

TOWN OF BELL

COMPREHENSIVE PLAN

Adopted

May 21, 1992 by Ordinance No. 92-02

Amended

July 10, 2008 by Ordinance Nos. 07-09 and 07-10

July 2, 2009 by Ordinance No. 09-04

May 11, 2017 by Ordinance No. 17-01

TOWN OF BELL

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

Economic Development

Prepared for
Town Council

Prepared by
Local Planning Agency

With Assistance from
North Central Florida Regional Planning Council
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INTRODUCTION

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

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

In 1985, the Florida Legislature enacted and the Governor signed into law the Community Planning Act 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:

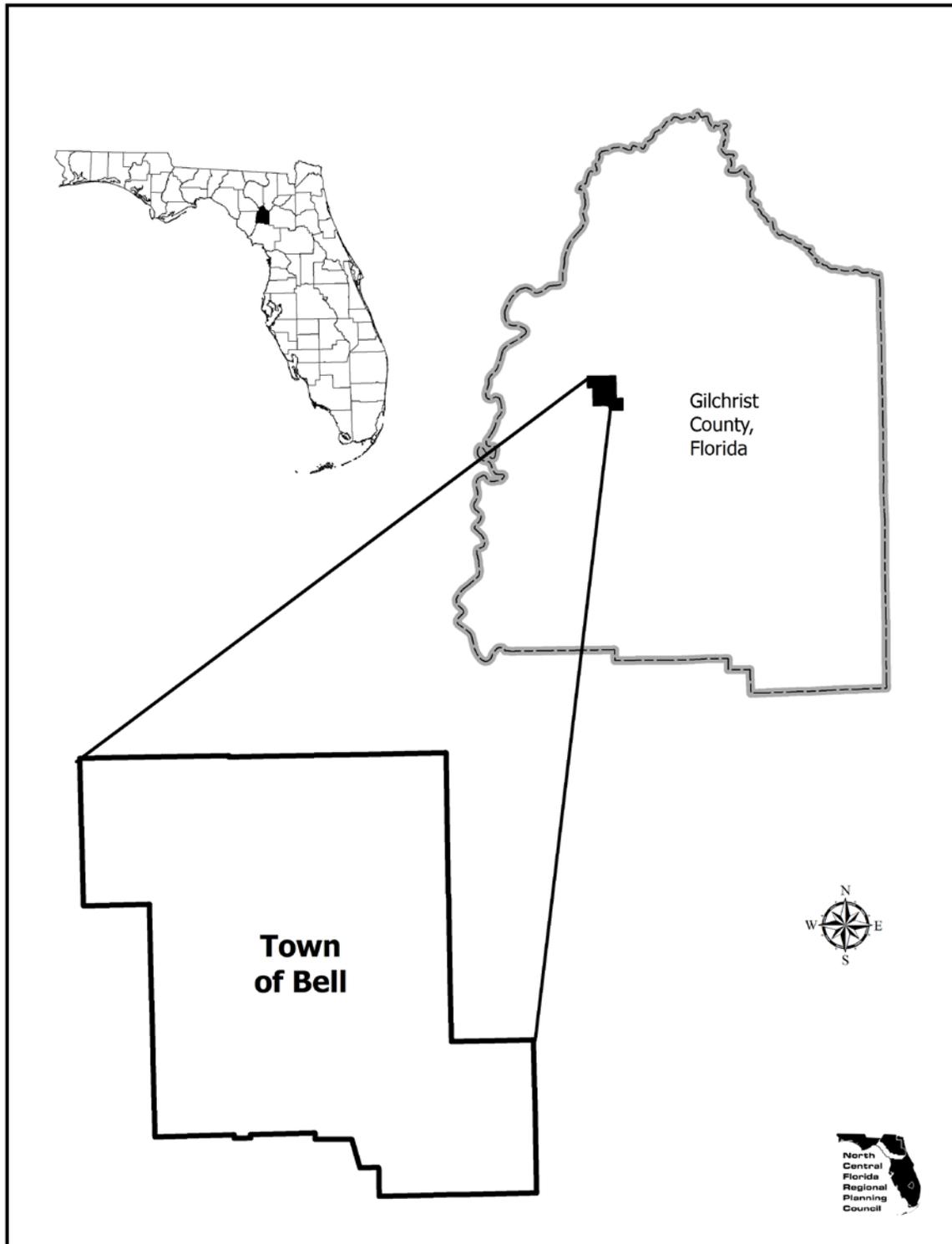
1. The collection and analysis of pertinent data concerning the physical and socio-economic characteristics of the study area, which has been accomplished through the preparation of the Data and Analysis document, although not a part of the Comprehensive Plan in that it is not an adopted document with 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 TOWN OF BELL

The Town of Bell is approximately 1.70 square miles or 1,089 acres in area. The Town is located in the northwestern portion of Gilchrist County, as shown on the following location map.

The population of the Town was estimated at 214 persons in 1987, according to the University of Florida Bureau of Economic and Business Research population estimated, adjusted for de-annexation by North Central Florida Regional Planning Council staff. This represents 3.0 percent of the County's total population.

TOWN OF BELL
GENERAL LOCATION MAP



I

FUTURE LAND USE ELEMENT

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FUTURE LAND USE ELEMENT

INTRODUCTION

This Future Land Use Element and Future Land Use Plan map and map series, designates the future general distribution, location and extent of the uses of land within the incorporated areas of the Town. The purpose of this Future Land Use Element is to provide for the appropriate distribution of population densities and building and structural densities and intensities.

The following goal, objectives and policies provide for distribution of future land use, as well as, guidance for such future land use. The focal point around which this Future Land Use Element is centered is the Town as a designated center of development as the unincorporated areas of the County are primarily rural in character and use.

FUTURE LAND USE ELEMENT GOALS, OBJECTIVES AND POLICIES

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

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

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

Policy I.1.2 The Town's zoning regulations shall provide the following:

LAND USE	ZONING	DENSITY/FLOOR AREA RATIO
Residential	R-1	Less than or equal to 1 dwelling unit per acre.
	R-2	1 to 2 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
Light Industrial	I	.50 Floor Area Ratio

* 1 - 3 Dwelling units per acre are permitted in this district as an accessory use, such as apartments located above business establishments in the downtown commercial district.

** 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.

Public, charter, and private elementary and middle schools are permitted within the residential land use classification. Public, charter, and private elementary, middle schools and high schools are permitted in the residential land use classification.

Public, charter, and private elementary, middle and high schools are permitted within commercial land use designations.

Public, charter, and private schools teaching industrial arts curriculum are permitted within industrial land use designations.

Policy I.1.3 Density of development in the Town shall be governed by the availability adequate sewage treatment.

USE	SEWAGE TREATMENT	PERMITTED
Residential	Septic Tank	1 - 2 dwelling units per acre.
	Package Plant	1 - 12 dwelling units per acre.

Policy I.1.4 The Town shall require developers to provide for neighborhood utilities in site and development plans and to include specific provisions for:

1. Ownership of utility 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.1.5 Community and regional utility facilities shall be restricted to commercial or industrial land use areas.

Policy I.1.6 The Town 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.1.7 The Town shall require the development of public, private and charter school sites to be consistent with the following standards:
1. Middle and high schools shall be located on collector or arterial roadways, as functionally classified within the Comprehensive Plan, which have sufficient capacity to carry traffic to be generated by the school and are suitable for high volume traffic during evening and special events as determined by generally acceptable traffic engineering standards;
 2. The location, arrangement and lighting of play fields and playgrounds shall be located and buffered as may be necessary to minimize impacts to adjacent residential property; and
 3. All structural setbacks, building heights, and access requirements shall be governed by the Town's land development regulations.
- OBJECTIVE I.2 The Town 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 land development regulations of the Town shall restrict development within unsuitable areas due to flooding, improper drainage, steep slopes, rock formations and adverse earth formations, unless acceptable methods are formulated by the developer and approved by the Town to solve the problems created by the unsuitable land conditions.
- OBJECTIVE I.3 The Town shall require that proposed development be approved only where the public facilities meet or exceed the adopted level of service standard.
- Policy I.3.1 The land development regulations of the Town shall establish procedures for the review of proposed development to determine its impact on level of service standards for public facilities. Building permits shall be issued only when the necessary facilities and services are in place in accordance with the Concurrency Management System found within this Comprehensive Plan.
- OBJECTIVE I.4 The Town shall use innovative land development regulations.
- Policy I.4.1 The Town shall manage future growth and development by implementing, at a minimum, the following provisions to:
1. Regulate the subdivision of land;
 2. Regulate the use of land and water consistent with this Element to maintain the compatibility of adjacent land uses and provide for open space;
 3. Protect environmentally sensitive lands identified within the Conservation Element;
 4. Regulate areas subject to seasonal and periodic flooding and provide for drainage and stormwater management;
 5. Protect potable water well fields and aquifer recharge areas;
 6. Regulate signage;
 7. Provide safe and convenient on-site traffic flow and vehicle parking needs; and
 8. Provide that development orders and permits shall not be issued which result in a reduction of the level of service standards adopted in this Comprehensive Plan.

- OBJECTIVE I. 5 The Town shall require adequate planning, financing, construction and dedication of public utilities to support proposed development.
- Policy I.5.1 The Town shall adopt as part of its utility policies and programs a provision whereby any extension of public facility geographic service areas into surrounding unincorporated areas, shall be limited to the adjacent designated urban development areas as defined within the County's Comprehensive Plan.
- OBJECTIVE I.6 The Town's land development regulations shall include within the portion regarding the report and recommendation of the Planning and Zoning Board on amendments to such regulations, that such report shall address whether the proposed amendment will be a deterrent to the improvement or development of adjacent land uses and it shall be concluded by the local governing body, based upon such report and prior to approval of the amendment, that the granting of the amendment will not adversely impact adjacent land uses.
- Policy I.6.1 Mining shall not be permitted in the Town because:
1. There are no known minerals of commercial value located in the Town to be mined and
 2. Responsible mining development would require expertise not economically available to the Town.
- If minerals of commercial value are discovered and a proposal for development of those minerals is submitted, the Town may address that need and all of the foregoing concerns with regulations which:
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.
- Policy I. 6.2 The Town shall provide drainage, stormwater management, open space and safe and convenient on-site traffic flow for all development.
- Policy I.6.3 The Town shall limit the intensity of development by requiring that the length of lots does not exceed three times the width of lots for the location of dwelling units.
- Policy I.6.4 The Town shall participate in the National Flood Insurance Program and regulate development and the installation of utilities in flood hazard areas in conformance with the programs requirements. The Town shall require all structures to be clustered on the non-floodprone portions of a site.
- OBJECTIVE I.7 The Town shall identify and designate blighted areas which are feasible for redevelopment or renewal, through the updating of the housing condition survey with U.S. Bureau of Census information.
- Policy I.7.1 The Town shall request federal and state funds to redevelop and renew any identified blighted areas, where the Town finds there is a competitive feasibility to receive such funding.

- OBJECTIVE 1.8 The Town shall regulate nonconforming lot sizes, uses of land, structures, and uses of structures. Non-conformities shall be permitted to continue until they are voluntarily removed; however, non-conformities shall not be enlarged upon, expanded, intensified or extended. Certain nonconforming 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, 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 non-conformity;
 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 nonconforming use shall be terminated and any reconstruction shall be in conformity.

Policy I.8.5 The Town will establish administrative procedure and standards by which a property owner may demonstrate that private property rights have vested against the provisions of this Comprehensive Plan. These administrative procedures shall provide determination for the consistency of development with the densities and intensities set forth in this Plan.

OBJECTIVE I. 9 The Town shall adopt historic resource preservation provisions.

Policy I.9.1 The Town 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 Town shall maintain a listing of all known prehistoric and historic sites within the Town. This list shall be updated as new information regarding the prehistoric or historic significance of a site is identified and provided to the Town by the state historical officer.

OBJECTIVE I.10 The Town shall protect natural resources and environmentally sensitive lands (including but not limited to wetlands and floodplains).

Policy I.10.1 The Town does not have specific hydrological information that would be helpful in developing regulations to protect potable water well fields. Studies are presently being done by the Suwannee River Water District which will form the basis for review and re-evaluation of existing well field regulations. In the interim, between the time of adoption of the Comprehensive Plan and the availability of the Suwannee River Water District study, the following measures shall be taken:

1. The first 200 foot radius around the well shall remain a zone of exclusion where no development activities shall be permitted; and
2. From a radius of 200 to 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.

OBJECTIVE I. 11 The Town 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 Town shall require that all proposed development which is subject to the provisions of any regional resource planning and management plan shall be consistent with such plan and that proposed development be reviewed for such consistency during the development review process.

OBJECTIVE I.12 The Town shall coordinate review of all proposed 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 Town shall require 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 Town.

OBJECTIVE I.13 The Town shall permit essential services by a special-use permit in any zoning district.

Policy I.13.1 The Town shall permit by special exception in any zoning district essential services, which are hereby defined to include and be limited to water, sewer, gas, solid waste disposal, telephone, televisions, radio, electrical systems (including transmission lines) and telecommunication towers.

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

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

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TRANSPORTATION ELEMENT

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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 Town and establish a framework for making policy decisions in planning for future transportation needs.

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

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

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

TRANSPORTATION ELEMENT GOAL, OBJECTIVES AND POLICIES

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

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

ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	NUMBER OF LANES	FACILITY TYPE	AREA TYPE	LEVEL OF SERVICE
1	C.R. 341 (from S.R. 49 to Town's west limits)	2	Collector	Community	D
2	U.S. 129/S.R. 49 (from Town's north limits to Town's south limits)	2	Arterial	Community	D

Policy II.1.2 The Town shall control the number and frequency of connections and access points of driveways and roads to arterial and collector roads. 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.

- Policy II.1.3 The Town 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 Town shall, for any development which is required to provide a site plan or any development requiring platting, 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 For state facilities, the Town shall coordinate with the Florida Department of Transportation in developing transportation mitigation and agreements ensuring that state facilities function at acceptable levels of service in accordance with Section 163.3180(5)(h)1.c., Florida Statutes, as amended.
- OBJECTIVE II.2 The Town 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 Town shall 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 Town 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.
- OBJECTIVE II.3 The Town shall coordinate its traffic circulation planning efforts with the Florida Department of Transportation for consistency with the Department's 5-year Transportation Plan.
- Policy II.3.1 The Town 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 5-Year Transportation Plan so that such capital project planning is complementary and consistent with the state roadway improvement planning.
- OBJECTIVE II.4 The Town shall provide for the protection of existing and future right-of-ways from building encroachment by establishing right-of-way setback requirements for all structures along new or realigned collector and arterial roadways.
- Policy II.4.1 The Supplementary District Regulations found within the Town's land development regulations shall include the following provision which requires a structure to provide a minimum setback of seventy-five (75) feet as measured from the centerline of the right-of-way for new or realigned arterial roads.
- OBJECTIVE II.5 The Town will attempt to ensure that transportation plans made by other units of government do not have a detrimental effect on town residents.
- Policy II.5.1 The Town shall encourage that future neighborhoods be shaped around cul-de-sacs, and that houses built on strips along the road be discouraged.
- Policy II.5.2 The Town 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.1.5 In accordance with Section 163.3180(5)(h)1.c. and 163.3180(5)(h)2. Florida Statutes, as amended, the Town shall provide a means by which the landowner will be assessed a proportionate share of the cost of providing the transportation facilities necessary to serve the proposed development. However, the landowner shall not be held responsible for contributing to deficient transportation facilities.

