

# CITY OF ARCHER

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## COMPREHENSIVE PLAN

*Adopted*

December 19, 1991 by Ordinance No. 277-91

*Amended*

June 26, 2000 by Ordinance No. 3-00  
March 8, 2010 by Ordinance No. 02-2010  
April 26, 2010 by Ordinance No. 04-2010  
March 11, 2013 by Ordinance No. 10-2012  
December 14, 2015 by Ordinance No. 04-2015  
July 13, 2020 by Ordinance No. 05-2020  
February 14, 2022 by Ordinance No. 09-2021

# CITY OF ARCHER

## COMPREHENSIVE PLAN

### ELEMENTS

Future Land Use

Transportation

Housing

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

Conservation

Recreation and Open Space

Intergovernmental Coordination

Capital Improvements

Public School Facilities

Property Rights

Prepared for  
City Commission

Prepared by  
Local Planning Agency

With Assistance from  
North Central Florida Regional Planning Council  
2009 N.W. 67th Place  
Gainesville, FL 32653  
352.955.2200

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**COMPREHENSIVE PLAN  
TABLE OF CONTENTS**

	Page
<b>I FUTURE LAND USE ELEMENT</b>	
Introduction .....	I-1
Goal, Objectives and Policies .....	I-1
<b>II TRANSPORTATION ELEMENT</b>	
Introduction .....	II-1
Goal, Objectives and Policies .....	II-1
Roadway Segment Service Standards .....	II-2
<b>III HOUSING ELEMENT</b>	
Introduction .....	III-1
Goal, Objectives and Policies .....	III-1
<b>IV SANITARY SEWER, SOLID WASTE, DRAINAGE, POTABLE WATER AND NATURAL GROUNDWATER AQUIFER RECHARGE ELEMENT</b>	
Introduction .....	IV-1
Goal, Objectives and Policies .....	IV-1
Policies for Sanitary Sewer .....	IV-2
Policies for Solid Waste .....	IV-3
Policies for Drainage .....	IV-3
Policies for Potable Water .....	IV-5
Policies for Natural Groundwater Aquifer Recharge .....	IV-6
Policies for Hazardous Waste and Materials .....	IV-6
<b>V CONSERVATION ELEMENT</b>	
Introduction .....	V-1
Goal, Objectives and Policies .....	V-1
Conservation Strategies .....	V-1
Development Regulations and Review .....	V-1
Resource Protection Standards .....	V-2
Air Quality .....	V-2
Soils .....	V-3
Geological Resources .....	V-3
Groundwater .....	V-4
Endangered or Threatened Species .....	V-6
Regionally Significant Resources .....	V-7
<b>VI RECREATION AND OPEN SPACE ELEMENT</b>	
Introduction .....	VI-1
Goal, Objectives and Policies .....	VI-1
<b>VII INTERGOVERNMENTAL COORDINATION ELEMENT</b>	
Introduction .....	VII-1
Goal, Objectives and Policies .....	VII-1

TABLE OF CONTENTS (Continued)

	Page
VIII CAPITAL IMPROVEMENTS ELEMENT	
Introduction .....	VIII-1
Goal, Objectives and Policies .....	VIII-1
Traffic Circulation Level of Service Standards Table.....	VIII-3
Level of Service Standards	
Sanitary Sewer .....	VIII-3
Solid Waste Disposal .....	VIII-3
Drainage .....	VIII-4
Flood Management .....	VIII-4
Water Quality .....	VIII-4
Stormwater Management .....	VIII-4
Potable Water .....	VIII-4
Resource Based Recreation Activity/Facility .....	VIII-5
Activity Based Recreation Activity/Facility .....	VIII-5
Public Schools .....	VIII-5
Table VIII-10 Five-Year Schedule of Improvements.....	VIII-7
Procedures for Monitoring and Evaluation of Capital Improvements Element .....	VIII-8
Concurrency Management System .....	VIII-9
Certificate of Concurrency .....	VIII-14
IX PUBLIC SCHOOL FACILITIES ELEMENT	
Goals, Objectives and Policies .....	IX-1
Goal IX.1 .....	IX-1
Goal IX.2 .....	IX-2
Goal IX.3 .....	IX-9
Goal IX.4 .....	IX-11
Goal IX.5 .....	IX-14
X PROPERTY RIGHTS ELEMENT	
Introduction .....	X-1
Goal, Objective and Policies .....	X-1

APPENDIX A - LIST OF ILLUSTRATION

A Future Land Use Plan Map 2032 (under separate cover) ..... A-2

A-I Historic Resources Map ..... A-3

A-II Existing Waterwells Map ..... A-4

A-III Flood Prone Areas Map..... A-5

A-IV Wetlands Map ..... A-6

A-V Minerals Map ..... A-7

A-VI Generalized Soil Map..... A-8

Legend for Soil Types.....A-9

A-VII Future Transportation Map 2032 .....A-10

A-VIII High Groundwater Aquifer Recharge Area Map .....A-11

A-IX Regionally Significant Natural Resources Groundwater Resources .....A-12

A-X Regionally Significant Natural Resources Natural Systems..... A-13

A-XI Regionally Significant Natural Resources Planning  
and Resource Management Area 1..... A-14

A-XII Regionally Significant Natural Resources Planning  
and Resource Management Areas 2..... A-15

A-XIII Regionally Significant Natural Resources - Surface Water Resources.....A-16

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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.

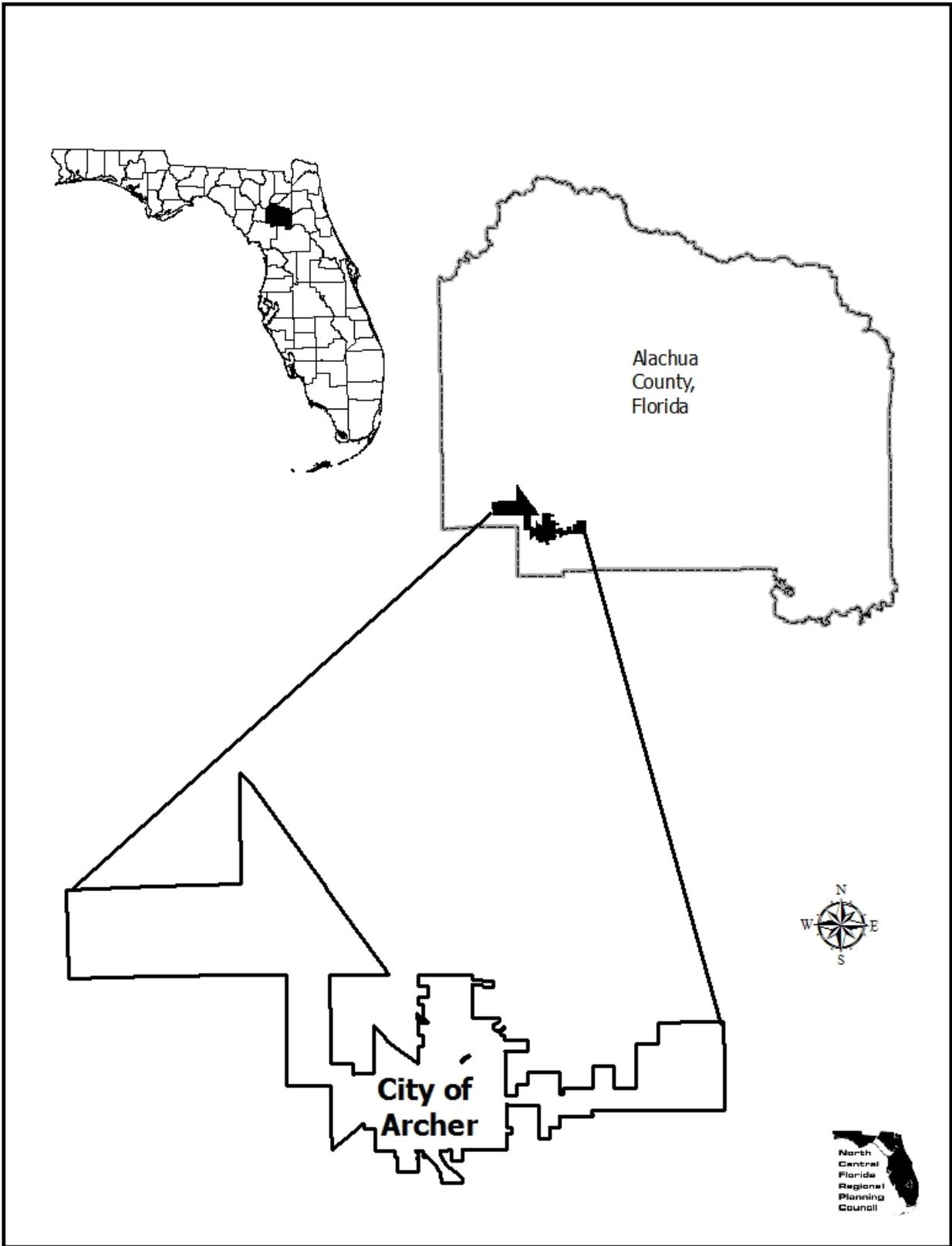
In 1985, the Florida Legislature enacted and the Governor signed into law the "Local Government Comprehensive Planning and Land Development Regulation Act." This legislation requires all local governments in Florida to revise and update the comprehensive plan for their respective jurisdictions in conformance with the provisions of the aforesaid 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;
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; 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 CITY

The City is approximately 9.06 square miles or 5,797 acres in area. The City is located in the southwest portion of Alachua County, as shown on the following location map. The City's population was reported as 1,204 persons in 2020, according to the U.S. Bureau of the Census. This represents 0.44 percent of the County's total population.



I

FUTURE LAND USE ELEMENT

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I  
FUTURE LAND USE

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 City. 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 City'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 in the City as a designated urban development area and the uses and density of such uses within this designated area. As the unincorporated areas of the County are primarily rural in character and use, there is an opportunity to provide appropriate direction for the future location and concentration of urban uses within the City.

FUTURE LAND USE GOAL, OBJECTIVES AND POLICIES

**GOAL I - IN RECOGNITION OF THE IMPORTANCE OF ENHANCING THE QUALITY OF LIFE IN THE CITY, THE CITY SHALL 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 City shall ensure concurrent development of public facilities to support urban densities and intensities within the City.

**Policy I.1.1**         The City shall limit the location of higher density residential, high intensity commercial, light industrial and heavy industrial uses to areas adjacent to arterial or collector roads where public facilities are available to support such higher density or intensity. Such uses may be allowed in areas not adjacent to arterial or collector roads when public support facilities already exist or are constructed concurrent with development.

**Policy I.1.2**         The City's zoning regulation shall provide for the following:

LAND USE	ZONING	DENSITY / FLOOR AREA RATIO
Agricultural	A	Less than or equal to 1 dwelling unit per 5 acres
Residential	R-1	Less than or equal to 1 dwelling unit per acre
	R-2	1 to 4 dwelling units per acre
	R-3	1 to 4 dwelling units per acre
Commercial	C-1	1 to 12 dwelling units per acre*
	C-2	4 to 12 dwelling units per acre**
Commercial	C-1	.75 floor area ratio
	C-2	.75 floor area ratio

LAND USE	ZONING	DENSITY / FLOOR AREA RATIO
Light Industrial	ILW	.50 floor area ratio
Heavy Industrial	I	.50 floor area ratio
Conservation	CSV	N/A

\* 1 - 3 dwelling units are permitted in this district as an accessory use, such as apartments located above business establishments in the downtown commercial district, and 4 - 12 dwelling units per acre are permitted for apartments units which provide on-site sewage treatment plants.

\*\* 1 - 3 dwelling units per acre may be permitted as an accessory use to commercial activity such as residential apartments over one story commercial; 4 - 12 dwelling units per acre shall be permitted for apartment complexes with on-site sewage treatment plants; and 4 - 8 dwelling units per acre shall be permitted for mobile home parks.

Policy I.1.3

Density of residential development in the City shall be governed by availability of City water and adequate sewage treatment facilities as follows:

LAND USE	CITY WATER	SEWAGE TREATMENT	PERMITTED
Residential	No	Septic Tank	1 to 2 dwelling units per acre
	Yes	Septic Tank	1 to 4 dwelling units per acre
	Yes	Package Plant	1 to 12 dwelling units per acre

All Commercial uses shall be required to connect to and use the City water system and wastewater system. If the City wastewater system is not operational at the time of development, package plants or septic tanks may be used on an interim or temporary basis provided:

1. All applicable state and county health standards and requirements are satisfied;
2. The wastewater connections are planned and designed; and
3. Guarantees are in place ensuring that the development will connect to the City wastewater system when available.

All Light Industrial and Heavy Industrial uses shall be required to connect to and use the City water system and wastewater system. If the City wastewater system is not operational at the time of development, package plants or septic tanks may be used on an interim or temporary basis provided:

1. All applicable state and county health standards and requirements are satisfied;
2. The wastewater connections are planned and designed; and
3. Guarantees are in place ensuring that the development will connect to the City wastewater system when available.

- Policy I.1.4 The Light Industrial land use category is intended to accommodate warehousing and distribution, fabricating and assembly uses, certain office and light industrial uses, such as research and development and experimental laboratories and similar uses or the manufacture or fabrication of products that have minimal off-site impacts and will not include intensive industrial uses that generate industrial waste. Performance standards shall provide for buffering, signage, landscaping, and other methods to limit any adverse impact and ensure compatibility with adjacent areas. Certain warehousing, transportation and distribution uses may be appropriate if all performance standards can be achieved.
- Policy I.1.5 The Heavy Industrial land use category is intended to accommodate industrial uses that are dependent on transportation and large volumes of raw materials. The uses associated with the Heavy Industrial future land use classification include uses within the Light Industrial future land use classification as well as the conversion of raw materials or parts into finished products, associated office, warehouse and research. Heavy Industrial uses have potential impacts on surrounding land including noise, odor, smoke, vibration and other hazards. Performance standards shall provide for buffering, signage, landscaping, and other methods to limit any adverse impact and ensure compatibility with adjacent areas.
- Policy I.1.6 Light Industrial and Heavy Industrial uses shall not be located adjacent to residential or agricultural areas without adequate buffering or integrated design and business practices to eliminate or minimize adverse impacts.
- Policy I.1.7 Light Industrial and Heavy Industrial locations and proposed uses shall be consistent with the Conservation Element policies.
- Policy I.1.8 Light Industrial and Heavy Industrial operations shall minimize the following impacts on public health and the environment:
1. Erosion;
  2. Noise;
  3. Odor, fumes, vapors and gases;
  4. Fire and explosion hazards;
  5. Radioactive elements;
  6. Electromagnetic interference;
  7. Smoke, dust, particulate matter, and dirt;
  8. Vibrations;
  9. Glare; and
  10. Toxic waste.
- Policy I.1.9 Criteria for permitting Light Industrial and Heavy Industrial development shall include, but are not limited to:
1. Topography and soils-land having stable, well-drained soils, free from flooding;
  2. Climate - prevailing wind direction that does not impact adjacent residential areas;

3. Location - close proximity to arterials and collectors;
4. Accessibility - access, where possible, rail facilities;
5. Utilities - availability of water, sanitary sewer, electricity or natural gas in adequate quantities; and
6. Size-large enough for proper site design.

Policy I.1.10 Light Industrial and Heavy Industrial sites shall be designed to provide for:

1. Adequate off-street parking to meet the needs of the operation; and
2. Adequate buffering along roadways and adjacent uses to minimize the effects of light, noise and signing.

Policy I.1.11 When Light Industrial and Heavy Industrial development is located along a railway facility or a railroad-highway intersection, conflict between the development and the adjacent highway network and railway facility should be avoided.

Policy I.1.12 Light Industrial and Heavy Industrial development shall be located only in areas where adequate facilities and services exist or will be provided prior to occupancy. These facilities include, but are not limited to:

1. Roadways;
2. Fire service;
3. Water supply;
4. Solid waste collection and disposal;
5. Sewage collection and disposal;
6. Stormwater drainage and disposal; and
7. Emergency medical service.

Policy I.1.13 New Light Industrial and Heavy Industrial development shall meet all of the requirements for adequate facilities based on the level of service standards for those facilities and concurrency provisions of the Comprehensive Plan.

Policy I.1.14 The City shall develop performance standards for Light Industrial and Heavy Industrial uses in order to address the following:

1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;
2. Buffering from adjacent existing/potential uses;
3. Open space provisions and balance of proportion between gross floor area and site size;
4. Adequacy of pervious surface area in terms of drainage requirements;
5. Placement of signage;
6. Adequacy of site lighting and intrusiveness of lighting upon the surrounding area;
7. Safety of on-site circulation patterns (patron, employee and delivery vehicles, trucks), including parking layout and drive aisles, and points of conflict;

8. Landscaping; and
  9. Unique features and resources which may constrain site development, such as soils, existing vegetation and historic significance.
- Policy I.1.15 The Conservation land use category shall be limited to public access, low-intensity resource-based recreation, (i.e., greenways and trails), native vegetative community restoration, residential and non-residential uses necessary to manage such conservation lands (i.e., ranger stations, research stations, and park amenities).
- Policy I.1.16 **Agricultural Land Use.** Agriculturally classified lands are lands, which are predominantly used for crop cultivation, livestock, specialty farms, silviculture, commercial greenhouses and dwelling units. In addition, the processing storage and sale of agricultural products and commodities which are not raised on the premises, open air markets, riding or boarding stables, commercial kennels, veterinary clinics, animal shelters, community residential homes, home occupations, funeral homes, cemeteries, columbaria, crematories, public, charter and private schools, houses of worship, and other similar uses compatible with agricultural uses.
- Agricultural land use density shall be limited to a density of less than or equal to one dwelling unit per five acres.
- The City shall allow the use of an agriculturally classified parcel of property solely as a homestead by an individual who is the grandparent, parent, stepparent, adopted parent, sibling, child, stepchild, adopted child or grandchild of the person who conveyed the parcel to said individual, notwithstanding the density or intensity of use assigned to the parcel in the Comprehensive Plan. Such a provision shall apply only once to any individual.
- Policy I.1.17 The City shall require developers to provide for maintenance of privately owned development improvements in site and development plans and to include provisions for:
1. Ownership of improvements and property;
  2. Financing of operations and required capital improvements;
  3. Dedication of road rights-of-way of sufficient size (minimum sixty feet) to accommodate present and future utility needs; and
  4. Adequate provision of easements across private property for use of required utilities.
- Policy I.1.18 Community and regional utility facilities shall be restricted to commercial or industrial land use areas.
- Policy I.1.19 The City shall require provisions for drainage, stormwater management, open space and safe and convenient on site traffic flow for all development.
- Policy I.1.20 Public, charter, and private schools will be permitted within all land use classifications.
- Policy I.1.21 The City shall 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 on 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.1.22

The City shall require the development of public, private, and charter school sites to be consistent with the following standards:

1. Schools shall be located on roadways 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 City's land development code.

Policy I.1.23

The City 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, the distribution electric substation shall comply with the setback and landscaped buffer area criteria applicable to other similar uses in that district.
2. In residential areas, a setback of up to 100 feet between the distribution electric substation property boundary and permanent equipment structures shall be maintained, as follows:
  - a. For setbacks between 100 feet and 50 feet, 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.

- b. For setback of less than 50 feet, a buffer wall 8 feet high or a fence 8 feet high with native landscaping shall be installed around the substation.

OBJECTIVE I.2	The City shall regulate the location of land development consistent with topography and soil conditions and the availability of facilities and services.
Policy I.2.1	The City shall restrict development within unsuitable areas due to flooding, improper drainage, rock formations and adverse earth formations, unless acceptable methods are formulated by the developer and approved by the City to solve the problems created by the unsuitable land conditions.
OBJECTIVE I.3	The City 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 City shall review proposed development to determine its impact on level of service standards for public facilities. This level of service standards will be maintained. 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 City shall adopt innovative land development code to implement the Comprehensive Plan.
Policy I.4.1	The City shall continue to maintain 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: <ul style="list-style-type: none"><li>1. Regulate the subdivision of land;</li><li>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;</li><li>3. Protect environmentally sensitive lands identified within the Conservation Element;</li><li>4. Regulate areas subject to seasonal and periodic flooding and provide for drainage and stormwater management;</li><li>5. Protect potable water wellfields and aquifer recharge areas;</li><li>6. Regulate signage (See zoning ordinance Section 21);</li><li>7. Provide safe and convenient onsite traffic flow and vehicle parking needs (See zoning ordinance Section 11); and</li><li>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.</li></ul>
OBJECTIVE I.5	The City shall discourage urban sprawl by limiting the extension of public facilities such as the water distribution system to the corporate limits of the City. This will not preclude the City from extending water facilities to preserve the public health.
Policy I.5.1	The urban/rural (unincorporated area of the County) distinction shall be clarified by the City in its relationship with the County.
OBJECTIVE I.6	The City shall encourage compatible adjacent land uses.

- Policy I.6.1 The City shall require any consideration of zoning change, land use change, or conditional use permit to evaluate the impact on adjacent land use.
- Policy I.6.2 Incompatible adjacent land uses shall be reduced by:
1. Denial of the development approval requested;
  2. Requirement of buffers and setbacks;
  3. Requirement of developer constructed improvements;
  4. Requirement of downscaling of proposed development;
  5. Requirement of mitigation by the developer; and
  6. Some combination of the above.
- OBJECTIVE I.7 The City shall ensure the availability of land upon which affordable housing can be constructed.
- Policy I.7.1 The City shall provide adequate land availability for multi-family dwelling units (apartments), mobile home parks, and mixed mobile home/single-family dwelling subdivisions.
- OBJECTIVE I.8 The City shall regulate nonconforming lot sizes, uses of land, structures, and uses of structures. Nonconformities shall be permitted to continue until they are voluntarily removed; however, non-conformities, except for single family residences, shall not be enlarged upon, expanded, intensified or extended. Certain non-conforming structures may be renovated and repaired to promote the safety and general appearance and avoid the deterioration and shabby appearance that can come from long term non-conformities.
- Policy I.8.1 Non-conforming undeveloped lots lawfully permitted at the effective date of this plan, when conforming in all other respects except setback requirements, may be developed upon a finding that the property cannot be utilized as proposed without deviations, the deviations are necessitated by size or shape of lot, and the property can be developed as proposed without significant adverse impact on surrounding properties, public health, or safety.
- Policy I.8.2 Lawful, non-conforming uses of land may be permitted to continue after the adoption of this plan provided a non-conforming use is not enlarged, increased or intensified; and provided that if the non-conforming use ceases for any reason (except governmental action which impedes access to the premises) for a period of six consecutive months, any subsequent use shall conform with this plan.
- Policy I.8.3 A lawful non-conforming structure may continue as long as it remains otherwise lawful and provided:
1. It may not be enlarged or altered in a way which would increase its nonconformity;
  2. If it should be destroyed by any means to the extent of 50% or more of its replacement value, it shall not be reconstructed except in conformity with this plan; and

3. Should such structure be moved for any reason for any distance whatever, it shall thereafter conform to this plan. Notwithstanding any other provisions for non-conforming structures, any structure used for single family residential purposes and maintained as a non-conforming structure may be enlarged or replaced with a similar structure so long as that enlargement or replacement does not create new non-conformities or increase the extent of existing non-conformities.

