part of the planning period.

The findings and recommendations of the Local Planning Agency will be transmitted to the Town for review at a scheduled public hearing. Subsequent to review of the findings and recommendations of the Local Planning Agency, the Town Council shall direct Town staff to provide the Local Planning Agency with an updated 5-Year schedule of Improvements and any drafts for amendments to the Capital Improvements Element as deemed necessary by the Town Council.

The Local Planning Agency shall consider the annual amendment of the 5-Year Schedule of Improvements at the first scheduled date for consideration of amendments to the Town's Comprehensive Plan. All amendments to the Schedule or elements except for corrections, updates, and modifications concerning costs; revenue sources; acceptance of facilities pursuant to dedications which are consistent with the plan; or the date of construction of any facility enumerated in this Capital Improvements Element, shall be adopted in accordance with Chapter 163.3187, Florida Statutes, as amended.

CONCURRENCY MANAGEMENT SYSTEM

INTRODUCTION

Chapter 163, Florida Statutes, as amended, requires the adoption of a concurrency management system to ensure that facilities and services needed to support development are available concurrent with the impacts of such development. This concurrency management system is designed to ensure that prior to the issuance of a development order and development permit that the adopted level of service standards required within this Comprehensive Plan for roads, potable water, sanitary sewer, solid waste, drainage and recreation and open space will be maintained.

The Town has adopted policies within this Comprehensive Plan, which establish level of service standards for public facilities, the concurrency management system in turn provides a mechanism for which the Town can ensure the maintenance of the standards concurrent with the impacts of development.

PURPOSE AND OVERVIEW

The Town shall require a concurrency review be made with applications for development approvals and a Certificate of Concurrency issued prior to development. If the application is deemed concurrent, a Certificate of Concurrency will be issued by the Land Development Regulation Administrator. If the development requires any other development permit, a copy of the Certificate of Concurrency shall be included with any future application for a development permit. A separate concurrency review shall not be required for each development permit for the same project. Concurrency review addresses only the availability of public facilities and capacity of services and a Certificate of Concurrency does not represent overall development approval.

If the application for development is not concurrent, the applicant shall be notified that a certificate cannot be issued for the development. The burden of showing compliance with the adopted levels of service and meeting the concurrency test shall be upon the applicant.

The Town shall review applications for development and a development approval shall be issued only if the proposed development does not lower the existing level of service of public facilities and services below the adopted level of service in this Comprehensive Plan.

The minimum requirements for concurrency within this management system are as follows:

1. For roads, potable water, sewer, solid waste, drainage and recreation and open space, at a minimum, provisions which ensure that:
 - a. The necessary facilities and services are in place at the time a development permit is issued; or
 - b. A development permit is issued subject to the condition that the necessary facilities and services will be in place when the impacts of the development occur; or
 - c. The necessary facilities are under construction at the time a permit is issued; or
 - d. The necessary facilities and services are guaranteed in an enforceable development agreement that includes the provisions of Chapter 163, Florida Statutes, as amended, in effect upon the adoption of this Comprehensive Plan. An enforceable development agreement may include, but is not limited to development agreements pursuant to Chapter 163.3220, Florida Statutes, as amended, in effect upon adoption of this Comprehensive Plan, or an agreement or development order issued pursuant to Chapter 380, Florida Statutes, as amended, in effect upon adoption of this Comprehensive Plan.
 - e. All transportation facilities are to be in place or under construction within three years after approval of building permit.
2. For Public School Facilities

- a. At the time a final subdivision or site plan approval for residential uses is issued the necessary public school facilities and services are in place; or
- b. A final subdivision or site plan approval for residential uses is issued, subject to the condition that the necessary public school facilities and services needed to serve the new development are scheduled to be in place or under actual construction no more than three years after issuance of final subdivision or site plan approval as provided in the Town's 5-Year Schedule of the Capital Improvements Element; or
- c. A final subdivision or site plan approval for residential uses is issued, subject to the execution of a legally binding mitigation agreement between the applicant, School Board and Town. This agreement shall be supported by a bond, deposit of funds or other acceptable financial means to assure performance of the proportional share mitigation agreed to by the developer.

These minimum requirements shall be ensured as follows:

1. **Building Permits.** The issuance of a building permit has more of an immediate impact on the level of service for public facilities than may be the case with the issuance of other types of development orders. Therefore, building permits shall be issued only when the necessary facilities and services are in place.

Prior to the issuance of a building permit or its functional equivalent, the Town will consult with the applicable water supply utility, if any, to ensure that adequate water supplies and facilities will be in place and available no later than the anticipated date of issuance of a certificate of occupancy or its functional equivalent.

The determination of the existence of the necessary facilities and services in place shall be made by the Land Development Regulation Administrator as part of the Certificate of Concurrency Compliance procedure. For roads, this determination shall apply to the adopted level of service standards for roads within the Town's jurisdiction. All public facility impacts shall be determined based on the level of service of the facility throughout the facility geographic service area.

2. **Other Types of Development Orders.** Other types of development orders include, but are not limited to approval of subdivisions, re-zoning, special permits and site plan approval. These other types of development orders have less immediate impacts on public facilities and services than the issuance of a building permit. However, public facilities and services must be available concurrent with the impacts of development permitted by other types of development orders. Therefore, subject to the Land Development Regulation Administrator determining that the necessary facilities or services are in place and are maintaining the adopted level of service, the following concurrency management requirements shall apply for the issuance of such development orders.
 - a. Provisions shall be included within the development order, which shall require the construction of additional public facility capacity, where public facilities, due to the impacts of the development proposal do not meet the adopted level of service; and
 - b. Such provisions shall require the necessary public facilities be constructed by the developer and at the developer's expense, or by the public or private entity having jurisdictional authority over the facility to the adopted level of service so that the necessary facilities and services will be in place when the impacts of the development occur and within conformance with the 5-Year Schedule of Improvements found within the Town's Capital Improvements Element.

CONCURRENCY DETERMINATION PROCEDURES

A concurrency test shall be made of the following public facilities and services for which level of service standards have been established in this Comprehensive Plan, which are:

1. Transportation;
2. Sanitary sewer;
3. Solid waste;
4. Drainage;
5. Potable water;
6. Recreation and open space; and
7. Public School Facilities.

The concurrency test for non-roadway facilities and services will be determined by comparing the available capacity of a facility or service to the demand created by the proposed project. Available capacity will be determined by adding together the total excess capacity of existing facilities and the total capacity of any new facilities which meet the previously defined concurrency standards and subtracting any capacity committed through concurrency reservations or previously approved development orders.

1 For development orders and permits, the following determination procedures shall apply;

- a. If an applicant desires to determine whether there is sufficient capacity to accommodate their proposed project, the Land Development Regulation Administrator shall make an informal non-binding determination of whether there appears to be sufficient capacity in the public facilities and services to satisfy the demands of the proposed project.

If there appears to be insufficient capacity, the Land Development Regulation Administrator shall then make a determination of what public facilities or services would be deficient if the proposed project were approved.

- b. There are certain development approvals that are ineligible to receive concurrency reservation because they are too conceptual and, consequently, do not allow an accurate assessment of public facility impacts. These development approvals are land use amendments to the Comprehensive Plan and rezoning requests. Those development approvals shall receive a non-binding concurrency determination.
- c. Any concurrency determination, whether requested as part of an application for development approval or without an application for development approval, is a non-binding determination of what public facilities and services are available at the date of inquiry. The issuance of a Certificate of Concurrency Compliance shall be the only binding action, which reserves capacity for public facilities and services.

2. For Roadways the following determination procedures shall apply:

- a. The Town shall provide level of service information as set forth in the most recent Data and Analysis Report in support of the Town's Comprehensive Plan. If this level of service information indicates a level of service failure, the applicant may either (1) accept the level of service information as set forth in the most recent Data and Analysis Report supporting the Town's Comprehensive Plan, or (2) prepare a more detailed Highway Capacity Analysis as outlined in the Highway Capacity Manual, 6th Edition 2016; or a speed and delay study following the procedures outlined by the Florida Department of Transportation, Transportation Impact Handbook, dated August 12, 2010.
- b. If the applicant chooses to do a more detailed analysis the (1) applicant shall submit the completed alternative analysis to the Land Development Administrator for review, and (2) Land Development Administrator shall review the alternative analysis for accuracy and appropriate application of the methodology.

- c. If the alternative methodology, after review and acceptance by the Land Development Administrator, indicates an acceptable level of service, the alternative methodology shall be used in place of the most recent Data and Analysis to support the Town's Comprehensive Plan.
 - e. Any proposed development generating more than 750 trips a day shall be required to provide a trip distribution model, in addition to the requirements outlined above.
3. For sanitary sewer, solid waste, drainage, potable water, and recreation and open space the following determination procedures shall apply:
- a. The Town shall provide level of service information as set forth in the most recent Data and Analysis Report in support of the Town's Comprehensive Plan.
 - b. If such level of service information indicates that the proposed project would not result in a level of service failure, the concurrency determination would be that adequate facility capacity at acceptable levels of service was available.
 - c. If such level of service information indicates that the proposed project would result in a level of service failure, the concurrency determination would be that adequate facility capacity at acceptable levels of service was not available at the date of application or inquiry.

In such cases where there are competing applications for public facility capacity, the following order of priority shall apply:

- 1. Issuance of a building permit based upon previously approved development orders permitting redevelopment;
- 2. Issuance of a building permit based upon previously approved development orders permitting new development;
- 3. Issuance of new development orders permitting redevelopment;
- 4. Issuance of new development orders permitting new development.

In addition, the following conditions apply to the Town's concurrency management system:

- 1. Amendments to the Comprehensive Plan can be as often as necessary. In addition, changes can be made to the Capital Improvements Element by ordinance if the changes are limited to the technical matters listed in Chapter 163, Part II, Florida Statutes, as amended.
- 2. No development order or development permit shall be issued which would require the Town Council to delay or suspend construction of any of the capital improvements on the 5-Year schedule of the Capital Improvements Element.
- 3. If by issuance of a development order or development permit a substitution of a comparable project on the 5-Year schedule is proposed, the applicant may request the Town to consider an amendment to the 5-Year schedule in one of the twice annual amendment reviews.
- 4. The result of any development not meeting adopted level of service standards for public facilities shall be cessation of the affected development or the reduction of the standard for level of service (which requires an amendment to the Comprehensive Plan).

CERTIFICATE OF CONCURRENCY COMPLIANCE

A Certificate of Concurrency Compliance shall only be issued upon final development approval. The Certificate of Concurrency Compliance shall remain in effect for the same period of time as the development order or permit granting final development approval. If the development approval does not have an expiration date, the Certificate of Concurrency Compliance shall be valid for twelve months from the date of issuance.

IX

PUBLIC SCHOOL FACILITIES ELEMENT

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IX
PUBLIC SCHOOL FACILITIES ELEMENT
INTRODUCTION

The School Facilities Element designates evaluation standards and methodologies for determining proportionate share mitigation for school capacity and future land development in the Town. The purpose of this School Facilities Element is to ensure that a public school concurrency system is based upon consistent goals, objectives and policies using appropriate and relevant best available data in compliance with the requirements of Section 163.3177(6)(a)7, 163.31777 and 163.3180(6), Florida Statutes, as amended. In accordance with this requirement, a uniform system of level of service standards, implementation requirements and proportionate share mitigation are established in this Public School Facilities Element. The data collected for this plan element and analysis of this data, contained in the Town's Data and Analysis document, are not part of this plan element, but serve to provide a foundation and basis for the formulation of this Public School Facilities Element of the Comprehensive Plan.

The following goals and objectives provide for correction of existing deficiencies, ensure adequate school capacity for the five-year and long term planning periods, coordinate school location with residential development, ensure necessary supporting infrastructure, include options for proportionate-share mitigation and provide procedures for school site selection. An interlocal agreement between the Town and the School Board allows for both the private and public sectors to feasibly plan for the logical provision of needed school facilities and services to the students of the Town.

