City of Chiefland Comprehensive Plan

Technical Assistance for the preparation of this document was provided by the Withlacoochee Regional Planning Council

CITY OF CHIEFLAND

COMPREHENSIVE PLAN

ELEMENTS

Future Land Use

Transportation

Housing

Infrastructure

Conservation

Recreation and Open Space

Intergovernmental

Capital Improvements

Economic

Public School Facilities

Adopted
May 21, 1979 by Ordinance No. 79-3

Amended
April 21, 1986 by Ordinance No. 86-01
March 5, 1990 by Ordinance No. 90-01
December 6, 1993 by Ordinance No. 93-07
February 21, 1994 by Ordinance No. 94-01
March 7, 1994 by Ordinance 94-02
August 9, 1999 by Ordinance No. 99-07
February 14, 2000 by Ordinance No. 00-03
June 11, 2001, by Ordinance No. 01-05
April 28, 2003 by Ordinance No. 03-01
December 11, 2006 by Ordinance No. 06-11
February 12, 2007 by Ordinance No. 07-01
August 25, 2008 by Ordinance No. 08-04
September 22, 2008 by Ordinance No. 08-08
December 8, 2008 by Ordinance No. 08-13
May 10, 2010 by Ordinance No. 09-08

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CHAPTER ONE

FUTURE LAND USE ELEMENT

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CHAPTER 1

FUTURE LAND USE ELEMENT

GOAL 1 - ENSURE THAT THE CHARACTER AND LOCATION OF LAND USE MAXIMIZES THE POTENTIAL FOR ECONOMIC BENEFIT AND THE ENJOYMENT OF NATURAL AND MAN-MADE RESOURCES BY CITIZENS, WHILE MINIMIZING THE THREAT TO HEALTH, SAFETY AND WELFARE POSED BY HAZARDS, NUISANCES, INCOMPATIBLE LAND USES AND ENVIRONMENTAL DEGRADATION.

OBJECTIVE 1.1 Future growth and development will be encouraged or discouraged based upon the relationship between the type of land use proposed and the topography, soil conditions and the availability of facilities and services, with implementation primarily through the Land Development Regulation Code.

Policy 1.1.a The City shall enforce the adopted Future Land Use Map in order to ensure that development patterns are allowed only after a suitability analysis for topography, soil conditions, flood prone areas and availability of public facilities has been determined.

Policy 1.1.b The Comprehensive Plan shall function in total to require higher density residential, higher intensity commercial, and heavy industrial uses to locate in areas adjacent to arterial and collector roads where public facilities are available, concentrating infrastructure to create hubs supporting implementation of the planned form of physical development.

The adopted future land use map categories shall have the following densities or intensities:

AGRICULTURAL

A minimum lot size of ten (10) acres.

RESIDENTIAL

Permissible densities will range from one (1) dwelling unit per acre in areas with limited or no central services, to a maximum of twelve (12) dwelling units per acre in areas with available central services. Two land use categories have been created to include the full range of residential densities. The density limits for each land use category is listed as follows:

CATEGORY	DENSITY LIMIT
Single Family	4 Dwelling Units per Acre
High Density	12 Dwelling Units per Acre

The subject property of Comprehensive Plan amendment 06-L1 (Hardee, Peterson and Rowe) as identified on the Future Land Use Map shall be limited to maximum density of 2.5 dwelling units per acre.

COMMERCIAL

Lands classified as commercial use shall be used for the sale, rental and distribution of products or performance of services. Commercial intensity will be limited to a floor area ratio of 0.60 and a maximum impervious surface area of eighty percent (80%).

LOW INTENSITY COMMERCIAL

Lands classified as low intensity commercial use shall be used for the sale, rental and distribution of products or performance of services. Low Intensity Commercial will be limited to a floor area ratio of 0.40 and a maximum impervious surface area of sixty percent (60%).

INDUSTRIAL

The minimum lot size for Industrial land use shall be 20,000 square feet and allowed to a maximum floor area ratio of 0.80 and a maximum impervious surface area of eighty percent (80%).