Policy I.8.4

Lawful non-conforming use of structure may be permitted provided:

1. No existing structure devoted to such use shall be enlarged, extended, etc. without changing the use of the structure to a permitted use;
2. Any non-conforming use of a structure or structure and premise may be changed to another non-conforming use of the same character or a more restricted non-conforming use provided such alternate non-conforming use is equally or more appropriate to the district than the previous non-conforming use;
3. Any structure or structure and premises in combination in which a non-conforming use is superseded by a permitted use shall thereafter conform to the regulations of the district;
4. If a non-conforming use of a structure or structure and premises ceases for any reason (except where governmental action impedes access to the premises) for a period of more than six (6) consecutive months, any subsequent use shall conform to the regulations of the district; and
5. Should a structure containing a non-conforming use be destroyed by any means to the extent of more than 50% of its replacement value at the time of destruction, its status as a non-conforming use shall be terminated and any reconstruction shall be in conformity.

OBJECTIVE I.9

The City shall adopt historic resource preservation provisions.

Policy I.9.1

The City shall establish criteria for designating historic structures and sites and further, establish guidelines for the maintenance and adaptive reuse of historic structures and sites.

Policy I.9.2

The City shall maintain a listing of all known prehistoric and historic sites within the City. This list shall be updated as new information regarding the prehistoric or historic significance of a site is identified and provided to the City by the state historical officer.

OBJECTIVE I.10

The City shall protect natural resources and environmentally sensitive lands (including but not limited to floodplains).

Policy I.10.1

The following standards shall apply for the protection of potable water wellfields:

1. The first 200- foot radius around the well shall remain a zone of exclusion where no development activities shall be permitted.
2. From a radius of 200-600 feet around the well, land uses shall be regulated to prohibit:
  - a. Landfills;

- b. Facilities for the bulk storage, handling or processing of materials on the Florida Substance List;
- c. Activities that require the storage, use or transportation of restricted substances, agricultural chemicals, petroleum products, hazardous toxic waste, medical waste, etc.;
- d. Feedlots or other commercial animal facilities;
- e. Waste water treatment plants, percolation ponds, and similar facilities;
- f. Mines; and
- g. Excavation of waterways or drainage facilities which intersect the water table.

- Policy I.10.2      The City shall presume that the Development Constraint Areas will require a study by the developer to indicate what affect the propose development will have on the environmentally sensitive lands. Three conditions shall be addressed:
- 1. Sinkholes - there shall be no development within 50 feet, and mitigation proposals shall be provided within 200 feet.
  - 2. Soils - mitigation proposals shall be provided to minimize adverse impacts.
  - 3. Floodprone - development impacts on adjacent areas, as well as to the proposed development shall be assessed. In addition, mitigation plans shall be provided.
- OBJECTIVE I.11      The City shall establish a process for coordination 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 City 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 City shall coordinate review of all proposed development plans, with the Water Management District, for developments proposed within the drainage basin of any designated priority water body to provide the Water Management District an opportunity to review such development to determine if the development is consistent with any approved management plans within that basin.
- Policy I.12.1      The City shall include a provision which requires the developer to submit development plans for all proposed development 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 City.
- OBJECTIVE I.13      The City shall participate with the County to increase population by pursuing annexation of adjacent areas.

- Policy I.13.1 The City shall discourage the County from allowing subdivisions to be built within two miles of the City without specific approval of the City.
- OBJECTIVE I.14 The City shall ensure the continuation of the character of the community by prohibiting inappropriate land uses.
- Policy I.14.1 The City shall not permit mining within the City because there are no known minerals of commercial value located in the City, and responsible mining development regulations would require expertise not economically available to the City to develop appropriate regulations to:
1. Require special buffers and setbacks;
  2. Eliminate/regulate blasting;
  3. Require and assure reclamation;
  4. Require and evaluate environmental impact reports; and
  5. Evaluate transportation needs and impacts created by heavy equipment transporting materials.
- OBJECTIVE I.15 The City shall support efforts that facilitate coordination of planning between the City and the School Board for the location and development of educational facilities, pursuant to requirements of Section 163.3177, Florida Statutes, as amended.
- Policy I.15.1 Public educational facilities are an allowable use within all future land use categories.
- Policy I.15.2 The City will coordinate and cooperate with the School Board to ensure that public schools are adequately and efficiently provided commensurate with growth and address school planning issues such as site selection, and construction/ expansion and capacity.
- Policy I.15.3 In addition to consistency with the Comprehensive Plan, the proposed location of a new or expanded public education facility shall be reviewed and considered in accordance with the standards and procedures prescribed in the Public School Facilities Element.

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## II

### TRANSPORTATION ELEMENT

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## II TRANSPORTATION 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 City and establish a framework for making policy decisions in planning for future transportation needs. The data collected for this plan element and analysis of this data, contained in the Data and Analysis document, are not part of this plan element, but serve to provide a foundation and basis for this portion of the Comprehensive Plan.

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 City'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 City.

### TRANSPORTATION GOAL OBJECTIVES AND POLICIES

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

**OBJECTIVE II.1**      The City shall establish a safe, convenient and efficient level of service standard which shall be maintained for all motorized and non-motorized transportation systems.

**Policy II.1.1**      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 City:

ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT DESCRIPTION	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	LEVEL OF SERVICE
1	U.S. 41/S.R. 45 (from north city limits to south city limits)	2U	Principal Arterial	Community	C
2	S.R. 24 (from east city limits to west city limits)	2U	Minor Arterial	Community	D
3	C.R. 241 (from C.R. 346 to south city limits)	2U	Collector	Rural	C
4	C.R. 346 (from U.S. 41/S.R. 45 to east city limits)	2U	Collector	Rural	C
5	C.R. 241 (from U.S. 41 to north city limits)	2U	Collector	Rural	C

U - Undivided Roadway

- Policy II.1.2      The City shall control the number and frequency of connections and access points of driveways and roads to arterial and collector roads. For State Roads, the number and frequency of connections and access points shall be in conformance with Chapter 14-96 and 14-97, Florida Administrative Code, as amended.
- Policy II.1.3      The City shall require the provision of safe and convenient off street parking and loading standards, which includes the provision for non-motorized vehicle parking.
- Policy II.1.4      The City shall include requirements for additional 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      The City shall negotiate with the state to extend the rails to trails program from Gainesville to the City.
- Policy II.1.6      The City should plan for the development of biking and jogging paths through the City as part of a "linear park."
- Policy II.1.7      The City shall encourage safe and convenient on-site pedestrian circulation such as sidewalks and crosswalks connecting buildings and parking areas at the development site.

- Policy II.1.8 The City shall encourage sidewalk connections from the development to existing and planned public sidewalk along the development frontage.
- OBJECTIVE II.2 The City shall, require that all traffic circulation improvements be consistent with and complement the future land uses on the future land use plan map.
- Policy II.2.1 The City 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. Where the roadway is operated and maintained by another jurisdictional authority, the City shall notify such jurisdiction, in writing, if any identified roadway improvement plans are not consistent with the provisions of the future land use plan element.
- Policy II.2.2 The City shall negotiate with the Florida Department of Transportation to four-lane State Road 24 through the City to the west city-limits.
- OBJECTIVE II.3 The City shall coordinate its traffic circulation planning efforts with the Florida Department of Transportation for consistency with the Department's 5-, 10- and 20-year Transportation Plans.
- Policy II.3.1 The City shall, during the capital improvements planning process for roadway improvements, review the proposed roadway improvements which will be completed as part of the implementation of the Florida Department of Transportation Five-Year Transportation Plan so that such capital project planning is complementary and consistent with the state roadway improvement planning.
- OBJECTIVE II.4 The City shall control the number and frequency of connections and access points of driveways and roadways to arterial and collector roads.
- Policy II.4.1 The City shall be consistent with the regulations of the Florida Department of Transportation pertaining to Access Management. The City has established that access points or curb breaks shall be regulated as follows:
1. 1 curb break permitted for a single property;
  2. 2 curb breaks with a minimum distance of 75 feet;
  3. 3 curb breaks with a minimum distance of 150 feet; and
  4. More than 3 curb breaks with a minimum distance of 300 feet.
- Policy II.4.2 The Supplementary District Regulations found within the City's land development code shall require all structures along all new or realigned arterial roadways to provide adequate setbacks for the future need of additional right-of-way.
- Policy II.4.3 Properties under the same ownership or those consolidated for development shall be treated as one property for the purposes of access management and shall not receive the maximum potential number of access points for that frontage indicated under minimum access spacing standards.

- Policy II.4.4 Large commercial developments shall be required to provide and/or extend nearby local and collector streets and provide street connections with surrounding residential areas so residents may access the development without traveling on arterial streets.
- Policy II.4.5 Shopping centers shall be required to provide a unified access and circulation plan and require any out parcels to obtain access from the unified access and circulation system.
- Policy II.4.6 Existing lots unable to meet the access spacing standards for arterials shall obtain access from platted side streets, parallel streets, service roads, joint and cross-access or the provision of easements.
- Policy II.4.7 Adequate corner clearance shall be maintained at crossroad intersections with arterials.
- Policy II.4.8 The City shall encourage cross-access connections easements and joint driveways, where available and economically feasible.
- Policy II.4.9 The City shall encourage closure of existing excessive, duplicative, unsafe curb cuts or narrowing of overly wide curb cuts at the development site.
- OBJECTIVE II.5 The City will attempt to ensure that transportation plans made by other units of government do not have a detrimental effect on city residents.
- Policy II.5.1 The City shall require developers, who put in anything more intensive than one dwelling per four acres and with more than two units, be required to pave the roads into and through the development.
- Policy II.5.2 In accordance with Section 163.3180(5)(h)1.c. and 163.3180(5)(h)2., Florida Statutes, as amended, the City 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.

# 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 City residents. The data collected for this plan element and analysis of this data contained in the City'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 City's Comprehensive Plan establishes a guide for the City to follow in addressing the housing needs of the City. The Housing Element addresses the main goal for housing within the City, as well as, measurable objectives which are established to meet the City'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 CITY'S PRESENT AND FUTURE CITIZENS, INCLUDING THOSE RESIDENTS WITH SPECIAL NEEDS**

**OBJECTIVE III.1**     The City shall provide sufficient allocation of residential usage which can be reasonably expected to be developed to assist the private sector in providing an affordable housing supply for the existing and anticipated population and for households with special housing needs.

Policy III.1.1       The City shall include as part of its citizen participation plan a provision to encourage representation of local private and non-profit housing industry in housing-related planning activities conducted by the City.

Policy III.1.2       The City shall permit the construction of all housing, including 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 City 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 City shall continue to maintain minimum housing standards utilizing the Florida Building Code and shall update its residential subdivision ordinances to assure quality housing and stabilization of neighborhoods.

Policy III.2.2       The City shall use its newly formed Codes Enforcement Board as one mechanism of eliminating substandard housing conditions.

Policy III.2.3       The City shall apply for federal and state housing assistance to rehabilitate substandard housing.

- OBJECTIVE III.3      The City shall address the problem of housing adequacy and affordability for the extremely low-, very-low, low and moderate income families. Average annual targets are four housing units to be rehabilitated or replaced of (two) non-rehabilitative, dilapidated.
- Policy III.3.1      The City shall seek funds to implement the annual targets of rehabilitation or replacement through the following potential funding sources:
1.      Grants from state and federal government,
  2.      Voluntary programs, i.e., Habitat for Humanity,
  3.      The Community Action Agency, and,
  4.      Seed funds by the City when available.
- Policy III.3.2      The City's land development code provide for:
1.      Residential structures as small as 600 square feet (heated and cooled area) in size.
  2.      Low cost housing in the form of mobile homes (as defined by Section 320.01, Florida Statutes, as amended) and modular homes (as defined by Section 553.36, Florida Statutes, as amended) shall be permitted in the agricultural land use classification, designated residential subdivisions and mobile home parks provided:
    - a.      All mobile and modular homes are securely anchored and meet applicable safety codes of the City.
    - b.      Those mobile or modular homes placed in residential subdivisions shall meet the following minimum requirements:
      - (1)      The width is no less than 25% of the total length;
      - (2)      The pitch of the home's roof has a minimal vertical rise of one foot for each five feet of horizontal run;
      - (3)      The roof is finished with a type of shingle commonly used in standard residential construction;
      - (4)      The exterior siding consists of wood, hardboard, or aluminum comparable in composition, appearance, and durability to exterior siding commonly used in standard residential construction;
      - (5)      A continuous masonry skirting, unpierced except for required ventilation and access shall completely enclose the area between the floor line of the home and the ground; and
      - (6)      All towing equipment, including tongue, axles, wheels, transporting lights, etc. shall be removed if so designed, or placed behind permanent skirting.
    - c.      Those mobile or modular homes placed in mobile home parks shall meet the following minimum requirements:
      - (1)      A continuous permanent skirting, unpierced, except for required ventilation and access shall completely enclose the area between the floor line of the home and the ground; and

- (2) All towing equipment, including tongue, axles, wheels, transporting lights, etc. shall be removed if designed for removal.

- Policy III.3.3 The City shall provide availability and densities of land to accommodate affordable housing.
- Policy III.3.4 The City's land development code shall provide for the location of manufactured housing developments and standards for manufactured housing installation.
- OBJECTIVE III.4 The City shall assure adequate sites in residential areas for group homes or foster care facilities as licensed or funded by the Florida Department of Health and Rehabilitative Services.
- Policy III.4.1 The City 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, as a single-family unit and a noncommercial residential use to be allowed in all single family or multifamily zonings without approval by the City provided such homes shall not be located within a radius of 1,000 feet of another existing group home with six or fewer residents or within a radius of 1,200 feet of another existing community residential home.
- OBJECTIVE III.5 The City shall establish programs for the demolition of housing through the inclusion of hazardous buildings regulations within the unified land development code.
- Policy III.5.1 The City shall require in its hazardous materials building code that when housing and other structures pose a threat to public safety, they be either rehabilitated or demolished.
- Policy III.5.2 The City shall use its newly formed Codes Enforcement Board as one mechanism of eliminating hazardous buildings.
- Policy III.5.3 The City shall apply for federal and state housing assistance where it has been determined that the City has competitive standing in any ranking process for determining program award.
- Policy III.5.4 The Local Planning Agency shall develop neighborhood or sector 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 amendments.
- OBJECTIVE III.6 The City shall provide for the restoration or rehabilitation for adaptive reuse of historically significant housing through its zoning ordinances, which shall protect significant historic housing.
- Policy III.6.1 The City shall protect significant historic housing through maintenance requirements and where appropriate, adaptive reuse.
- Policy III.6.2 The City shall use its newly developed Historic Plan Board as one mechanism for protecting historically significant housing.

- OBJECTIVE III.7 The City shall treat persons displaced by governmental action on a uniform and equitable basis through the adoption of the provisions contained within the Department of Housing and Urban Development Uniform Relocation Assistance and Real Property Acquisition Policies Act, as amended, found at 24 CFR Part II.
- Policy III.7.1 The City shall provide regulations according to the "Uniform Act" cited in Objective III.7 above which shall require the location of persons displaced by governmental action within standard housing at affordable costs, prior to their displacement.
- OBJECTIVE III.8 The City shall assist in the planning of the housing assistance programs of the Housing Authority.
- Policy III.8.1 The City through the implementation of the Citizens Participation Plan shall provide assistance to the County Housing Authority, Neighborhood Housing Services, Habitat for Humanity, etc. to establish planning for the provision of a supply of housing to accommodate the full range of life stages and economic capabilities of the City's residents.
- OBJECTIVE III.9 The City shall encourage a representative and fair distribution of housing units for all economic groups.
- Policy III.9.1 To encourage a more balanced distribution of all economic groups, the City shall work with private industry to provide housing units for middle and moderate income households (as these groups are currently underrepresented), as well as other economic groups.
- Policy III.9.2 The Planning and Zoning Board will work to develop a plan to encourage more middle and moderate income housing development in the City.
- OBJECTIVE III.10 The City shall promote a representative and fair distribution of housing types.
- Policy III.10.1 To ensure a more balanced distribution of housing types, the City shall work with the private and public sector to assure construction of an appropriate number and an appropriate distribution of single family homes, multi-family homes, and mobile home units.

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 City'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 City 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 Strategic Regional Policy Plan and various elements of this Comprehensive Plan.

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

**GOAL IV - PROVIDE FOR PUBLIC FACILITIES IN A TIMELY, ORDERLY AND EFFICIENT MANNER WITH MINIMAL ADVERSE IMPACT ON NATURAL RESOURCES AND AT AN ACCEPTABLE LEVEL OF SERVICE.**

- OBJECTIVE IV.1**     The City shall undertake capital improvement projects to prevent any future deficiencies. The improvements shall be prioritized in conformance with the criteria established in Capital Improvements Element of this Comprehensive Plan
- Policy IV.1.1       The City shall provide that capital improvement projects needed for replacement or correction of existing deficiencies be given priority over providing for future facilities needs.
- Policy IV.1.2       New development shall be responsible for the extension and provision of public facilities to serve the demand generated by the new development and for its proportionate share of the public facility capacity required by new development.
- OBJECTIVE IV.2**     The City shall maximize the use of existing facilities and discourage urban sprawl by providing an adequate, safe, and environmentally sound system of potable water supply and sanitary sewer collection, treatment and disposal, and by requiring that urban uses be directed to areas which are served by public facilities.
- Policy IV.2.1       The City shall permit residential densities in excess of 4 dwelling units per acre only where privately-owned and operated package sewer systems and community potable water systems are utilized.
- Policy IV.2.2       All new development within the City shall be timed to occur when both centralized potable water and sanitary sewer system are available for connection. Any new subdivision, expansion of an existing subdivision, multi-family, or any new or expansion of a non-residential use, development or redevelopment, shall be required to connect to centralized potable water and sanitary sewer system for service by Florida Department of Environmental Protection permitted potable water and wastewater treatment plants.

If the City wastewater system is not operational at the time of development, package plants or septic tanks may be used on an interim or temporary basis provided:

1. All applicable state and county health standards and requirements are satisfied
2. The wastewater connections are planned and designed; and
3. Guarantees are in place ensuring that the development will connect to the City wastewater system when available.

Policy IV.2.3 The use of new package wastewater treatment plants shall be considered only in instances where the public health and/or groundwater quality is a risk from failed septic system and centralized sanitary sewer is not available or cannot be reasonably connected because of engineering impediments.

#### POLICIES FOR SANITARY SEWER

OBJECTIVE IV.3 The City shall ensure that adequate sanitary sewer facility capacity will be available to serve development concurrent with the demand for such facilities.

Policy IV.3.1 The following level of service standards for sanitary sewer service in the City are hereby adopted, and shall be used as the basis for determining the availability of facility capacity and the demand generated by a development within the appropriate service area for purposes of issuing development orders or building permits.

FACILITY TYPE	LEVEL OF SERVICE
Public Wastewater Plants	120 gallons per capita per day
Privately-owned plants	120 gallons per capita per day

For private package treatment plants, the level of service standards shall be the minimum design and operating standards as established by the authorized federal, state, regional, water management district, and local regulatory agencies.

Private septic tanks shall be installed and maintained in accordance with all applicable Health Department standards.

Policy IV.3.2 The City shall allow existing septic tanks and package wastewater treatment facilities to remain in service until at least such time as a centralized sanitary sewer service is available.

Policy IV.3.3 The City shall require all privately owned package plants to connect to the public sanitary sewer system when such service is available. New privately owned package plants are prohibited except as provided by Policy IV.2.3.

Policy IV.3.4 The Level of Service Standards adopted in Policy IV.3.1 shall be used as the criteria to measure the available capacity of the sanitary sewer system(s). A development order shall not be approved unless adequate capacity will be available concurrent with the impacts of development based on the following standards:

1. The necessary facilities and services are in place at the time the final development is issued; or
2. The final development order is issued subject to the condition that the necessary facilities and services will be in place when the impacts of development occur; or

3. The necessary facilities are under construction at the time the final development order is issued; or
4. The necessary facilities and series are guaranteed in an enforceable development agreement that includes provisions of subsection 1, 2, and 3 above and the guarantees that the necessary facilities and services will be in place when the impacts of development occur.

Policy IV.3.5 All wastewater treatment and disposal systems shall meet applicable federal, state, regional, water management district, and local treatment requirements.

Policy IV.3.6 Wastewater effluent not meeting applicable water quality standards shall not be discharged.

Policy IV.3.7 No new public sanitary sewer system shall be permitted unless it is consistent with the policies established in all elements of the Comprehensive Plan.

#### POLICIES FOR SOLID WASTE DISPOSAL

OBJECTIVE IV.4 The City shall ensure that collection, transportation and disposal of solid waste is handled safely, securely and efficiently to protect human health and the environment.

Policy IV.4.1 The City hereby establishes the following level of service standards for solid waste disposal facilities:

FACILITY TYPE	LEVEL OF SERVICE
Solid Waste Landfill	.61 tons per capita per year

Policy IV.4.2 The City shall maximize the use of County's solid waste landfill facilities through an interlocal agreement with the County and continue the existing strategy for separation of solid waste for recycling.

Policy IV.4.3 If the County landfill should be unavailable to the City, the City will utilize other landfill facilities by pursuing inter local agreements with adjoining counties for landfill space, or contracting with regional landfills.

#### POLICIES FOR DRAINAGE

OBJECTIVE IV.5 The City shall coordinate improvements to the stormwater management system which serve new or future needs with the Future Land Use Map and level of service standards as adopted in this Comprehensive Plan.

Policy IV.5.1 Drainage improvements shall be coordinated with the goals, objectives and policies of the Conservation Element and Recreation and Open Space Element of this Comprehensive Plan.

Policy IV.5.2 The City sets the following level of service standards for drainage:

All projects shall provide a detention/retention system such that the peak rate of post-development runoff will not exceed the peak-rate of pre-development runoff from storm events, including:

1. A storm with a 10-year, 24-hour rainfall depth with Natural Resources Conservation Service type II distribution falling on average antecedent moisture conditions for projects serving exclusively forest, and recreational uses: or

2. A storm with 100-year critical duration rainfall depth for projects serving any land use other than silvicultural or recreational uses.

All other storm water management projects shall adhere to the standards as specified in Chapter 62-25, Florida Administrative Code, as amended, with treatment of the first inch of run-off on-site to meet water quality standards required by Chapter 62-25, Florida Administrative, as amended, (rule of Florida Department of Environmental Protection. The policy will include Chapter 40B-4, Florida Administrative Code, as amended, (rule of Suwannee River Water Management District).