The following policies list the level of service standards for the Town in conjunction with the Five-Year Schedule of Capital Improvements of the Capital Improvements Element of this Comprehensive Plan. A concurrency service area is established on a districtwide basis along with service requirements. School capacity is determined by using the Florida Inventory of School Houses Capacity and is incorporated into considerations of future site development and school design. A process to implement school concurrency by providing capacity determination, availability standards, applicability standards, and proportionate-share mitigation outlines the procedures for evaluating the mitigation process concerning the effect that proposed developments may have on school capacity.

GOALS, OBJECTIVES AND POLICIES

GOAL IX.1 - IT IS THE GOAL OF THE TOWN TO PROVIDE FOR THE FUTURE AVAILABILITY OF PUBLIC SCHOOL FACILITIES IN A MANNER CONSISTENT WITH ADOPTED LEVEL OF SERVICE STANDARDS. THIS GOAL SHALL BE ACCOMPLISHED IN ORDER TO PROVIDE ADEQUATE SCHOOL FACILITY CAPACITY, AS DETERMINED BY THE LEVEL OF SERVICE, ON A COUNTY-WIDE BASIS. THE IMPLEMENTATION OF SCHOOL CONCURRENCY WILL BE ACCOMPLISHED BY ADHERING TO AND RECOGNIZING THE TOWN'S AUTHORITY IN LAND-USE DECISIONS, WHICH INCLUDE THE AUTHORITY TO APPROVE OR DENY COMPREHENSIVE PLAN AMENDMENTS, REZONINGS, OR OTHER DEVELOPMENT ORDERS THAT GENERATE STUDENTS AND IMPACT THE SCHOOL SYSTEM; AND THE SCHOOL BOARD'S STATUTORY AND CONSTITUTIONAL RESPONSIBILITY TO PROVIDE ADEQUATE PUBLIC SCHOOLS.

OBJECTIVE IX.1 Establish level of service standards in order to ensure that there is sufficient school capacity to support student growth for each year of the five-year planning period and for the long term planning horizon.

- Policy IX.1.1 The level of service is defined as school enrollment as a percentage of school student capacity based upon the Florida Inventory of School Houses. The level of service standard is the maximum level of school utilization that will be permitted in the School District. The level of service is established for schools in the Town, as follows:
1. Elementary: 90 percent of program Florida Inventory of School Houses capacity as adjusted annually by the School Board to account for measurable programmatic changes;
 2. Middle: 90 percent of program Florida Inventory of School Houses capacity as adjusted annually by the School Board to account for measurable programmatic changes;
 3. Middle/High: 90 percent of program Florida Inventory of School Houses capacity as adjusted annually by the School Board to account for measurable programmatic changes;
 4. High: 90 percent of program Florida Inventory of School Houses capacity as adjusted annually by the School Board to account for measurable programmatic changes.
- Policy IX.1.2 The adopted level of service standards shall become applicable to the Town commensurate with the adoption of this element of the Comprehensive Plan.
- Policy IX.1.3 Individual schools should generally not operate in excess of the established level of service. Moreover, the issuance of final development orders for subdivision plats or site plans shall be strictly conditioned upon the availability of school capacity and the maintenance of the adopted level of service on a districtwide basis.
- Policy IX.1.4 The level of service standards will be used to determine whether sufficient school capacity exists to accommodate future development projects, and evaluate the sufficiency of the Five-Year Schedule of Capital Improvements of the Capital Improvements Element. The Five-Year Schedule of Capital Improvements of the Capital Improvements Element shall be reviewed, updated and adopted annually thus ensuring that projects necessary to address existing deficiencies, and to meet future needs based upon the adopted level of service standards, are scheduled accordingly.
- Policy IX.1.5 An annual Comprehensive Plan amendment shall include the addition of a new fifth year to the Five-Year Schedule of Capital Improvements of the Capital Improvements Element based upon the School District’s financially feasible-public schools facilities capital program and five-year facilities work plan. The School District shall provide to the Town an updated five-year district facilities work plan no later than October 1 of each year and the Town shall adopt the level of service capacity projects listed in the updated five-year district facilities work plan into the Capital Improvements Element no later than December 1 of each year. The annual plan amendment shall ensure the Five-Year Schedule of Capital Improvements of the Capital Improvements Element continues to be financially feasible and the level of service standards continue to be achieved and maintained.

- Policy IX.1.6 The Town shall review the Public School Facilities Element annually for potential amendments. Any potential amendments to the adopted level of service standards shall be considered annually, but no later than the second amendment cycle. The Initiating Party shall provide a memorandum to all involved parties – the School Board, County, and Municipalities – that includes a description of the proposed amendment, a statement concerning the impact of the proposed amendment on the Comprehensive Plan, and supporting data and analysis that demonstrates that the amendment can achieve and maintain the adopted level of service standards over the five years of the School District’s financially feasible public school facilities capital program. If there is consensus among all parties to amend the Public School Facilities Element, it shall be accomplished through an amendment to the Interlocal Agreement for Public School Facility Planning and the adoption of amendments to the Comprehensive Plan. The amendment shall not be effective until the amended Interlocal Agreement for Public School Facility Planning is fully executed by all parties and Comprehensive Plan amendments are adopted and found compliant.
- OBJECTIVE IX.2 Establish the school concurrency service area as the entire school district within which a determination can be made as to whether there is adequate school capacity available based on the adopted level of service standards. The concurrency service area shall maximize capacity utilization, taking into account transportation costs, limiting maximum student travel times, the effect of court-approved desegregation plans, achieving social economic, racial and cultural diversity objectives, and other relevant factors as determined by the School Board’s policy on maximization of capacity. Other considerations for amending concurrency service areas may include safe access (including factors such as the presence of sidewalks, bicycle paths, turn lanes and signalization, and general walkability), diversity and geographic or man-made constraints to travel. The types of adjustments to school operations that will be considered shall be determined by the School Board’s policies on maximization of capacity.
- Policy IX.2.1 The Town shall demonstrate that adopted level of service standards will be achieved and maintained on a districtwide basis within the period covered by the Five-Year Schedule of Capital Facilities Improvements and that the utilization of school capacity is maximized to the greatest extent possible, taking into account transportation costs and other relevant factors.
- OBJECTIVE IX.3 Ensure that Comprehensive Plan amendments and other land use decisions are concurrently evaluated with school capacity availability within the concurrency service area.
- Policy IX.3.1 The Town shall rely upon School Board findings and comments on the availability of school capacity when considering the decision to approve Comprehensive Plan amendments and other land use decisions as provided for in Section 163.3177 (6)(a), Florida Statutes, as amended.
- Policy IX.3.2 The Town shall identify methods to direct development to areas with adequate school capacity or where school sites adequate to serve potential growth have been donated to or set aside for purchase by the School Board in written agreements approved by the School Board.

- Policy IX.3.3 In any instance where capacity will not be available to serve students to be generated by a development seeking approval and proportionate share mitigation is not an option, the school capacity deficiency will result in the denial of the proposal.
- Policy IX.3.4 The School Board shall review potential new development student generation impacts and available school capacity. Where capacity will not be available to serve students generated by a proposed development and proportionate share mitigation is not an option, the School Board shall not issue a favorable concurrency determination. The Town shall use lack of school capacity demonstrated by an unfavorable concurrency determination as a reason for denial.
- OBJECTIVE IX.4 Ensure that the planning and construction of educational facilities are coordinated so that the timing is appropriate and the selected location is compatible with the surrounding area, concurrent with necessary service and infrastructure, and consistent with the Comprehensive Plan.
- Policy IX.4.1 The Town and School Board will jointly determine the need for and timing of on-site and off-site improvements (including water, sanitary sewer, roads and drainage) necessary to support each new school or the proposed renovation, expansion or closure of an existing school as provided for in the Interlocal Agreement for Public School Facilities Planning and will enter into a written agreement as to the timing, location, and the party or parties responsible for constructing, operating and maintaining the required improvements. The Town shall coordinate with the School Board so that proposed public school facility sites are consistent with the applicable land use designations and policies of the Comprehensive Plan, as well as the land development regulations of the applicable zoning districts. Pursuant to Section 1013.193, Florida Statutes, as amended, the Town will consider each public school facility site plan as it relates to environmental concerns, health, safety and welfare, and effects on adjacent property. In addition, road capacity and traffic concerns will also be evaluated. The Town will also continue to pursue the development of mutually acceptable guidelines for the selection of future school sites including, but not limited to:
1. Acquisition of school sites which allow for future expansions to accommodate future enrollment and other facility needs deemed beneficial for joint-uses, as identified by the School Board and the Town;
 2. Coordination of the location, phasing, and development of future school sites to ensure that site development occurs in conjunction with the provision of required infrastructure to serve the school facility; and
 3. Preferences for residential, urban areas with allowances for rural sites as deemed necessary and appropriate under certain circumstances.
- Policy IX.4.2 The Town shall coordinate with the School District to evaluate and locate potential sites where the co-location of public facilities, such as parks, libraries and community centers, with schools can be selected and developed by the Town and the School Board.

- OBJECTIVE IX.5 Enhance community design through effective school facility design and siting standards. Encourage the siting of school facilities so that they are compatible with the surrounding land use.
- Policy IX.5.1 The Town shall implement and maintain mechanisms designed to closely coordinate with the School Board long-range school facilities planning with the Future Land Use Map of the Comprehensive Plan and public school facilities programs, such as:
1. Greater efficiency for the School Board and the Town by the placement of schools to take advantage of existing and planned roads, water, sewer, parks and drainage systems;
 2. Improved student access and safety by coordinating the construction of new and expanded schools with road and sidewalk construction programs;
 3. The location and design of schools with parks, ball fields, libraries, and other community facilities to take advantage of shared use opportunities; and
 4. The expansion and rehabilitation of existing schools to support neighborhoods.
- Policy IX.5.2 The Town and School Board shall permit and encourage the joint-use of school sites and Town facilities with similar facility needs, such as libraries, parks and recreation facilities and health care facilities. Also, the School Board shall coordinate with the Town in the location, phasing and design of future school sites to enhance the potential of schools as recreation areas.
- Policy IX.5.3 The Town and the School Board shall coordinate the location of public schools with the Future Land Use Map of the Comprehensive Plan to ensure existing and proposed school facilities are located consistent with the existing and proposed residential areas that schools serve, are approximate to appropriate existing and future land uses, and that schools serve as focal points within the community.
- Policy IX.5.4 The Town and the School Board shall coordinate emergency preparedness issues including, but not limited to, the use of school facilities as public shelters during emergencies.
- Policy IX.5.5 The School Board shall provide bicycle and pedestrian access consistent with Florida Statutes, as amended, on public school property. Bicycle access and trails to public schools should be incorporated in trail projects and programs that are currently scheduled by the Town. The School Board shall provide parking and sidewalks on public school property in accordance with applicable land development regulations.

GOAL IX.2 - IT IS THE GOAL OF THE TOWN TO ESTABLISH A PROCESS FOR THE IMPLEMENTATION OF SCHOOL CONCURRENCY BY PROVIDING FOR CAPACITY DETERMINATION STANDARDS, AVAILABILITY STANDARDS, APPLICABILITY STANDARDS AND PROPORTIONATE SHARE MITIGATION.

OBJECTIVE IX.6 Establish school capacity determination standards.