III

HOUSING ELEMENT

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HOUSING ELEMENT

INTRODUCTION

The following goal, objectives and policies constitute the Housing Element providing for decent, safe and sanitary housing at affordable costs and in sufficient quantities to meet the needs of both existing and future Town residents.

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

HOUSING ELEMENT GOAL, OBJECTIVES AND POLICIES

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

OBJECTIVE III.1 The Town shall provide for the allocation of residential usage 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 Town shall include as part of its adopted citizen participation plan a provision to insure that representatives of the local private and non-profit housing industry be requested to participate in housing related planning activities conducted by the Town.

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

OBJECTIVE III.2 The Town, to address the quality of housing, shall include minimum housing standards for structural strength, stability, sanitation, adequate light and ventilation and safety to life and property from fire and other hazards incident to the construction, alteration, repair, removal, demolition, use and occupancy of residential buildings.

Policy III.2.1 Town's land development regulations, shall 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 Florida Statutes Section 320.825 and Chapter 553.382, Florida Statutes, as amended, and modular homes (as defined by Chapter 553.36, Florida Statutes, as amended) shall be permitted in designated residential and mobile home parks.

OBJECTIVE III.3 The Town shall make available through the land development regulations the provision of site opportunities for extremely low-, very low, low and moderate income families and mobile homes in conformance with the Future Land Use Element.

- Policy III.3 .1 The Town, within the adopted citizen participation plan shall request representatives of the private and non-profit housing industry to assist with the preparation of plans and programs for the development of housing for extremely low-, very low, low and moderate income persons.
- Policy III.3.2 The Town shall permit housing for extremely low-, very low, low and moderate income families with the following provisions:
1. All mobile and modular homes are securely anchored and meet applicable safety codes of the Town; and
 2. Those mobile or modular homes placed in residential subdivisions shall meet the following minimum requirements:
 - a. The width is no less than 25% of the total length;
 - b. The pitch of the home's roof has a minimal vertical rise of one foot for each five feet of horizontal run;
 - c. The roof is finished with a type of shingle commonly used in standard residential construction;
 - d. The exterior siding consists of wood, hardboard, or aluminum comparable in composition, appearance, and durability to exterior siding commonly used in standard residential construction;
 - e. 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
 - f. All towing equipment, including tongue, axles, wheels, transporting lights, etc. shall be removed if possible, or placed behind permanent skirting.
 3. Those mobile or modular homes placed in mobile home parks shall meet the following minimum requirements:
 - a. 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
 - b. All towing equipment, including tongue, axles, wheels, transporting lights, etc. shall be removed.
- OBJECTIVE III.4 The Town shall facilitate the provision of group homes or foster care facilities, as licensed or funded by the Florida Department of Children and Family Services, within residential areas or areas of residential character, Chapter 419, Florida Statutes, as amended.
- Policy III.4.1 The Town shall establish standards for the location of foster care or group home facilities licensed or funded by the Florida Department of Children and Family Services within residential areas by number of clients to be served, length of client stay and intensity of services or treatment to be provided.
- Policy III.4.2 The Town shall permit homes of six or fewer residents which otherwise meet the definition of a community residential home as provided in Chapter 419, Florida Statutes, as amended, as single-family noncommercial use districts provided such homes not be located within a radius of 1,000 feet of another existing group home with six or fewer residents.

- OBJECTIVE III.5 The Town shall establish programs for the demolition of housing through the inclusion of hazardous buildings regulations within the unified land development regulations.
- Policy III.5.1 The Town shall continue to maintain within the land development regulations a hazardous building code which shall require the rehabilitation or demolition of housing and other structures which pose a threat to public safety.
- Policy III.5.2 The Town shall apply for federal and state housing assistance where it has been determined that the Town has competitive standing in any ranking process for determining program award.
- Policy III.5.3 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 Town shall provide for the restoration or rehabilitation for adaptive reuse of historically significant housing through the adoption of regulations, which shall protect significant historic housing.
- Policy III.6.1 The Town shall enact regulations which protect significant historic housing through maintenance requirements and, where appropriate, adaptive reuse.
- OBJECTIVE III.7 The Town 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 Town shall enact provisions found within 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 Town shall assist in the planning of the housing assistance programs of the Housing Authority.
- Policy III.8.1 The Town through the implementation of the Citizens Participation Plan shall provide assistance to the Housing Authority and the private sector to establish planning for the provision of a supply of housing to accommodate the full range of life stages and economic capabilities of the Town's residents.

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IV

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

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

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

GOAL IV-1 - CAUSE THE PROVISION OF PUBLIC FACILITIES IN A TIMELY, ORDERLY AND EFFICIENT MANNER, WITH MINIMAL ADVERSE IMPACT ON NATURAL RESOURCES AND AT AN ACCEPTABLE LEVEL OF SERVICE FOR THE TOWN'S POPULATION.

OBJECTIVE IV.1 The Town shall correct existing deficiencies by undertaking capital improvement projects in accordance with the schedule contained in the Capital Improvements Element of this Comprehensive Plan. Further, said existing deficiencies shall be prioritized on the schedule in conformance with the criteria established in Policy VIII. 1.1 of this Comprehensive Plan.

Policy IV.1.1 The Town shall provide that within the schedule contained in the Capital Improvements Element, that capital improvement projects needed for replacement or correction of existing deficiencies be given priority over providing for future facility's needs, if they are imminently needed to protect the public health and safety and if existing facilities are not meeting maintenance or operation level of service standards adopted herein.

OBJECTIVE IV.2 The Town shall meet future needs for facilities by scheduling the completion of public facilities improvements, such as the extension or increase of capacity of such facilities, concurrent with projected demand.

POLICIES FOR SANITARY SEWER

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

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Privately owned waste-water package treatment	80 gallons per capita per day

Policy IV.2.2 The Town shall prohibit the installation of septic tanks in locations with unsuitable soils.

Policy IV.2.3 The Town shall allow existing septic tanks and package wastewater treatment facilities to remain in service until such time as a centralized sanitary sewer service is available.

POLICIES FOR SOLID WASTE DISPOSAL

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

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Solid Waste Landfill	0.61 tons per capita per year

The Town shall maximize the use of Alachua County's solid waste landfill facilities. The Town currently has an interlocal agreement with this County.

Policy IV.2.5 The Town has an interlocal agreement with the County for recycling pursuant to Chapter 403.706, Florida Statutes, as amended.

POLICIES FOR DRAINAGE

Policy IV.2.6 The Town hereby establishes the following level of service standards for drainage facilities:

FACILITY TYPE	LEVEL OF SERVICE STANDARD
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Retention Pond	The Town shall require all stormwater management projects, at a minimum, adhere to the standards as specified in Chapter 62-330, Florida Administrative Code, as amended (rules of the Florida Department of Environmental Protection), and Chapters 40B-4 and 40B-400, Florida Administrative Code as amended (rules of the Suwannee River Water Management District), with treatment of run-off on site to meet water quality standards required by Chapter 40C-44.066, Florida Administrative Code, as amended, (rule guiding Florida Department of Environmental Protection).
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Any development exempt from Chapter 62-330, 40B-4, or 40B-400, as cited above, and which is adjacent to, or drains into a surface water or empties into a sink hole, shall first allow the runoff to enter a grassed- swale designed to percolate 80% of the runoff from a 3-year, 1-hour design storm within 72 hours after a storm event.

Policy IV.2.7 The Town 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, including sheet flow and flow to isolated wetland systems.

Policy IV.2.8 The Town shall require a certification, by the preparer of the permit plans, that all construction activity undertaken shall incorporate erosion and sediment controls during construction.

POLICIES FOR POTABLE WATER

Policy IV.2.9 The Town hereby, establishes the following level of service standards for potable water:

	FACILITY TYPE	LEVEL OF SERVICE STANDARD
	Gilchrist school well	116 gallons per capita per day
Policy IV.2.10	The Town will cooperate with the Water Management District during emergencies to conserve water.	
OBJECTIVE IV.3	In order to maximize the use of existing facilities and discourage urban sprawl the Town, upon adoption of this comprehensive plan, shall require that uses shall be directed to areas which are served by public facilities.	
Policy IV.3.1	The Town shall permit residential densities in excess of 2 dwelling units per acre only where community sanitary sewer systems are available and accessible.	
OBJECTIVE IV.4	The Town shall require that no sanitary sewer facility have any discharge into designated prime groundwater aquifer recharge areas.	
Policy IV.4.1	The Town shall provide that during the development review process all proposed development within the drainage basin of any designated priority water body shall be coordinated with the Water Management District and ensure that any proposed development is consistent with any approved management plans within that basin.	
OBJECTIVE IV.5	The Town shall coordinate with the Water Management District to protect the functions of natural groundwater recharge areas and natural drainage features, by requiring that all development proposals, which have the potential for impacting the water resources of the Town be reviewed by the Water Management District.	
Policy IV.5.1	The Town shall provide for the limitation of development adjacent to natural drainage features to protect the functions of the feature.	
Policy VI.5.2	The Town shall provide for the limitation of development and associated impervious surfaces in prime groundwater recharge areas designated by the Water Management District to protect the functions of the recharge area.	
	POLICIES FOR HAZARDOUS WASTE AND MATERIALS	
OBJECTIVE IV.6	The Town 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.6.1	The Chief of the Town's Volunteer Fire Department, in coordination with the County, 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.6.2	The Town, in coordination with the County, shall disseminate information on hazardous waste source reduction and recycling to homeowners and businesses.	

CRITERIA:

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

OBJECTIVE IV.7 The Town 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.

Policy IV.7.1 The Town, in coordination with the County, 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.7.2 Operating costs for hazardous material spills shall be recovered from parties responsible for the cause.

Policy IV.7.3 The Town 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.

V

CONSERVATION ELEMENT

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CONSERVATION ELEMENT

INTRODUCTION

The following goal, objectives and policies constitute the Conservation Element providing for the promotion of the conservation, use and protection of the Town's natural resources.

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

The Future Land Use Plan map addresses conservation future land use as defined above. At present there are no areas which have planned management of a natural resource within the Town. Therefore, until such time as there are areas which require conservation of 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 existing waterwells and soils, which are land cover features, but are not land uses. Therefore, although these natural resources are identified within the Future Land Use Plan map series, they are not designated on the Future Land Use Plan map as conservation areas. However, the constraints on future land uses of these natural resources are addressed in the following goal, objective and policy statements.

CONSERVATION ELEMENT GOAL, OBJECTIVES AND POLICIES

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

OBJECTIVE V.1 The Town's land development regulations, upon adoption of this comprehensive plan, shall protect air quality through the appropriate siting of development and associated public facilities by requiring landscape buffers and setbacks to prevent wind shadows.

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

OBJECTIVE V.2 The Town shall include within the land development regulations, applicable provisions of the Florida Forest Service 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.2. 1 The Town shall as part of the development review process require the coordination of development plans with the Florida Department of Environmental Protection and the Water Management District to assist in monitoring uses which may impact the Town's current and projected water sources.

Policy V.2.2 The Town does not have specific hydrological information that would be helpful in developing regulations to protect potable water well fields. Studies are presently being done by the Water District which will form the basis for review and re-evaluation of existing well field regulations. In the interim, between the time of adoption of the Comprehensive Plan and the availability of the Water District study, the following measures shall be taken:

1. The first 200 foot radius around the well shall remain a zone of exclusion where no development activities shall be permitted except that the footprint of a residential building may be located between 150-200 feet from the well. However, the septic tank shall be 200 or more feet from the well.
2. From a radius of 1,000 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 V.2.3 The Town shall identify and make recommendations, where appropriate, for the purchase of environmentally sensitive lands under the Conservation and Recreation Lands Program or Save Our Rivers Program.

Policy V.2.4 The Town shall, through the development review process, require that post-development runoff rates and pollutant loads do not exceed pre-development conditions.

Policy V.2.5 The Town 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.2.6 The Town shall regulate development within the 100 year to 25 year riverine floodplain. The following standards shall apply for the protection of this area.

CRITERIA:

1. Residential land uses may be considered up to a maximum density of two dwelling units per acre.
2. Development within the 25 to 100 year floodplain shall not negatively impact adjoining properties.
3. Parking areas in commercial and industrial areas shall not be filled to the 100 year flood elevation.
4. The following specific uses will not be allowed in the 25 to 100 year floodplain:
 - a. Placing, depositing, or dumping of solid waste;
 - b. Commercial processing; and

- c. Storing, or disposal of pesticides, herbicides, domestic waste, (except for residential on-site sewage disposal systems), industrial waste, toxic bio hazardous or hazardous materials or radioactive materials.

5. Industrial uses shall not be permitted.

Policy V.2.7

The Town shall regulate development within the 10 to 25 year floodplain. The following standards shall apply:

CRITERIA:

- 1. Residential densities may be considered at a maximum density of one dwelling unit per 2.5 acres.
- 2. Development within floodplain shall not result in the loss of the flood storage capacity.
- 3. Industrial uses shall not be permitted.
- 4. Commercial uses other than recreation oriented business shall not be allowed.
- 5. The uses not allowed in Policy V.2.6(4) of this plan will not be allowed in the 25 to 10 year floodplain.

Policy V.2.8

The Town shall protect the area below the 10 year floodplain. The following standards shall apply below the 10 year floodplain:

CRITERIA:

- 1. The annual floodplain shall be left in its natural state.
- 2. Residential land uses may be considered up to a maximum density of one dwelling per ten acres.
- 3. Permitted uses include:
 - a. Passive recreation (with no impervious surfaces except existing boat ramps);
 - b. Forestry and non-animal agricultural pursuits;
 - c. Open space and other low intensity uses which maintain the function of the floodplain.
- 4. Commercial and industrial uses shall not be permitted.

Policy V.2.9

In accordance with the Water Management District policies, the Town shall set forth a development setback from the ordinary high water line as specified.

Policy V.2.10

The Town shall support the Water Management District in their conducting of water conservation programs.

Policy V.2.11

The Town shall comply with the plans of the Water Management District for the emergency conservation of water sources.

Policy V.2.12

The Town shall as part of the development review process limit development to low density and non-intensive uses in prime aquifer recharge areas, designated by the Water Management District, in order to maintain the natural features of these areas.

- Policy V.2.13 The Town 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 surface water runoff within the Town.
- Policy V.2.14 The Town 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.
- OBJECTIVE V.3 The Town shall include within the land development regulations stream bank protection and woodland improvement provisions as best management practices for the conservation, appropriate use and protection of soils, minerals and native vegetative communities.
- Policy V.3.1 The Town shall review topographic, hydrologic and vegetative cover factors during the development review process in order to protect and conserve the natural functions of soils.
- Policy V.3.2 The Town shall require within the development review process that multiple use of forest resources where appropriate, be required to provide for recreation, wildlife habitat, watershed protection, erosion control and maintenance of water quality.
- Policy V.3.3 The Town shall cooperate with adjacent local governments and other governmental entities, research and interest groups to conserve and protect, from destruction by development activities, unique vegetative communities located within the Town and adjacent local government jurisdictions.
- Policy V.3.4 Mining shall not be permitted in the Town because:
1. There are no known minerals of commercial value located in the Town to be mined, and
 2. Responsible mining development would require expertise not economically available to the Town.
- If minerals of commercial value are discovered and a proposal for development of those minerals is submitted, the Town may address that need and all of the foregoing concerns with regulations which:
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 V.4 The Town shall protect all endangered and threatened Flora and Fauna from adverse impacts due to loss of critical habitat.
- Policy V.4.1 The Town 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.4.2 The Town shall protect those areas containing endangered plant or animal species by requiring the natural habitat or vegetative community be protected. Sixty percent of the community shall remain undisturbed. The following measures shall be considered depending upon specific circumstances:

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

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

Policy V.4.3 The Town shall assist in the application and compliance with all Federal and state regulations which pertain to endangered and rare species.