Any development exempt from the above Chapter 62-25, Florida Administrative, as amended, or Chapter 40B-4, as amended, and which is adjacent to, or drains into a surface water, canal, stream, or empties into a sinkhole, shall first allow the runoff to enter a grassed swale designed to percolate 80 percent of the runoff from a 3-year, 1-hour design storm within 72 hours after a storm event.

Policy IV.5.3

To ensure water quality and flood protection, new development shall provide facilities designed to control and treat stormwater runoff at the following levels of service:

1. Flood Management: All new building lots shall include adequate buildable area above the 100-year floodplain and all new habitable structures must be outside the floodplain. Existing lots of record without buildable area above the floodplain may only develop subject to limitations such as intensity, clearing, limits on the use of fill material and requirement for appropriate on-site sewage disposal. No development shall adversely impact the functions of the floodplain.

FACILITY TYPE	LEVEL OF SERVICE
Residential floor elevation	1 foot above the 100-year/critical duration storm elevation
Non-residential floor elevation	1 foot above the 100-year/critical duration storm elevation or flood resistant construction
 <b>WATER QUALITY</b>	
Retention basins	100-year/critical-duration storm or applicable
 <b>STORMWATER MANAGEMENT STANDARDS</b>	
Detention basins	25-year/critical-duration storm with 100-year/critical-duration storm routing analysis
Storm sewer system	3-year/10-minute
Cross drains	10/25-year/24 hour storm for closed systems 100-year/24 hour for open system
Side drains	10-year/20-minute

2. **Water Quality:** All new development, redevelopment, and, when expansion occurs, existing developed areas, must provide adequate stormwater treatment so as not to degrade the water quality of the receiving water body. Infill residential development within improved residential areas or subdivisions existing prior to the adoption of this Comprehensive Plan must ensure that its post-development stormwater runoff will not contribute pollutant which will degrade the water quality of the watershed. Regardless of the area served, the stormwater treatment provided must prove a level of treatment which meets or exceeds Chapter 62-25 Florida Administrative Code, as amended, and applicable federal, state, regional, Water Management District and local requirements in effect on the date of adoption of this Comprehensive Plan.

- Policy IV.5.4 The City shall require the construction of roads within new plats or re-plats to be arranged so that the grades of the streets shall conform as closely as possible to the original topography to prevent the interruption of natural drainage flows.
- Policy IV.5.5 The City shall require a certification, by the preparer of the permit plans, that all construction activity undertaken shall incorporate erosion and sediment controls during construction.
- Policy IV.5.6 All appropriate state, water management district, and/or federal permits required by a development shall be obtained and submitted to the City prior to the issuance of construction permits.
- Policy IV.5.7 No development order shall be issued for new development which would result in an increase in demand on deficient facilities as prescribed by Chapter 62-25 Florida Administrative Code, as amended, unless one of the following criteria are met:
1. The necessary facilities are under construction at the time a development permit is issued and will be completed when the impacts of development occur; or
  2. The necessary facilities are guaranteed in an enforceable development agreement; or
  3. The development is limited to pre-development contributions to the capacity of the existing facility in cases where upgrading of existing facilities would create adverse stormwater impacts to adjacent or downstream properties.
- Policy IV.5.8 Stormwater management facilities shall utilize contours of the site and minimize disturbance to existing natural features to maximum extent feasible.
- Policy IV.5.9 The City shall pursue funding of stormwater projects through appropriate state or federal grant applications which address identified needs.

#### POLICIES FOR POTABLE WATER

- OBJECTIVE IV.6 The City shall ensure that adequate potable water facility capacity will be available to serve development concurrent with the demands for such facilities.
- Policy IV.6.1 The following level of service standard for potable water are hereby adopted, and shall be used as the basis for determining the availability of facility capacity and the demand generated by a development within the appropriate service area for purpose of issuing development orders or building permits:

FACILITY TYPE

LEVEL OF SERVICE

Public potable water systems 116 gallons per capita per day

Private community water systems and non-community water systems shall provide and maintain the minimum design and operating standards as established by the authorized federal, state, regional, water management district, and local regulatory agencies.

Policy IV.6.2 The Level of Service standards adopted in Policy IV.6.1 shall be used as the criteria to measure the available capacity of the potable water system(s) for new development. A development order will not be approved unless adequate capacity will be available concurrent with the impacts of development based on the following standards:

1. The necessary facilities and services are in place at the time the final development order is issued; or
2. The final development order is issued subject to the condition that the necessary facilities and services will be in place when the impacts of development occur; or
3. The necessary facilities are under construction at the time the final development order is issued; or
4. The necessary facilities and services and guaranteed in an enforceable development agreement that includes provisions of subsection 1, 2, and 3 above, and the guarantees that the necessary facilities and services will be in place when the impacts of development occur.

Policy IV.6.3 No new public or private water system shall be permitted unless it is consistent with the policies establish in all elements of the Comprehensive Plan.

Policy IV.6.4 The City shall participate in the Suwannee Water Management District water conservation rules.

Policy IV.6.5 The City shall participate in the enforcement of water use restrictions when the Suwannee Water Management District declares a water shortage.

POLICIES FOR NATURAL GROUNDWATER AQUIFER RECHARGE

OBJECTIVE IV.7 The City shall protect the functions of natural groundwater recharge areas and natural drainage features.

Policy IV.7.1 The City 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 Suwannee Water Management District and ensure that any proposed development is consistent with any approved management plans within that basin.

Policy IV.7.2 All new development, redevelopment, and, when expansion occurs, existing developed areas located within High Aquifer Recharge Areas shall provide treatment of stormwater before it enters the Floridan Aquifer. This shall be presumed to have been met by designing and construction a stormwater management system to control post development water runoff rate and/or volume and a water quality to not exceed predevelopment runoff rate and/or volume and water quality.

- Policy IV.7.3 The City shall provide for the limitation of development and associated impervious surfaces in high groundwater recharge areas designated by the Suwannee Water Management District to protect the recharge area.
- Policy IV.7.4 The City shall prohibit the discharge of hazardous materials to all soils, groundwaters and surface waters of the City.
- Policy IV.7.5 The City shall cooperate with the County in establishing a local listing of all producers of industrial, hazardous and toxic materials and waste.

**POLICIES FOR HAZARDOUS WASTE AND MATERIALS**

**OBJECTIVE IV.8** The City will participate with other public agencies to increase public awareness of the nature, harmful effects, and proper disposal methods associated with hazardous materials and hazardous wastes through public information programs. Information on source reduction and recycling of hazardous materials and wastes shall also be made available.

Policy IV.8.1 The Chief of the City's Volunteer Fire Department will have the responsibility to implement public information' programs.

**CRITERIA:**

The Chief shall be assigned as a public information contact to answer questions, to disseminate current information to the public, to provide information programs to schools, and to advise the commercial sector on the proper handling of hazardous materials.

Policy IV.8.2 The City shall disseminate information on hazardous waste source reduction and recycling to homeowners and businesses.

**CRITERIA:**

The City shall research and compile information from available sources on hazardous waste source reduction and recycling possibilities.

**OBJECTIVE IV.9** The City shall provide, in coordination with the County Local Emergency Planning Coordinator, adequate emergency response and clean-up capabilities for the uncontrolled or accidental release of hazardous materials. The City of Gainesville has been designated the Emergency Response Team.

Policy IV.9.1 The City shall provide training for and equip all involved public service personnel to insure adequate, efficient, and safe response to hazardous materials incidents on a permanent basis.

Policy IV.9.2 Operating costs for hazardous material spills shall be recovered from parties responsible for the cause.

Policy IV.9.3 The City shall join with the County, when/if a county system becomes available, to establish and maintain a hazardous data base (accessible to all county municipalities) which will identify the characteristics, locations, types and quantities of hazardous materials for emergency response purposes.

Policy IV.9.4

The City shall establish a data base consisting of a listing of the hazardous materials stored or handled by each facility within its Fire Department service zone. In addition, the City shall, with the assistance from the County's underground storage tank registration program, compile a list of all known underground storage tanks within the same fire service zone. This will include both commercial and privately owned facilities.

V

## CONSERVATION ELEMENT

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## V

### CONSERVATION

#### INTRODUCTION

The following goal, objectives and policies constitute the Conservation Element providing for the promotion of the conservation, use and protection of the City's natural resources. The data collected for this plan element and analysis of this data, contained in the City'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, 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 future conservation areas which consist of land within the City which is anticipated to have planned management of a natural resource to prevent exploitation, destruction or neglect of that natural resources. At present there are no areas which have planned management of a natural resource within the City. Therefore, until such time as there are areas which conserve a natural resource through the use of best management programs, 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, existing waterwells, minerals and soils, which are land cover features, but are not land uses. Therefore, these natural resources are identified within the Future Land Use Plan map series. 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 CITY TO MAINTAIN THE INTEGRITY OF NATURAL FUNCTIONS

##### CONSERVATION STRATEGIES

- OBJECTIVE V.1      The City shall support multiple, diverse strategies for the conservation of natural systems in the City.
- Policy V.1.1        The City shall use a conservation land use category as specified in the Future Land Use Element as a conservation strategy.
- Policy V.1.2        The City shall cooperate with agencies responsible for managing specific conservation areas to ensure that development activities work in concert with protection and conservation strategies.

##### DEVELOPMENT REGULATION AND REVIEW

- OBJECTIVE V.2      The City shall protect natural resources during the land use planning and development review process from activities that would significantly damage the ecological integrity of these areas. The applicability of the policies and standards in this section shall be determined for all development at each stage of the land use planning, zoning, and development review and permitting process.

Policy V.2.1 The City shall collaborate with affected local, state, and federal regulatory agencies and the water management district to adopt and enforce regulations that implement the goals, objectives, and policies of this Comprehensive Plan element and provide the fullest protection for natural resource areas and characteristics.

Policy V.2.2 The City 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 City's current and projected water sources.

RESOURCE PROTECTION STANDARDS

OBJECTIVE V.3 The City shall protect natural resources by requiring that all development activities be conducted in accordance with at least minimum resource protection standards.

Policy V.3.1 All development shall conform to the environmental regulations of federal, state, and local agencies as well as the water management district.

Policy V.3.2 The City shall prohibit subdivision of land that would create new lots lacking sufficient buildable area, as defined by setback requirements and other development standards.

AIR QUALITY

OBJECTIVE V.4 The City shall take appropriate steps to maintain or improve ambient air quality to ensure the protection of public health and the environment and compliance with state and National Ambient Air Quality Standards.

Policy V.4.1 The City 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 City.

Policy V.4.2 The City shall encourage new development that maintains and improves air quality. Factors contributing to the maintenance or improvement of air quality shall be identified and considered during land use planning and development review. These factors include but are not limited to:

1. Increased use of green space in site planning for all types of development and along major roadways;
2. Increased strategic planting of trees and shrubs to shade streets and buildings, reducing energy consumption and new carbon dioxide generation caused by combustion of fossil fuels; and
3. Control of airborne dust generated from land clearing and site preparation activities. Control may involve the use of techniques such as temporary silt fencing, immediate seeding or sodding, permanent vegetative buffering, phasing land clearing with development, or sprinkling the area with water.

Policy V.4.3 The City shall support programs that reduce adverse impacts on air quality due to traffic emissions by encouraging multiple ridership in automobiles and safe use of bikeways.

Policy V.4.4 All incineration, prescribed open burning, and yard trash burning shall be conducted in accordance with local, State and Federal regulations such that the health and safety of the public and the environment is protected.

#### SOILS

OBJECTIVE V.5 The City shall reduce the rate of soil erosion and sedimentation from development activities and encourage the utilization of the soil consistent with the ability of the physical properties of the soil to support appropriate land uses.

Policy V.5.1 The City will include in its land development code for development review provisions for protection of soils, and native vegetative communities.

Policy V.5.2 The City 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.5.3 Characteristics of soil suitability and capability shall be considered in determining appropriate land uses. Preliminary recommendations concerning soil suitability can be found in the County Soil Survey prepared by the United States Department of Agriculture Natural Resources Conservation Service.

Policy V.5.4 The City shall require land clearing for development to be phased with construction activity and include measures to:

1. Minimize soil erosion.
2. Minimize removal of native and non-invasive trees and vegetation.
3. Limit the removal and damage of historic and designated specimen trees; and
4. Stabilize and revegetate the site with native vegetation after clearing.

Policy V.5.5 The City shall require that land be developed with regard for natural topographic features.

#### GEOLOGICAL RESOURCES

OBJECTIVE V.6 The City shall protect and maintain significant natural geologic features such as special karst features.

Policy V.6.1 Significant geologic features shall be identified and evaluated for their importance to the overall natural resource system of the City and region.

Policy V.6.2 The City shall utilize the High Groundwater Aquifer Recharge Areas Map in Appendix A of this Comprehensive Plan in conjunction with site-specific data, when available, to determine karst related aquifer contamination potentials.

Policy V.6.3 The City shall review the possibility of acquiring and managing, when feasible, unique geological features and their surrounding natural areas. If a subject feature is privately owned, the City shall encourage the owner to create a management plan in cooperation with the appropriate agencies and investigate the possibility of acquiring and preserving the surrounding property.

Policy V.6.4 The City shall utilize regulatory and stewardship techniques to ensure that stormwater, wastewater and landscaping practices do not negatively impact the structural integrity, hydrology, biodiversity and other natural functions of significant geologic resources.

- Policy V.6.5 Significant geological features shall be accurately identified on development proposals. The City shall require strategies for protecting these features during construction and after development. These strategies shall address:
1. Inclusion of significant geologic features as part of common open space;
  2. Utilization of principles of good landscape design to incorporate features as aesthetic elements;
  3. Pretreatment of stormwater runoff, in accordance with City and water management district rules and regulations, prior to discharging to karst geology features;
  4. The identification of the appropriate level of treatment of wastewater effluent prior to discharge to any karst geology features; and
  5. Perimeter edge buffering around features to maintain natural context, edge vegetation, and structural protection.

#### GROUNDWATER

OBJECTIVE V.7 The City shall protect and conserve the quality and quantity of groundwater resources to ensure long-term public health and safety, potable water supplies from surficial, intermediate, and Floridan Aquifer, and the ecological integrity of natural resources.

Policy V.7.1 The City shall protect groundwater resources by minimizing impervious surface requirements for new development and by providing incentives to developers for utilizing environmentally beneficial techniques and materials, such as pervious materials for parking lots, water reclamation practices, and high filtration landscape design. The incentives should be based on best management practices for water resources protection recommended by the Florida Department of Agriculture and Consumer Services, and the state land planning agency.

Policy V.7.2 All development within the City shall comply with the County Hazardous Materials Management Code.

Policy V.7.3 Appropriate planning, development design standards, and special construction practices shall be required to ensure both short- and long-term mitigation of impacts on groundwater created by activities occurring in High Aquifer Recharge Areas. The following provisions shall apply:

1. All new development or modifications to existing development shall provide stormwater treatment consistent with the Comprehensive Plan.
2. All stormwater basins in High Aquifer Recharge Areas shall be designed and constructed to provide for at least three (3) feet of unconsolidated solid materials such as sand, silts, and clays between the surface of limestone bedrock and the bottom and sides of the stormwater basin.
3. The following new uses shall be prohibited in areas of the City designated as the high vulnerability zone of the High Groundwater Aquifer Recharge Area Map in Appendix A of this Comprehensive Plan, unless it can be demonstrated that the material, in the quantity and/or solution stored or the conditions under which it is to be stored, does not pose a hazard to human health or the environment:

- a. Wholesale bulk fuel storage;
  - b. Chemical manufacturing;
  - c. Pesticide manufacturing;
  - d. Auto salvage or junk yard;
  - e. Asphalt plant;
  - f. Battery reclamation or manufacturing;
  - g. Electronics manufacturing using halogenated solvents;
  - h. Any hazardous waste transfer site;
  - i. Any site defined by the Resource Conservation and Recovery Act as a treatment, storage, or disposal facility for hazardous waste;
  - j. Regional pesticide distribution site;
  - k. Underground storage tank for the storage of hazardous materials; and
  - l. Portland cement manufacturing.
4. The City shall cooperate with the County to enforce the County Hazardous Materials Management Code. The Code provides the following measures towards the protection of natural resources:
- a. Regulates hazardous materials to prevent discharges to the environment in the County;
  - b. Provides uniform standards for the proper storage, handling, and monitoring of hazardous materials on a county-wide basis;
  - c. Provides for early detection, containment, and recovery of discharges;
  - d. Establishes a cost recovery mechanism to pay for hazardous materials emergency response actions performed by the Florida Environmental Protection Department;
  - e. Provides the County with legal authority to establish environmental monitoring, remediation, and closure requirements for contaminated sites; and,
  - f. Disallows the construction of new storage tank systems within three hundred (300) feet of an existing private water supply utility well, or within one thousand (1,000) feet of an existing public water supply well.

Policy V.7.4

The City as part of the development review process, shall require that all hazardous waste generators properly manage their own wastes and require that new hazardous waste generators comply with all applicable federal and state permitting requirements before approving any development plans.

Policy V.7.5

The City shall require all hazardous materials or waste facilities to obtain federal, state and County permitting as required by law prior to issuance of a development order. A copy of a Hazardous Materials Management Plan for the site shall be submitted to the City.

- Policy V.7.6 The City shall prohibit the unauthorized disposal and burning of waste within the City.
- Policy V.7.7 The City, as part of the development review process, shall limit impervious surface in high aquifer recharge areas, designated by the Suwannee River Water Management District, in order to maintain the natural features of these areas.
- Policy V.7.8 Applicants for new development or additions to existing development shall address potential groundwater quality impacts. Development applications shall be denied if they are insufficiently protective of groundwater quality.
- Policy V.7.9 The City shall as part of the development review process require the maintenance of the quantity and quality of surface water runoff within freshwater stream to sink watersheds by prohibiting any development which may diminish or degrade the quality and quantity of surfacewater runoff within the City.
- Policy V.7.10 The City shall, through the development review process, require that post-development runoff rates and pollutant loads do not exceed pre-development conditions.
- Policy V.7.11 The City shall require all new development to maintain the natural functions of environmentally sensitive areas, including but not limited to wetlands and 100-year floodplains so that the long-term environmental integrity and economic and recreational value of these areas is maintained.
- Policy V.7.12 The City shall protect the natural function of floodplains, recognizing the role of flood patterns in maintain water quality and quantity. Flood plain regulations will be based on Federal Emergency Management Agency Flood Insurance Rate Map.
- Policy V.7.13 The City shall regulate development within 100-year floodplains in order to maintain the flood-carrying and flood storage capacities of the floodplains and reduce the risk of property damage and loss of life.
- Policy V.7.14 The City shall prohibit uses within or adjacent to the water resources of the City which would violate water quality anti-degradation rules established by the Florida Department of Environmental Protection.
- Policy V.7.15 The City shall include within the land development code applicable provisions of the Florida Division of Forestry best management practices to provide for the conservation, appropriate use and protection of the quality and quantity of current and projected water sources, water recharge areas and potable water wells.
- Policy V.7.16 The City shall support the Suwannee River Water Management District in their conducting of water conservation programs.
- Policy V.7.17 The City shall comply with the plans of the Suwannee River Water Management District for the emergency conservation of water sources.

#### ENDANGERED OR THREATENED SPECIES

- OBJECTIVE V.8 The City shall protect all endangered and threatened Flora and Fauna from adverse impacts due to loss of critical habitat.

Policy V.8.1 The City shall identify those areas containing endangered plant or animal species through the requirement of site specific surveys of undeveloped parcels by the developer prior to issuance of building permits.

Policy V.8.2 The City shall protect those areas containing endangered plant or animal species. The following measures shall be considered depending upon specific circumstances:

1. Off site mitigation
2. Setback requirement adjustments
3. Buffers
4. Clustering

Evidence shall include an assessment based on size, location and viability of a natural or vegetative community.

Policy V.8.3 The City shall ensure that land use designations, development practices and regulations protect native communities and ecosystems, and environmentally sensitive lands.

#### REGIONALLY SIGNIFICANT RESOURCES

OBJECTIVE V.9 The City, in order to protect significant natural resources in a manner which is in conformance with and furthers the North Central Florida Strategic Regional Policy Plan, as amended, August 23, 2018, hereby adopts the following maps as they apply to the City as part of the Future Land Use Map Series of this Comprehensive Plan;

1. Regionally Significant Natural Resources - Ground Water Resources, dated August 23, 2018;
2. Regionally Significant Natural Resources - Natural Systems, dated August 23, 2018;
3. Regionally Significant Natural Resources - Planning and Resource Management Areas, dated August 23, 2018;
4. Regionally Significant Natural Resources - Planning and Resource Management Areas (Surface Water Improvement Management Water Bodies), dated August 23, 2018; and
5. Regionally Significant Natural Areas - Surface Water Resources, dated August 23, 2018.

The following policies provide direction for the use of these maps in applying the referenced policies of this Comprehensive Plan.

Policy V.9.1 The map entitled Regionally Significant Natural Resources - Ground Water Resources, dated August 23, 2018, included within the Future Land Use Map Series, identifies groundwater resources for the application of the provisions of the high groundwater aquifer protection policy of the Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element of this Comprehensive Plan.

- Policy V.9.2      The map entitled Regionally Significant Natural Resources - Natural Systems, dated August 23, 2018, included within the Future Land Use Map Series, identifies listed species for the application of the provisions the critical wildlife habitat policy of this element.
- Policy V.9.3      The maps entitled Regionally Significant Natural Resources - Planning and Resource Management Areas, dated August 23, 2018, included within the Future Land Use Map Series, identifies state owned regionally significant lands for application of the provisions of the conservation land use policy of the Future Land Use Element of this Comprehensive Plan.
- Policy V.9.4      The maps entitled Regionally Significant Natural Resources - Planning and Resource Management Areas (Surface Water Improvement Management Water Bodies), dated August 23, 2018, included within the Future Land Use Map Series, identifies surface water management improvement water bodies for the application of the provisions of the surface water runoff policy of this element.
- Policy V.9.5      The map entitled Regionally Significant Natural Areas - Surface Water Resources, dated August 23, 2018, included within the Future Land Use Map Series, identifies surface water resources for the application of the provisions of the surface water and riverbank protection policies of this element.

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 City's Data and Analysis document.

The data collected for this plan element and analysis of this data, contained in the City'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 City and surrounding environs establish guidelines for the proper relationship of size, number, type and location of the different park and recreation needs for the City. The level of service standards established within the policies provide guidelines for determining the acceptable quantities of recreational resources and facilities for the City's population.

Within these level of service standard policies persons to be served is the population of the City 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 City.

RECREATION AND OPEN SPACE 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 City shall maintain accurate recreation activity/facility inventories so that accurate levels of service can be determined, based upon the total public and private recreation resources available to the City.