- Policy IX.6.1 The School District shall determine whether adequate school capacity exists for a proposed development, based upon adopted level of service standards, concurrency service area and other standards stipulated in the Interlocal Agreement for Public School Facility Planning.
- Policy IX.6.2 The School District shall conduct a concurrency review that includes findings and recommendations of whether there is adequate school capacity to accommodate the proposed development for each type of school within the concurrency service area consistent with the adopted level of service standards. The School District shall issue a concurrency determination based on the findings and recommendations.
- OBJECTIVE IX.7 Establish school availability standards.
- Policy IX.7.1 The Town shall not deny a subdivision plat or site plan (or functional equivalent) for the failure to achieve and maintain the adopted level of service for public school capacity where:
1. Adequate school facilities will be in place or under actual construction within three years after the issuance of the final plat or site plan (or functional equivalent); or
 2. The developer executes a legally binding commitment to provide mitigation proportionate to the demand for public school facilities to be created by the actual development of the property subject to the final plat or site plan (or functional equivalent).
- Policy IX.7.2 If the School District determines that adequate capacity will not be in place or under actual construction within three years after the issuance of final plat or site plan approval and mitigation is not an acceptable alternative, the School District shall not issue a School Concurrency Determination. If the School District determines that adequate capacity does not exist, but mitigation, through proportionate share mitigation or some other means, the application will remain active pending the conclusion of the mitigation negotiation, as provided for within the Interlocal Agreement for Public School Facility Planning.
- OBJECTIVE IX.8 Establish proportionate share mitigation alternatives which are financially feasible and will achieve and maintain the adopted level of service standards consistent with the School Board's financially feasible capital improvement program and five-year district facilities work plan.
- Policy IX.8.1 In the event that mitigation is an acceptable alternative to offset the impacts of a proposed development, where the adopted level of service standards would otherwise be exceeded, the following options listed below, for which the School Board assumes operational responsibility through incorporation in the School Board's adopted financially feasible capital improvements program and five-year district facilities work plan and which will maintain the adopted level of service standards, shall include:
1. The contribution of land; or
 2. The construction, expansion, or payment for land acquisition or construction of a public school facility; or

3. The creation of mitigation banking based on the construction of a public school facility in exchange for the right to sell capacity credits.

Policy IX.8.2	Proposed mitigation shall be directed toward a permanent capacity improvement identified in the School Board’s financially feasible capital improvements program and five-year district facilities work plan. Consideration may be given by the School Board to place an additional improvement required for mitigation in its capital improvement program and five-year district facilities work plan. The proposed mitigation must satisfy the demand created by the proposed development consistent with the adopted level of service standards or identified as an amendment to the School Board’s adopted capital improvement program and five-year district facilities work plan. Portable classrooms shall not be accepted as mitigation.
Policy IX.8.3	Mitigation shall be directed to projects on the School Board’s adopted financially feasible capital improvements program and five-year district facilities work plan that the School Board agrees will satisfy the demand created by that development approval, and shall be assured by a legally binding development agreement between the School Board, the Town and the applicant executed prior to the issuance of the final plat approval, site plan approval, or functional equivalent. If the School Board agrees to the mitigation, the School Board must commit in the agreement to placing the improvement required for mitigation in its financially feasible capital improvement program and five-year district facilities work plan.
Policy IX.8.4	The process to determine proportionate share mitigation shall be in accordance with the procedure outlined in the Interlocal Agreement for Public School Facility Planning. The applicant’s proportionate share mitigation obligation will be credited toward any other impact fee or exaction imposed by local ordinance for the same need, on a dollar-for-dollar basis, at fair market value.
Policy IX.8.5	The School District shall annually review and update student generation multipliers for single-family, multi-family and mobile home housing types for elementary, middle and high schools based upon the best available district-specific data; cost per student estimates for elementary, middle and high schools that include all cost of providing instructional and core capacity including land, design, buildings, equipment and furniture, and site improvements while the cost of ancillary facilities that generally support the school district and the capital costs associated with the transportation of students shall not be included in the cost per student estimate used for proportionate share mitigation; capacity of each school, and current and reserved enrollment of each school in accordance with professionally accepted methodologies.
Policy IX.8.6	The School District shall review and update student enrollment projections in accordance with professionally accepted methodologies on an annual basis.
OBJECTIVE IX.9	Ensure that existing and planned public school facilities are coordinated with the plans for supporting infrastructure and have safe access, including sidewalks, bicycle paths, turn lanes, and signalization.

- Policy IX.9.1 The Town shall maximize efficient use of existing and planned infrastructure by coordinating with the School District future school sites that take advantage of existing and planned roads, potable water, sanitary sewer, parks and drainage systems.
- Policy IX.9.2 The Town shall ensure safe student access to school sites by coordinating the construction of new residential developments, expansion of existing residential developments and redevelopment or revitalization of exiting residential developments with safe road and sidewalk connections to public schools.
- Policy IX.9.3 The Town shall coordinate bicycle access to public schools by requiring new residential developments adjacent to existing and proposed school sites, other than age restricted residential developments, to include pedestrian connections between any sidewalk network within the development and adjacent school site.
- Policy IX.9.4 The Town shall work with the School Board to determine responsibility for the costs and construction of any needed off-site improvements for new public school facilities, such as signalization, installation of deceleration lanes, roadway striping for crosswalks, safe directional/warning signage and installation of sidewalks.