Policy V.4.4 The Town shall consult with the Florida Fish and Wildlife Conservation Commission prior to the issuance of a development order where there is an indication that such issuance would result in an adverse impact to any endangered or rare species.

Policy V.4.5 The Town shall address, during the development review process, the mitigation of development activities within environmentally sensitive areas so that the possible impacts created by the proposed development activity will not significantly alter the natural functions of these significant natural resources, especially the natural reservations identified in the recreation and open space element of this Comprehensive Plan.

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RECREATION AND OPEN SPACE ELEMENT

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RECREATION AND OPEN SPACE ELEMENT

INTRODUCTION

Recreation is the pursuit of leisure time activities in an outdoor or indoor setting. The proper relationship in size, number, type and location of different park and recreation areas is the primary objective for achieving a well-balanced recreation system. The policies included within this plan element for resource-based and user-oriented recreational facilities are based upon the information contained within the Town's Data and Analysis section.

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

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

RECREATION AND OPEN SPACE ELEMENT GOAL, OBJECTIVES AND POLICIES

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

OBJECTIVE VI.1 The Town shall provide vehicular and pedestrian access to Town owned activity and resource based recreation facilities.

Policy VI.1.1 The Town shall establish provisions within the land development regulations which shall maintain the number of access points to water oriented recreational resources for the Town which will meet or exceed the level of service standards, contained herein, for resource based water related activities.

OBJECTIVE VI .2 The Town 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 Town.

Policy VI.2.1 The Town shall establish cooperative policies with other units of government, the Florida Department of Environmental Protection, Water Management District, School Board and community organizations to meet recreation demands.

OBJECTIVE VI.3 The Town shall require new subdivisions or re-subdivisions to allocate land, as determined by standards within the regulations, for parks and recreation facilities so that the Town's recreation facilities are provided in quantities to maintain the adopted level of service standards for recreation contained herein.

POLICY VI.3.1 The Town hereby establishes the following level of service standards for resource-based recreation facilities.

ACTIVITY	LEVEL OF SERVICE STANDARD
Swimming (non-pool)	1 access point at a beach, stream spring, river, lake or pond for every 25,000 persons to be served, within a 25 mile radius of the Town.
Fishing (non-boat)	1 access point, within a 25 mile radius of the Town, for every 2,500 persons to be served.
Fishing (boat)	1 boat ramp, within a 25 mile radius of the Town, for every 4,300 persons to be served.
Camping (recreation Town vehicle and tent)	1 acre of camp area within a 25-mile radius of the for every 5,600 persons to be served.
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.
Hiking	1 mile of available hiking trail within a 25 mile radius of the Town for every 7,000 persons to be served.
Nature Study	7 acres of managed conservation area within a 25 mile radius of the Town for every 2,500 persons to be served.

Policy VI.3.2 The Town 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 1,000 persons to be served.
Tennis	1 tennis court for every 3,000 persons to be served.
Baseball/Softball	1 ball field for every 3,000 persons to be served.
Football/Soccer	1 multi-purpose playing field for every 15,000 persons to be served.
Handball/Racquetball	1 court for every 10,000 persons to be served.
Basketball	1 goal for every 1,000 persons to be served.
Shuffleboard	1 court for every 10,000 persons to be served.

Policy VI.3.3 The Town shall through the annual capital improvements budgeting process, identify funding sources to correct or improve existing deficiencies in Town owned parks and recreation facilities in accordance with the level of service standards contained herein.

OBJECTIVE VI. 4 The Town shall establish regulations which shall include requirements for the provision and maintenance of open space by public agencies and private enterprise, where incompatible uses abut one another.

Policy VI. 4.1 The Town's land development regulations shall maintain specific standards for the provision of open spaces by development or redevelopment by requiring measures such as:

1. Open space buffers between different types of uses; and
2. Setbacks between individual properties

Policy VI. 4.2

The Town shall, as part of the procedure for monitoring and evaluation of the Comprehensive Plan, recommend lands to be acquired for open space by public agencies and subsequent to such land purchase support such agencies in the management of such lands.

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INTERGOVERNMENTAL COORDINATION ELEMENT

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VII
INTERGOVERNMENTAL COORDINATION ELEMENT

INTRODUCTION

The purpose of this plan element is to establish a goal and planning objectives with corresponding policies for the coordination process and procedures with adjacent local governments, regional and state agencies.

The data collected for this plan element identifies the process of intergovernmental coordination. In addition, the corresponding analysis reviews the effectiveness of the intergovernmental coordination instruments which are in force to implement agreements for services between the Town and its governmental counterparts.

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

INTERGOVERNMENTAL COORDINATION ELEMENT 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 Town shall coordinate its comprehensive planning with the school board, Water Management District, adjacent local government comprehensive plans and other units of local government providing services but not having regulatory authority over the use of the land.

Policy VII.1.1 The Town shall establish a procedure, as part of the Comprehensive Plan review and amendment process, that all plan amendments proposed within the Comprehensive Plan are coordinated with adjacent local governments, the School Board, Water Management District, Regional Planning Council, State and other units of local government providing services but not having regulatory authority over the use of land, the Regional Planning Council, and the State.

Policy VII.1.2 The Town shall use the services of the Regional Planning Council's, and any other available, informal mediation process to resolve conflicts with other units of government.

Policy VII.1.3 The Town shall establish interlocal agreements for the provision of services across jurisdictional boundaries.

- Policy VII.1.4 The Town shall coordinate its comprehensive planning with the School Board pursuant to the Interlocal Agreement for Public School Facility Planning by reviewing and commenting on the Five-Year Facilities Work Program of the School Board annually; reviewing and commenting on the Educational Plant Survey of the School Board; providing growth and development trend reports to the School Board annually; reviewing and commenting on future school sites for consistency with the Comprehensive Plan; providing notification of Comprehensive Plan amendments, rezonings, and development proposals to the School Board; considering co-location and shared use opportunities for community facilities with the School Board; providing applications for residential development to the School Board for a determination of whether there is adequate school capacity to accommodate the proposed residential development; and jointly evaluating with the School Board proportionate share mitigation options if school capacity is not available.
- OBJECTIVE VII.2 The Town shall provide adjacent units of local government, the Water Management District, the Regional Planning Council, Florida Fish and Wildlife Conservation Commission, the Florida Department of Transportation and the Florida Department of Economic Opportunity the opportunity to comment on Comprehensive Plan amendments.
- Policy VII.2.1 The Town, as part of its subdivision, multi-family, commercial and industrial review process, consider the impact of the proposed development on the existing comprehensive plans of adjacent local governments.
- Policy VII.2.2 The Town 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 adjacent local governments.
- Policy VII.2.3 The Town's administrative officer shall provide information, as necessary, to assist adjacent units of local government manage growth within their respective jurisdictions.
- OBJECTIVE VII.3 The Town shall coordinate the establishment and amendment of level of service standards for public facilities with state and local entities having operational and maintenance responsibility for such facilities prior to the adoption or any amendment affecting such adopted level of service standards.
- Policy VII.3.1 The Town 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 Water Management District, the Regional Planning Council, adjacent local governments and the school board prior to such amendment.
- OBJECTIVE VII.4 The Town shall continue to coordinate the Comprehensive Plan with the School Board Five-Year Facilities Plan.
- Policy VII.4.1 The Town shall coordinate land use and school facility capacity planning in accordance with a land use and school facility planning interlocal agreement entered into by the Town, the County, other municipalities within the County and School Board.

- OBJECTIVE VII.5 The Town shall provide all other units of local government located within the County, the opportunity to comment on the siting of facilities with countywide significance, including locally unwanted land uses.
- Policy VII.5.1 The Town, as part of the development review process, shall review the relationship of any facilities with countywide significance, including locally unwanted land uses, to the existing comprehensive plans of all other units of local governments located within the County.
- OBJECTIVE VII.6 The Town shall coordinate annexations and joint planning issues with the County and the other municipalities within the County.
- Policy VII.6.1 Upon the annexation of any land into the Town, the Town shall begin the process of amending the Comprehensive Plan, establishing a future land use designation and a zoning designation.
- Policy VII.6.2 In the interim period between annexation and amendment of the Comprehensive Plan and zoning designation, the Town shall implement the County's adopted Comprehensive Plan and Land Development Regulations.

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VIII

CAPITAL IMPROVEMENTS ELEMENT

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CAPITAL IMPROVEMENTS ELEMENT

INTRODUCTION

The following goal, objectives and policies for capital improvements provide strategic planning for the financing and construction of improvements identified as part of the capital improvement Data and Analysis section.

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

CAPITAL IMPROVEMENTS ELEMENT GOAL, OBJECTIVES AND POLICIES

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

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

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

CRITERIA

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

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; and
8. All other capital improvements shall be given the fifth order of priority.

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

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

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

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

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

TRAFFIC CIRCULATION LEVEL OF SERVICE STANDARDS

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

ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	NUMBER OF LANES	FACILITY TYPE	AREA TYPE	LEVEL OF SERVICE
1	C.R. 341 (from S.R. 49 to Town's west limits)	2	Collector	Community	D
2	U.S. 129/S.R. 49 (from Town's north limits to Town's south limits)	2	Arterial	Community	D

SANITARY SEWER LEVEL OF SERVICE STANDARDS

FACILITY TYPE	LEVEL OF SERVICE STANDARD
None	Not Applicable

SOLID WASTE DISPOSAL LEVEL OF SERVICE STANDARDS

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Solid Waste Landfill	0.61 tons per capita per year

DRAINAGE LEVEL OF SERVICE STANDARDS

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Retention Pond	<p>The Town shall require all stormwater management projects, at a minimum, adhere to the standards as specified in Chapter 62-330, Florida Administrative Code, as amended (rules of the Florida Department of Environmental Protection), and Chapters 40B-4 and 40B-400, Florida Administrative Code as amended (rules of the Suwannee River Water Management District), with treatment of run-off on site to meet water quality standards required by Chapter 40C-44.066, Florida Administrative Code as amended, (rule guiding Florida Department of Environmental Protection).</p> <p>Any development exempt from Chapter 62-330, 40B-4, or 40B-400 as cited above, and which is adjacent to, or drains into a surface water or empties into a sink hole, shall first allow the runoff to enter a grassed-swale designed to percolate 80% of the runoff from a 3-year, 1-hour design storm within 72 hours after a storm event.</p>

POTABLE WATER LEVEL OF SERVICE STANDARDS

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Private individual water wells	Not Applicable

ACTIVITY-BASED RECREATION ACTIVITY/FACILITY LEVEL OF SERVICE STANDARDS;

ACTIVITY	LEVEL OF SERVICE STANDARD
Equipped play area	1 play area for every 1,000 persons to be served.
Tennis	1 tennis court for every 3,000 persons to be served.
Baseball/Softball	1 ball field for every 3,000 persons to be served.
Football/Soccer	1 multi-purpose playing field for every 15,000 persons to be served.
Handball/Racquetball	1 court for every 10,000 persons to be served.
Basketball	1 goal for every 1,000 persons to be served.
Shuffleboard	1 court for every 10,000 persons to be served.

PUBLIC SCHOOL FACILITIES LEVEL OF SERVICE STANDARDS

ACTIVITY	LEVEL OF SERVICE STANDARD
Elementary	100 percent of program Florida Inventory of School Houses capacity as adjusted annually by the School Board to account for measurable programmatic changes.
Middle	100 percent of program Florida Inventory of School Houses capacity as adjusted annually by the School Board to account for measurable programmatic changes.
High School	100 percent of program Florida Inventory of School Houses capacity as adjusted annually by the School Board to account for measurable programmatic changes.

- Policy VIII.2.2 The Town's land development regulations shall maintain provisions which require that public facilities which serve such development have a capacity which meets or exceeds the adopted level of service standard at the time the development permit is issued.
- OBJECTIVE VIII.3 The Town shall maintain subdivision improvement standards within the land development regulations which, where required by such regulations, the subdivider shall provide paved streets, install sidewalks, street name signs, streetlights, curbs and gutters, and stormwater facilities.
- Policy VIII.3.1 The Town shall require that all proposed subdivisions which include an existing street shall be required to improve the street to conform to the standards established within the land development regulations.
- OBJECTIVE VIII.4 The Town shall maintain an annual capital improvements budgeting process to manage the fiscal resources of the Town, so that needed capital improvements, identified within the Comprehensive Plan, are provided for existing and future development and re-development.
- Policy VIII.4.1 The Town shall incorporate within the Town's annual budgeting process, a capital improvements budget which addresses the needed projects found in the schedule of improvements and funding of this plan element.
- Policy VIII.4.2 The Town shall limit the issuance of development orders and permits to areas where the adopted level of service standards for the provision of public facilities found within the Comprehensive Plan are maintained. This provision shall also include areas where development orders were issued prior to the adoption of the Comprehensive Plan.
- Policy VIII.4.3 The Town shall establish a policy as part of the annual capital improvements budgeting process to issue revenue bonds only when the maximum total of the annual payment for all revenue bonds does not exceed 20.0 percent of the Town's annual non-ad valorem operating revenues.
- Policy VIII.4.4 The Town shall establish a policy as part of the annual capital improvements budgeting process to request issuance of general obligation bonds only when the maximum general obligation bonding capacity does not exceed 20 percent of the property tax base.

- Policy VIII.4.5 The Town shall apply for federal or state grant funding for projects which recognize the policies of other elements of this comprehensive plan whenever available and where it has been determined that the Town has competitive standing in any ranking process for determining program award.
- Policy VIII.4.6 The Town shall limit the extension of the service area of new public facilities owned and operated by the Town to the adjacent designated urban development area as defined within the County's Comprehensive Plan
- Policy VIII.4.7 The Town shall replace or renew community facility plants damaged due to storm surge or flood only where such facility can meet minimum requirements for flood proofing.
- OBJECTIVE VIII.5 The Town shall establish a Concurrency Management System.
- Policy VIII.5.1 The Town will establish a method for inventorying and recording all existing public facilities described in this comprehensive plan.
- Policy VIII.5.2 The Town will request all developers to list the impact of their projects upon the Town's public facilities.
- Policy VIII.5.3 The Town will duly record development impacts and determine how they affect levels of service adopted in this comprehensive plan.
- Policy VIII.5.4 The Town will then determine whether to issue the permit for development, and/or who must provide what, should the project impacts exceed the accepted levels of service.

IMPLEMENTATION

FIVE YEAR SCHEDULE OF IMPROVEMENTS

The five year schedule of improvements shown in Table VIII-9 is the implementation mechanism of the Capital Improvements Element to stage the timing, location, projected cost and revenue sources for any capital improvement needs identified within the other elements of the Comprehensive Plan. The following schedule documents the economic feasibility of the Town's Comprehensive Plan and is based upon the Data and Analysis Report, which although not a part of this plan, provides the foundation for the determination of the economic feasibility of any projects listed.

**TABLE VIII-9
FIVE YEAR SCHEDULE OF IMPROVEMENTS
2018-2022**

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

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

PROCEDURE FOR MONITORING AND EVALUATION OF CAPITAL IMPROVEMENTS ELEMENT

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

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

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

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

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

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

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

CONCURRENCY MANAGEMENT SYSTEM

The Growth Management Act, and all local government comprehensive plans prepared in conformance with the Act, require 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 Town.

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 Town 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 Town, 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 Town's comprehensive plan for public facilities and services.