Policy VI.1.1        The City shall establish cooperative policies with other units of government, the Florida Department of Environmental Protection, Water Management District, School Board and community organizations to meet recreation demands.

Policy VI.1.2        The City will coordinate public and private recreational facilities within the City.

**OBJECTIVE VI.2**        The City shall maintain requirements within the land development code, to require new subdivisions or resubdivisions to allocate land, as determined by standards within the regulations, for parks and recreation facilities so that the City's recreation facilities are provided in quantities to maintain the adopted level of service standards for recreation contained herein.

Policy VI.2.1        The City hereby establishes the following level of service standards for resource based recreation facilities.

ACTIVITY	LEVEL OF SERVICE STANDARD
Picnicking	1 picnic table for every 500 persons to be served.
Bicycling	1 mile of local roadway for every 1,000 persons to be served.

Policy VI.2.2      The City hereby establishes the following level of service standards for user based recreation facilities.

ACTIVITY	LEVEL OF SERVICE STANDARD
Equipped play area	1 play area for every 2,100 persons to be served.
Tennis	1 tennis court for every 2,100 persons to be served.
Baseball/softball	1 ball field for every 700 persons to be served.
Football/Soccer	1 multi-purpose playing field for every 2,100 persons to be served.
Hand/racquet ball	1 court for every 1, 100 persons to be served.
Basketball	1 goal for every 1,100 persons to be served.
Shuffleboard	1 court for every 2,100 persons to be served.

Policy VI.2.3      The City shall through the annual capital improvements budgeting process, identify funding sources to correct or improve existing deficiencies in City-owned parks and recreation facilities in accordance with the level of service standards contained herein.

OBJECTIVE VI.3      The City 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.3.1      The City shall include specific standards for the provision of open spaces by development or redevelopment.

Policy VI.3.2      The City 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.

OBJECTIVE VI.4      The City will continue to provide vehicular and pedestrian access to City owned activity and resource based recreation facilities.

Policy VI.4.1      The City shall maintain the number of access points to recreational resources for the City which will meet or exceed the adopted level of service standards.

## VII

# 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 City 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 City 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, PROMOTE COMPATIBLE DEVELOPMENT, PROVIDE PUBLIC SERVICES AND PROMOTE THE EFFICIENT USE OF AVAILABLE RESOURCES AMONG GOVERNMENTAL ENTITIES.**

**OBJECTIVE VII.1** The City shall coordinate its comprehensive planning with the School Board, Suwannee River 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 City 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 adjacent local governments, the School Board, Suwannee River Water Management District, North Central Florida Regional Planning Council, State and other units of local government providing services but not having regulatory authority over the use of land.

**Policy VII.1.2** The City shall attempt to resolve intergovernmental issues through direct negotiation with other relevant local units of government.

**Policy VII.1.3** The City will use the services of the North Central Florida Regional Planning Council and any other available mediator to resolve intergovernmental disputes pertaining to this comprehensive plan.

**Policy VII.1.4** The City will promote interlocal agreements for the provision of services across jurisdictional boundaries.

- Policy VII.1.5 The City will participate in the Interlocal Agreement for Public School Facilities Planning and will implement the Interlocal Agreement and the Public School Facilities element for the purpose of establishing and implementing school concurrency.
- OBJECTIVE VII.2 The City will provide the County government, School Board, the Suwannee River Water Management District, the North Florida Regional Planning Council and the Florida Department of Economic Opportunity the opportunity to comment on Comprehensive Plan amendments, except small scale development amendments.
- Policy VII.2.1 The City shall, as part of the development review process, coordinate proposed development proposals with the existing comprehensive plan of the County.
- Policy VII.2.2 The City shall, as part of the monitoring and evaluation process of the Comprehensive Plan, review the relationships of development provided for in the Comprehensive Plan to the existing comprehensive plan of the County and the plans and programs of the School Board.
- Policy VII.2.3 The City's administrative officer shall provide preliminary plats and site and development plans for residential development within the City for review and comment to the Board as prescribed by the Public School Facilities Element.
- OBJECTIVE VII.3 The City 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.
- Policy VII.3.1 The City shall, as part of the Comprehensive Plan monitoring and evaluation process, 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, the Suwannee River Water Management District, the North Central Florida Regional Planning Council, the County government and the School Board prior to such amendments. The City shall not amend the level of service standard for public schools except in accordance with procedures prescribed in the Public School Facilities Element.
- OBJECTIVE VII.4 The City shall continue to coordinate the Comprehensive Plan with the School Board Five-Year Facilities Plan.
- Policy VII.4.1 The City 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 City, the County and School Board.
- OBJECTIVE VII.5 The City 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.5.1            The City, 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.6        The City shall coordinate annexations and joint planning issues with the County.

Policy VII.6.1            Upon the annexation of any land into the city limits, the City shall begin the process of amending the Future Land Use Plan Map of the Comprehensive Plan to establish a future land use designation and amending the Zoning Map of the Land Development Code to establish a zoning designation.

Policy VII.6.2            In the interim period between annexation and amendment of the Future Land Use Plan Map of the Comprehensive Plan and Zoning Map of the Land Development Code, the City 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.

These data collected for this plan element and analysis of this data, contained in the City'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 City and therefore, considers only those public facilities which are planned for under the requirements of Chapter 163, Florida Statutes, Part II, as amended.

CAPITAL IMPROVEMENTS GOAL, OBJECTIVES AND POLICIES

**GOAL VIII - THE CITY SHALL 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 City, upon adoption of this comprehensive plan, 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 and every year thereafter which is consistent with the schedule of improvements and funding.

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

**CRITERIA**

1.     The City shall assess the level of service for the City's public facilities which have adopted level of service standards established by the Comprehensive Plan, on an annual basis, prior to or concurrent with the City's budget process;
2.     The City shall schedule only those projects which are consistent with the goals, objectives and policies of this Comprehensive Plan and which do not exceed the City's fiscal capacity;
3.     The City 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.

Policy VIII.1.2 The City 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 Suwannee River Water Management District prior to scheduling such drainage facility improvement.

Policy VIII.1.3 The City 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 On an annual basis and as prescribed in the Public School Facilities Element, the City shall adopt by reference the Five Year District Facilities Plan adopted by the School Board, and include the schedule of school improvements in its annual update of the Capital Improvements Element.

The City hereby adopts by reference, the Five Year District Facilities Plan adopted by the School Board.

OBJECTIVE VIII.2 The City, upon adoption of this comprehensive plan, 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 City 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 City:

ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT DESCRIPTION	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	LEVEL OF SERVICE
1	U.S. 41/S.R. 45 (from north city limits to south city limits)	2U	Principal Arterial	Community	C
2	S.R. 24 (from east city limits to west city limits)	2U	Minor Arterial	Community	D
3	C.R. 241 (from C.R. 346 to south city limits)	2U	Collector	Rural	C
4	C.R. 346 (from U.S. 41/S.R. 45 to east city limits)	2U	Collector	Rural	C
5	C.R. 241 (from U.S. 41 to north city limits)	2U	Collector	Rural	C

U - Undivided Roadway

#### SANITARY SEWER LEVEL OF SERVICE STANDARDS

FACILITY TYPE	LEVEL OF SERVICE STANDARD
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Public Wastewater Plants	120 gallons per capita per day
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Package Treatment Plant	120 gallons per capita per day
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For private package treatment plants, the level of service standards shall be the minimum design and operating standards as established by the authorized federal, state, regional, water management district, and local regulatory agencies.

Private septic tanks shall be installed and maintained in accordance with all applicable Health Department standards.

#### SOLID WASTE DISPOSAL LEVEL OF SERVICE STANDARDS

FACILITY TYPE	LEVEL OF SERVICE STANDARD
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Solid Waste Fill	0.61 tons per capita per year
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**DRAINAGE LEVEL OF SERVICE STANDARDS**

All projects shall provide a detention / retention system such that the peak rate of post-development runoff will not exceed the peak-rate of pre-development runoff from storm events, including:

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

All other storm water management projects shall adhere to the standards as specified in Chapter 62-25, Florida Administrative Code, as amended, with treatment of the first inch of run-off on-site to meet water quality standards required by Chapter 62-25, Florida Administrative, as amended, (rule of Florida Department of Environmental Protection. The policy will include Chapter 40B-4, Florida Administrative Code, as amended, (rule of Suwannee River Water Management District).

Any development exempt from the above Chapter 62-25, Florida Administrative, as amended, or Chapter 40B-4, as amended, and which is adjacent to, or drains into a surface water, canal, stream, or empties into a sinkhole, shall first allow the runoff to enter a grassed swale designed to percolate 80 percent of the runoff from a 3-year, 1-hour design storm within 72 hours after a storm event.

**LEVEL OF SERVICE STANDARDS**

**FLOOD MANAGEMENT**

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Residential floor elevation	1 foot above the 100-year/critical duration storm elevation
Non-residential floor elevation	1 foot above the 100-year/critical duration storm elevation or flood resistant construction

**WATER QUALITY**

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Retention basins	100-year/critical-duration storm or applicable

**STORMWATER MANAGEMENT**

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Detention basins	25 -year/critical-duration storm with 100-year/critical-duration storm routing analysis
Storm sewer system	3-year/10-minute
Cross drains	10/25-year/24-hour storm for closed systems 100-year/24-hour for open system
Side drains	10-year/20-minute

POTABLE WATER

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Public potable water systems	116 gallons per capita per day

Private community water systems, and non-community water systems shall provide and maintain the minimum design and operating standards as established by the authorized federal, state, regional, water management district, and local regulatory agencies.

RESOURCE BASED RECREATION ACTIVITY/FACILITY

ACTIVITY	LEVEL OF SERVICE STANDARDS
Picnicking	1 picnic table for every 500 persons to be served.
Bicycling	1 mile of local roadway for every 1,000 persons to be served.

ACTIVITY BASED RECREATION ACTIVITY/FACILITY

ACTIVITY	LEVEL OF SERVICE STANDARD
Equipped Play Area	1 play area for every 2,100 persons to be served.
Tennis	1 tennis court for every 2,100 persons to be served.
Baseball/Softball	1 ball field for every 700 persons to be served.
Football/Soccer persons	1 multi-purpose playing field for every 2,100 to be served.
Hand/Racquetball	1 court for every 1,100 persons to be served.
Basketball	1 goal for every 1, 100 persons to be served
Shuffleboard	1 court for every 2,100 persons to be served.

PUBLIC SCHOOLS LEVEL OF SERVICE STANDARDS

The uniform, district-wide level of service standards shall be 100 percent of Program Capacity for elementary, middle, and high schools. This level of service standard shall apply to all concurrency service areas as adopted in the Interlocal Agreement, for combination schools, the School Board shall separately determine the capacity of each school to accommodate elementary, middle and high students and apply the level of service standard prescribed above for elementary, middle and high levels respectively.

Policy VIII.2.2 The City shall 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 City shall include subdivision improvement standards within the land development code which, where required by such regulations, the subdivider shall provide paved streets, street name signs, street lights, fire hydrants, install water mains and stormwater facilities.

- Policy VIII.3.1 The City shall require evaluation of adjacent roads, utilities, public schools and public improvements as part of the evaluation process in considering proposed subdivisions.
- Policy VIII.3.2 The City shall require all proposed subdivisions which involve necessary infrastructure to meet the Level of Service of the City, and to finance these facilities.
- OBJECTIVE VIII.4 The City shall establish a capital improvements budgeting process to manage the fiscal resources of the City, 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 City shall incorporate within the City's annual budgeting process, a 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 City shall limit the issuance of development 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 City 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 City's annual non-ad valorem operating revenues.
- Policy VIII.4.4 The City 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 City 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 City has competitive standing in any ranking process for determining program award.
- Policy VIII.4.6 The City shall limit the extension of the service area of new public facilities owned and operated by the City to the adjacent designated urban development area as defined within the County's Comprehensive Plan.
- Policy VIII.4.7 The City 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 OF THE FIVE YEAR  
SCHEDULE OF IMPROVEMENTS

The five year schedule of improvements shown in Table VIII-10 is the implementation mechanism of the Capital Improvements Element to stage the timing, location, of 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 City'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-10  
FIVE YEAR SCHEDULE OF IMPROVEMENTS  
2022 -2026

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

Source: Florida Department of Transportation Five-Year Work Program 2021-2025 and School District Five-Year Work Plan -2020-2021.

## 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 City's planning program.

The estimates of revenues and expenditures by fiscal trend analysis and the projected revenue/expenditure gaps will provide information about the City's ability to maintain the City's adopted level of service standards for public facilities. 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 City Manager and the City Commission. They shall consider the following points during the annual review to assist in the determination of findings and recommendations to the City Commission:

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 (See Policy VIII.1.1);
2. Give consideration to the need for any corrections, updates and modifications concerning costs, and revenue sources;
3. Assess the City's effectiveness in maintaining the adopted level of service standards;
4. Review the impacts of service provisions of other local, regional or state agencies upon the City's ability to maintain the adopted level of service standards;
5. Assess the financial capacity of the City to undertake scheduled capital improvements;
6. Examine the efforts by the City to secure grants or private funds, whenever available, to finance the provision of needed capital improvements;
7. Review 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;
8. Examine the City's ability to provide public facilities within respective geographic service areas in order to determine any need for boundary modification or adjustment; and
9. The appropriateness of including within the Five-Year Schedule of Improvements those identified improvements needed for the latter part of the planning period.

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

The Local Planning Agency shall consider the annual amendment of the Five-Year Schedule of Improvements at the first scheduled date for consideration of amendments to the City'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

The Growth Management Act, and all local government comprehensive plans prepared in conformance with the Act, requires that public facilities and services necessary to support proposed development occur concurrent with the impacts of such development. Policies throughout this comprehensive plan require that the issuance of development orders be contingent upon the availability of adequate public facilities at acceptable levels of service, however, successful implementation of such policies will be dependent upon review and monitoring procedures established by the City.

### Concurrency Management System - Its Purpose and Overview

In response to the need to review all proposed development and monitor capacity and level of service for all public facilities and services to ensure that concurrency is maintained, the City is establishing a systematic computer based Concurrency Management System. The Concurrency Management System guide will assist developers and other interested parties in understanding the process for requesting concurrency determinations or obtaining concurrency certificates. The key elements of this guide are outlined within this section of the Capital Improvement Element. These administrative procedures along with the computer based monitoring system will ensure that policies relating to concurrency are successfully implemented.

The City, like all other local governments in the State of Florida, must ensure that certain public facilities and services needed to support development are available at the time the impacts of development occur. It is the Concurrency Management System which will ensure that the impact of development will not degrade the levels of service adopted in the City comprehensive plan for public facilities and services.

The City, therefore, requires 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 City Planning and Zoning Board. If the project requires any other development permit, a copy of the Certificate of Concurrency will be included with any future application for a development permit. A separate concurrency review will not be required for each development permit for the same project. Concurrency review addresses only the availability of 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 will be notified that a Certificate cannot be issued. The burden of showing compliance with the adopted levels of service and meeting the concurrency test will be upon the applicant. The City Planning and Zoning Board will direct the applicant to the appropriate staff to assist in the preparation of the necessary documentation and information.

The City Planning and Zoning Board will review applications for development and a development approval will 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 plan. A project will be deemed concurrent if the following standards are met:

1. The necessary facilities and services are in place at the time a development permit is issued;
2. The development permit is issued subject to the condition that the necessary facilities and services will be in place concurrent with the impacts of development;
3. The necessary public facilities and services are guaranteed in an enforceable development agreement to be in place concurrent with the impacts of development.

In addition, facilities will be deemed concurrent based on the adopted Five-year Capital Improvements Program as outlined below:

1. Concurrency determinations will include transportation projects included in the first three years of the Florida Department of Transportation Five- Year Work Program.
2. The Five-year Capital Improvements Program includes improvements necessary to correct any identified facility deficiencies and maintain adopted levels of service for existing and permitted development.
3. The Five-year Capital Improvements Program is a realistic, program based on currently available revenue sources and development orders will only be issued if the public facilities necessary to serve the development are available or included in the five-year schedule of capital improvements.
4. The Five-year Capital Improvements Program identifies whether funding is for design, engineering consultant fees, or construction and indicates, by funded year, how the dollars will be allocated.
5. The Five year Capital Improvements Program identifies the year in which actual construction of roadway projects will occur and only those projects scheduled for construction within the first three years of the City or Florida Department of Transportation five-year programs will be utilized for concurrency determination.
6. A plan amendment will be required in order to eliminate, defer or delay construction of any roadway or service which is needed to maintain the adopted level of service standard.
7. Land development code will support this comprehensive plan and further ensure that development orders and permits will only be issued when public facilities and services at adopted levels of service are available concurrent with the impacts of development.
8. The City's comprehensive plan clearly identifies all facilities and services to be provided by the City with public funds in accordance with the adopted five year Capital Improvements Program.

A concurrency test will be made of the following public facilities and services for which level of service standards have been established in this plan:

1. Roadways
2. Potable Water
3. Wastewater
4. Solid Waste
5. Drainage
6. Park and Recreation

The concurrency test for 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.

#### Concurrency Determination - Procedures

An applicant may wish to determine quickly if there is sufficient capacity to accommodate their project. The City Plan Board and staff will 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. The staff will then make a determination of what public facilities or services would be deficient if the development were approved.

There are certain development actions which are ineligible to receive a concurrency reservation because they are too conceptual and, consequently, do not allow an accurate assessment of public facility impacts. These development actions include land use amendments to the comprehensive plan and rezoning requests. Development actions of this type will receive a non-binding concurrency determination as part of the project review process.

Any concurrency determination, whether requested as part of an application for development action or without an application for development action, in a non-binding determination of what public facilities and services are available at the date of inquiry. The specific procedures for receiving a concurrency determination for each level of service facility are outlined below.

#### Concurrency Determination - Roadways

1. The City shall provide level of service information as set forth in the City's Comprehensive Plan. If this information indicates a level of service failure, the applicant may either
  - a. Accept the level of service information as set forth in the City's Comprehensive Plan; or
  - b. Prepare a more detailed Highway Capacity Analysis as outlined in the Highway Capacity Manual, 2010; or
  - c. Conduct a traffic impact analysis following the procedures outlined in the Florida Department of Transportation, Transportation Impact Handbook, August 12, 2010
2. If the applicant chooses to perform a more detailed analysis, the applicant shall submit the completed alternative analysis to the Land Development Administrator for review. The Land Development Administrator shall review the alternative analysis for accuracy and appropriate application of the methodology.
3. If the foregoing alternative methodology indicates an acceptable level of service and is accepted by the Land Development Code Administrator, the alternative methodology shall be used in place of the most recent data and analysis to support the City's Comprehensive Plan.

#### Concurrency Determination - Potable Water

1. The City will provide level of service information as set forth in the comprehensive plan.
2. If the 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 at the date of application or inquiry.
3. If the level of services 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.

#### Concurrency Determination - Waste Water

1. The City will provide level of service information as set forth in the City's comprehensive plan.
2. If the 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 at the date of application or inquiry.
3. If the 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.

#### Concurrency Determination - Solid Waste

1. The City will provide level of service information as set forth in the comprehensive plan.

2. If the 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 at the date of application or inquiry.
3. If the 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.

#### Concurrency Determination - Drainage

1. The City will provide level of service information as set forth in the City's comprehensive plan,
2. If the 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 at the date of application or inquiry.
3. If the 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.

#### Concurrency Determination - Parks and Recreation

1. The City will provide level of service information as set forth in the City's comprehensive plan.
2. If the 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 at the date of application or inquiry.
3. If the 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.

#### Concurrency Determination - Public School Facilities

A concurrency review shall be conducted for all development plan approvals that are subject to school concurrency in accordance with procedures for coordination of such reviews by the City and the School Board established in the Interlocal Agreement. These procedures shall provide for review of individual development proposals by School Board staff to determine whether there is adequate public school capacity to accommodate the proposed development, and issuance by the City of a concurrency determination based on School Board staff's review and recommendation. These procedures shall also provide for the School Board in coordination with local governments in the County to prepare an annual report based on existing and projected capacity and enrollment and student generation rates that establish maximum thresholds for developments at or below which adequate public school capacity will be available; for development at or below these thresholds the City may determine as part of the City's development review process that there is adequate public school capacity without School Board staff review of such developments.

1. Adequate school capacity means there is sufficient school capacity at the adopted level of service standards to accommodate the demand created by a proposed development for each type of school within the affected School Concurrency Service Area; and
2. If adequate capacity does not exist, the School Board shall identify possible mitigation options that may be applied consistent with the policies set forth within the Public School Facilities Element Objective 2.5. In the event that the School Board determines that there is not adequate capacity in accordance with the concurrency availability standard in Policy 2.4.6., then the development application may remain active pending the conclusion of the mitigation negotiations and execution of a legally binding mitigation agreement in accordance with the policies under Objective 2.5.

### Public School Facilities Concurrency Availability Standard

School concurrency applies only to residential development or a phase of residential development requiring a final development order, proposed or established on or after the effective date of the Public School Facilities Element.

The City shall include concurrency management provisions in its land development code to require that all new residential development be reviewed for school concurrency no later than the time of final subdivision, final plat or final site plan. The City shall not deny a final development order due to a failure to achieve and maintain the adopted level of service standards for public school capacity where:

1. Adequate school facilities will be in place or under construction within three years after the issuance of the final subdivision, final development order; or,
2. Adequate school facilities are available in an adjacent School Concurrency Service Area, and when adequate capacity at adopted level of service standards will be in place or under construction in the adjacent School Concurrency Service Area within three years after the issuance of the final development order; or,
3. The developer executes a legally binding commitment to provide mitigation proportionate to the demand for public school facilities to be created by development of the property subject to the final development order as provided in this element.

### Reservation of Public School Facilities Capacity

A determination of adequate school capacity shall indicate a temporary commitment of capacity of necessary school facilities for purposes of development review and approval for a period not to exceed one (1) year from Preliminary Development Plan Approval or until a Final Development Order is issued, whichever occurs first, or as specified for phased projects in the City's Land Development Code.

1. Once the City issues a Certificate of Concurrency Reservation as a part of the Final Development Order, the school capacity necessary to serve the development shall be considered reserved for a period not to exceed three (3) years or until completion of construction of development infrastructure required for the life of the Development Order or longer if the School Board concurs that there is sufficient capacity. These time frames shall be subject to any State-mandated extensions of development approval.
2. Phased projects, as provided for in the City's Land Development Code, may obtain approval for a longer period, provided the development order is in accordance with an agreement entered into by the School Board, the City, and the developer, which may include a phasing schedule or other timing plan for development plan approvals, capacity reservation fees, capacity enhancement agreements, or other requirements as determined by the School Board.
3. The City shall notify the School Board within fifteen (15) working days of the approval or expiration of a Concurrency Reservation for a residential development. No further determination of school capacity availability shall be required for the residential development before the expiration of the Certificate of Concurrency Determination, except that any change that would increase student generation requires review.