APPENDIX A
ILLUSTRATION A-I

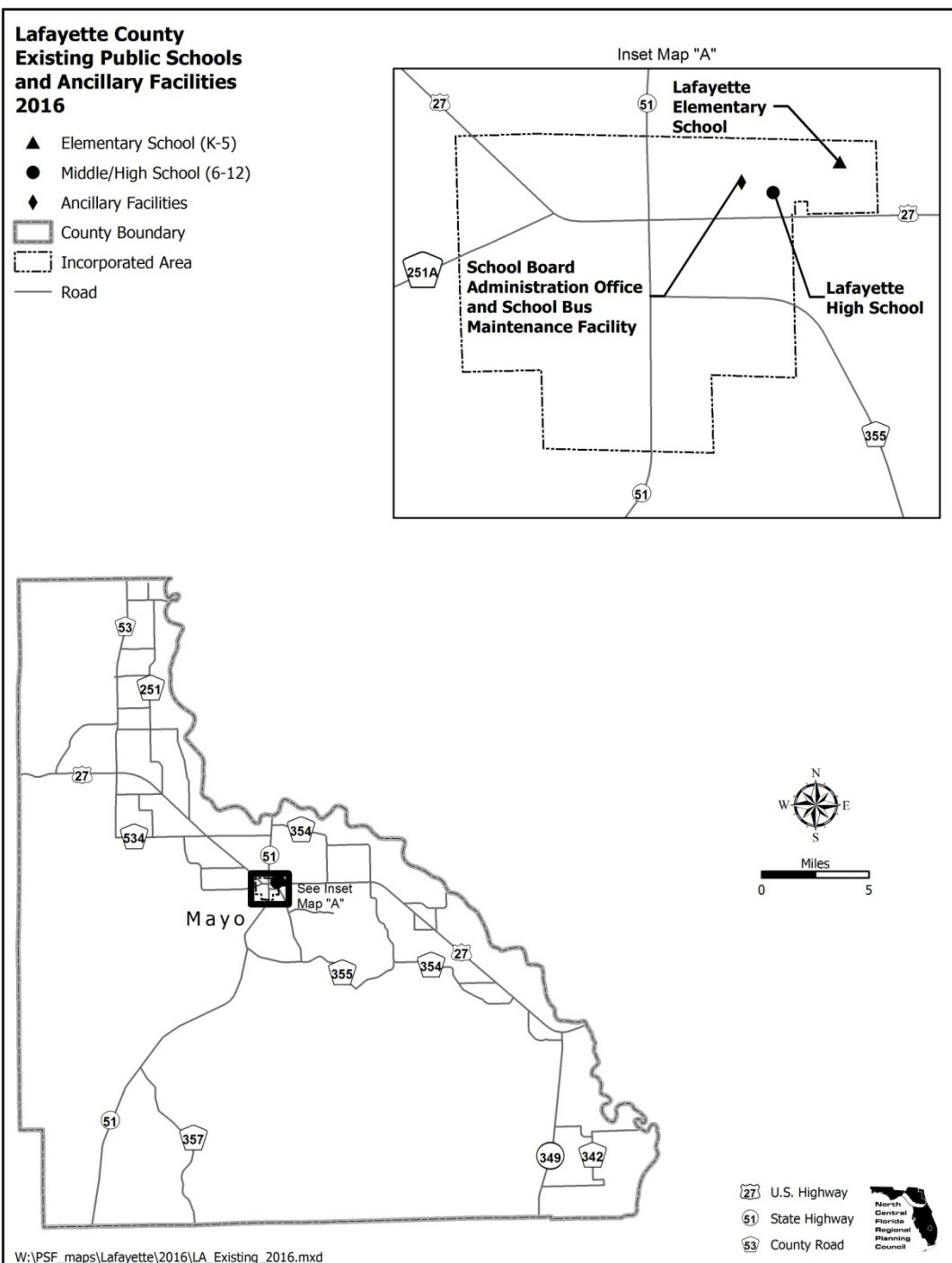


ILLUSTRATION A-II

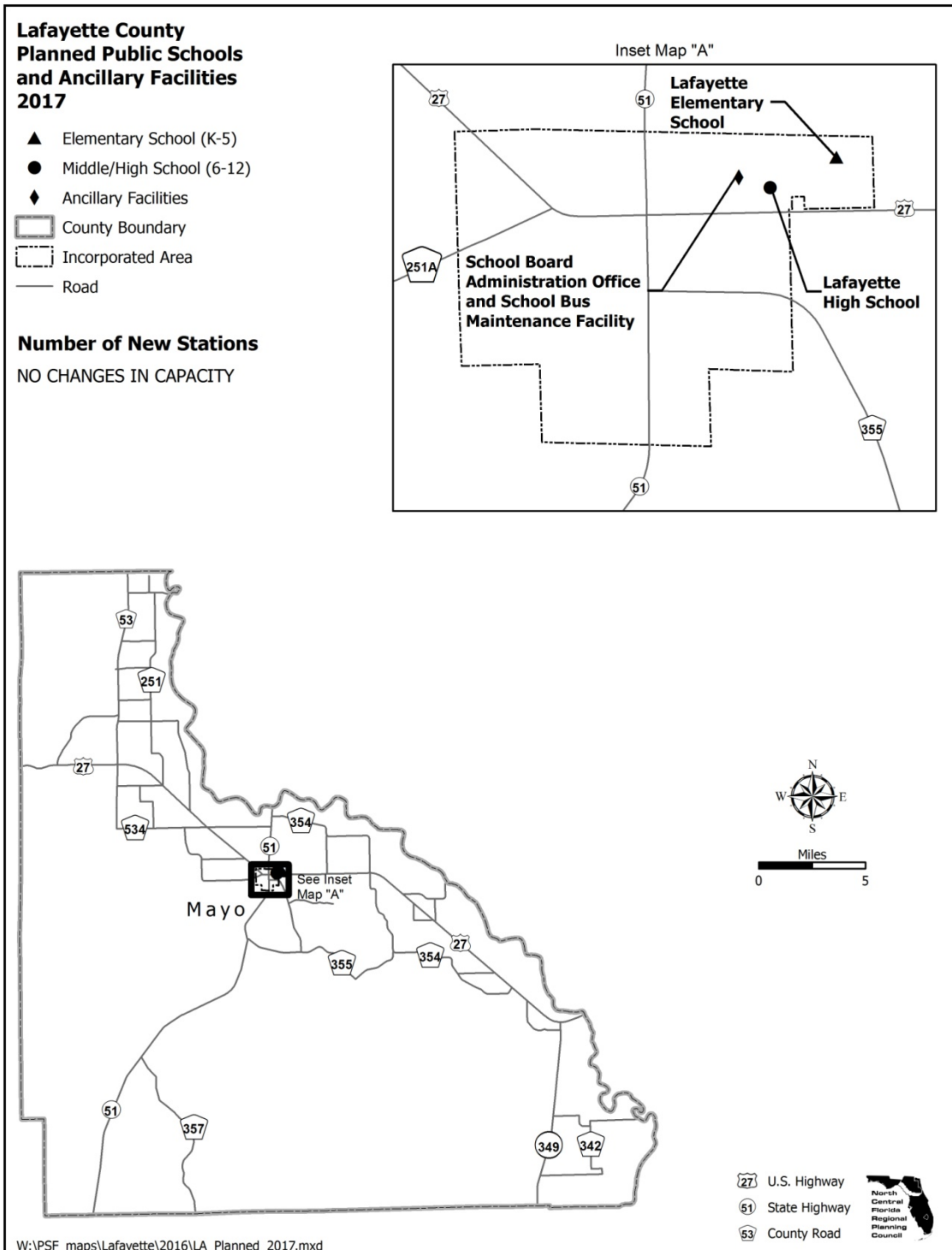


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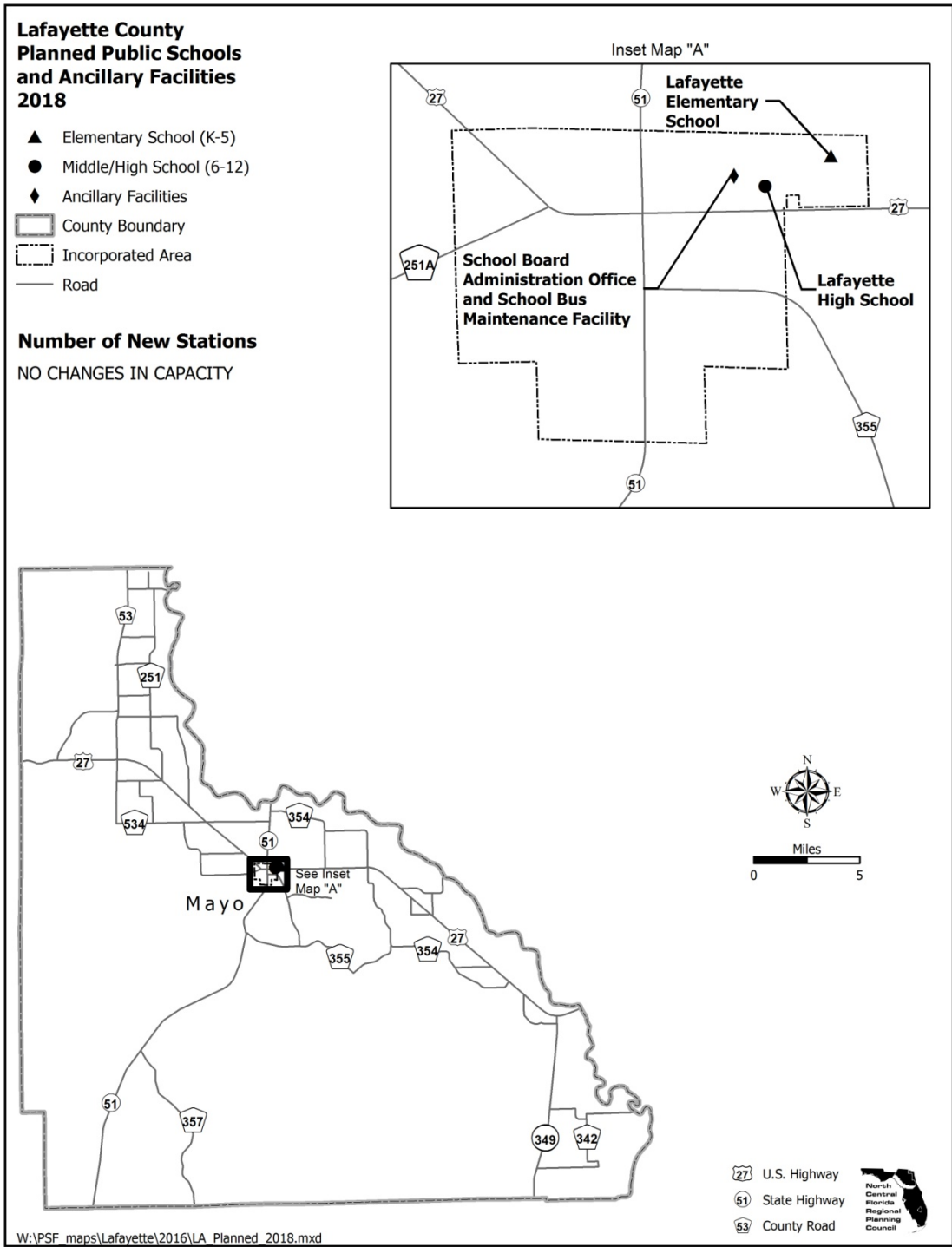


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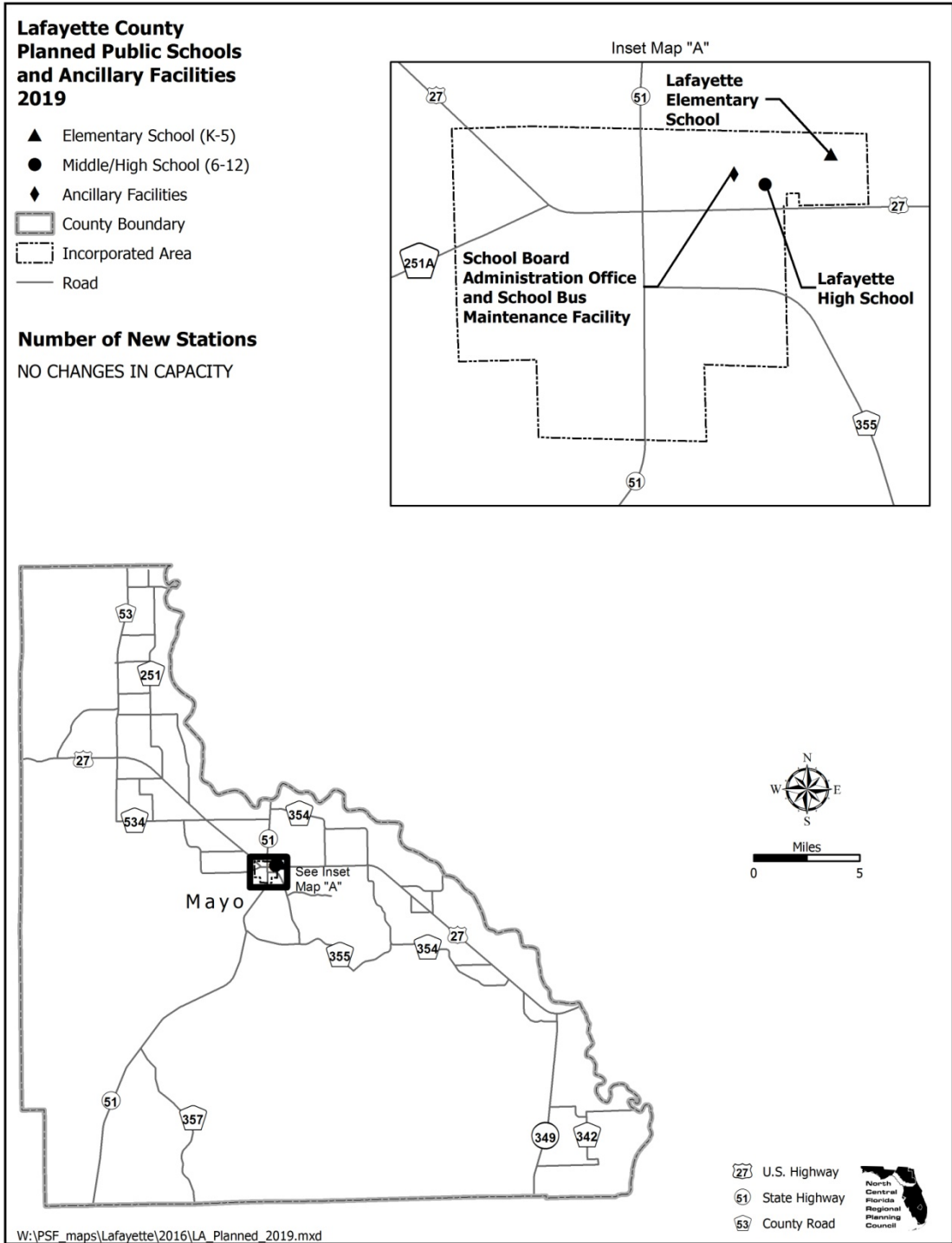