The Town, 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 Town Plan 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 Town Plan Board will direct the applicant to the appropriate staff to assist in the preparation of the necessary documentation and information.

The Town Plan 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; and
3. The necessary public facilities and services are guaranteed in an enforceable development agreement to be in place concurrent with the impacts of development.

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

For Public School Facilities

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

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

1. The Five-Year Capital Improvements Program of the comprehensive plan are financially feasible. As permitted by Section 9J-5.055 (2) (c)1., Florida Administrative Code, 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's 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 Town 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 regulations 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 Town's comprehensive plan clearly identifies all facilities and services to be provided by the Town 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; and
7. Public School Facilities.

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 Town 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 Town will provide level of services information as set forth in the Town's comprehensive plan. If the preliminary level of service information indicates a level of service failure, the developer has two alternatives:
 - a. Accept the level of service information as set forth in the comprehensive plan; or
 - b. Prepare a more detailed Highway capacity Analysis as outlined in the Highway Capacity Manual, 2016 or a Speed and Delay study following the procedures outlined by the Florida Department of Transportation, Transportation Impact Handbook, dated August 12, 2010.
2. If the developer chooses to do a more detailed analysis, the following procedure will be followed:

- a. Planning staff will provide the developer with the acceptable methodology for preparing the alternative analysis.
 - b. The developer will submit the completed alternative analysis to planning staff for review.
 - c. Planning staff will review the alternative analysis for accuracy and appropriate application of the methodology.
3. If the alternative methodology, after review and acceptance by the staff, indicates an acceptable level of service where the comprehensive plan indicates a level of service failure, the alternative methodology will be used.
 4. If the developer is at the application stage for the project, this alternative methodology can be used to obtain a Concurrency Determination-Roadways. It is a non-binding determination that at the date of application, adequate roadway facility capacity and levels of service are available.
 5. If the developer is at the final approval stage for the project, this alternative methodology can be used to obtain a Certificate of Concurrency, the specifics of which are set forth in the Concurrency Management System ordinance.
 6. Any proposed development generating more than 750 trips a day will be required to provide a trip distribution model in addition to the requirements outlined above.

CONCURRENCY DETERMINATION - POTABLE WATER

1. The Town 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 Town will provide level of service information as set forth in the Town'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 Town 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 Town will provide level of service information as set forth in the Town'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 Town will provide level of service information as set forth in the Town'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 SCHOOLS

1. The School Board staff will review and determine school capacity of each school type.
 2. Development applications must include the number and type of units, and projection of students by type of school based on the student generation rates established by the School Board.
 3. The Town will transmit completed applications for residential development to the School Board for a determination of whether there is adequate school capacity to accommodate the proposed residential development, based on the adopted Level of Service standards.
 4. Within 45 days from the date of the initial transmittal, consistent with the development review process and schedule of the Town, the School Board staff will review the completed application and report in writing to the Town whether adequate school capacity exists for each level of school.
 5. If the School Board determines that adequate capacity does not exist but that mitigation may be an acceptable alternative, the development application will remain active pending the conclusion of the mitigation negotiation period.
 6. The Town will issue a School Concurrency Determination only upon:
 - a. The School Board's written determination that adequate school capacity will be in place or under actual construction within three years after the issuance of final subdivision or site plan approval for each school type without mitigation; or
 - b. The execution of a legally binding mitigation agreement between the applicant, School Board and Town. This agreement shall be supported by a bond, deposit of funds or other acceptable financial means to assure performance of the proportionate share mitigation agreed to by the developer.
 7. If the School Board determines that adequate capacity will not be in place or under actual construction within three years after the issuance of final subdivision or site plan approval and mitigation is not an acceptable alternative, the Town will not issue a School Concurrency Determination and will deny the residential development order or defer action until such time as the School Board reports that capacity is available or acceptable mitigation agreement is approved by the School Board and the Town.
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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
INTRODUCTION

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

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

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

PUBLIC SCHOOL FACILITIES ELEMENT GOALS, OBJECTIVES AND POLICIES

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

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

- Policy IX.1.1 The level of service is defined as school enrollment as a percentage of school student capacity based upon the Florida Inventory of School Houses. The level of service standard is the maximum level of school utilization that will be permitted in the School District. The level of service is established for schools in the Town, as follows:
1. Elementary: 100 percent of program Florida Inventory of School Houses capacity as adjusted annually by the School Board to account for measurable programmatic changes;
 2. Middle: 100 percent of program Florida Inventory of School Houses capacity as adjusted annually by the School Board to account for measurable programmatic changes;
 3. High: 100 percent of program Florida Inventory of School Houses capacity as adjusted annually by the School Board to account for measurable programmatic changes.
- Policy IX.1.2 The adopted level of service standards shall become applicable commensurate with the adoption of this element of the Comprehensive Plan.
- Policy IX.1.3 Individual schools should generally not operate in excess of the established level of service. Moreover, the issuance of final development orders for subdivision plats or site plans shall be strictly conditioned upon the availability of school capacity and the maintenance of the adopted level of service on a districtwide basis.
- Policy IX.1.4 The level of service standards will be used to determine whether sufficient school capacity exists to accommodate future development projects, and evaluate the sufficiency of the Five-Year Schedule of Capital Improvements of the Capital Improvements Element. The Five-Year Schedule of Capital Improvements of the Capital Improvements Element shall be reviewed, updated and adopted annually thus ensuring that projects necessary to address existing deficiencies, and to meet future needs based upon the adopted level of service standards, are scheduled accordingly.
- Policy IX.1.5 An annual Comprehensive Plan amendment shall include the addition of a new fifth year to the Five-Year Schedule of Capital Improvements of the Capital Improvements Element based upon the School District's financially feasible public schools facilities capital program and five-year facilities work plan. The School District shall provide an updated five-year district facilities work plan no later than October 1 of each year and the Town shall adopt the level of service capacity projects included in the updated five-year district facilities work plan into the Capital Improvements Element no later than December 1 of each year. The annual plan amendment shall ensure the Five-Year Schedule of Capital Improvements of the Capital Improvements Element continues to be financially feasible and the level of service standards continue to be achieved and maintained.

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

- Policy IX.3.3 In any instance where capacity will not be available to serve students to be generated by a development seeking approval and proportionate share mitigation is not an option, the school capacity deficiency will result in the denial of the proposal.
- Policy IX.3.4 The School Board shall review potential new development student generation impacts and available school capacity. Where capacity will not be available to serve students generated by a proposed development and proportionate share mitigation is not an option, the School Board shall not issue a favorable concurrency determination. The Town shall use lack of school capacity demonstrated by an unfavorable concurrency determination as a reason for denial.
- OBJECTIVE IX.4 Ensure that the planning and construction of educational facilities are coordinated so that the timing is appropriate and the selected location is compatible with the surrounding area, concurrent with necessary service and infrastructure, and consistent with the Comprehensive Plan.
- Policy IX.4.1 The Town and School Board will jointly determine the need for and timing of on-site and off-site improvements (including water, sanitary sewer, roads and drainage) necessary to support each new school or the proposed renovation, expansion or closure of an existing school as provided for in the Interlocal Agreement for Public School Facilities Planning and will enter into a written agreement as to the timing, location, and the party or parties responsible for constructing, operating and maintaining the required improvements. The Town shall coordinate with the School Board so that proposed public school facility sites are consistent with the applicable land use designations and policies of the Comprehensive Plan, as well as the land development regulations of the applicable zoning districts. Pursuant to Section 1013.193, Florida Statutes, the Town will consider each public school facility site plan as it relates to environmental concerns, health, safety and welfare, and effects on adjacent property. In addition, road capacity and traffic concerns will also be evaluated. The Town will also continue to pursue the development of mutually acceptable guidelines for the selection of future school sites including, but not limited to:
1. Acquisition of school sites which allow for future expansions to accommodate future enrollment and other facility needs deemed beneficial for joint-uses, as identified by the School Board and the Town;
 2. Coordination of the location, phasing, and development of future school sites to ensure that site development occurs in conjunction with the provision of required infrastructure to serve the school facility; and
 3. Preferences for residential, urban areas with allowances for rural sites as deemed necessary and appropriate under certain circumstances.
- Policy IX.4.2 The Town shall coordinate with the School District to evaluate and locate potential sites where the co-location of public facilities, such as parks, libraries and community centers, with schools can be selected and developed by the Town and the School Board.
- OBJECTIVE IX.5 Enhance community design through effective school facility design and siting standards. Encourage the siting of school facilities so that they are compatible with the surrounding land use.

Policy IX.5.1 The Town shall implement and maintain mechanisms designed to closely coordinate with the School Board long-range school facilities planning with the Future Land Use Map of the Comprehensive Plan and public school facilities programs, such as:

1. Greater efficiency for the School Board and the Town by the placement of schools to take advantage of existing and planned roads, water, sewer, parks and drainage systems;
2. Improved student access and safety by coordinating the construction of new and expanded schools with road and sidewalk construction programs;
3. The location and design of schools with parks, ball fields, libraries, and other community facilities to take advantage of shared use opportunities; and
4. The expansion and rehabilitation of existing schools to support neighborhoods.

Policy IX.5.2 The Town and School Board shall permit and encourage the joint-use of school sites and Town facilities with similar facility needs, such as libraries, parks and recreation facilities and health care facilities. Also, the School Board shall coordinate with the Town in the location, phasing and design of future school sites to enhance the potential of schools as recreation areas.

Policy IX.5.3 The Town and the School Board shall coordinate the location of public schools with the Future Land Use Map of the Comprehensive Plan to ensure existing and proposed school facilities are located consistent with the existing and proposed residential areas that schools serve, are approximate to appropriate existing and future land uses, and that schools serve as focal points within the community.

Policy IX.5.4 The Town and the School Board shall coordinate emergency preparedness issues including, but not limited to, the use of school facilities as public shelters during emergencies.

Policy IX.5.5 The School Board shall provide bicycle and pedestrian access consistent with Florida Statutes at public schools. Bicycle access and trails to public schools should be incorporated in trail projects and programs that are currently scheduled by the Town. The School Board shall provide parking and sidewalks at public schools in accordance with applicable land development regulations.

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

OBJECTIVE IX.6 Establish school capacity determination standards.

Policy IX.6.1 The School District shall determine whether adequate school capacity exists for a proposed development, based upon adopted level of service standards, concurrency service area and other standards stipulated in the Interlocal Agreement for Public School Facility Planning.

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

- Policy IX.8.2 Proposed mitigation shall be directed toward a permanent capacity improvement identified in the School Board’s financially feasible capital improvements program and five-year district facilities work plan. Consideration may be given by the School Board to place an additional improvement required for mitigation in its capital improvement program and five-year district facilities work plan. The proposed mitigation must satisfy the demand created by the proposed development consistent with the adopted level of service standards or identified as an amendment to the School Board’s adopted capital improvement program and five-year district facilities work plan. Portable classrooms shall not be accepted as mitigation.
- Policy IX.8.3 Mitigation shall be directed to projects on the School Board’s adopted financially feasible capital improvements program and five-year district facilities work plan that the School Board agrees will satisfy the demand created by that development approval, and shall be assured by a legally binding development agreement between the School Board, the Town and the applicant executed prior to the issuance of the final plat approval, site plan approval, or functional equivalent. If the School Board agrees to the mitigation, the School Board must commit in the agreement to placing the improvement required for mitigation in its financially feasible capital improvement program and five-year district facilities work plan.
- Policy IX.8.4 The process to determine proportionate share mitigation shall be in accordance with the procedure outlined in the Interlocal Agreement for Public School Facility Planning. The applicant’s proportionate share mitigation obligation will be credited toward any other impact fee or exaction imposed by local ordinance for the same need, on a dollar-for-dollar basis, at fair market value.
- Policy IX.8.5 The School District shall annually review and update student generation multipliers for single-family, multi-family and mobile home housing types for elementary, middle and high schools based upon the best available district-specific data; cost per student estimates for elementary, middle and high schools that include all cost of providing instructional and core capacity including land, design, buildings, equipment and furniture, and site improvements while the cost of ancillary facilities that generally support the school district and the capital costs associated with the transportation of students shall not be included in the cost per student estimate used for proportionate share mitigation; capacity of each school, and current and reserved enrollment of each school in accordance with professionally accepted methodologies.
- Policy IX.8.6 The School District shall review and update student enrollment projections in accordance with professionally accepted methodologies on an annual basis.
- OBJECTIVE IX.9 Ensure that existing and planned public school facilities are coordinated with plans for supporting infrastructure and have safe access, including sidewalks, bicycle paths, turn lanes, and signalization.
- Policy IX.9.1 The Town shall maximize efficient use of existing and planned infrastructure by coordinating with the School District future school sites that take advantage of existing and planned roads, potable water, sanitary sewer, parks and drainage systems.