## CERTIFICATE OF CONCURRENCY

A Certificate of Concurrency will only be issued upon final development approval and indicates that concurrency will be not for all monitored facilities and services. The Certificate of Concurrency will remain in effect for the same period of time as the development order with which it was issued. If the development approval does not have an expiration date, the Certificate of Concurrency will be valid for twelve months from the date of issuance.

# IX

## PUBLIC SCHOOL FACILITIES ELEMENT

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IX  
PUBLIC SCHOOL FACILITIES ELEMENT  
GOALS OBJECTIVES & POLICIES

GOAL IX.1 - THE CITY SHALL COLLABORATE WITH THE SCHOOL BOARD OF ALACHUA COUNTY TO PLAN FOR PUBLIC SCHOOL CAPACITY TO ACCOMMODATE PROJECTED ENROLLMENT DEMAND WITHIN THE FIVE YEAR, TEN YEAR AND TWENTY YEAR PLANNING PERIODS

OBJECTIVE IX.1 Land Use and School Capacity Coordination. It is the objective of the City to coordinate land use decisions with school capacity planning. This objective will be accomplished recognizing the School Board of Alachua County's statutory and constitutional responsibility to provide a uniform system of free and adequate public schools, and the City's authority for land use, including the authority to approve or deny petitions for future land use, rezoning, and subdivision and site plans for residential development that generate students and impact the Alachua County school system.

Policy IX.1.1 Coordinated Map Series. The City, in conjunction with the School Board of Alachua County and the Municipalities, shall annually update and maintain a public school facilities map series as supporting data and analysis. This map series including the planned general location of schools and ancillary facilities for the five-year planning period and the long-range planning period, will be coordinated with the City's Future Land Use Map or Map Series.

The Map Series shall include at a minimum:

1. A map or maps which identify existing location of public school facilities by type and existing location of ancillary plants
2. A future conditions map or map series which depicts the planned general location of public school facilities and ancillary plants and renovated facilities by year for the five year planning period, and for the end of the long range planning period of the City.

Policy IX.1.2 Coordinating School Capacity with Growth. The City shall coordinate land use decisions rezonings with the School Board of Alachua County's Long Range Facilities Plans over the 5-year, 10-year and 20-year periods.

Policy IX.1.3 Geographic Basis for School Capacity Planning. For purposes of coordinating land use decisions with school capacity planning, the School Concurrency Service Areas that are established for high, middle and elementary schools as part of the Interlocal Agreement for Public School Facility Planning shall be used for school capacity planning. The relationship of high, middle and elementary capacity and students anticipated to be generated as a result of land use decisions shall be assessed in terms of its impact

1. On the school system as a whole; and
2. On the applicable School Concurrency Service Areas. For purposes of this planning assessment, existing or planned capacity in adjacent School Concurrency Service Areas shall not be considered.

- Policy IX.1.4      Criteria for Evaluating Land Use and Development Applications. In reviewing land use decisions, the School Board of Alachua County may address the following issues as applicable:
1.    Available school capacity or planned improvements to accommodate the enrollment resulting from the land use decision;
  2.    The provision of school sites and facilities within neighborhoods;
  3.    The co-location of parks, recreation and neighborhood facilities with school sites;
  4.    The linkage of schools, parks, libraries and other public facilities with bikeways, trails, and sidewalks for safe access;
  5.    Traffic circulation, in the vicinity of schools including the provision of off-site signalization, signage, access improvements, sidewalks to serve schools and the inclusion of school bus stops and turnarounds;
  6.    Encouraging the private sector to identify and implement creative solutions to developing adequate school facilities in residential developments; and
  7.    Whether the proposed location is consistent with any local government’s school design and planning policies.
- Policy IX.1.5      School Board of Alachua County Report to City. The School Board of Alachua County shall report its findings and recommendations regarding the land use decision to the City. If the School Board of Alachua County determines that capacity is insufficient to support the proposed land use decision, the School Board of Alachua County shall include its recommendations to remedy the capacity deficiency including estimated cost and financial feasibility. The School Board of Alachua County shall forward the Report to all municipalities within the County.
- Policy IX.1.6      City to Consider School Board of Alachua County Report. The City shall consider and review the School Board of Alachua County’s comments and findings regarding the availability of school capacity in the evaluation of land use decisions.
- Policy IX.1.7      Capacity Enhancement Agreements. Where feasible and agreeable to the City, School Board of Alachua County, affected jurisdictions and the applicant, Capacity Enhancement Agreements shall be encouraged to ensure adequate capacity is available at the time the school impact is created. The School Board of Alachua County’s Long Range Facilities Plans over the 5-year, 10-year and 20-year periods shall be amended to incorporate capacity modification commitments established by Capacity Enhancement Agreements.
- Policy IX.1.8      School Board of Alachua County to Report to the Elected Officials Group. The School Board of Alachua County will annually provide a cumulative report of land use decisions and the effect of these decisions on public school capacity.

**GOAL IX.2 - PROVIDE ADEQUATE PUBLIC SCHOOL CAPACITY TO ACCOMMODATE ENROLLMENT DEMAND WITHIN A FINANCIALLY FEASIBLE FIVE-YEAR DISTRICT FACILITIES WORK PROGRAM**

- OBJECTIVE IX.2.1 Implementation of School Concurrency. The City shall coordinate with the School Board of Alachua County to assure the future availability of adequate public school facility capacity through its authority to implement school concurrency.
- Policy IX.2.1.1 Amendment of Interlocal Agreement. The City shall maintain the Interlocal Agreement for Public School Facility Planning to implement school concurrency in concert with the School Board of Alachua County and the municipalities. The Interlocal Agreement shall be consistent with the goals, objectives and policies of this Element.
- Policy IX.2.1.2 Ordinance Implementing School Concurrency. The City shall implement the provisions for public school concurrency management through its Land Development Code.
- OBJECTIVE IX.2.2 Levels of Service Standards. The City shall ensure that the capacity of public schools is sufficient to support new residential subdivisions, plats and/or site plans at the adopted level of service standards within the period covered by the five-year schedule of capital improvements and the long range planning period.
- Policy IX.2.2.1 Uniform Application of Level of Service Standards. The level of service standards established herein shall be applied consistently by all the local governments within Alachua County and by the School Board of Alachua County district-wide to all schools of the same type.
- For combination schools, the School Board of Alachua County shall separately determine the capacity of each school to accommodate elementary, middle and high students and apply the level of service standard prescribed above for elementary, middle and high levels respectively.
- Policy IX.2.2.2 Level of Service Standards. The uniform, district-wide level of service standards shall be 100 percent of Program Capacity for elementary, middle, and high schools. This level of service standard shall apply to all school concurrency service areas as adopted in the Interlocal Agreement.
- Policy IX.2.2.3 Amendment of Level of Service Standard. If there is agreement to amend the level of service standards, it shall be accomplished by the execution of an amendment to the Interlocal Agreement by all parties and the adoption of amendments to the local government comprehensive plans. The amended level of service standard shall not be effective until all plan amendments are effective and the amendment to the Interlocal Agreement for Public School Facility Planning is fully executed. Changes to level of service standards shall be supported by adequate data and analysis showing that the amended level of service standard is financially feasible, and can be achieved and maintained within the period covered by the first five years of the School Board of Alachua County Five-Year Work Program. After the first five-year schedule of capital improvements, the capacity shall be maintained within each subsequent five-year schedule of capital improvements.

OBJECTIVE IX.2.3 School Concurrency Service Areas. The City shall, in coordination with the School Board of Alachua County and municipalities, establish School Concurrency Service Areas, as the areas within which an evaluation is made of whether adequate school capacity is available based on the adopted level of service standards.

Policy IX.2.3.1 Criteria for School Concurrency Service Areas. School Concurrency Service Areas shall be established to maximize available school capacity and make efficient use of new and existing public schools in accordance with the level of service standards, taking into account minimization of transportation costs, limitations on maximum student travel times, the effect of court approved desegregation plans, and recognition of the capacity commitments resulting from the local governments' within Alachua County's development approvals within the School Concurrency Service Areas and contiguous School Concurrency Service Areas. School Concurrency Service Areas boundaries shall consider the relationship of school facilities to the communities they serve including of urban reserve and extra-territorial designations under the "Boundary Adjustment Act" and the effect of changing development trends.

Policy IX 2.3.2 Modifying School Concurrency Service Areas. The City, in coordination with the School Board of Alachua County and the municipalities, shall require that prior to adopting a modification to School Concurrency Service Areas, the following standards will be met:

1. Potential modifications to the School Concurrency Service Areas may be considered annually. Supporting data & analysis for modified School Concurrency Service Areas shall be included in the annual update to the School Board of Alachua County's 5 -Year Work Program
2. Modifications to School Concurrency Service Areas boundaries shall be based upon the criteria as provided in Policy IX.2.3.2.
3. School Concurrency Service Areas boundaries shall be modified based on supporting data and analysis showing that the amended School Concurrency Service Areas are financially feasible within the five year period described by the five year schedule of capital improvements.
4. Any party to the adopted Interlocal Agreement may propose a modification to the School Concurrency Service Areas boundary maps.
5. At such time as the School Board of Alachua County determines that a School Concurrency Service Areas boundary change is appropriate considering the above criteria, the School Board of Alachua County shall transmit the proposed School Concurrency Service Areas boundary modification with data and analysis to support the changes to the Elected Officials Group.
6. The Elected Officials Group shall review the proposed School Concurrency Service Areas boundary modifications and send its comments to the School Board of Alachua County.

7. Modifications to a School Concurrency Service Areas shall become effective upon final approval by the School Board of Alachua County and amendment of the Interlocal Agreement for Public School Facility Planning.

OBJECTIVE IX.2.4 School Concurrency Review Process. In coordination with the School Board of Alachua County, the City will establish a joint process for implementation of school concurrency which includes applicability, capacity determination, availability standards, and school capacity methodology.

Policy IX.2.4.1 Development Review. The issuance of final development orders for residential development shall be subject to the availability of adequate school capacity based on the level of service standards adopted in this Element.

Policy IX.2.4.2 Exemptions.

The following residential developments are exempt from the school concurrency requirements:

1. Single family lots of record that received final subdivision or plat approval prior to the effective date of the Public School Facilities Element, or single family subdivisions or plats actively being reviewed at the time of adoption of the Public School Facilities Element, that have received preliminary subdivision approvals and there is no lapse in the development approval status.
2. Multi-family residential development that received final site plan approval prior to the effective date of the Public School Facilities Element, or multi-family site plans actively being reviewed at the time of adoption of the Public School Facilities Element, that have received preliminary site plan approvals and there is no lapse in the development approval status.
3. Amendments to subdivisions or plat and site plan for residential development that were approved prior to the effective date of the Public School Facilities Element, and which do not increase the number of students generated by the development.
4. Age restricted developments that prohibit permanent occupancy by persons of school age Such restrictions must be recorded, irrevocable for a period of at least thirty (30) years and lawful under applicable state and federal housing statutes. The applicant must demonstrate that these conditions are satisfied.
5. Group quarters that do not generate students that will be housed in public school facilities, including residential facilities such as local jails, prisons, hospitals, bed and breakfast, motels and hotels, temporary emergency shelters for the homeless, adult halfway houses, firehouse dorms, college dorms exclusive of married student housing, and religious non-youth facilities.

Policy IX.2.4.3 Student Generation Rates and Costs per Student Station. Student generation rates used to determine the impact of a particular development application on public schools, and the costs per student station shall be determined in accordance with professionally accepted methodologies and adopted annually by the School Board of Alachua County in the Five-Year District Facilities Work Program.

Policy IX.2.4.4 School Capacity and Enrollment. The uniform methodology for determining if a particular school is meeting adopted level of service standards, shall be determined by the School Board of Alachua County. The School Board of Alachua County shall use program capacity as the methodology to determine the capacity of elementary, middle, and high school facilities. School enrollment shall be based on the enrollment of each individual school based on counts reported by the School Board of Alachua County to the Department of Education.

Policy IX.2.4.5 Determination of Adequate Capacity. A concurrency review shall be conducted for all development plan approvals that are subject to school concurrency in accordance with procedures for coordination of such reviews by the City and the School Board established in the Interlocal Agreement. These procedures shall provide for review of individual development proposals by School Board of Alachua County staff to determine whether there is adequate public school capacity to accommodate the proposed development, and issuance by the City of a concurrency determination based on School Board of Alachua County staff's review and recommendation. These procedures shall also provide for the School Board of Alachua County in coordination with local governments in the County to prepare an annual report based on existing and projected capacity and enrollment and student generation rates that establish maximum thresholds for developments at or below which adequate public school capacity will be available; for development at or below these thresholds the City may determine as part of the City's development review process that there is adequate public school capacity without School Board of Alachua County staff review of such developments.

1. Adequate school capacity means there is sufficient school capacity at the adopted level of service standards to accommodate the demand created by a proposed development for each type of school within the affected Concurrency Service Areas.
2. If adequate capacity does not exist, the School Board of Alachua County shall identify possible mitigation options that may be applied consistent with the policies set forth within Objective 2.5. In the event that the School Board of Alachua County determines that there is not adequate capacity in accordance with the concurrency availability standard in Policy 2.4.6., then the development application may remain active pending the conclusion of the mitigation negotiations and execution of a legally binding mitigation agreement in accordance with the policies under Objective 2.5.

Policy IX.2.4.6 Concurrency Availability Standard. School concurrency applies only to residential development or a phase of residential development requiring a final development order proposed or established on or after the effective date of the Public School Facilities Element. The City shall include concurrency management provisions in its Land Development Code to require that all new residential development be reviewed for school concurrency no later than the time of final subdivision, final plat or final site plan. The City shall not deny a final development order due to a failure to achieve and maintain the adopted level of service standards for public school capacity where:

1. Adequate school facilities will be in place or under construction within three years after the issuance of the final subdivision, final development order; or,
2. Adequate school facilities are available in an adjacent School Concurrency Service Areas, and when adequate capacity at adopted level of service standards will be in place or under construction in the adjacent School Concurrency Service Areas within three years after the issuance of the final development order; or,
3. The developer executes a legally binding commitment to provide mitigation proportionate to the demand for public school facilities to be created by development of the property subject to the final development order as provided in this element.

Policy IX.2.4.7

Reservation of Capacity. A School Capacity Determination Letter shall indicate a temporary commitment of capacity of necessary school facilities for purposes of development review and approval for a period not to exceed one (1) year or until a Final Development Order is issued, whichever occurs first or as specified for phased projects in the City’s Land Development Code.

1. Once the City issues a Certificate of Concurrency Reservation as a part of the Final Development Order, the school capacity necessary to serve the development shall be considered reserved for the life of the Development Order or a maximum of three (3) years whichever occurs first or longer if the School Board of Alachua County concurs that there is sufficient capacity. These time frames shall be subject to any State-mandated extensions of development approval.
2. The City shall notify shall notify the School Board of Alachua County within fifteen working (15) days of the approval or expiration of a Concurrency Reservation for a residential development. No further determination of school capacity availability shall be required for the residential development before the expiration of the Certificate of Concurrency Determination, except that any change requires review

OBJECTIVE IX.2.5

Proportionate Share Mitigation. The City, in coordination with the School Board of Alachua County, shall provide for mitigation alternatives that are determined by the School Board of Alachua County to be financially feasible and will achieve and maintain the adopted level of service standard consistent with the adopted School Board of Alachua County’s financially feasible Five-Year District Facilities Work Program.

Policy IX.2.5.1

Mitigation Options. Mitigation may be allowed for those developments that cannot meet the adopted level of service standards. Mitigation options shall include options listed below for which the School Board of Alachua County assumes operational responsibility through incorporation in the adopted School Board of Alachua County’s financially feasible Five-Year Work Program and which will maintain adopted level of service standards.

1. The payment of a proportionate share amount as calculated by the formula in Policy 2.5.3 or the equivalent donation, construction, or funding of school facilities or sites accordance with costs determined by the School Board;
2. The creation of mitigation banking within designated areas based on the construction of a public school facility in exchange for the right to sell capacity credits;
3. The establishment of a charter school with facilities constructed in accordance with the State Requirements for Educational Facilities; and
4. The establishment of an Educational Benefit District.

Policy IX.2.5.2 Mitigation Must Enhance District Facilities Capacity. Mitigation must be directed toward a program capacity improvement identified in the School Board of Alachua County’s financially feasible Five-Year District Facilities Work Program, which satisfies the demands created by the proposed development consistent with the adopted level of service standards.

Policy IX.2.5.3 Mitigation to Meet Financial Feasibility. Mitigation shall be directed to projects on the School Board of Alachua County's financially feasible Five-Year District Facilities Work Program that the School Board of Alachua County agrees will satisfy the demand created by that development approval, and shall be assured by a legally binding development agreement between the School Board of Alachua County, the City, and the applicant which shall be executed prior to the City’s issuance of the final development order. If the School Board of Alachua County agrees to the mitigation, the School Board of Alachua County must commit in the agreement to placing the improvement required for mitigation on its Five-Year District Facilities Work Program.

Policy IX.2.5.4 Calculating Proportionate Share.

The applicant’s total proportionate share obligation to resolve a capacity deficiency shall be based on the following:

Number of Student Stations (by school type) = Number of Dwelling Units by Housing Type X Student Generation Multiplier (by housing type and school type)

Proportionate Share Amount = Number of Student Stations (by school type) X Cost per Student Station for School Type

The above formula shall be calculated for each housing type within the proposed development and for each school type (elementary, middle or high) for which a capacity deficiency has been identified. The sum of these calculations shall be the proportionate share amount for the development under review. The School Board of Alachua County average cost per student station shall only include school facility construction and land costs, and costs to build schools to emergency shelter standards when applicable. The applicant’s proportionate-share mitigation obligation shall be credited toward any other impact or exaction fee imposed by local ordinance for the same need, on a dollar-for-dollar basis, at fair market value.

OBJECTIVE IX.2.6 Adoption of School Board of Alachua County Five Year Work Program. Each year the City shall adopt by reference in its Capital Improvements Element, the School Board of Alachua County’s annually updated Five-Year District Facilities Work Program.

Policy IX.2.6.1 Development, Adoption and Amendment of the School Board of Alachua County Five-Year District Facilities Work Program. The School Board of Alachua County shall annually update and amend the Five-Year District Facilities Work Program to reflect the level of service standards for schools to add a new fifth year, which continues to achieve and maintain the adopted level of service standards for schools. The Five-Year District Facilities Work Program ensures the level of service standards for public schools are achieved and maintained within the period covered by the five-year schedule. The Five-Year District Facilities Work Program shall also address the correction of existing facility deficiencies and facilities required to meet future needs. After the first five-year schedule of capital improvements, annual updates to the schedule shall ensure levels of service standards are achieved and maintained within the subsequent five-year schedule of capital improvements necessary to address existing deficiencies and meet future needs based upon achieving and maintaining the adopted level of service standards. The City shall have neither obligation nor responsibility for funding the Five-Year District Facilities Work Program by adopting the School Board of Alachua County’s Five-Year District Facilities Work Program into the Capital Improvements Element.

GOAL IX.3 - PROVIDE SAFE AND SECURE SCHOOLS SITED WITHIN WELL DESIGNED COMMUNITIES

OBJECTIVE IX.3.1 School Location. The City shall establish standards and criteria to guide the location of future schools.

Policy IX.3.1.1 Coordination of Existing School Facilities and Sites. Existing schools and sites acquired prior to July 1, 2008, shall be considered consistent with the Comprehensive Plan. If the School Board of Alachua County submits an application to expand an existing school site, the City may impose reasonable development standards and conditions on the expansion only, and in a manner consistent with Florida Statutes, as amended. Standards and conditions may not be imposed which conflict with those established in Chapter 1013, Florida Statutes, as amended, or the State Uniform Building Code, unless mutually agreed. In accordance with Chapter 1013, Florida Statutes, as amended, site plan review or approval shall not be required for:

1. The placement of temporary or portable classroom facilities; or
2. Proposed renovation or construction on existing school sites, with the exception of construction that changes the primary use of a facility, includes stadiums, or results in a greater than 5 percent increase in student capacity, or as mutually agreed.

- Policy IX.3.1.2 Coordination of Future School Facilities and Sites. As of July 1, 2008 all new public schools built within the City will be coordinated with the School Board of Alachua County to verify consistency between the location of public school with the City's Future Land Use Map, ensure that the new schools are proximate and consistent with existing and proposed residential areas, serve as community focal points, are co-located with other appropriate public facilities when possible, and shall have the on-site and off-site infrastructure necessary in place to support the new school.
- Policy IX.3.1.3 Future Land Use Map to Designate Land Use Classifications Where Schools Are Permitted. Schools shall be permitted in all Future Land Use Categories within the City except as restricted by Policy IX.3.1.4.
- Policy IX.3.1.4 Schools Prohibited in Specified Areas.
- The following areas shall be avoided when locating future educational facilities in the City:
1. Environmentally sensitive areas as determined in accordance with the conservation policies of Alachua County (see the Conservation and Open Space Element);
  2. Existing or designated industrial districts (except for vocational schools); and
  3. Any area where the nature of existing or proposed adjacent land uses would endanger the safety of students or decrease the effective provision of education.
- OBJECTIVE IX.3.2 Encourage Schools as Focal Points of Community Planning and Design.
- Policy IX.3.2.1 Enhance Community/Neighborhood Design. The City, in conjunction with the School Board of Alachua County, shall promote the neighborhood concept in new developments or redevelopment by encouraging the use of existing schools as neighborhood centers or focal points.
- Policy IX.3.2.2 Location of Elementary and Middle Schools. Elementary and middle schools are encouraged to locate:
1. Within existing or proposed residential areas or neighborhood activity centers; and
  2. Near existing or designated public facilities such as parks, recreational areas, libraries, and community centers to facilitate the joint use of these areas.
- OBJECTIVE IX.3.3 Standards for School Site Design. The City will establish standards for school siting and site design to provide security and safety of children and to provide a functional educational environment, consistent with the State Requirement for Educational Facilities.

Policy IX.3.3.1 Land Development Code to Provide Reasonable Standards. Land Development Code for public and private educational facilities shall include reasonable development standards and conditions, and shall provide for consideration of the site plan's adequacy as it relates to environmental concerns, health, safety, and general welfare, promotion of safe pedestrian and bicycle access with interconnections to related uses, and effects on adjacent property. The standards shall be consistent with the State Requirement for Educational Facilities.

OBJECTIVE IX.3.4 School Siting Standards. The City will establish siting standards for schools.