ILLUSTRATION A-V

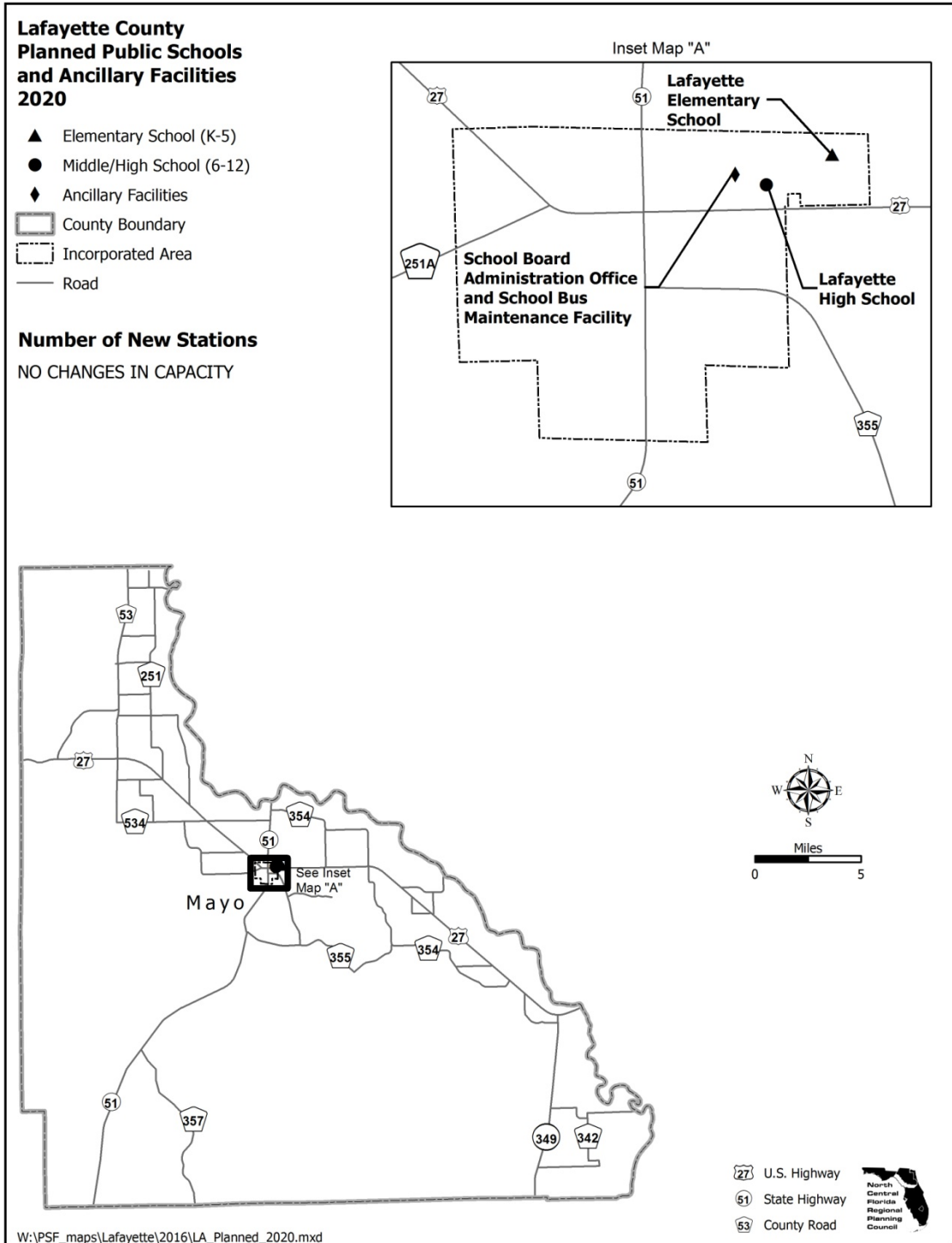


ILLUSTRATION A-VI

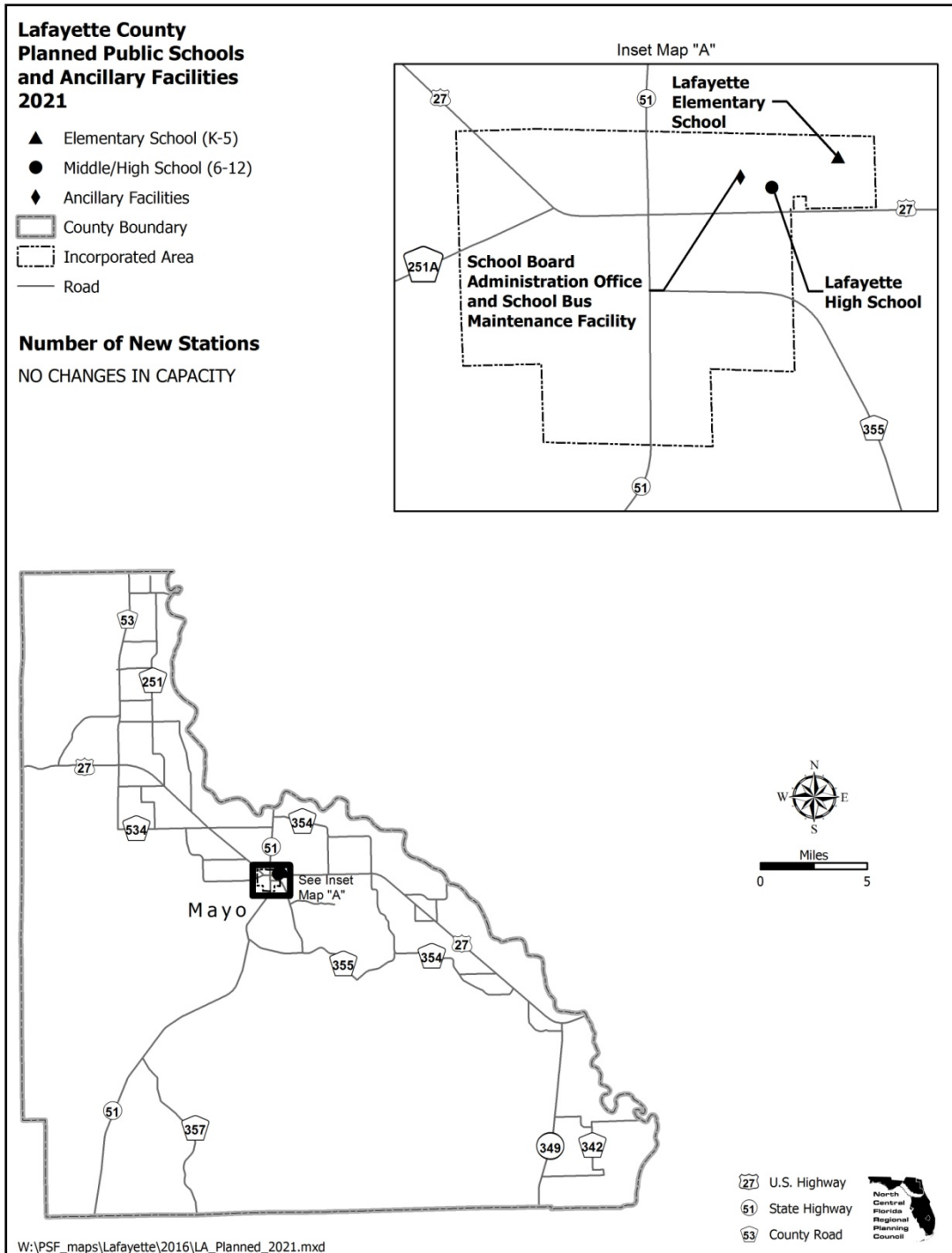
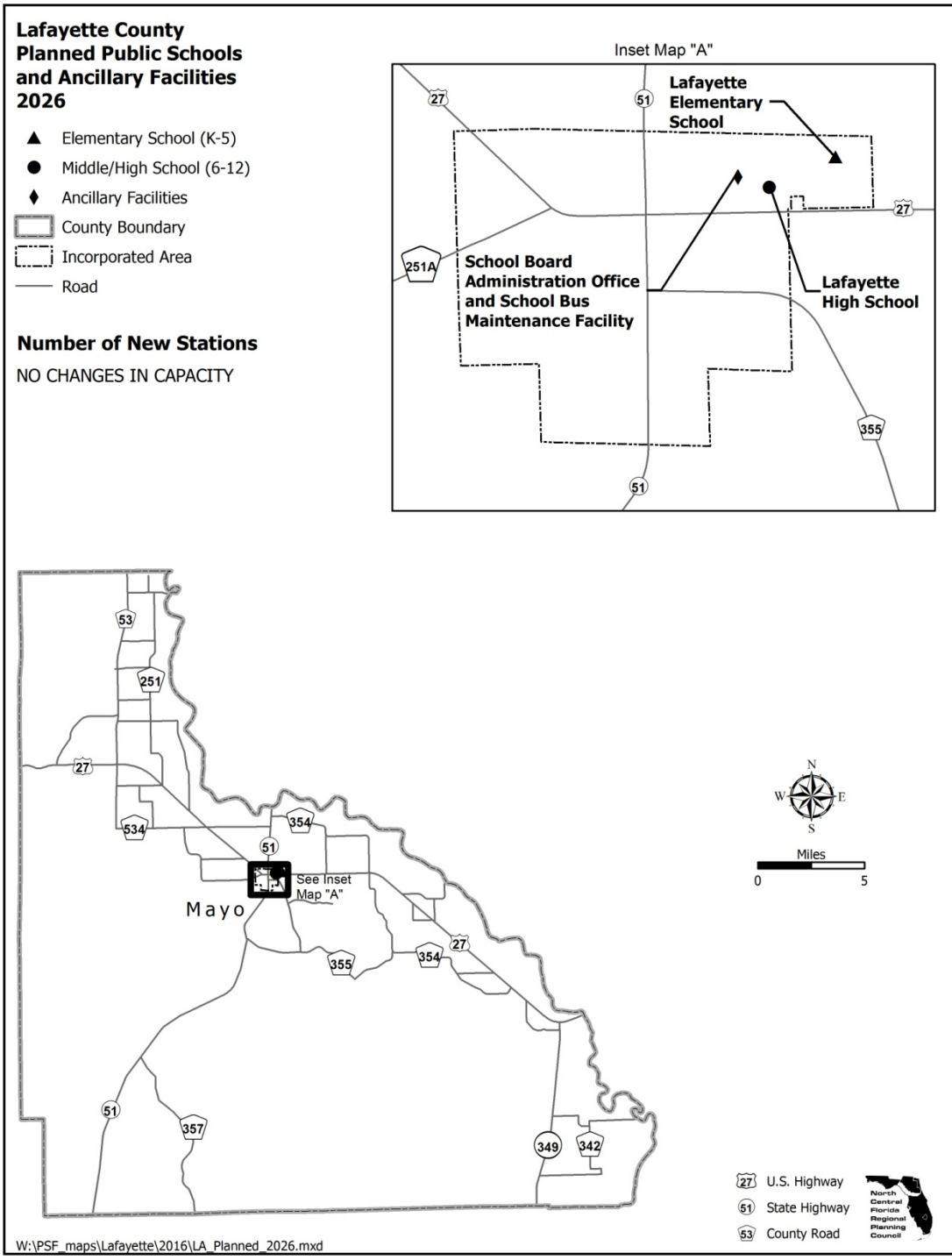


ILLUSTRATION A-VII



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APPENDIX B DEFINITIONS

Capacity: “Capacity” as defined by the Florida Inventory of School Houses Manual.

Classroom: An instructional space requiring no special design or equipment and used for housing general programs such as language arts, social studies and mathematics.

Educational Facilities: The buildings and equipment, structures, and special educational use areas that are built, installed or established to serve educational purposes only.

Educational Plant: The educational facility, site and site improvements necessary to accommodate students, faculty, administrators, staff and the activities of the educational program assigned to the administrative control of one person and uniquely identified in an educational plant survey.

Educational Plant Survey: A systematic study of educational and ancillary plants and the determination of future needs to provide appropriate educational programs and services for each student.

Five-Year District Facilities Work Plan: A plan which demonstrates the ability to finance capital improvements from existing revenue sources and funding mechanisms to correct deficiencies and meet future needs based on achieving and maintaining the adopted level of service for each year of the five year planning period for all schools of each type in each concurrency service area, and for the long range planning period.

Florida Inventory of School Houses: An official inventory, which is based on design codes, of all district owned facilities.

Level of Service: The measure of the utilization, expressed as a percentage, which is the result of comparing the number of students with the satisfactory Florida Inventory of School Houses capacity at a given location.

Long-Range Planning: A process of devising a systematic method based on educational information and needs, carefully analyzed, to provide the facilities to meet the goals and objectives of the educational agency.

Mitigation Options: The provision by an applicant of any combination of land, construction, expansion and payment for land acquisition or construction of a public school facility; or the creation of mitigation banking based on the construction of a public school facility in exchange for the right to sell capacity credits. Fair market value of the proportionate fair-share mitigation shall not differ based on the form of mitigation. Such options must include execution by the applicant and the local government of a binding development agreement that constitutes a legally binding commitment to pay proportionate-share mitigation for the additional residential units approved by the local government in a development order and actually developed on the property, taking into account residential density allowed on the property prior to the development that increased overall residential density. The School Board shall be a party to such an agreement.

Permanent: A structure built with a fixed foundation that has permanently attached walls, roof and floor that cannot be moved or transported either as a unit or in sections.

Permanent Student Station: The floor area in a public school facility required to house a student in an instructional program.

Portable Classroom: A classroom within a building or portion of a building made up of prefabricated units that may be disassembled and reassembled frequently, or a single unit of construction consisting of walls, roof and floor that is moveable as a unit either on wheels or by truck.

Proportionate Share Mitigation: The contribution by a developer or applicant, through any of various means (see definition of Mitigation Options), of resources sufficient to offset or compensate for the site-specific impacts generated by a development. The fair market value of mitigation is credited against any impact fees or other exactions levied against the development.

Site: A space of ground occupied or to be occupied by an educational facility or program.

Site Development: Site development means work that must be performed on an unimproved site in order to make it usable for the desired purpose; or, work incidental to new construction or to make an addition usable.

Site Improvement: The work that must be performed on an existing site to improve its utilization, correct health and safety deficiencies, meet special program needs or provide additional service areas. Site improvement incident to construction is the work that must be performed on a site as an accompaniment to the construction of an addition to an educational facility for a modernization project.

X

PROPERTY RIGHTS ELEMENT

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X

PROPERTY RIGHTS ELEMENT

INTRODUCTION

The following goal, objective and policies constitute the Property Rights Element, in accordance with the legislative intent expressed in Section 163.3161(10), Florida Statutes, as amended, and Section 187.101(3), Florida Statutes, as amended.

PROPERTY RIGHTS GOAL, OBJECTIVE AND POLICIES

GOAL X - RECOGNIZE AND RESPECT JUDICIALLY ACKNOWLEDGED AND CONSTITUTIONALLY PROTECTED PRIVATE PROPERTY RIGHTS.

- OBJECTIVE X.1 In local decision making, the Town shall consider the statement of rights as enumerated in Policy X.1.1, Policy X.1.2, Policy X.1.3, and Policy X.1.4.
- Policy X.1.1 In local decision making, the Town shall consider the right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.
- Policy X.1.2 In local decision making, the Town shall consider the right of a property owner to use, maintain, develop and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.
- Policy X.1.3 In local decision making, the Town shall consider the right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.
- Policy X.1.4 In local decision making, the Town shall consider the right of a property owner to dispose of his or her property through sale or gift.