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

APPENDIX A
ILLUSTRATION A-I

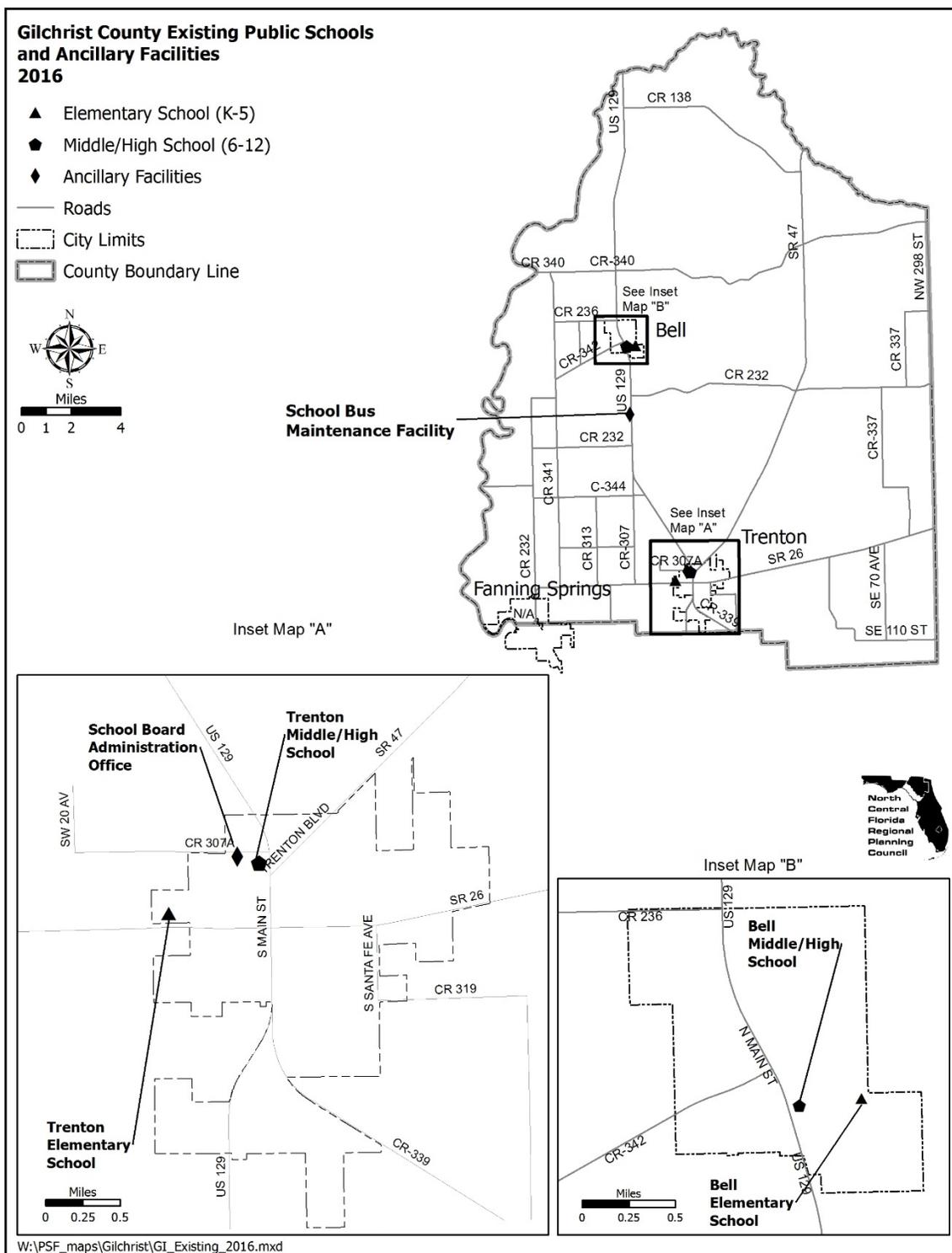


ILLUSTRATION A-II

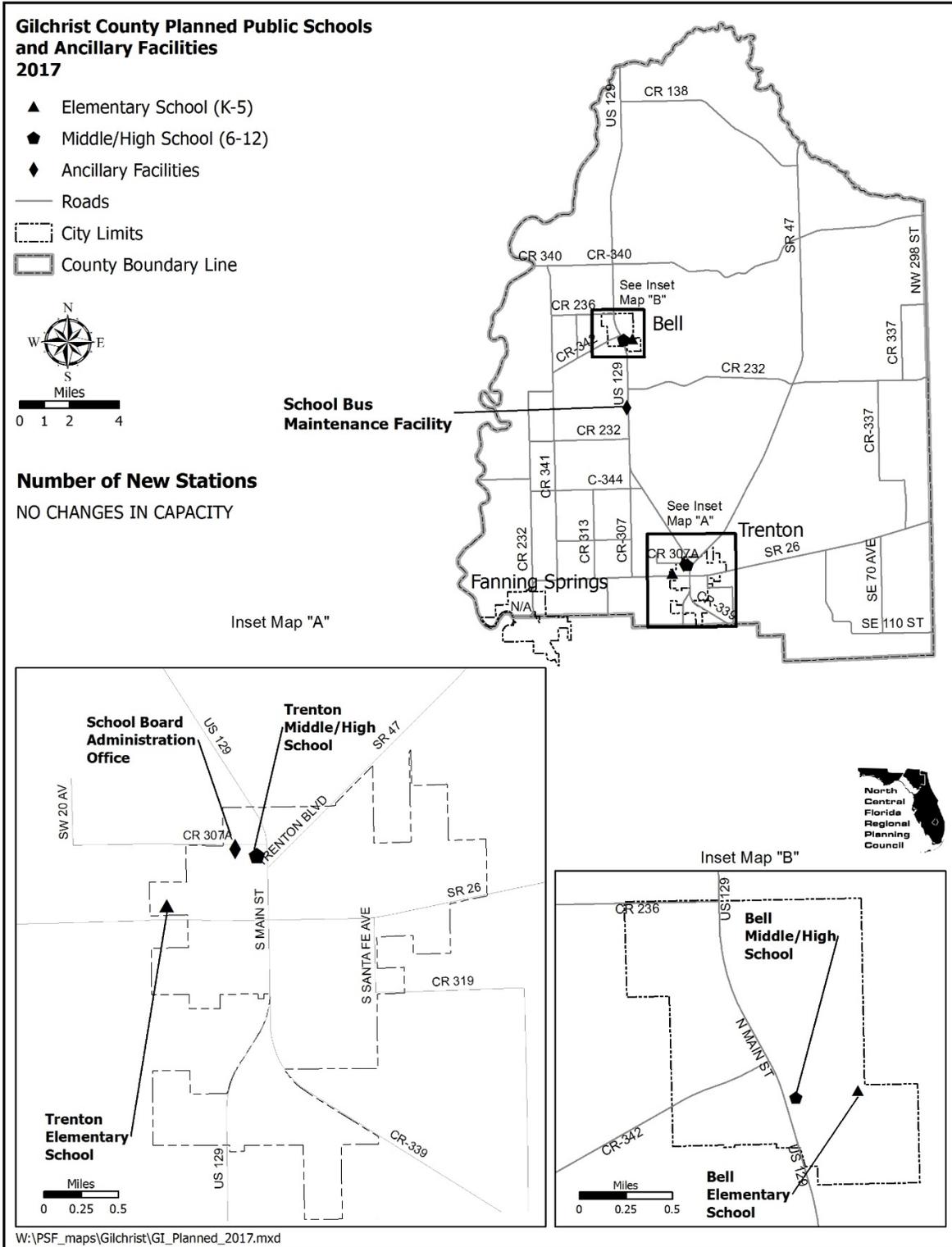


ILLUSTRATION A-III

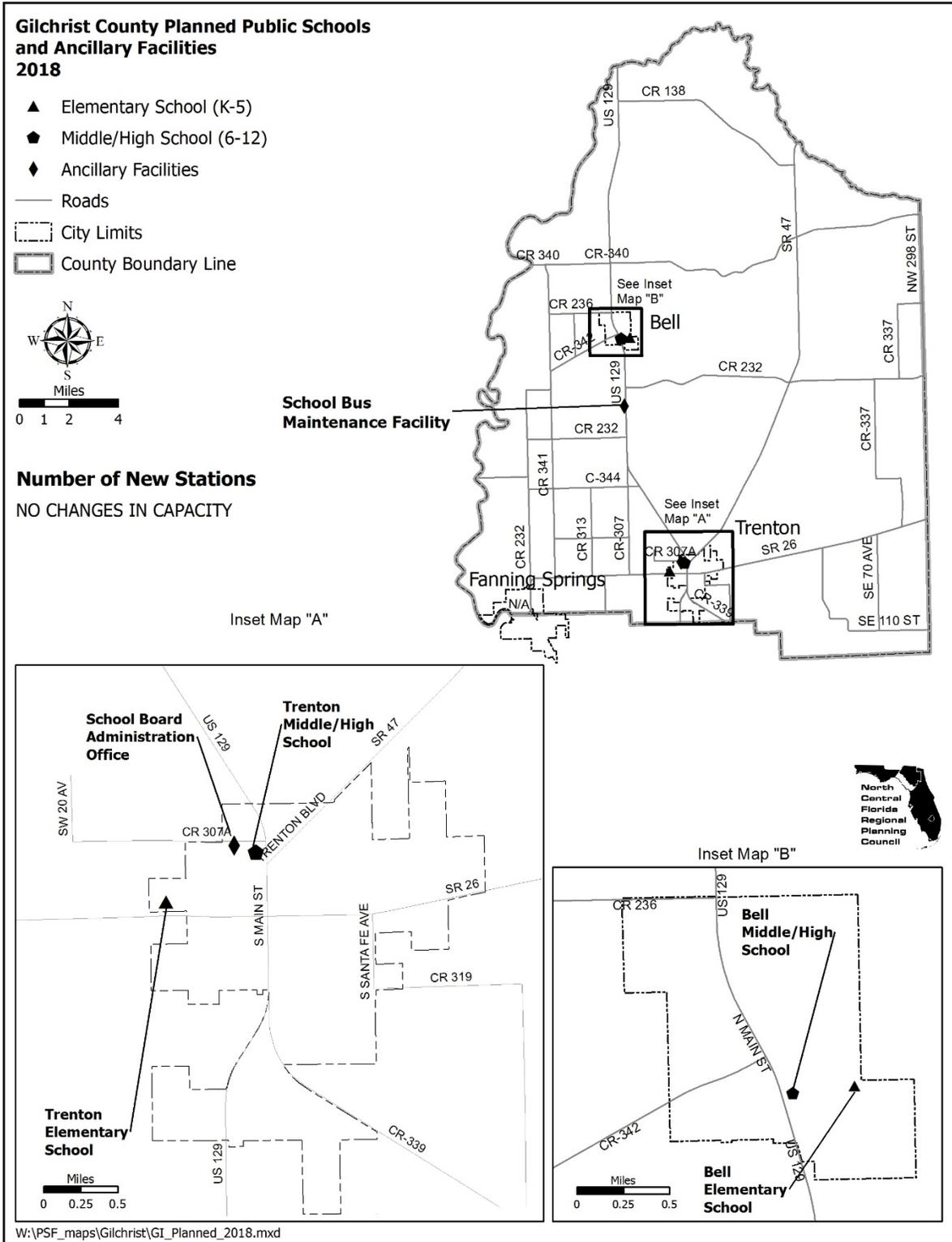


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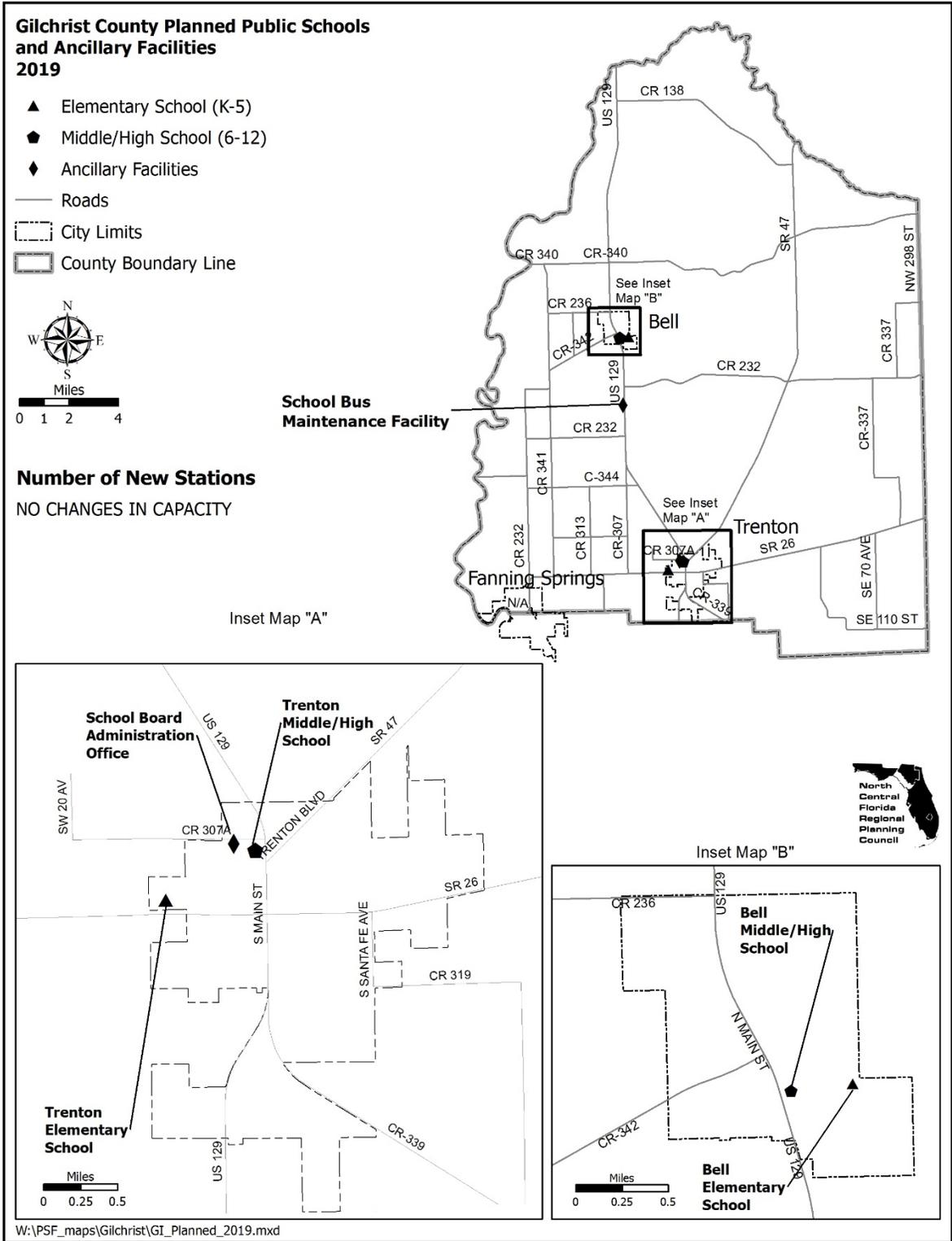


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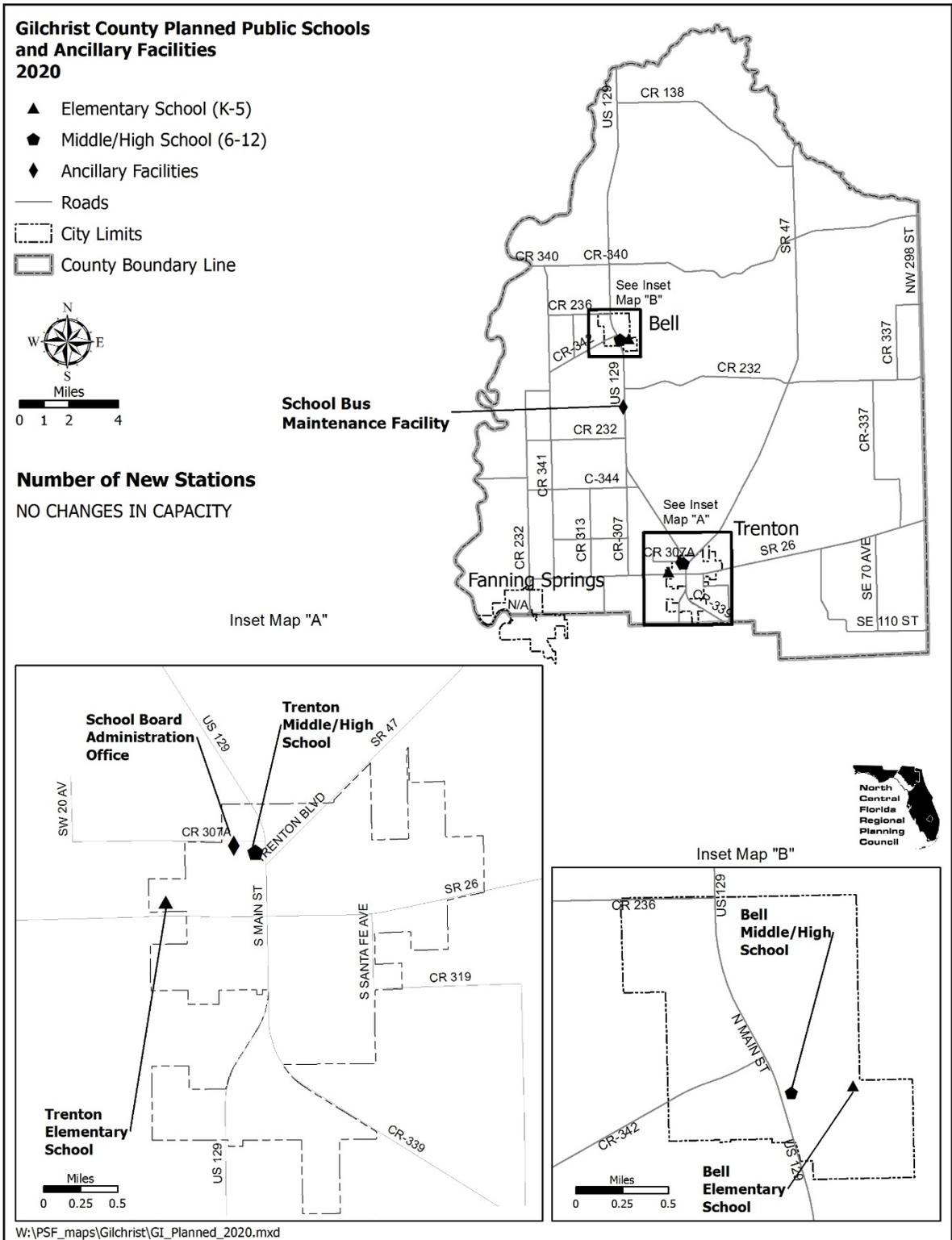