Policy IX.3.4.1 Evaluation of Potential School Sites. Potential school sites shall be consistent with the following school siting standards, to the extent practicable:

1. The location of schools proximate to urban residential development and contiguous to existing school sites, and which provide potential focal points for community activities, including opportunities for shared use and collocation with other community facilities;
2. The location of elementary schools proximate to and, within walking distance of the residential neighborhoods served;
3. Elementary schools should be located on local or collector streets;
4. Middle and high schools should be located near arterial streets;
5. Compatibility of the school site with present and future land uses of adjacent property considering the safety of students or the effective provision of education;
6. Whether existing schools can be expanded or renovated to support community redevelopment and revitalization, efficient use of existing infrastructure, and the discouragement of urban sprawl;
7. Site acquisition and development costs;
8. Safe access to and from the school site by pedestrians, bicyclists and motor vehicles;
9. Existing or planned availability of adequate public facilities and services to support the School;
10. Environmental constraints that would either preclude or render infeasible the development or significant expansion of a public school on the site;
11. Adverse impacts on archaeological or historic sites listed in the National Register of Historic Places or designated by the affected local government as a locally significant historic or archaeological resource;
12. The proposed location is consistent with the local government comprehensive plan, storm water management plans, or watershed management plans;
13. The proposed location is not within a velocity flood zone or floodway, as delineated on pertinent maps identified or referenced in the applicable comprehensive plan or land development code;

14. The proposed site can accommodate the required parking, circulation and queuing of vehicles; and

15. The proposed location lies outside the area regulated by Section 333.03, Florida Statutes, as amended, regarding the construction of public educational facilities in the vicinity of an airport.

OBJECTIVE IX.3.5 Coordination of Supporting Infrastructure. The City shall coordinate with the School Board of Alachua County plans for supporting infrastructure.

Policy IX.3.5.1 Coordination of Planned Improvements. The City shall annually update and amend the Capital Improvements Element to include the School Board of Alachua County's Five-Year District Facilities Work Program to reflect the infrastructure required to support new school facilities.

**GOAL IX.4 - PROMOTE AND OPTIMIZE INTERGOVERNMENTAL COOPERATION FOR EFFECTIVE FUTURE PLANNING OF PUBLIC SCHOOL SYSTEM FACILITIES.**

OBJECTIVE IX.4.1 School Board Representation

Policy IX.4.1.1 Appointed Local Planning Agency and Planning & Zoning Board Members. The City will include a representative appointed by the School Board on the Local Planning Agency and Planning & Zoning Board.

Policy IX.4.1.2 Development Review Representative. The School Board will appoint a representative to advise the Local Government review committee, or equivalent body on development and redevelopment which could have a significant impact on student enrollment or school facilities.

OBJECTIVE IX.4.2 Joint Meetings. The City shall participate in meetings and other actions established to promote coordination and the sharing of data and information.

Policy IX.4.2.1 Staff Working Group. A staff working group of the City, School Board of Alachua County and municipalities will meet on a semi-annual basis to identify issues and assemble and evaluate information regarding coordination of land use and school facilities planning including population and student projections, development trends, school needs, co-location and joint use opportunities, and ancillary infrastructure improvements needed to support the school and ensure safe student access. A staff representative from the Regional Planning Council will also be invited to attend. A designee of the School Board shall be responsible for coordinating and convening the semi-annual meeting.

Policy IX.4.2.2 Annual Meeting of Elected Officials. One or more representatives of the City, County, each municipality, and the School Board will meet at least annually in joint workshop sessions. A representative of the Regional Planning Council will also be invited to attend. The joint workshop sessions will be opportunities for the County Commission, the City Commissions or Councils, and the School Board to hear reports, discuss policy, set direction, and reach understandings concerning issues of mutual concern regarding coordination of land use and school facilities planning, including population and student growth, development trends, school needs, off-site improvements, and joint use opportunities. The Superintendent of Schools, or designee, shall be responsible for making meeting arrangements and providing notification to the general public of the annual meeting.

- OBJECTIVE IX.4.3 Student Enrollment and Population Projections. The City will coordinate with the School Board of Alachua County, Alachua County and the municipalities to maintain and update student enrollment and population projections.
- Policy IX.4.3.1 Annual Revision and Distribution. The City will coordinate and base its plans upon consistent projections of the amount, type, and distribution of population growth and student enrollment. Countywide five-year population and student enrollment projections shall be revised annually.
- Policy IX.4.3.2 Enrollment Projections. The School Board shall use student population projections based on information produced by the demographic and education estimating conferences pursuant to Section 216.136, Florida Statutes, as amended, and the Department of Education Capital Outlay Full-Time Equivalent. The School Board may request adjustment to the projections based on actual enrollment and development trends. In formulating such a request the School Board of Alachua County will coordinate with the Cities and County regarding development trends, enrollment projections and future population projections.
- Policy IX.4.3.3 Planning Data. The School Board will consider City generated data on growth and development to allocate the projected student enrollment into school attendance zones.
- Policy IX.4.3.4 The School District’s Five-Year District Facilities Work Program. No later than August 15th of each year, the School Board shall submit to the City the district’s tentative Five Year District Facilities Work Program. The program will be consistent with the requirements of Sections 1013.31 and 1013.35, Florida Statutes, as amended, and include projected student populations apportioned geographically, an inventory of existing school facilities, projections of facility space needs, information on re-locatables, general locations of new schools for the 5, 10, 20 year time periods, and options to reduce the need for additional student stations. The program will be financially feasible for a five-year period. The City shall review the program and provide comments to the School Board within 30 days on the consistency of the program with the local comprehensive plan, including the capital improvements element and whether a comprehensive plan amendment will be necessary for any proposed educational facility.
- Policy IX.4.3.5 Educational Plant Survey. At least one year prior to preparation of each Educational Plant Survey, the Staff Working Group established Policy IX.4.2.1 will assist the School Board in an advisory capacity in preparation of the survey. The Educational Plant Survey shall be consistent with the requirements of Section 1013.31 , Florida Statutes, as amended, and include at least an inventory of existing educational facilities, recommendations for new and existing facilities, and the general location of each in coordination with local government comprehensive plans. The Staff Working Group will evaluate and make recommendations regarding the location and need for new schools, significant expansions of existing schools, and closures of existing facilities, and the consistency of such plans with the local government comprehensive plan.

- Policy IX.4.3.6 Growth and Development Trends. The City will provide to the School Board of Alachua County on an annual basis and in accordance with a schedule described in the Interlocal Agreement, a report on growth and development trends for the preceding calendar year within their jurisdiction. These reports will include the following:
1. The type, number, and location of residential units which have received development plan approval;
  2. Information regarding comprehensive land use amendments which have an impact on school facilities;
  3. Residential building permits and / or certificates of occupancy issued for the preceding year and their location;
  4. The identification of any development orders issued which contain a requirement for the provision of a school site as a condition of development approval; and
  5. Other information relevant to monitoring for school concurrency.
- OBJECTIVE IX.4.4 School Site Selection, Expansion and Closures. The City, in conjunction with the School Board of Alachua County, shall implement an effective process for identification and selection of school sites and for the review of significant expansions and closures.
- Policy IX.4.4.1 Advisory Committee. The School Board of Alachua County will establish a School Planning Advisory Committee for the purpose of reviewing potential sites for new schools, proposals for significant school expansions and potential closure of existing schools. Based on information gathered during the review, the School Planning Advisory Committee will submit recommendations to the Superintendent of Schools. The School Planning Advisory Committee will be a standing committee and will meet on an as needed basis. In addition to appropriate representatives of the School Board staff, the School Planning Advisory Committee will include at least one staff member of the County, a staff representative from each of the Cities, and a diverse group of community members.
- Policy IX.4.4.2 New School Sites. When the need for a new school site is identified in the Five Year Facilities Work Program, the School Planning Advisory Committee will develop a list of potential sites in the area of need. The list of potential sites for new schools will be submitted to the City with jurisdiction for an informal assessment regarding consistency with this Element. Based on the information gathered during this review, and the evaluation criteria set forth in this Element, the School Planning Advisory Committee will make a recommendation to the Superintendent of one or more sites in order of preference.
- Policy IX.4.4.3 Expansions and Closures. For significant expansions and potential closures, the School Planning Advisory Committee will make appropriate recommendations to the Superintendent.

Policy IX.4.4.4      Expeditious Consistency Review. At least 60 days prior to acquiring or leasing property that may be used for a new public educational facility, the School Board of Alachua County shall provide written notice of its intent to the City. The City shall notify the School Board of Alachua County within 45 days of receipt of this notice if the proposed new public education facility site is consistent with the local government's comprehensive plan. This notice does not constitute the local government's determination of consistency of any proposed construction pursuant to Section 1013.33, Florida Statutes, as amended.

OBJECTIVE IX.4.5      Maximize Co-Location Opportunities. The City shall maximize co-location opportunities between the City, the School Board of Alachua County, and other jurisdictions.

Policy IX.4.5.1      Co-location of Facilities. The City shall co-locate public facilities such as parks, recreational areas, libraries, and community centers with schools to the extent possible. The City will seek for opportunities to co-locate and share use of County facilities when preparing updates to the Comprehensive plan's schedule of capital improvements and when planning and designing new, or renovating existing, community facilities.

Policy IX.4.5.2      Collaboration on Co-location. Upon notice by the School Board of Alachua County that it is considering acquisition of a school site, the City shall promptly notify the School Board of Alachua County of the City's interest, if any, in joint acquisition or co-location for other public facilities.

Policy IX.4.5.3      Joint Use Agreements. The City and the School Board of Alachua County shall, where feasible, enter into agreements for joint-use facilities, to include but not be limited to, schools, community centers, libraries and parks.

Policy IX.4.5.4      Emergency Preparedness. To build new school facilities, and rehabilitate existing facilities and expansions, to be designed to serve as and provide emergency shelters as required by Section 1013.372, Florida Statutes, as amended. The City will coordinate with the School Board of Alachua County and adjacent municipalities on requirements for such efforts.

#### GOAL IX.5 - MONITORING AND EVALUATION OF PUBLIC SCHOOL FACILITIES ELEMENT

OBJECTIVE IX.5.1      Coordinate the Comprehensive Plan With School Facilities Plans. On an ongoing basis, the City shall evaluate the comprehensive plan with the school facilities plans of the School Board of Alachua County to ensure consistency with the comprehensive plan.

Policy IX.5.1.1      Coordination of Plan Amendments. The City and the School Board of Alachua County will coordinate during updates or amendments to the City's Comprehensive Plan and updates or amendments for long-range plans for School Board facilities. Amendments to the Public School Facilities Element will be initiated following the procedures of the Interlocal Agreement.

Policy IX.5.1.2      Annual Meeting of the School Working Group. Consistent with the Interlocal Agreement, the School Working Group will meet at least once per year to discuss issues related to the effectiveness of implementing the Public School Facilities Element and Interlocal Agreement and discuss recommendations for change.

Policy IX.5.1.3

Annual Meeting of the City and the School Board of Alachua County. On an annual basis, the City and the School Board will conduct a workshop on implementing the Public School Facilities Element and Interlocal Agreement.

Definitions. The terms used in this subsection shall be defined, as follows:

1. Adequate School Capacity - the circumstance where there is sufficient school capacity by school type, based on adopted Level of Service standards, to accommodate the demand created by a proposed residential development.
2. Affected Jurisdictions – Local governments that are parties to the Interlocal Agreement for Public School Facilities Planning and are physically located within the same School Concurrency Service Areas, as the area affected by a land use decision that may increase public school enrollment.
3. Capacity - "capacity" as defined in the Florida Inventory of School Houses Manual.
4. Capacity Enhancement Agreement – An agreement between the School Board of Alachua County, affected jurisdictions and a private entity (land owner, developer, applicant, etc.) for the mitigation of school capacity deficiencies that are anticipated to result from a land use decision.
5. Existing School Facilities - school facilities constructed and operational at the time a completed application for residential development is submitted to the County and Cities.
6. Final Development Order - The approval by the City of a specific plan for a development with residential uses that specifies the maximum number and type of residential units. This may include approval of a final subdivision, final site plan, or functional equivalent as provided in the City's Land Development Code.
7. Final Subdivision or Plat / Final Site Plan – The stage in residential development where permits or development orders are approved authorizing actual construction of infrastructure, the recording of a final plat or the issuance of building permits.
8. Florida Inventory of School Houses Manual - the document entitled "Florida Inventory of School Houses, "2006 edition, and that is published by the Florida Department of Education, Office of Educational Facilities.
9. Land Use Decisions – future land use amendments, developments of regional impact, rezonings and other residential development approvals under the Land Development Code s that precede the application of school concurrency and do not require a Certificate of School Concurrency.
10. Florida Inventory of School Houses Capacity - capacity that is provided by "buildings and facilities," as defined in the Florida Inventory of School Houses Manual.

11. Program Capacity – capacity that is provided by “buildings and facilities” as defined in the Florida Inventory of School Houses Manual and modified by the School Board of Alachua County to reflect measurable programmatic changes
12. Planned School Facilities - school facility capacity that will be in place or under actual construction within three (3) years after the issuance of final subdivision or site plan approval, pursuant to the School Board’s adopted Five Year Facilities Work Program.
13. Preliminary Development Plan Approval - The conferral of certain rights to final development order approval, including the maximum number and type of residential units, provided that such final approval is granted by the City within a time period prescribed in the Land Development Code, but not exceeding on (1) year, or as specified for phased projects in the City’s Land Development Code.
14. Preliminary Subdivision or Plat / Preliminary Site Plan – Any conceptual approval in residential that precedes the review of detailed engineering plans and/or the commencement of actual construction of infrastructure.
15. State Requirements for Educational Facilities – Standards established by the State of Florida for the design and construction of public educational facilities.
16. Total School Facilities - Existing school facilities and planned school facilities.
17. Utilization of Capacity - current enrollment at the time of a completed application for residential development.
18. Work Program - the financially feasible School District’s Five Year Facilities Work Program adopted pursuant to section 1013.35, Florida Statutes, as amended.
19. Measurable Programmatic Change - means a change to the operation of a school or the use of the school facility that has consistently and measurably modifies the capacity such as the use of classrooms for special education or other special purposes.
20. School Type - Elementary Schools are grades Pre kindergarten Exceptional Student Education through 5; Middle Schools are grades 6 through 8; and High Schools are grades 9 through 12.

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PROPERTY RIGHTS ELEMENT

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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 City 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 City 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 City 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 City 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 City 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

LIST OF ILLUSTRATIONS		Page
A	Future Land Use Plan Map 2032 (under separate cover).....	A-2
A-I	Historic Resources.....	A-3
A-II	Existing Well Fields.....	A-4
A-III	Flood Prone Areas.....	A-5
A-IV	Wetlands Map.....	A-6
A-V	Minerals Map .....	A-7
A- VI	Generalized Soil Map .....	A-8
	Legend for Soil Types.....	A-9
A-VII	Future Transportation 2032.....	A-10
A-VIII	High Groundwater Aquifer Recharge Area Map.....	A-11
A - IX	Regionally Significant Natural Resources Groundwater Resources.....	A-12
A-X	Regionally Significant Natural Resources Natural Systems.....	A-13
A-XI	Regionally Significant Natural Resources Planning and Resource Management Areas 1.....	A-14
A-XII	Regionally Significant Natural Resources Planning and Resource Management Areas 2.....	A-15
A-XIII	Regionally Significant Natural Resources Surface Water Resources.....	A-16

ILLUSTRATION A  
FUTURE LAND USE PLAN MAP 2032  
(under separate cover)