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APPENDIX A
FUTURE LAND USE PLAN MAP SERIES

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GENERALIZED FUTURE LAND USE PLAN MAP 2027

(Under Separate Cover)

ILLUSTRATION A - II
Historic Resources

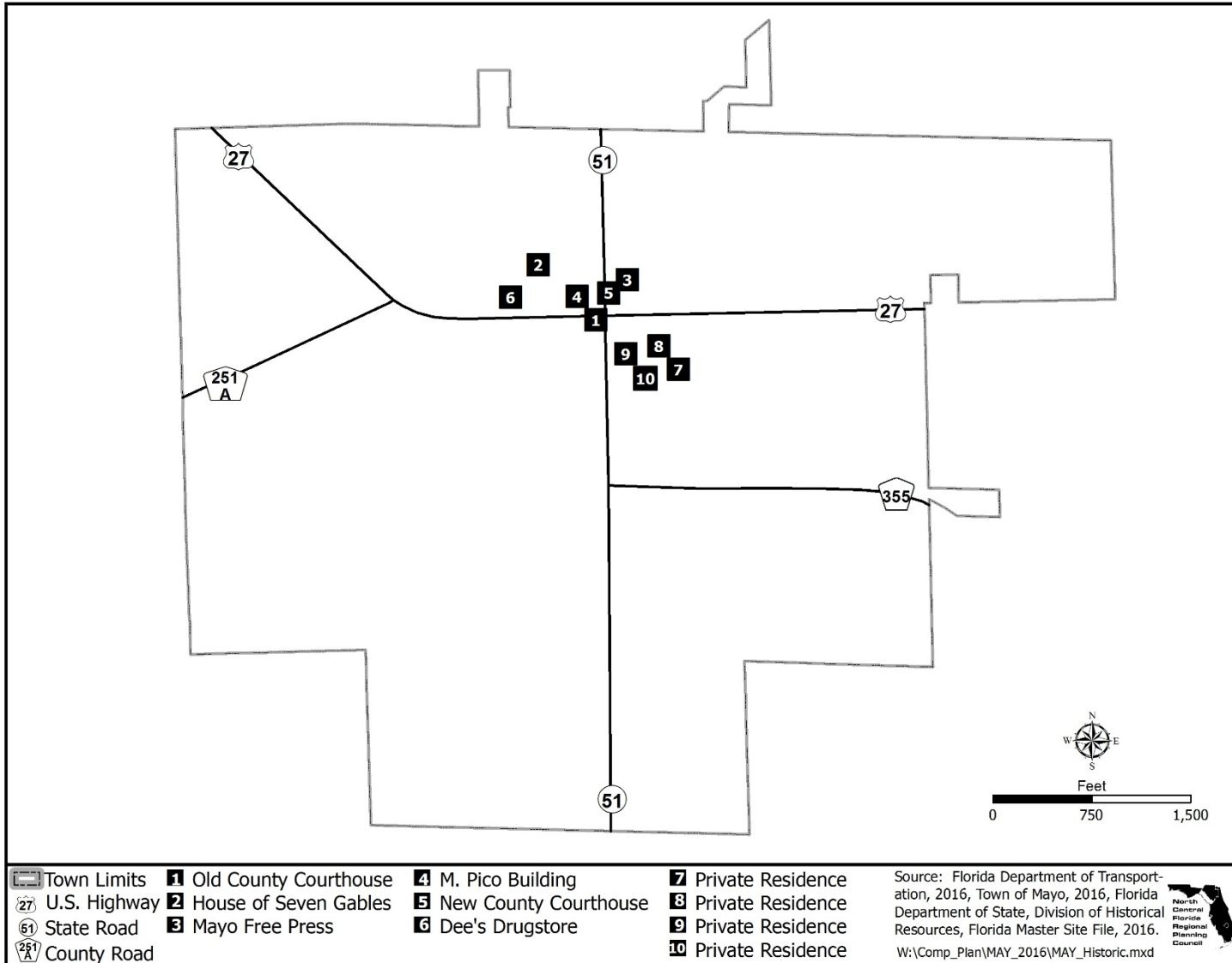
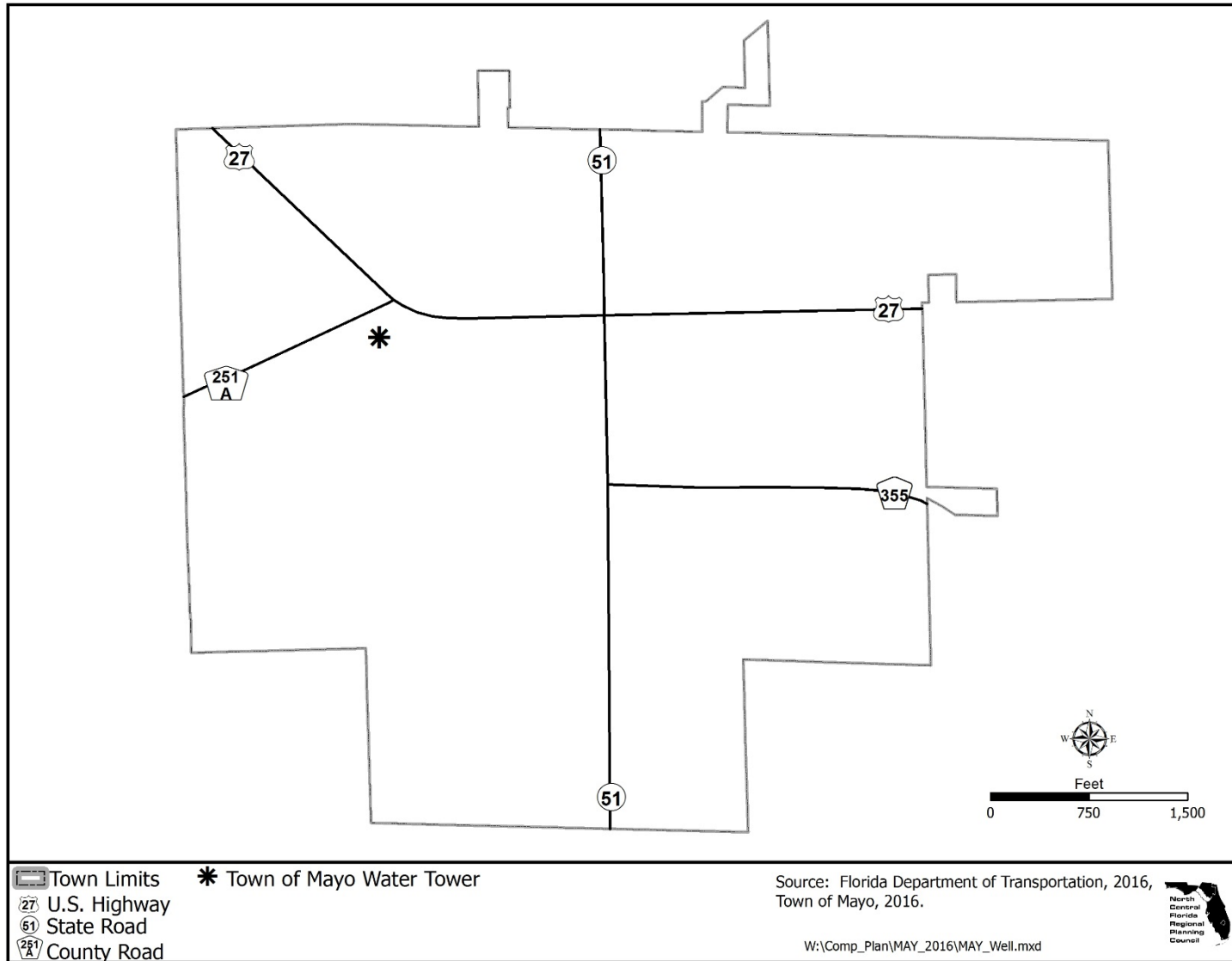


ILLUSTRATION A - III
Existing and Planned Waterwells



EXISTING AND PLANNED WATERWELLS LEGEND

LOCATION #	NAME	TYPE	STATUS
1	Town of Mayo Water Works	Community	Existing

^a There are no known planned waterwells in the Town.

Sources: Suwannee River Water Management District, Computer Printout of the District's Water Use with an average daily rate of withdrawal greater than 100,000 gallons per day.