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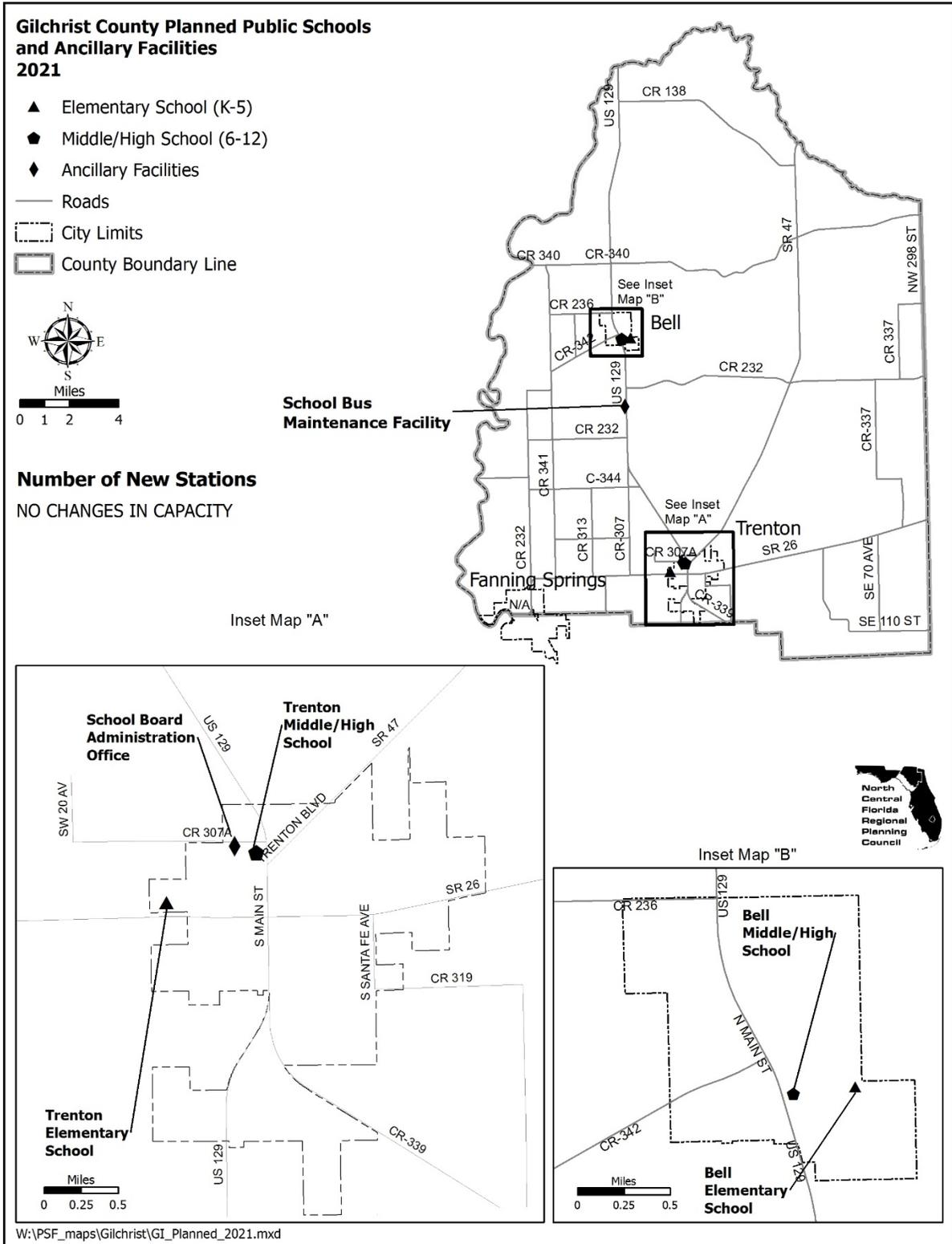
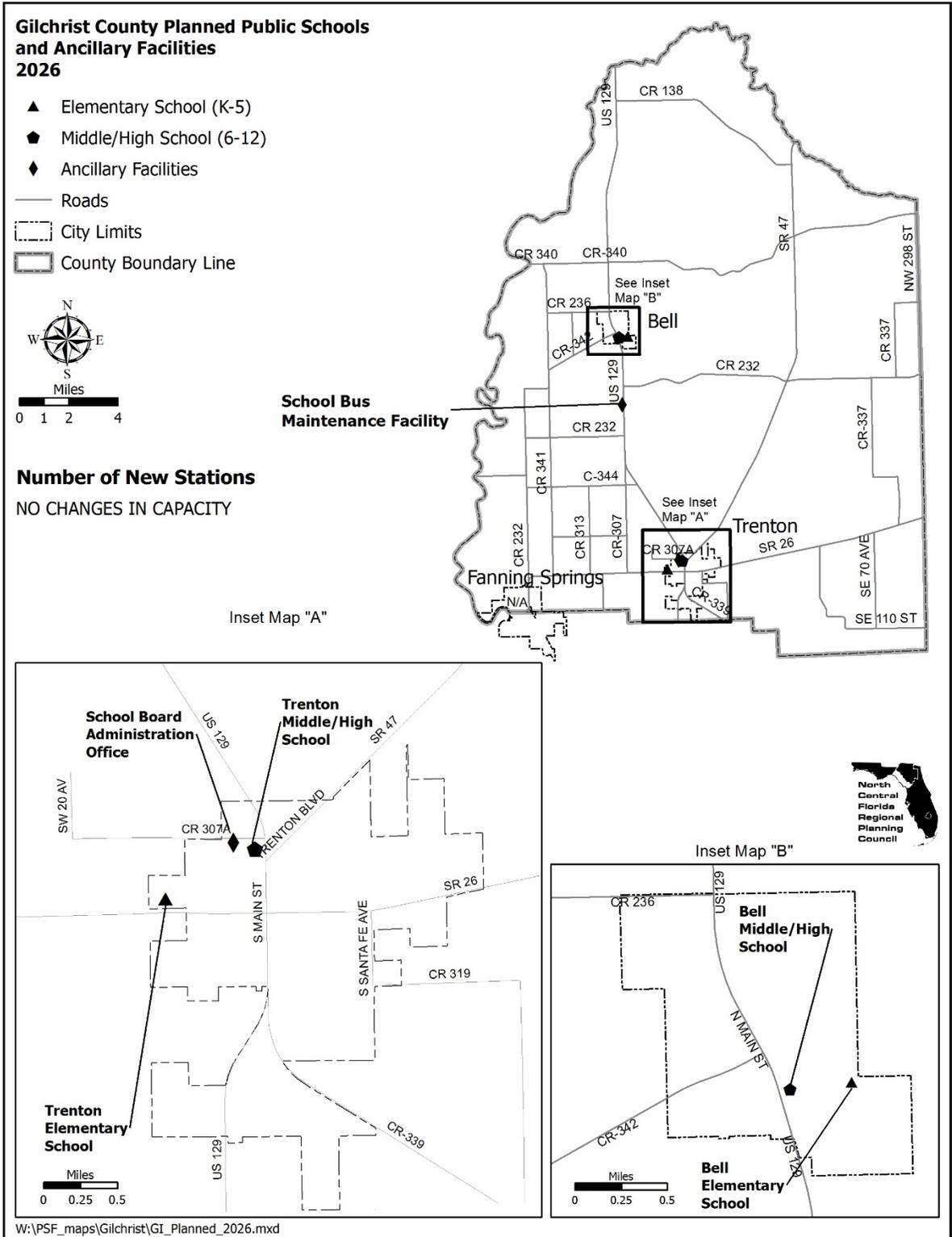


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APPENDIX B DEFINITIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

X

ECONOMIC DEVELOPMENT ELEMENT

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X
ECONOMIC DEVELOPMENT ELEMENT

INTRODUCTION

The Economic Development Element has been prepared recognizing that the Town is part of an area that is and will remain an agricultural/silvicultural and agri-business community. The objectives and policies direct this economic course, while providing the opportunity for appropriate economic development based upon the financial resources, natural resources and public infrastructure available within the Town.

GOAL, OBJECTIVES AND POLICIES

GOAL X.1 TO PROMOTE BALANCED AND ORDERLY ECONOMIC GROWTH AND ENHANCE THE PROSPERITY OF THE MARKETPLACE.

OBJECTIVE X.1.1 The Town shall encourage a diverse and balanced economic base.

Policy X.1.1.1 The Town recognizes the need for regional cooperation and shall coordinate its economic development activities with the County and the appropriate federal, state, regional and local agencies including the School Board and other appropriate economic development organizations.

Policy X.1.1.2 The Town shall encourage the expansion of existing agri-business and eco-tourism, as well as, the attraction of clean high technology industries, not dependent on significant new public infrastructure.

OBJECTIVE X.1.2 The Town shall work with the School Board and area colleges to maximize education opportunities available to residents.

Policy X.1.2.1 The Town shall encourage the expansion of vocational and technical training curriculum for secondary and post secondary institutions located within and serving the region.

OBJECTIVE X.1.3 The Town shall partner with the North Florida Economic Development Partnership and the County Chamber of Commerce which are actively pursuing implementation of an economic development strategy for the north central Florida region.

Policy X.1.3.1 The Town shall partner with the North Florida Economic Development Partnership and similar organizations on industrial development activities in a manner which provides opportunities to attract clean, high technology industries to the Town and the region.

OBJECTIVE X.1.4 The Town shall partner with the Original Florida Tourism Task Force, which is actively implementing a tourism development plan as a means of promoting economic development and quality of life for the north central Florida region.

Policy X.1.4.1 The Town shall partner with the Original Florida Tourism Task Force on eco-tourism activities in a manner which provides eco-tourism benefits and expands the development of this industry within the Town and the region.

OBJECTIVE X.1.5 The Town shall address the problem of the lack of sufficient long-term, fixed asset financing for small and medium sized firms.

Policy X.1.5.1 The Town shall make known and emphasize the programs provided by non-profit corporations which make reasonable private, long term, fixed asset financing available to private business and industries, such as the U.S. Small Business Administration loan programs.

- OBJECTIVE X.1.6 Provide economic opportunities for all segments of the Town with particular emphasis being given to activities which increase economic opportunities for persons at or near the poverty level and to activities which eliminate blighted commercial and industrial uses.
- Policy X.1.6.1 Businesses and industries that meet the demands of the existing labor force by providing employment opportunities and equitable salaries shall be given a high priority in recruitment efforts and in provision of support for expansion of existing local businesses.
- Policy X.1.6.2 Businesses and industries that are willing to participate in the training of skilled and unskilled workers through the local Workforce Development Board and/or other similar programs shall be given a high priority in recruitment efforts and strongly encouraged to locate in the Town, and in provision of support for expansion of existing businesses.
- Policy X.1.6.3 The Town shall encourage the development of public/private partnerships which assist small and minority businesses that may otherwise not have access to adequate start-up capital.

APPENDIX A

FUTURE LAND USE MAP SERIES

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ILLUSTRATION A-I
GENERALIZED FUTURE LAND MAP 2027
(under separate cover)