ILLUSTRATION A - I  
CITY OF ARCHER - HISTORIC RESOURCES MAP

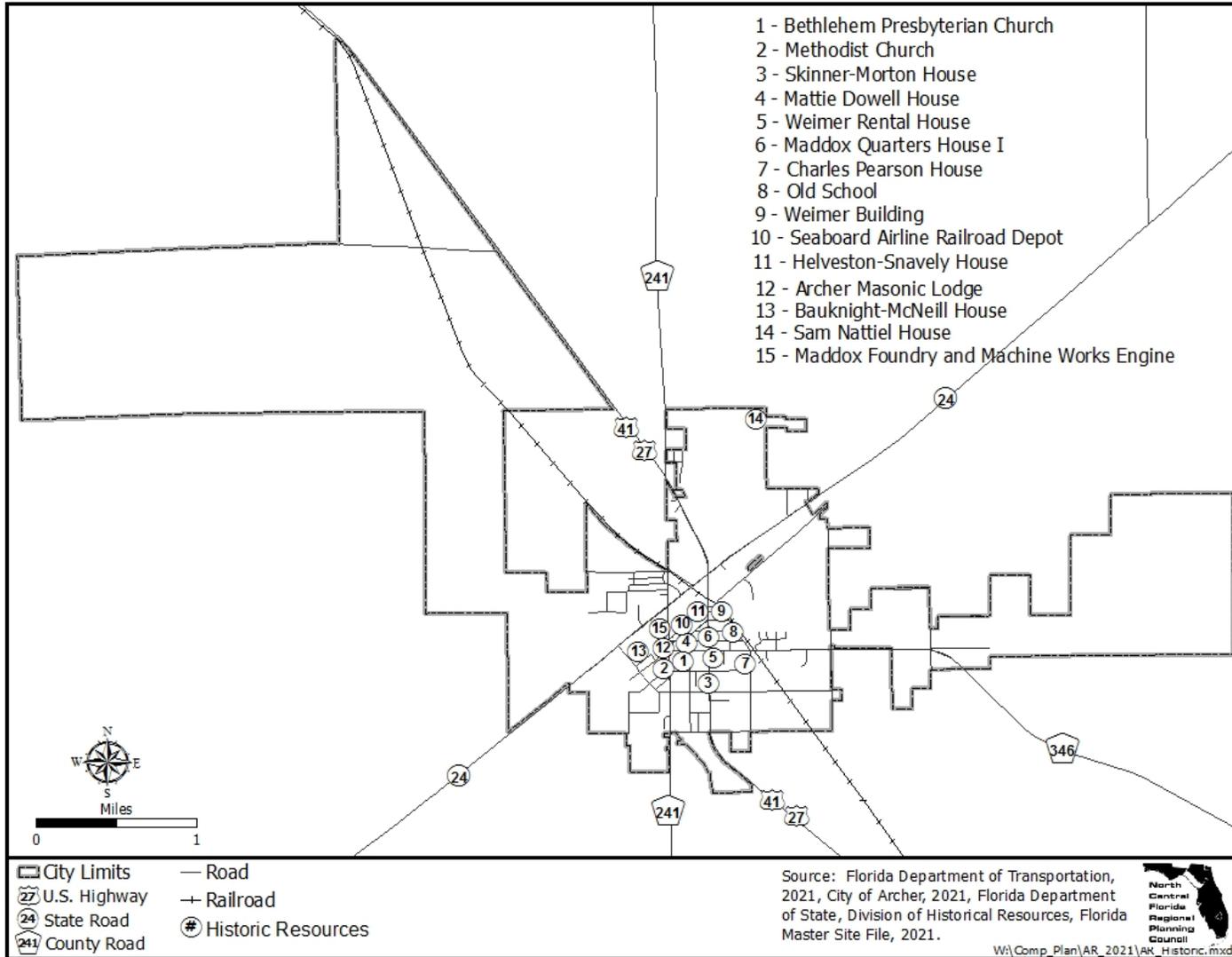


ILLUSTRATION A - II  
 CITY OF ARCHER - EXISTING WATERWELLS MAP

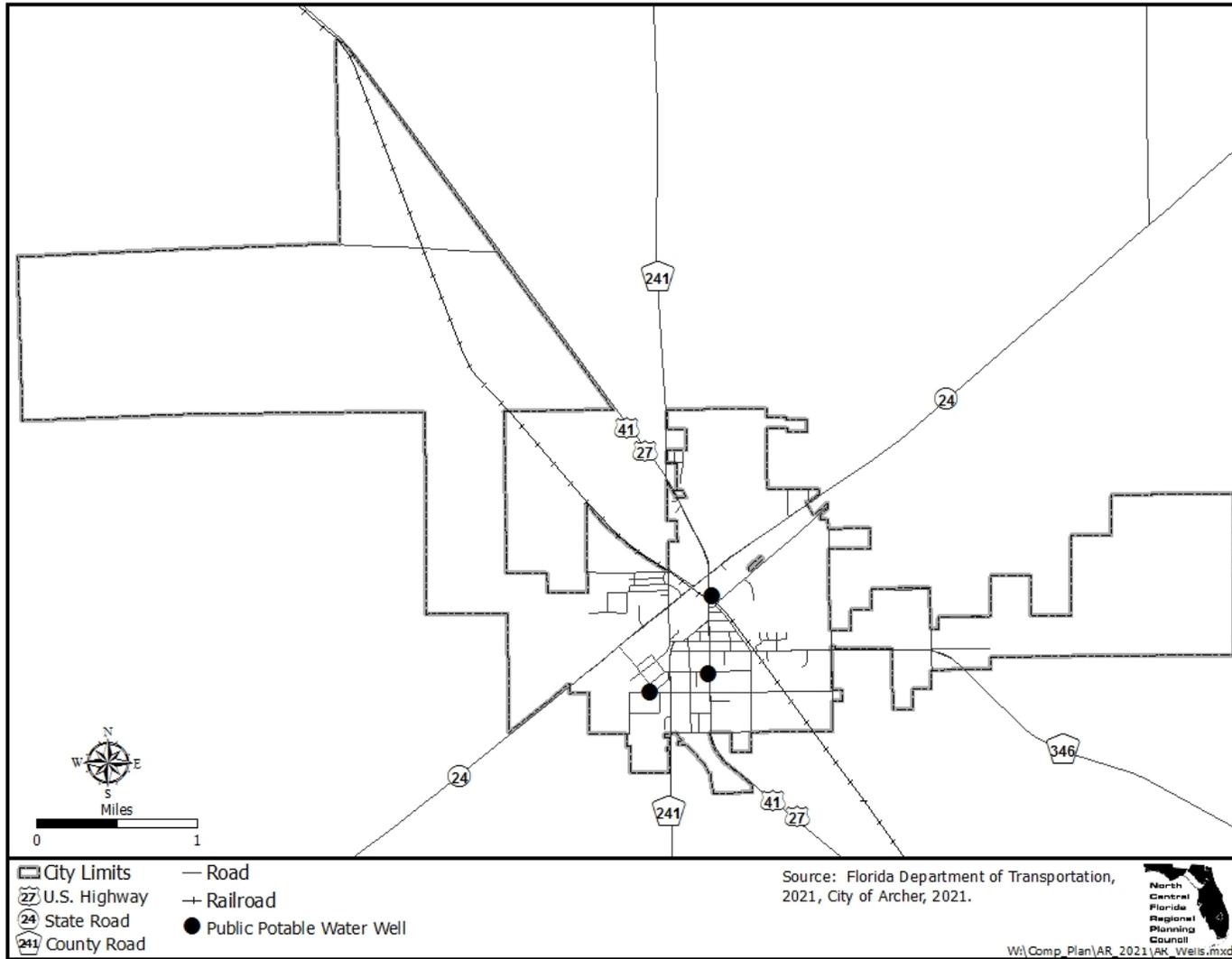


ILLUSTRATION A - III  
 CITY OF ARCHER - FLOOD PRONE AREAS MAP

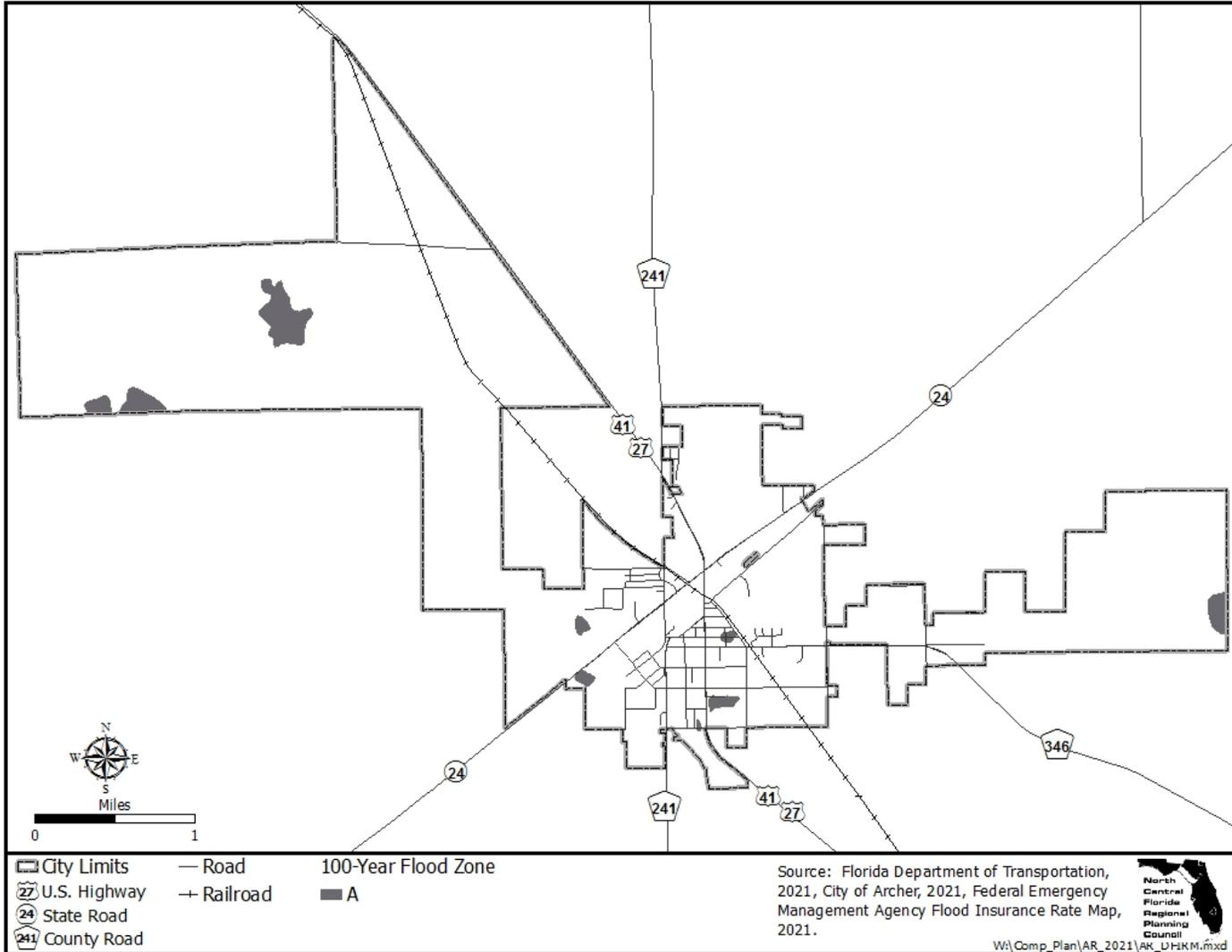


ILLUSTRATION A - IV  
 CITY OF ARCHER - WETLANDS MAP

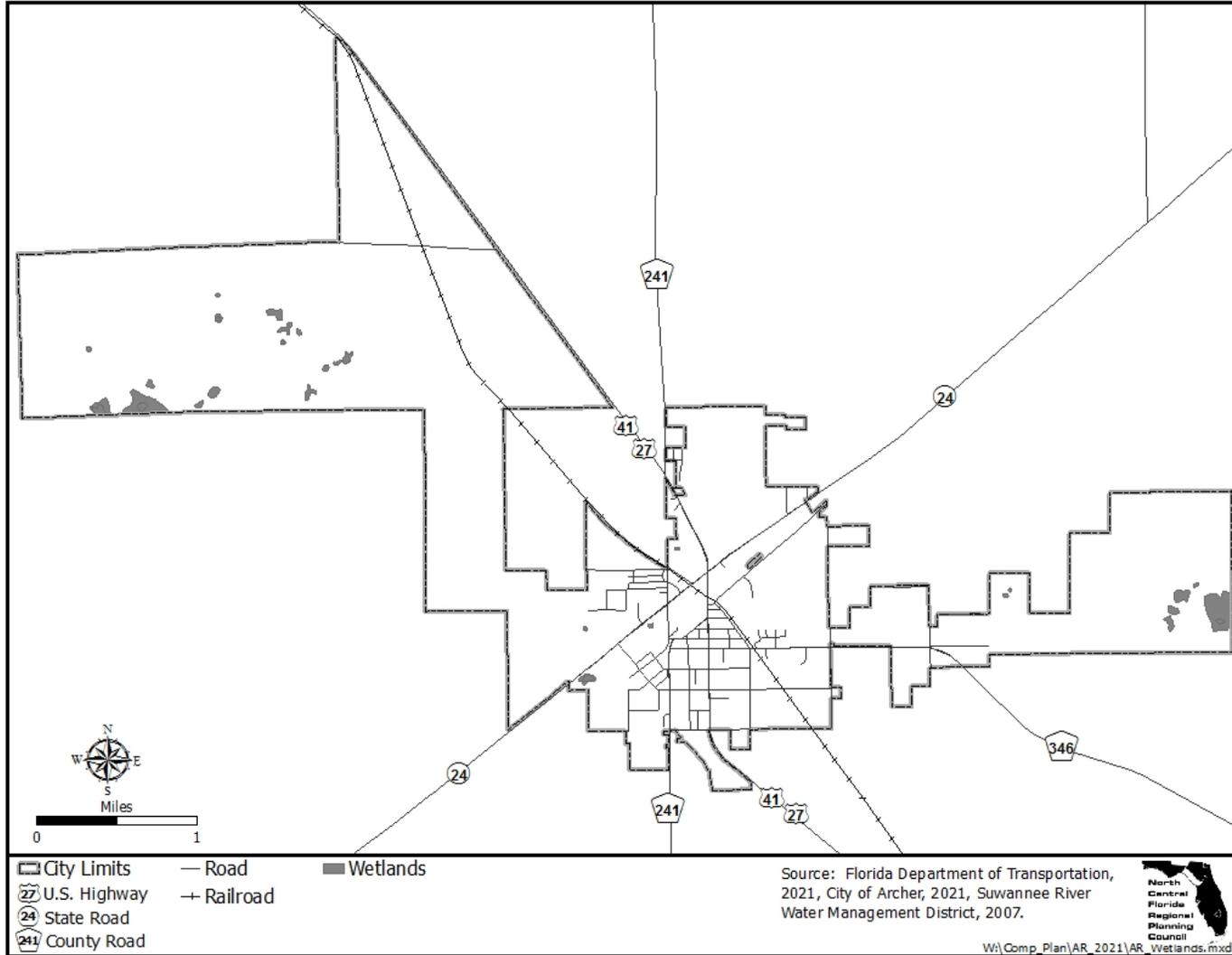


ILLUSTRATION A - V  
CITY OF ARCHER - MINERALS MAP

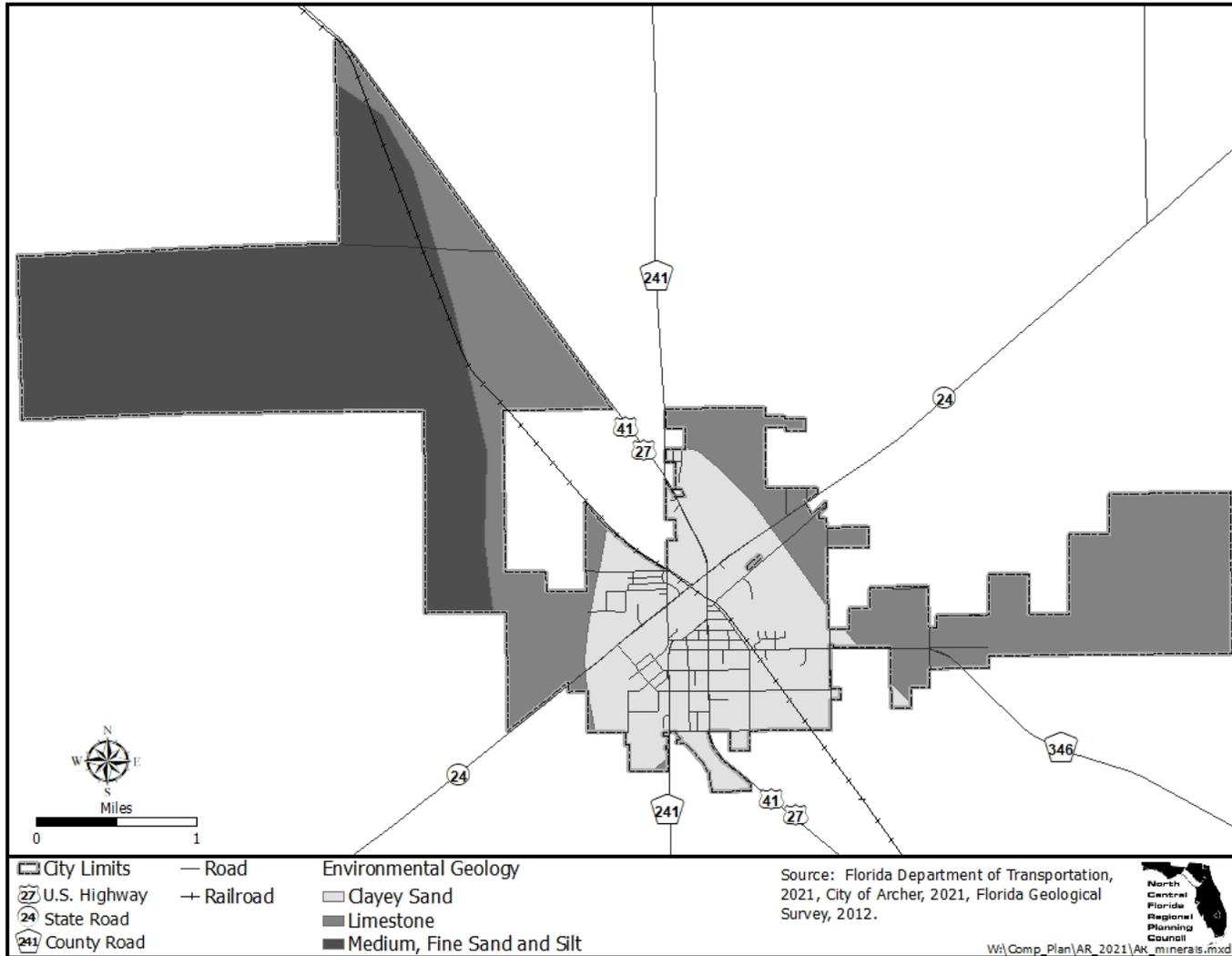
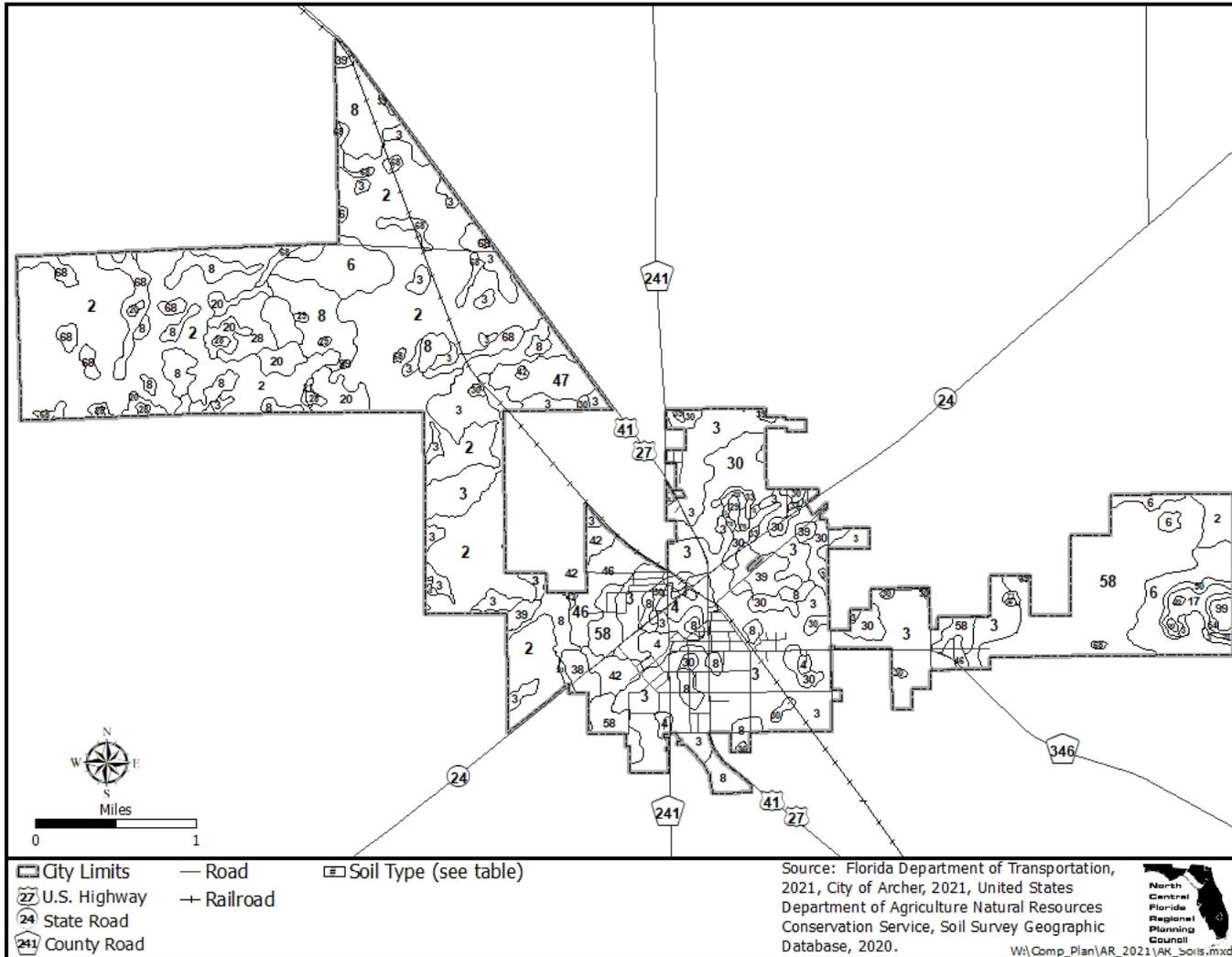


ILLUSTRATION A - VI  
 CITY OF ARCHER - GENERALIZED SOIL MAP



LEGEND - ILLUSTRATION A-VI  
SOIL TYPES AND SOIL ASSOCIATIONS

KEY	SOIL TYPE	CHARACTERISTICS
17	WAUCHULA SAND	POORLY DRAINED
2	CANDLER FINE SAND, 0 TO 5 PERCENT SLOPES	EXCESSIVELY DRAINED
20	TAVARES SAND, 0 TO 5 PERCENT SLOPES	MODERATELY WELL DRAINED
21	NEWNAN SAND	SOMEWHAT POORLY DRAINED
28	CHIPLEY SAND	SOMEWHAT POORLY DRAINED
29	LOCHLOOSA FINE SAND, 2 TO 5 PERCENT SLOPES	SOMEWHAT POORLY DRAINED
3	ARREDONDO FINE SAND, 0 TO 5 PERCENT SLOPES	WELL DRAINED
30	KENDRICK SAND, 2 TO 5 PERCENT SLOPES	WELL DRAINED
33	NORFOLK LOAMY FINE SAND, 2 TO 5 PERCENT SLOPES	WELL DRAINED
38	PITS AND DUMPS	
39	BONNEAU FINE SAND, 2 TO 5 PERCENT SLOPES	MODERATELY WELL DRAINED
4	ARREDONDO-URBAN LAND COMPLEX, 0 TO 5 PERCENT SLOPES	WELL DRAINED
41	PEDRO FINE SAND, 0 TO 5 PERCENT SLOPES	WELL DRAINED
42	PEDRO-JONESVILLE COMPLEX, 0 TO 5 PERCENT SLOPES	WELL DRAINED
46	JONESVILLE-CADILLAC-BONNEAU COMPLEX, 0 TO 5 PERCENT SLOPES	WELL DRAINED
47	CANDLER-APOPKA COMPLEX, 0 TO 5 PERCENT SLOPES	EXCESSIVELY DRAINED
50	SPARR FINE SAND	SOMEWHAT POORLY DRAINED
54	EMERALDA FINE SANDY LOAM	POORLY DRAINED
58	LAKE FINE SAND, 0 TO 5 PERCENT SLOPES	EXCESSIVELY DRAINED
6	APOPKA SAND, 0 TO 5 PERCENT SLOPES	WELL DRAINED
68	CANDLER FINE SAND, 5 TO 8 PERCENT SLOPES	EXCESSIVELY DRAINED
72	LOCHLOOSA FINE SAND, 5 TO 8 PERCENT SLOPES	SOMEWHAT POORLY DRAINED
73	KENDRICK SAND, 5 TO 8 PERCENT SLOPES	WELL DRAINED
76	BIVANS SAND, 5 TO 8 PERCENT SLOPES	POORLY DRAINED
78	NORFOLK LOAMY FINE SAND, 5 TO 8 PERCENT SLOPES	WELL DRAINED
8	MILLHOPPER SAND, 0 TO 5 PERCENT SLOPES	MODERATELY WELL DRAINED
99	WATER	