ILLUSTRATION A - IV
Rivers and Lakes

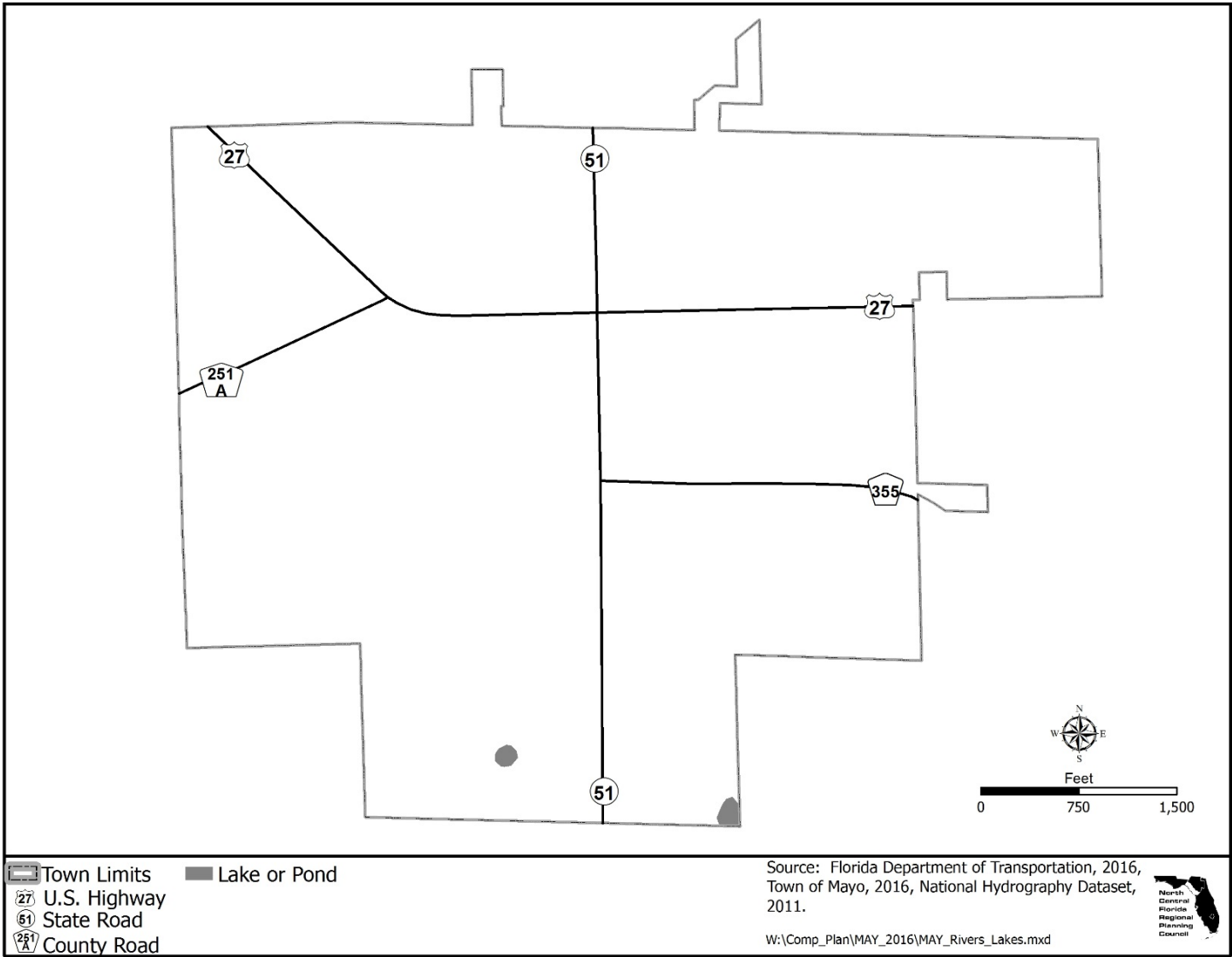


ILLUSTRATION A – V
Flood Prone Areas

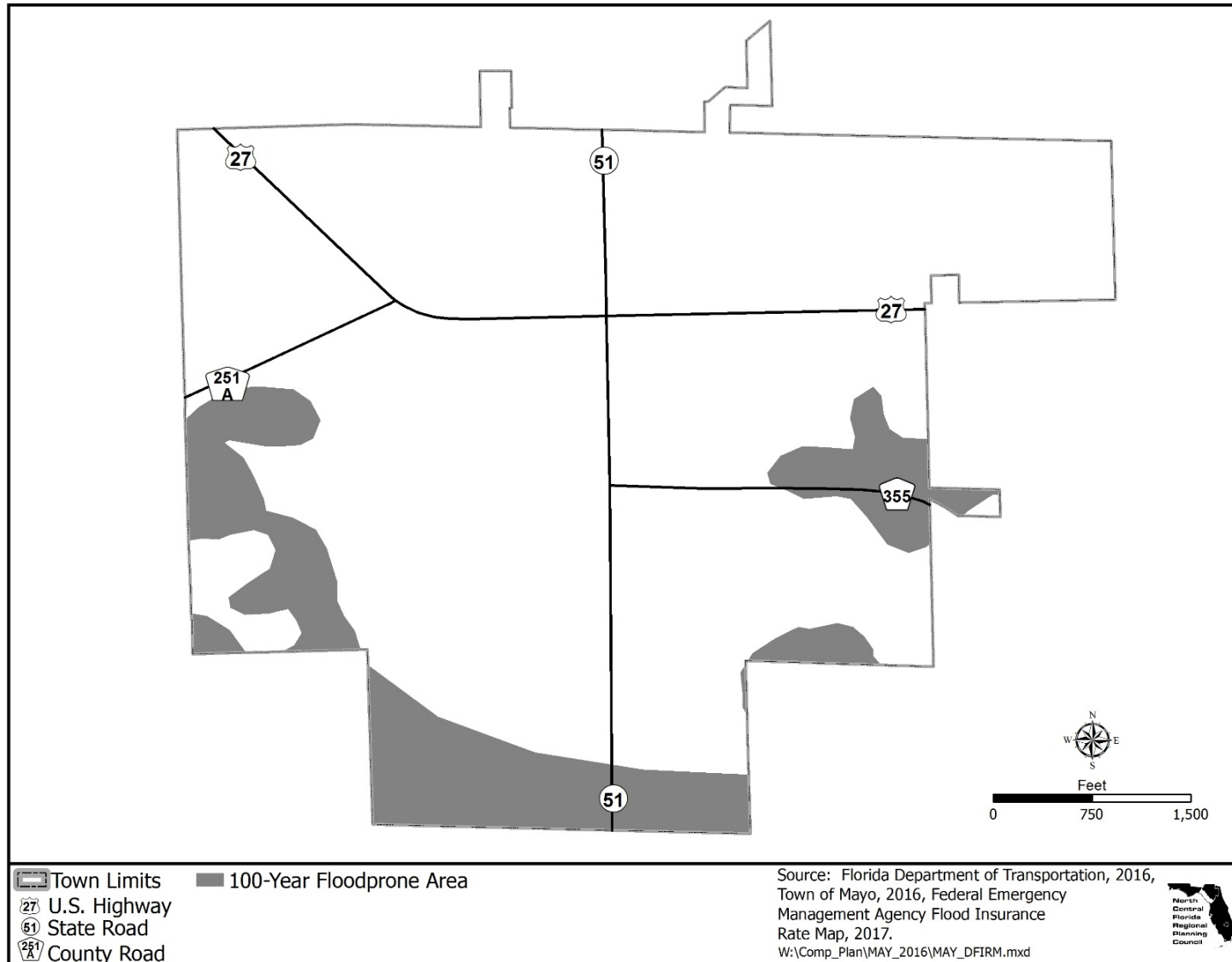


ILLUSTRATION A – VI
Wetlands

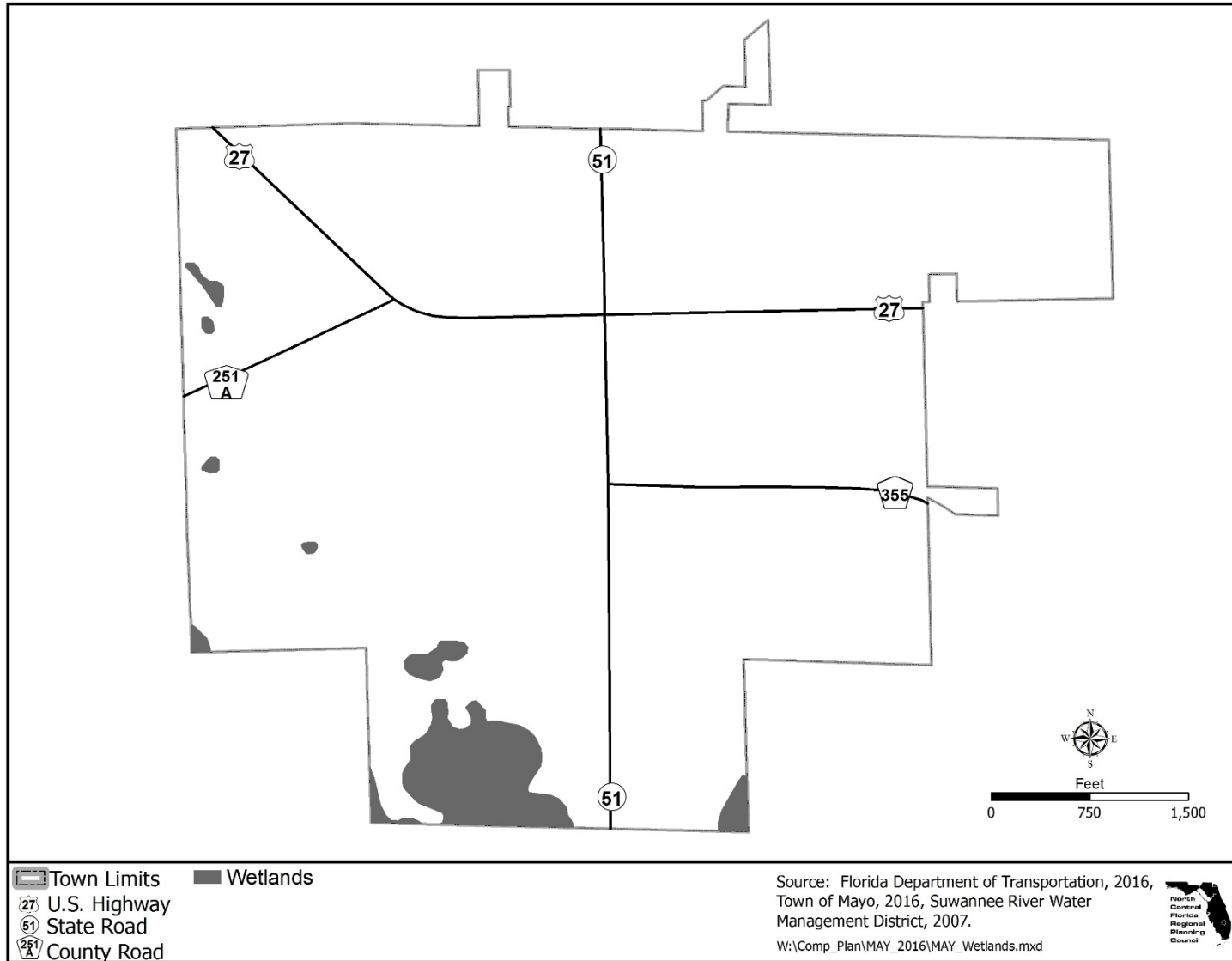


ILLUSTRATION A – VII
Minerals

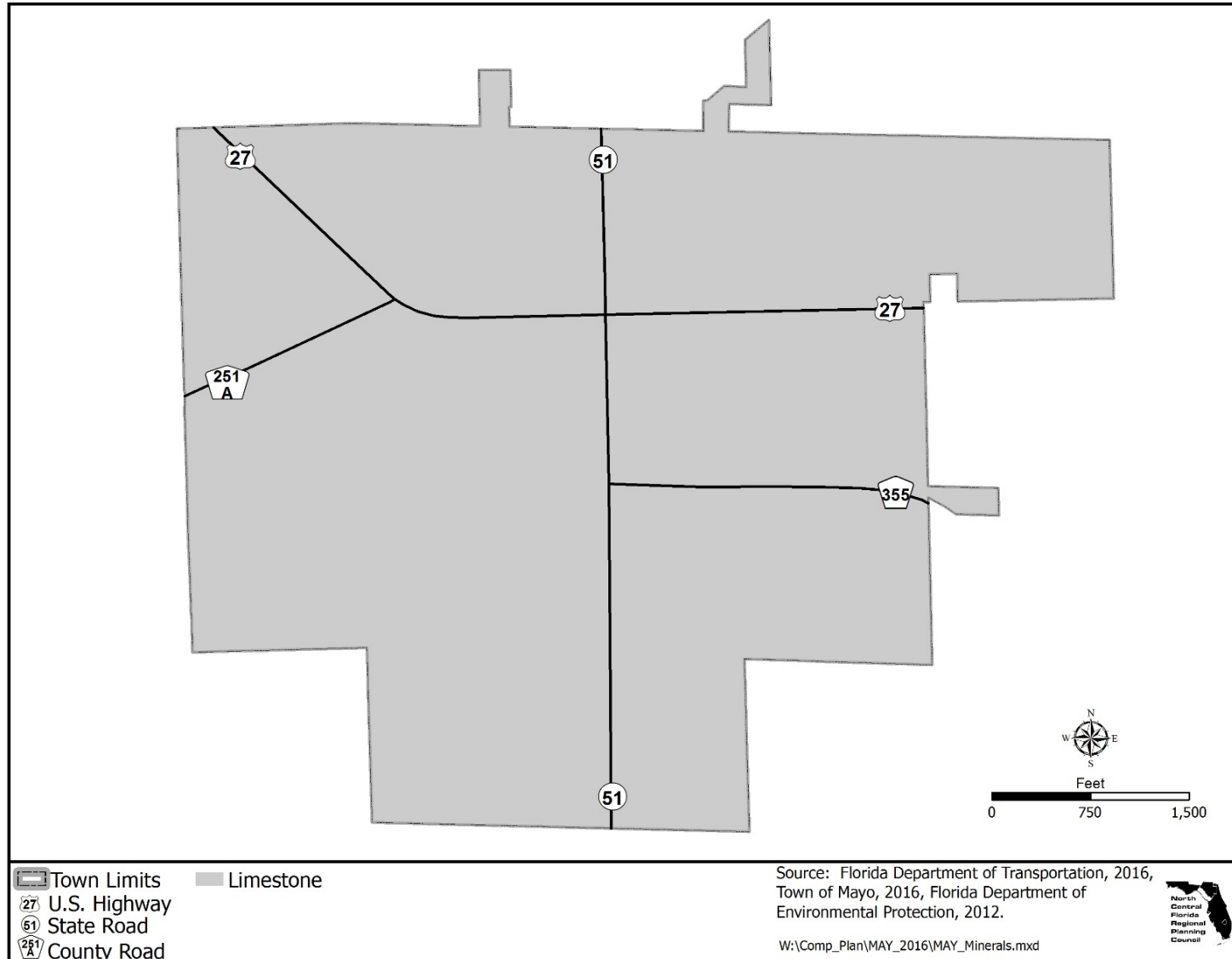


ILLUSTRATION A – VIII
Soil Associations