ILLUSTRATION A-II

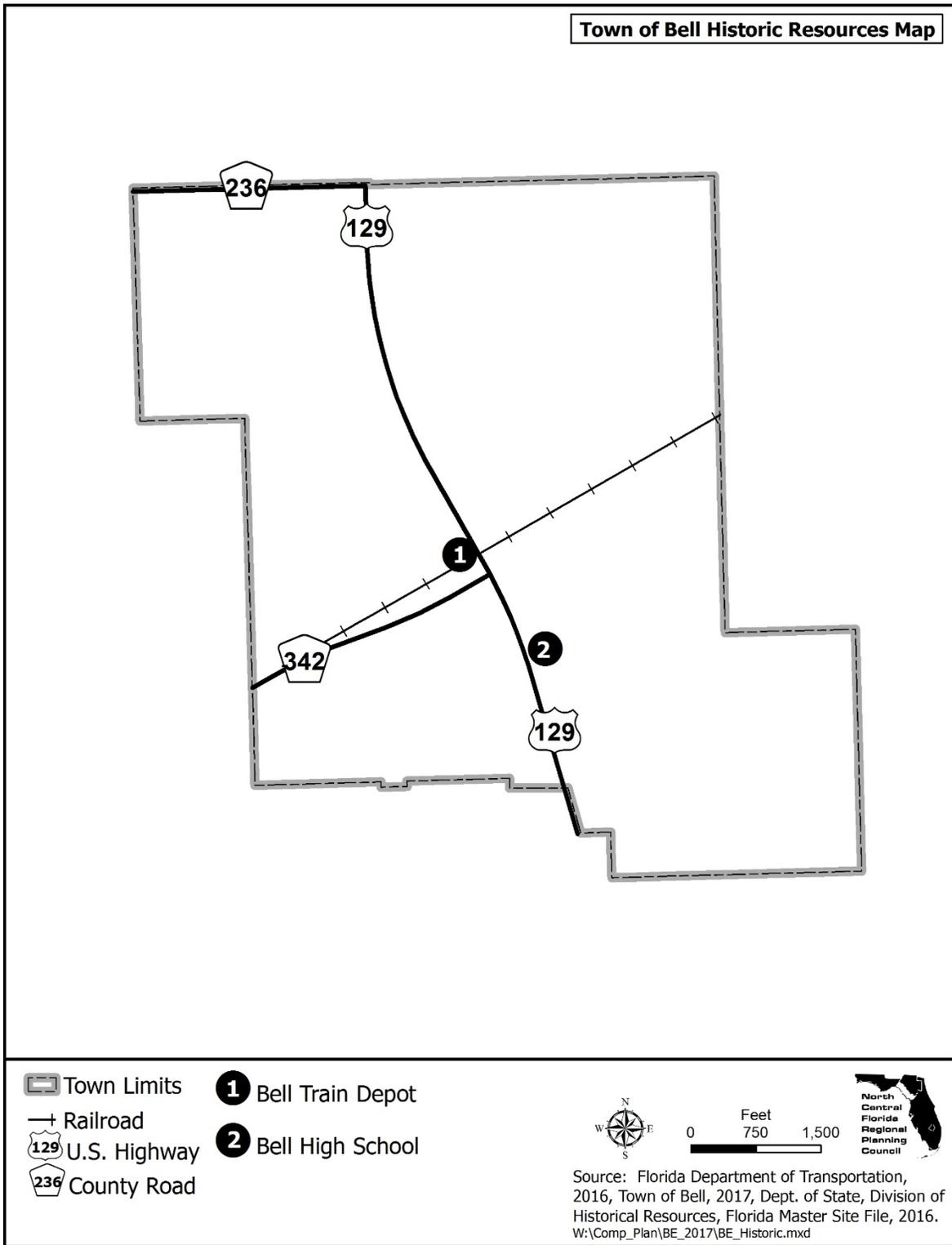
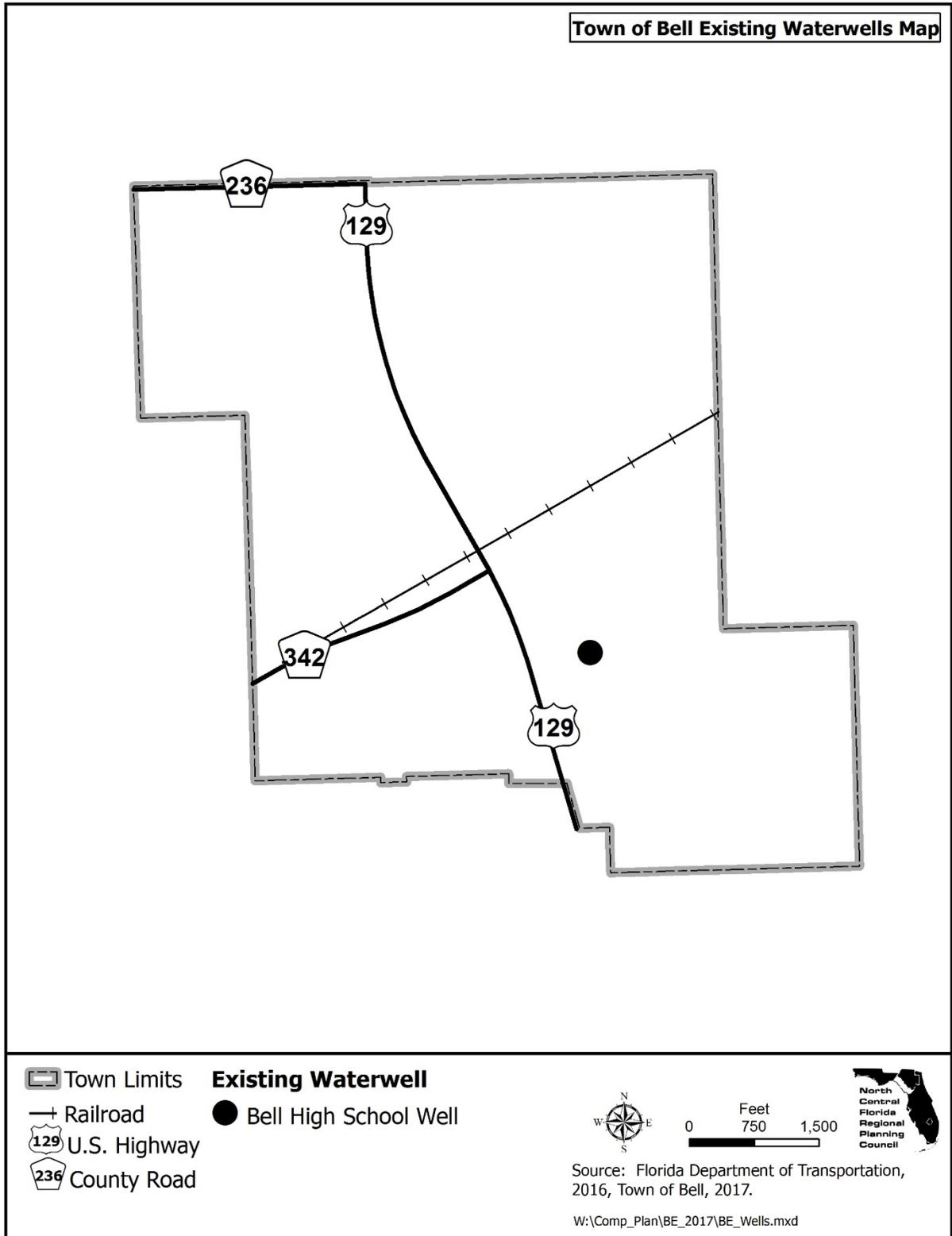
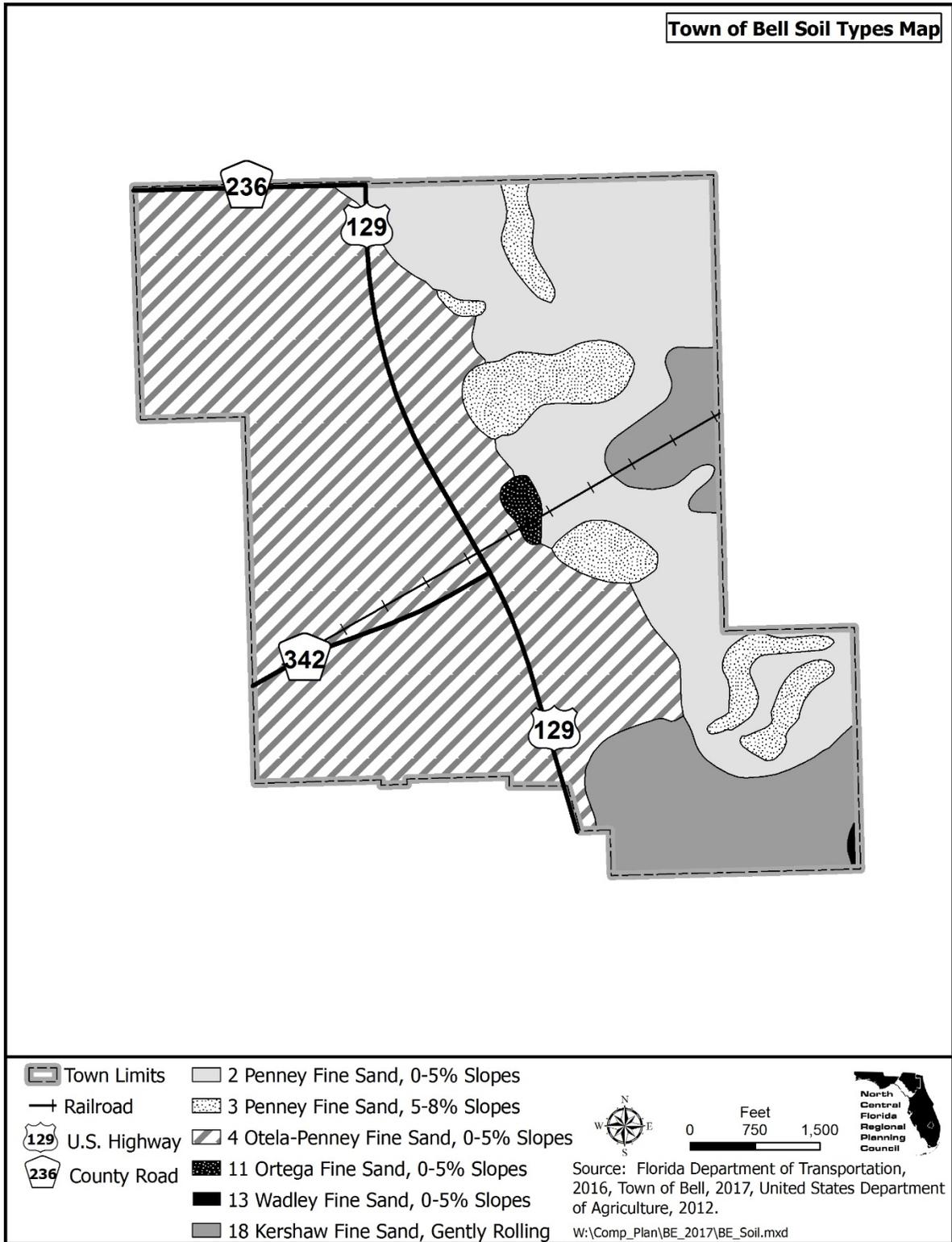


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ILLUSTRATION A-IV
SOIL TYPES



LEGEND FOR ILLUSTRATION A-IV

SOIL TYPES

SOIL NUMBER	SOIL TYPE	CHARACTERISTICS
2	Penney Fine Sand, 0 to 5 Percent Slopes	Excessively Drained; Not Prime Farmland
3	Penney Fine Sand, 5 to 8 Percent Slopes	Excessively Drained; Not Prime Farmland
4	Otela-Penney Fine Sands, 0 to 5 Percent Slopes	Moderately Well Drained; Not Prime Farmland
11	Ortega Fine Sand, 0 to 5 Percent Slopes	Moderately Well Drained; Not Prime Farmland
13	Wadley Fine Sand, 0 to 5 Percent Slopes	Well Drained; Not Prime Farmland
18	Kershaw Fine Sand, Gently Rolling	Excessively Drained; Not Prime Farmland

Source: U.S. Department of Agriculture, Soil Conservation Service.

ILLUSTRATION A-V

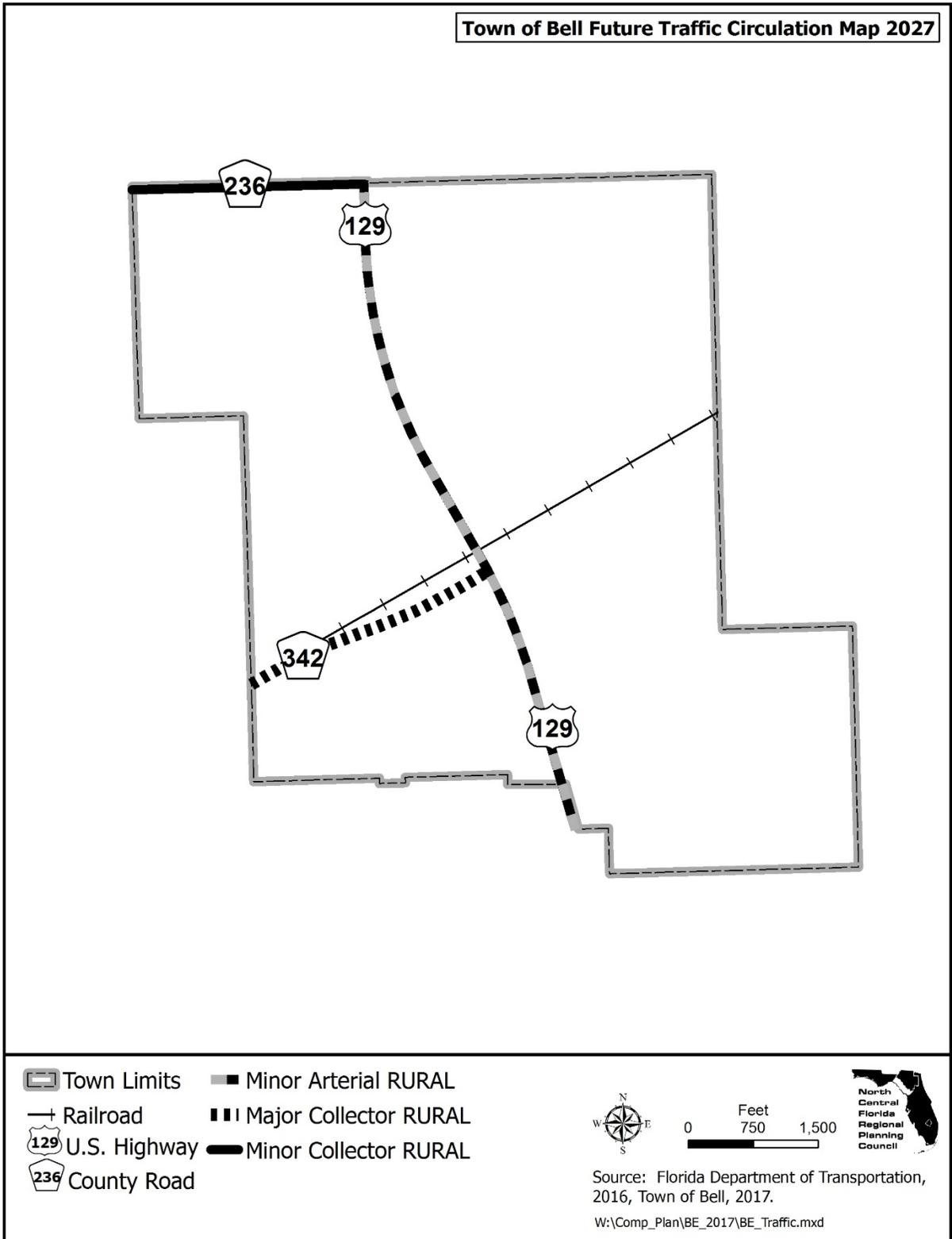


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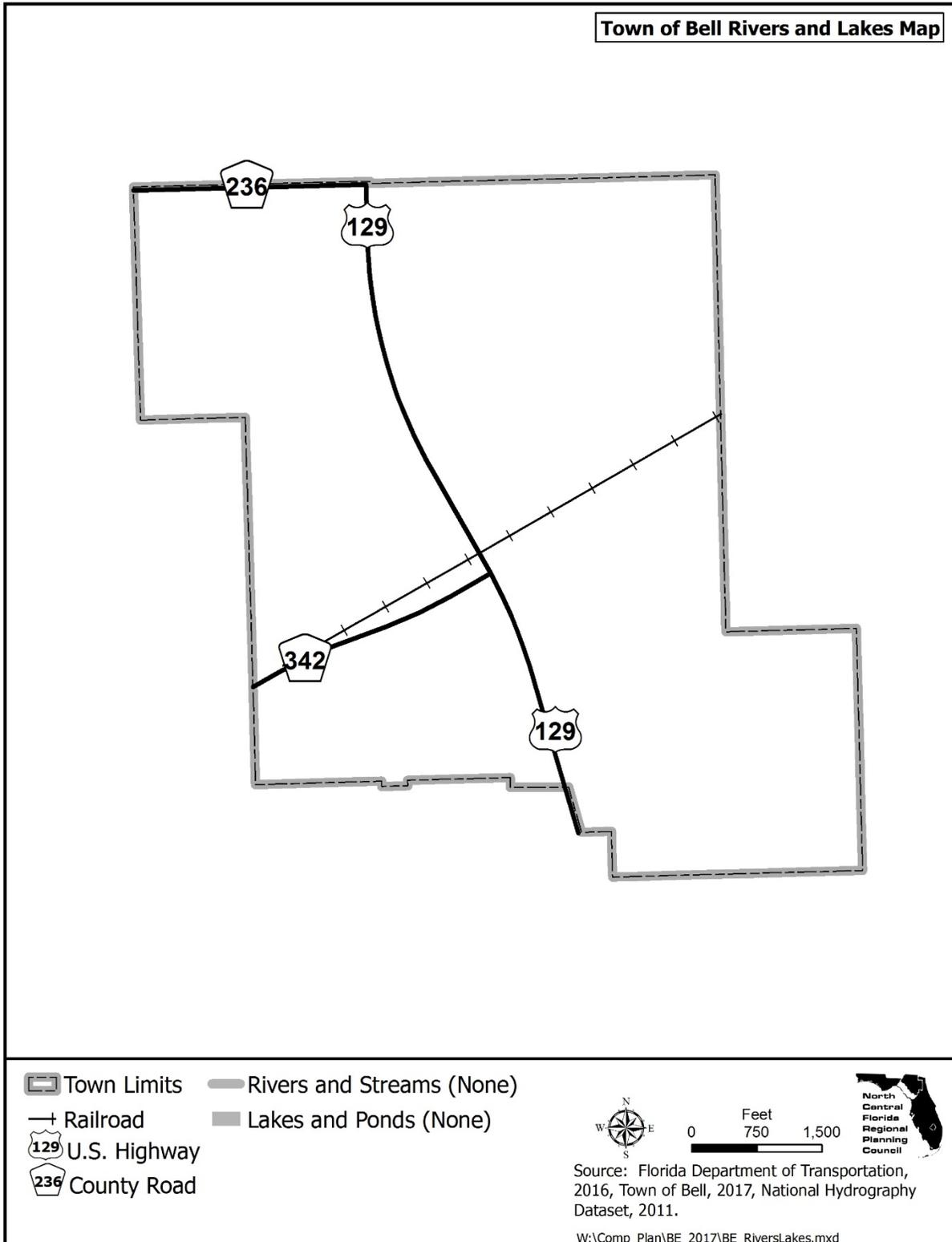