ILLUSTRATION A - VII  
 CITY OF ARCHER - 2032 FUTURE TRANSPORTATION MAP

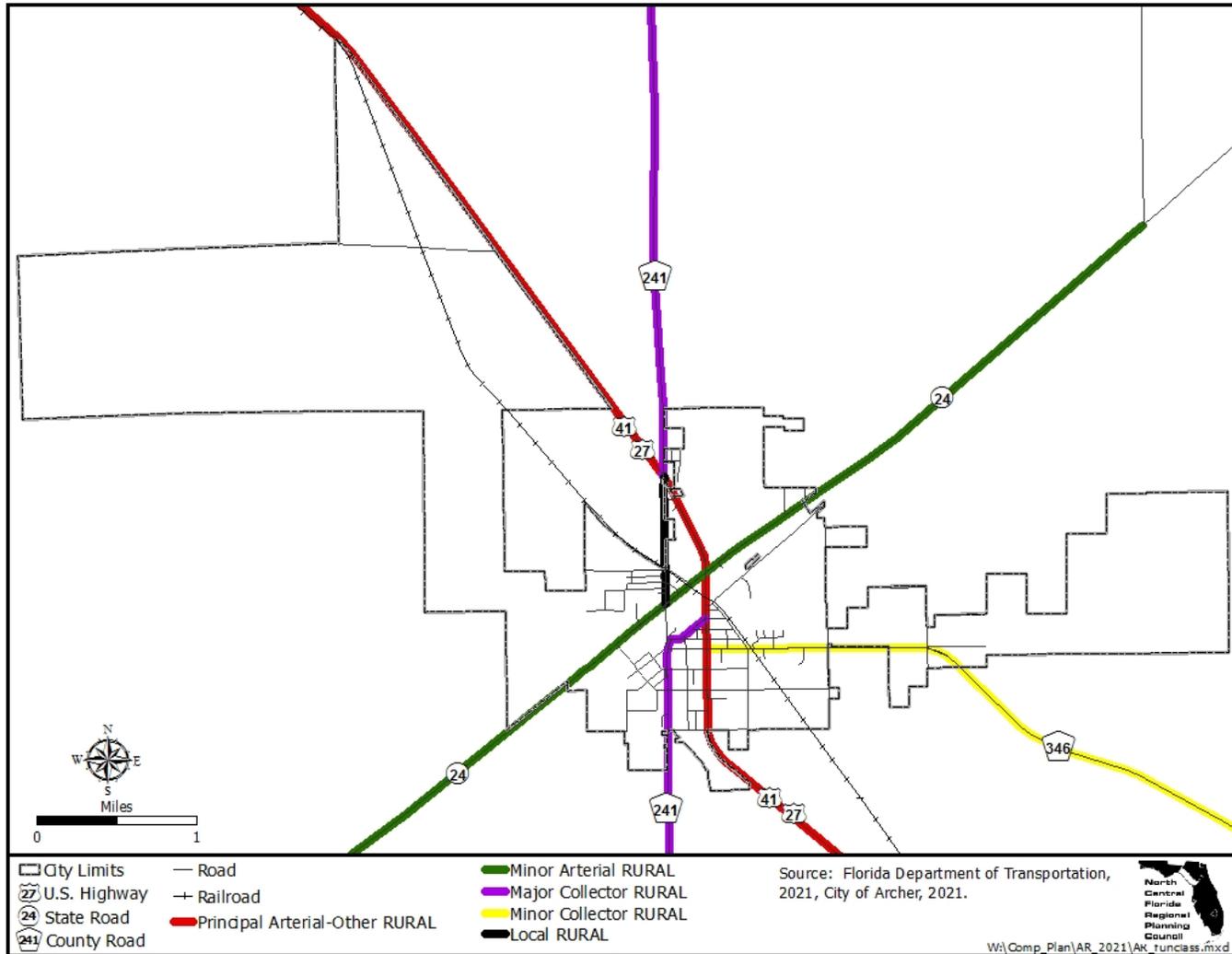


ILLUSTRATION A - VIII  
 CITY OF ARCHER - HIGH GROUNDWATER AQUIFER RECHARGE AREA MAP

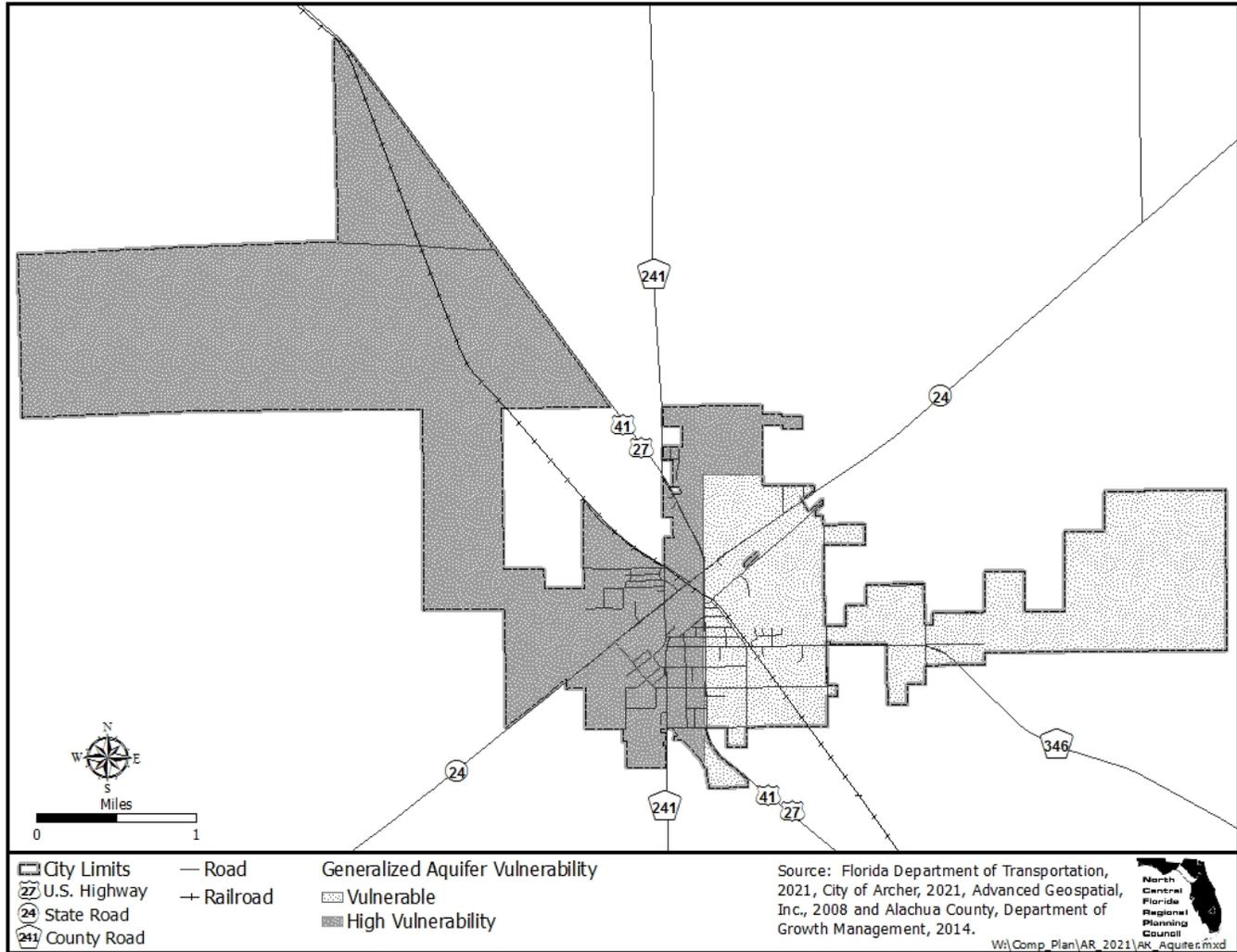


ILLUSTRATION A - IX  
 REGIONALLY SIGNIFICANT NATURAL RESOURCES GROUNDWATER RESOURCES

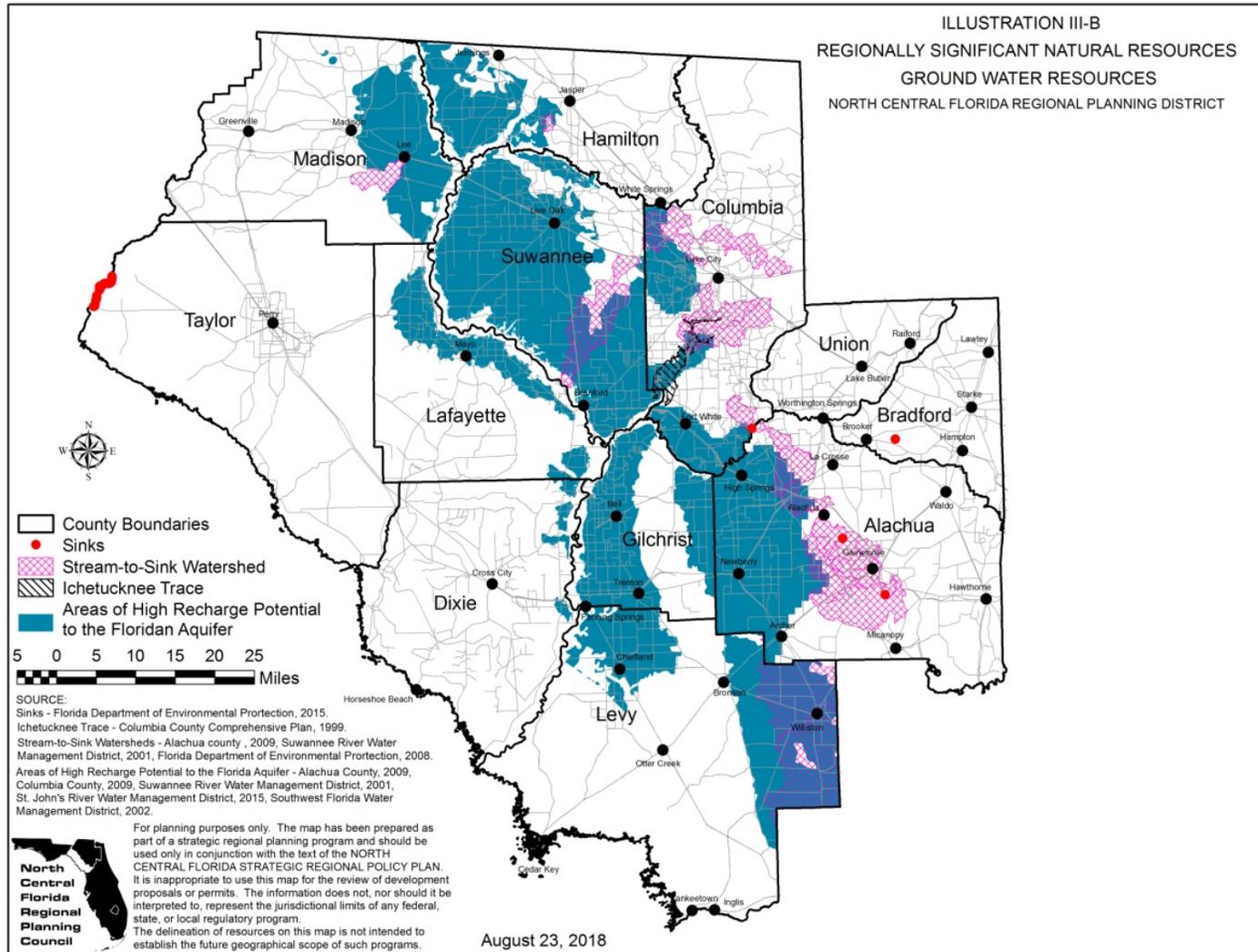
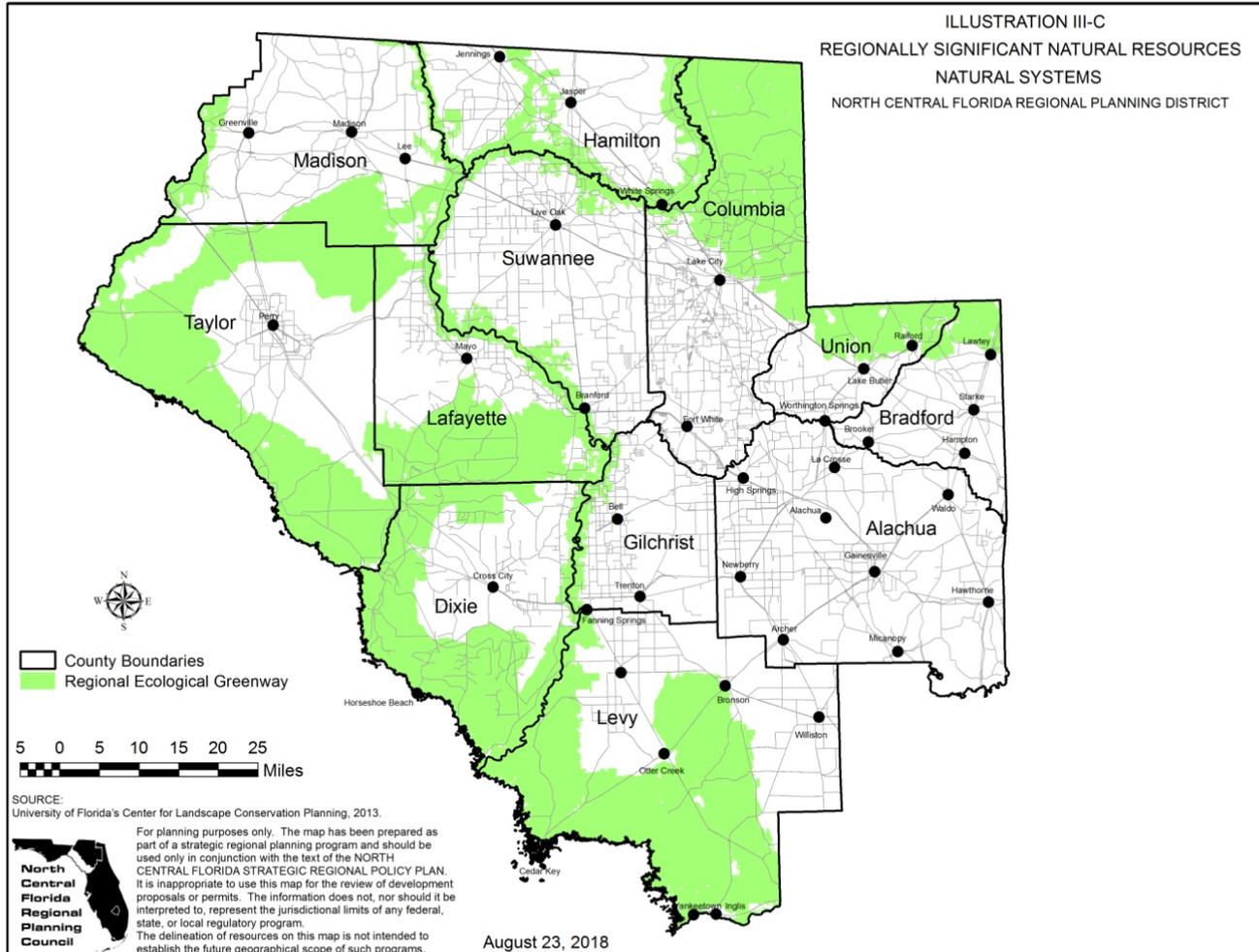


ILLUSTRATION A - X  
 REGIONALLY SIGNIFICANT NATURAL RESOURCES NATURAL SYSTEMS



# ILLUSTRATION A -XI

## REGIONALLY SIGNIFICANT NATURAL RESOURCES PLANNING AND RESOURCE MANAGEMENT AREAS 1

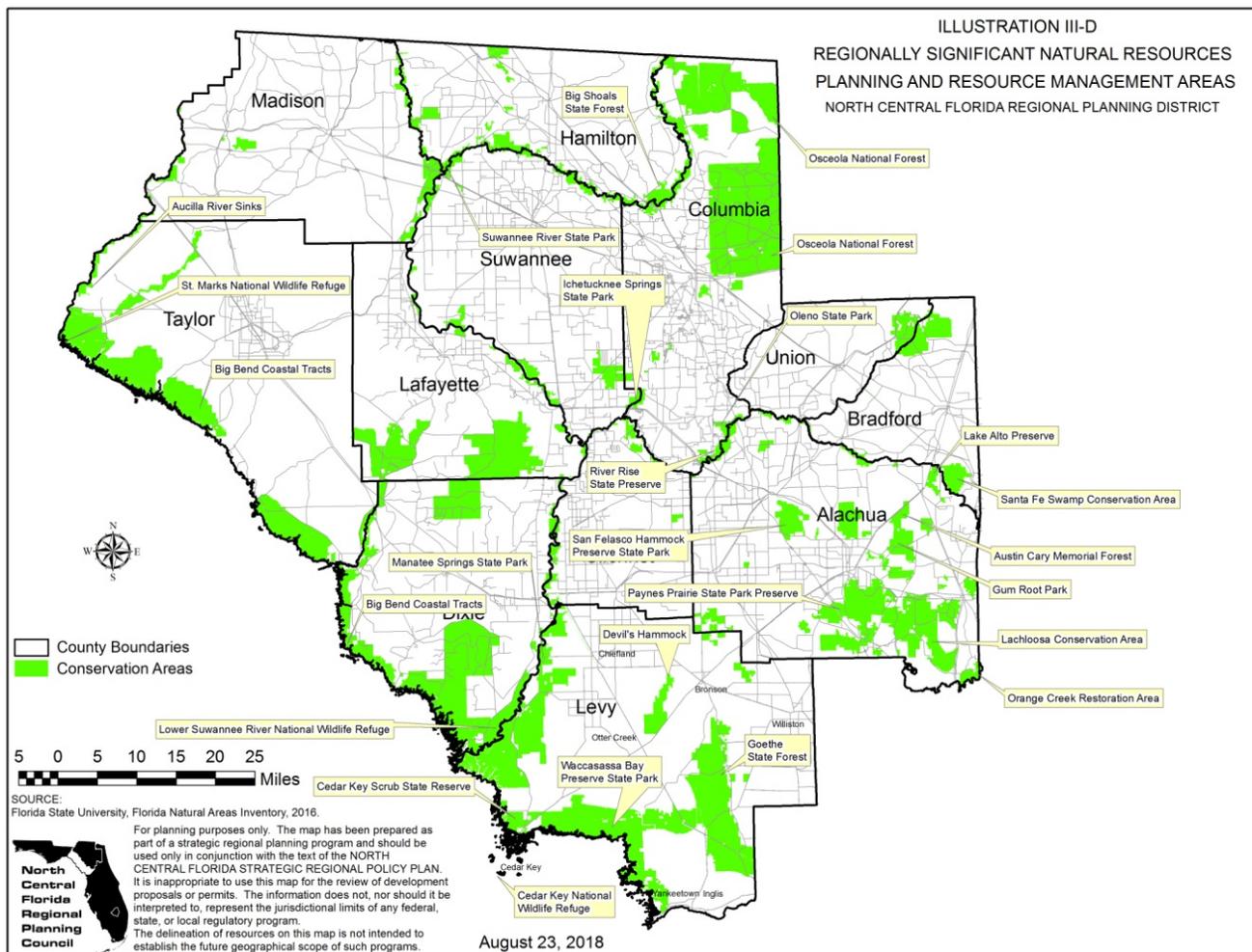


ILLUSTRATION A -XII  
 REGIONALLY SIGNIFICANT NATURAL RESOURCES PLANNING AND RESOURCE MANAGEMENT AREAS 2

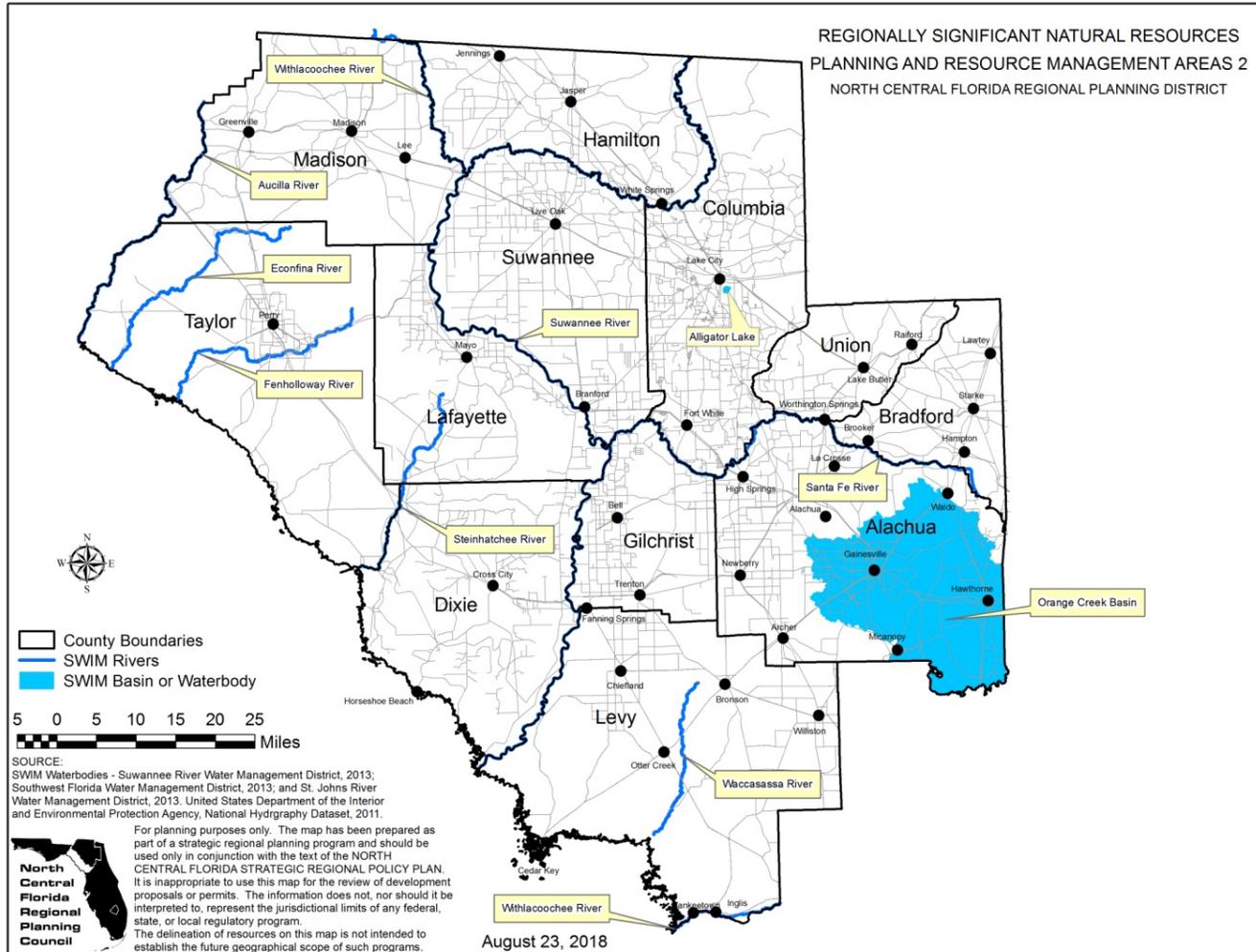
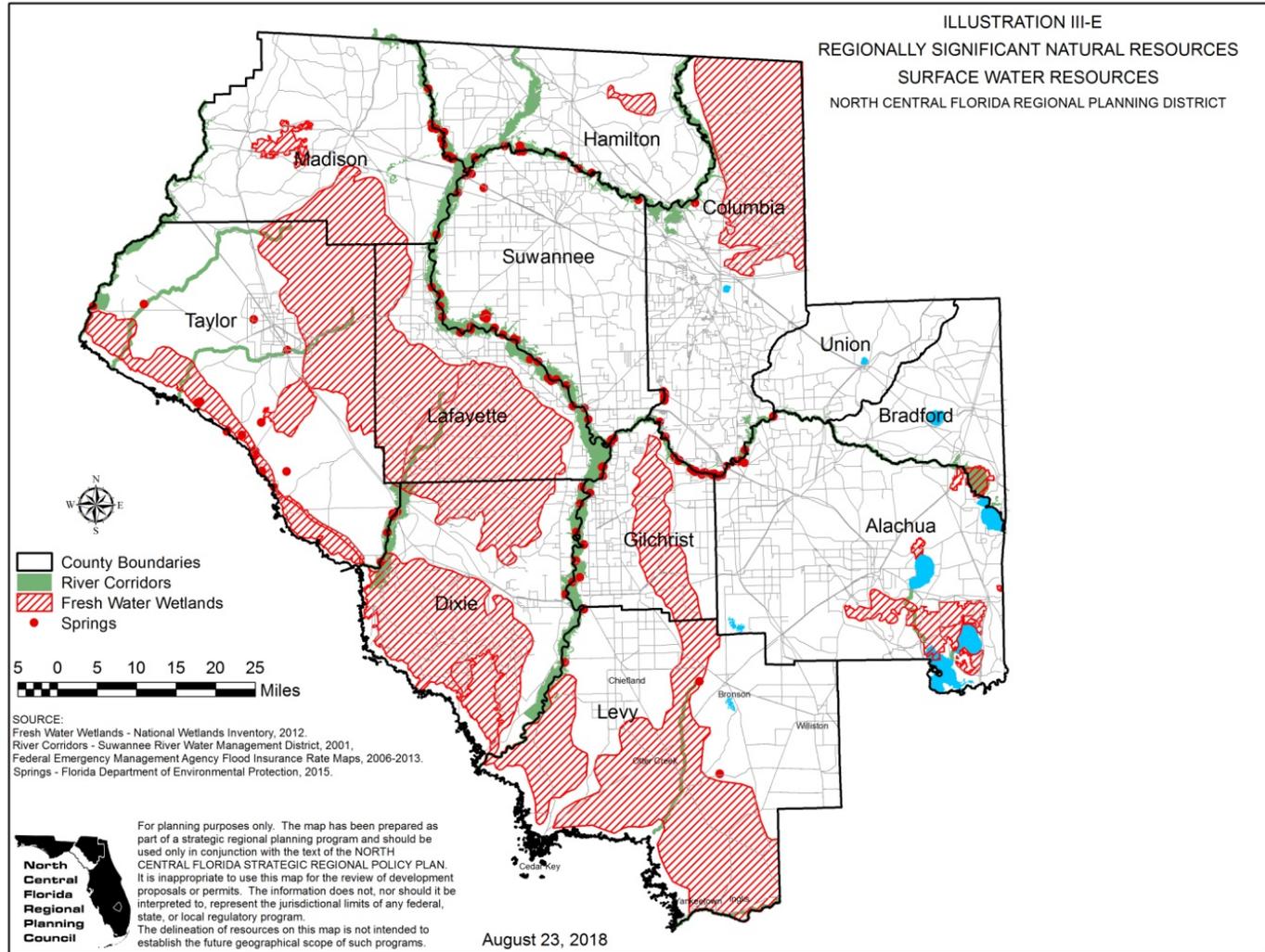


ILLUSTRATION A - XIII  
 REGIONALLY SIGNIFICANT NATURAL RESOURCES SURFACE WATER RESOURCES



# **NORTH CENTRAL FLORIDA REGIONAL PLANNING COUNCIL**

## **REGIONAL AND LOCAL GOVERNMENT PROGRAMS**

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