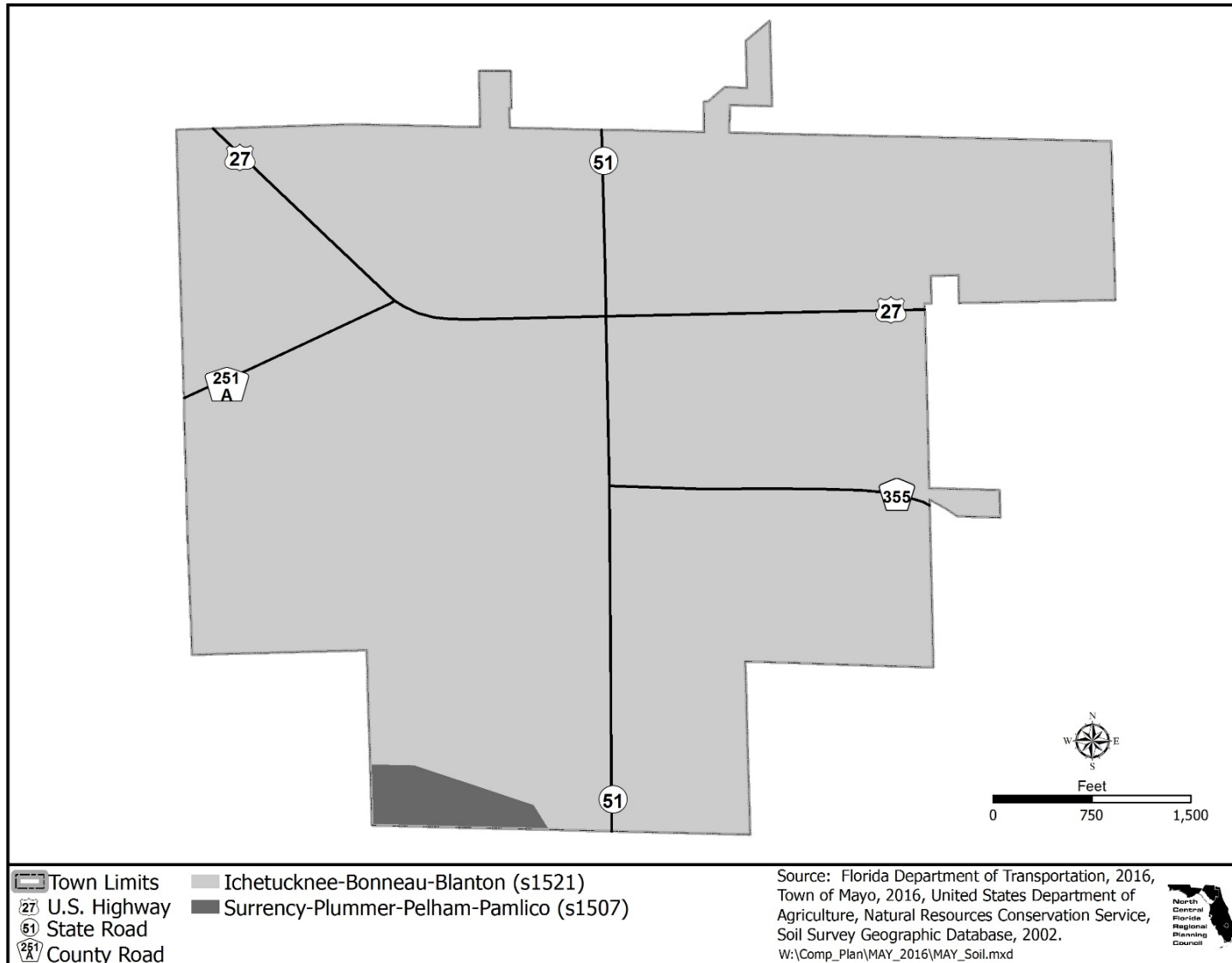


ILLUSTRATION A – IX
 Future-Transportation Map

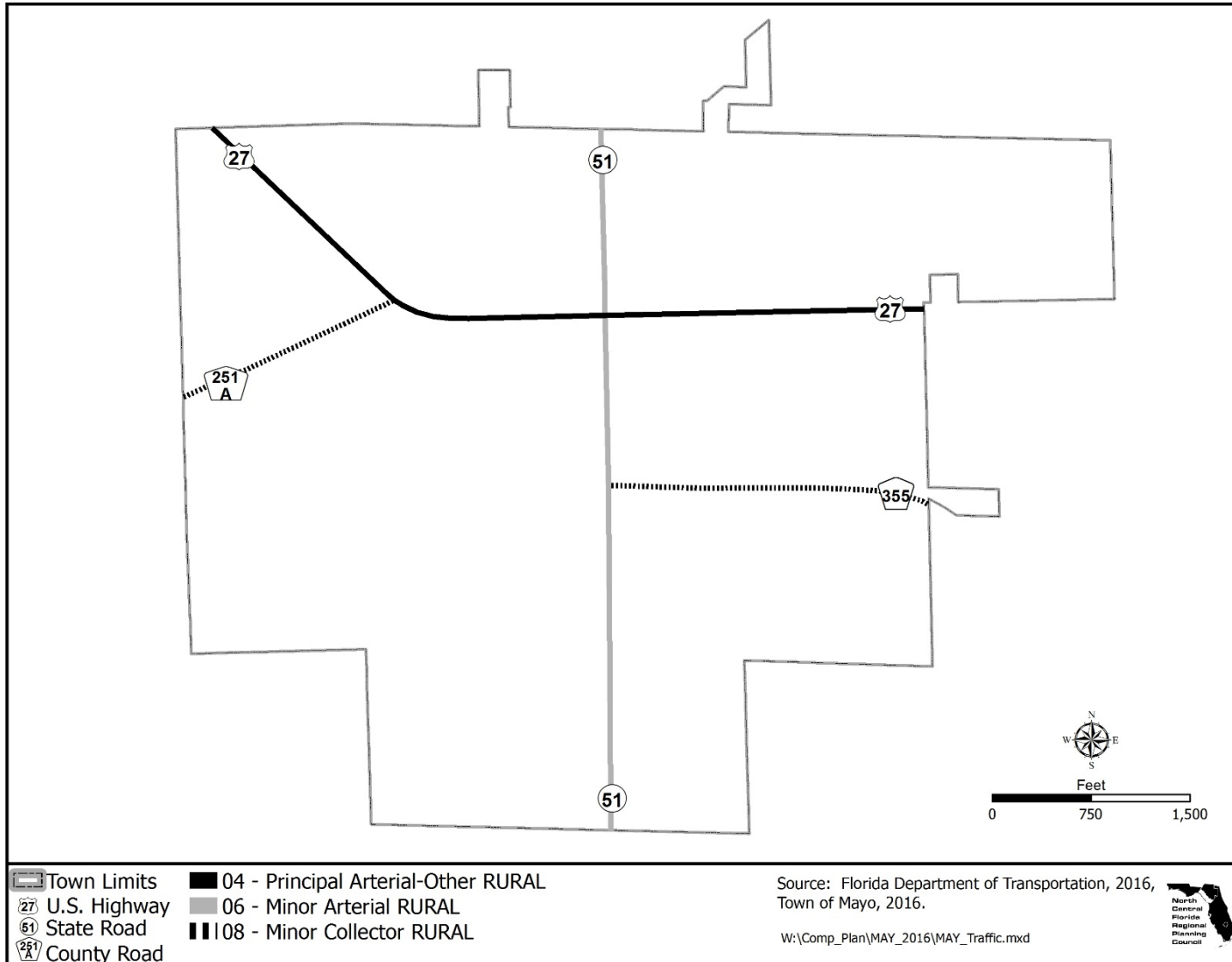
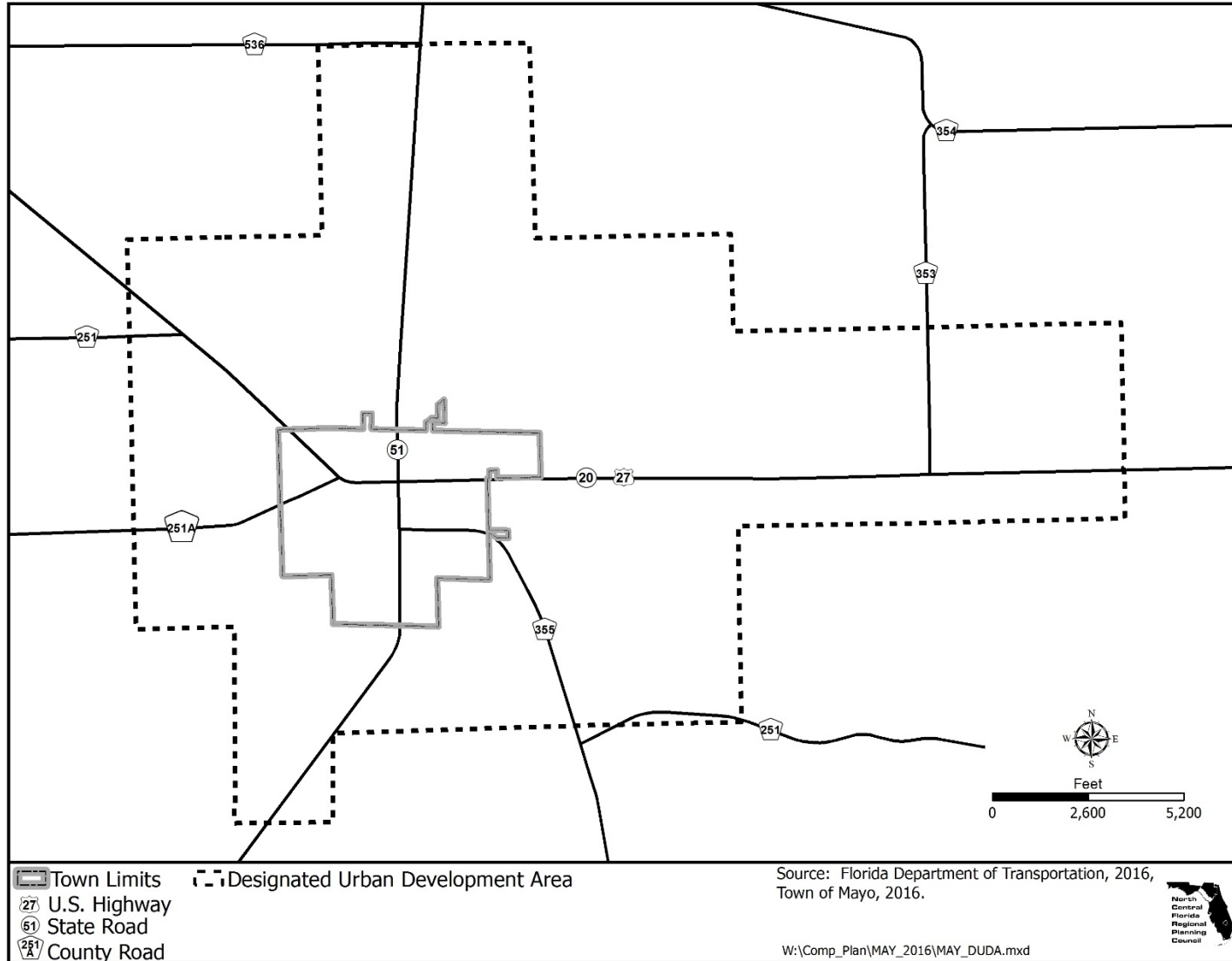


ILLUSTRATION A – X
 DESIGNATED URBAN DEVELOPMENT AREA



NORTH CENTRAL FLORIDA REGIONAL PLANNING COUNCIL

LOCAL GOVERNMENT PROGRAM

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