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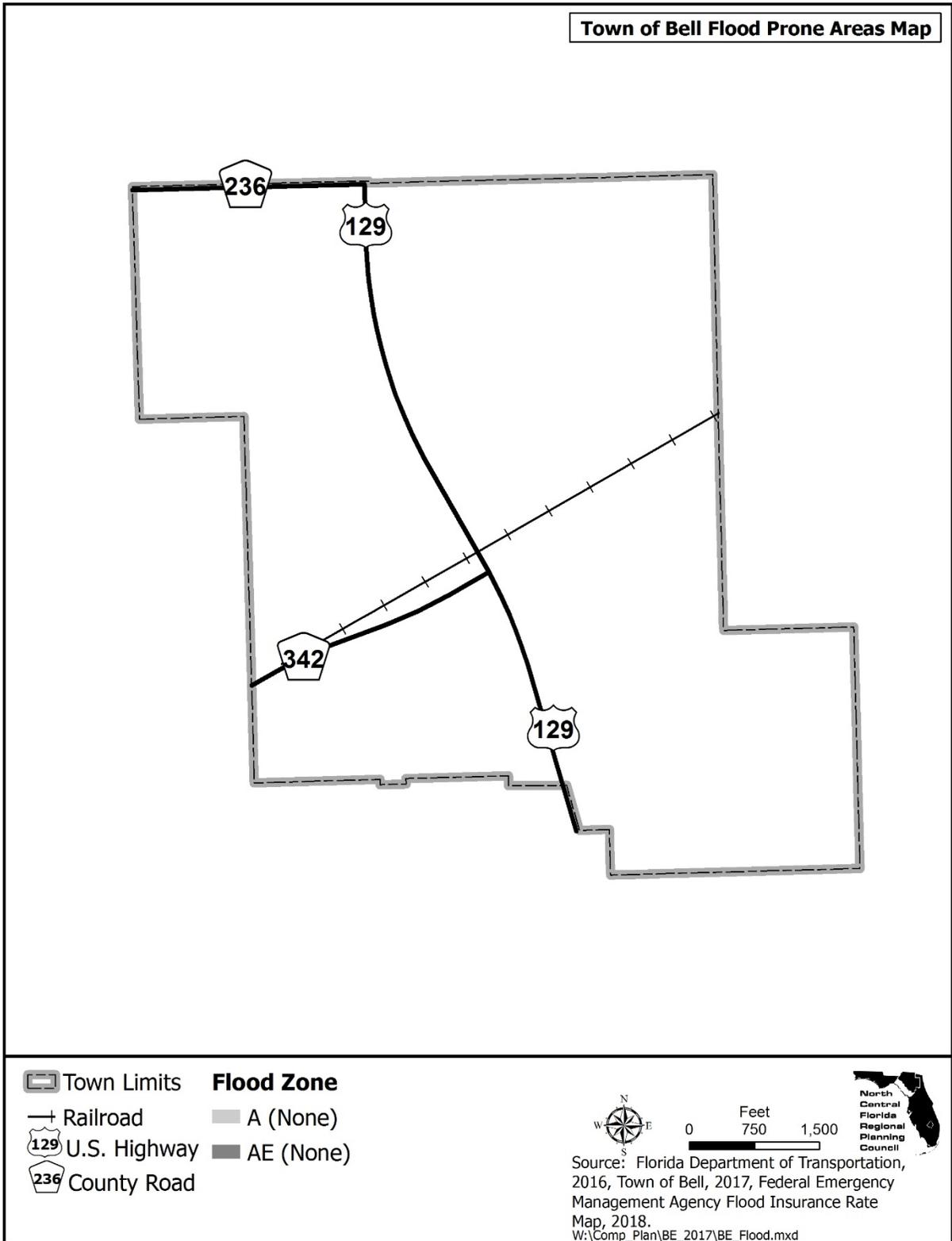


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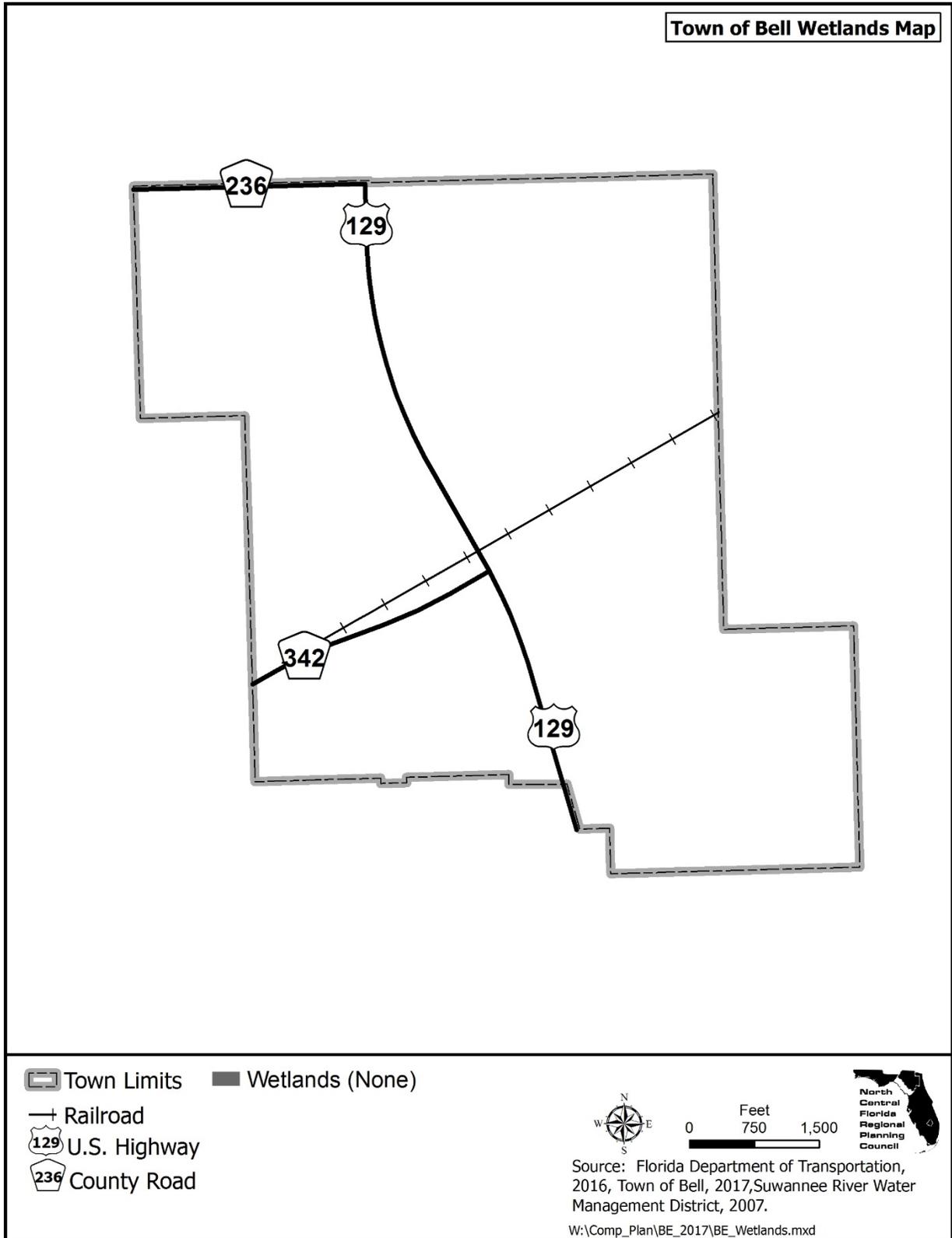


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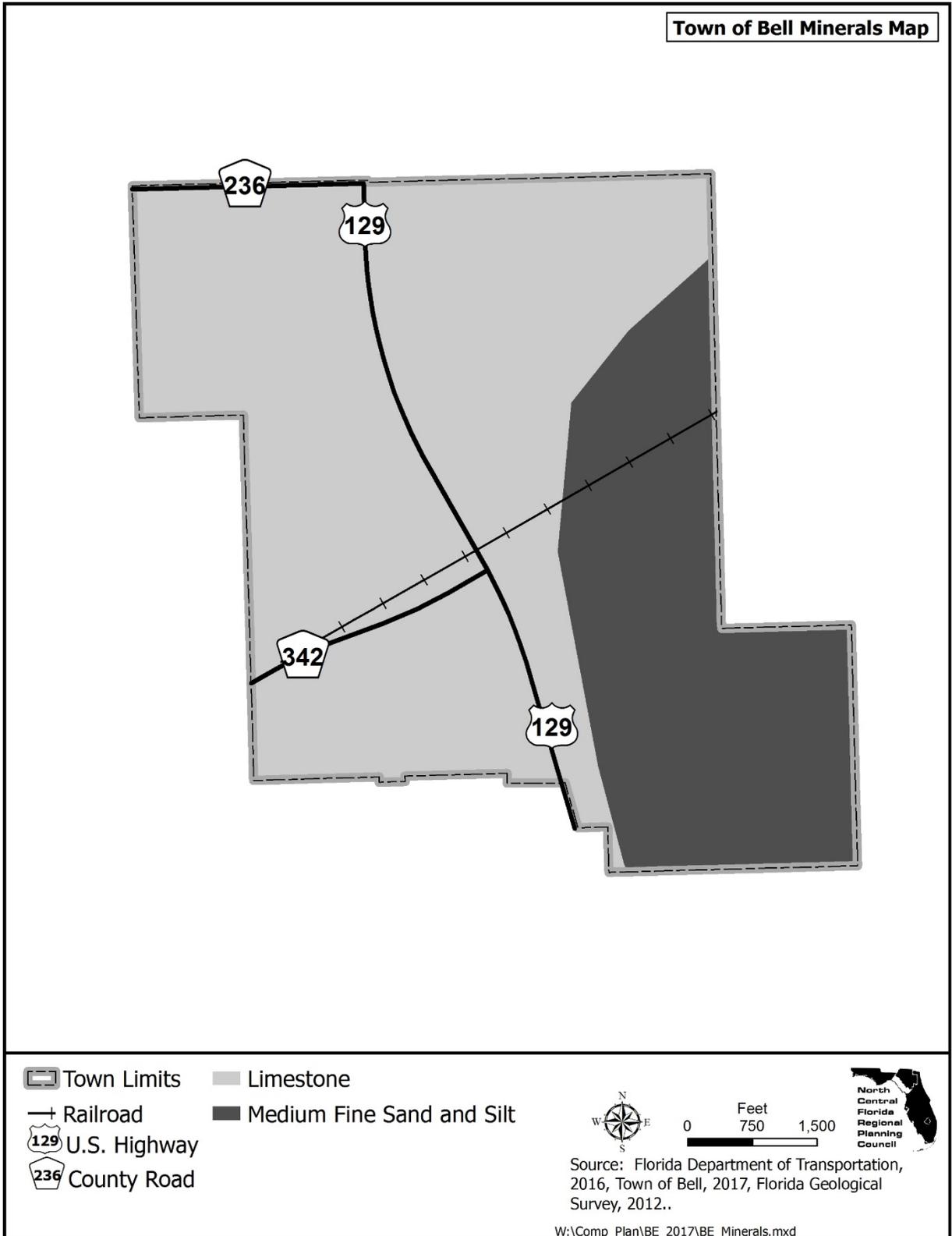
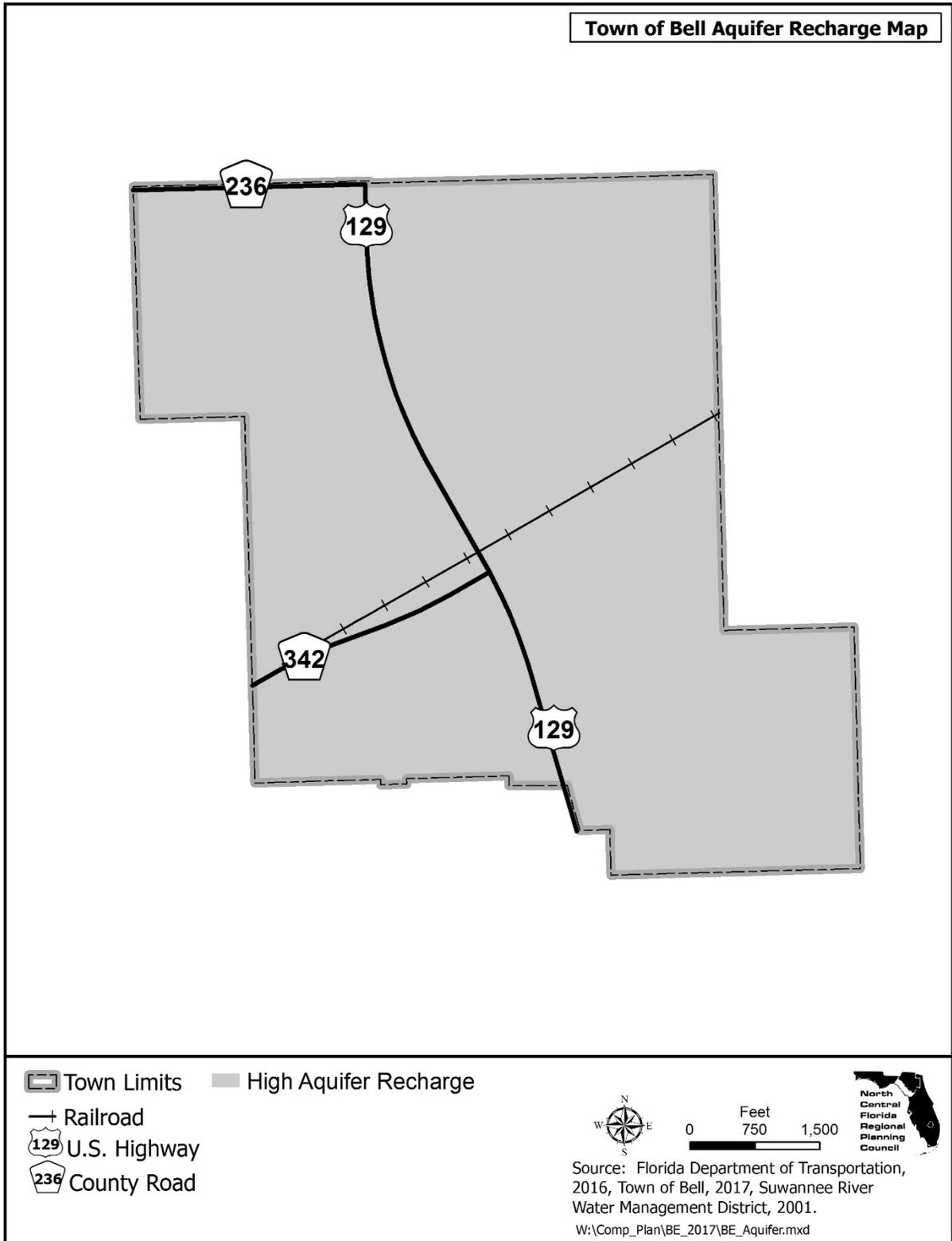


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NORTH CENTRAL FLORIDA REGIONAL PLANNING COUNCIL

LOCAL GOVERNMENT PROGRAM

STAFF

Scott R. Koons, AICP, Executive Director

Sandra Joseph, Senior Planner

Lauren Yeatter, AICP, Senior Planner, Geographic Information Systems

Carmelita Franco, Administrative Planning Assistant