RECREATIONAL

This land use will be limited to a minimum tract size of one (1) acre and a maximum impervious surface area of fifty percent (50%).

EDUCATIONAL

This land use will be limited to a minimum tract size of one-half (0.5) acre and a 1.00 maximum floor area ratio and an eighty percent (80%) maximum impervious surface area.

PUBLIC

This land use will be limited to a minimum tract size of one-quarter (0.25) acre and a 1.00 maximum floor area ratio and an eighty percent (80%) maximum impervious surface area.

PLANNED UNIT DEVELOPMENT

This land use category will be limited to a minimum tract size of 20 acres. Implementation of this district will be consistent with the requirements of the Planned Unit Development zoning district. Density and intensity limits for property within this category will be established through site specific comprehensive plan policies or adopted small area plans.

Policy 1.1.c Conservation. Recharge areas and the municipal wellfields will be protected by surrounding low density or clustered residential development.

Policy 1.1.d Public schools shall be allowed as a matter of right in the education, residential and agricultural land use classifications.

Policy 1.1.e The City has adopted sign regulations as a part of the Land Development Regulation Code. These regulations specify the acceptable types, sizes, locations and other controls essential to the protection of the public health, safety and general welfare.

Policy 1.1.f The City regulates development in all areas subject to flooding through the Land Development Regulation Code. The minimum design criteria for such regulations shall be the 100-year storm.

Policy 1.1.g Adopted Land Development Regulation Code will require that public facilities and services must either:

a. Be available and provided concurrent with the impacts of development or,

b. Development orders and permits shall be specifically conditioned to allow development to proceed concurrently with the availability of facilities and services necessary to serve the proposed development.

Policy 1.1.h Facilities that provide utility services to the various land uses shall be authorize by the City Commission at the same time as the land uses are authorized. Public utilities needed to provide essential service to existing land uses, to such future land uses as are authorized by other plan elements of the Comprehensive Plan, or to such future land uses as may be lawfully authorized by the City Commission, shall be permitted in all of the land use classifications, conforming to appropriate locational criteria as adopted within the Land Development Regulation Code.

Policy 1.1.i The Land Development Regulation Code will ensure that open space be provided on all developments, through lot coverage requirements and usable open space requirements.

Policy 1.1.j As implemented through the adopted Land Development Regulation Code, all proposed development shall provide safe and convenient on-site traffic flow and off-street parking.

Policy 1.1.k In order to preserve the character and quality of residential areas, setbacks and/or screening will be required by the adopted Land Development Regulation Code next to existing or planned commercial or industrial areas. The Planning Board will review existing zoning and subdivision regulations and make recommendations for changes to the City Commission.

Policy 1.1.l Reinforce and enhance the community's appearance through landscape design standards.

Policy 1.1.m Reinforce and enhance architectural design standards for new commercial development during the Development Review process.

Policy 1.1.n To better control the timing and location of development on individual lots (non-subdivision), the City will plan for the extension of utilities based on an area's need. (Subdivision regulations already require the developer to provide streets and utilities.

Policy 1.1.o The City shall encourage to the extent possible the location of public elementary, middle and high schools based on the following criteria:

a. Proximity to residential areas, particularly for elementary schools;

b. Proximity to existing or planned public facilities, such as parks, libraries and community centers;

c. Location of elementary schools along local or collector streets;

d. Location of middle and senior high schools near arterial streets;

e. Location on lands contiguous to existing school sites;

f. Avoidance of school siting in environmentally sensitive areas;

g. Avoidance of school siting in any area where the nature of existing or proposed adjacent land uses would endanger the safety of students or decrease the effective provision of education.

h. Avoidance of school siting in any area where the proposed school facility would be incompatible with surrounding land uses.

OBJECTIVE 1.2 The City shall enforce policies and regulations that encourage the redevelopment and renewal of blighted areas.

Policy 1.2.a The City shall use the remedial provisions of the Florida building code and enforce regulations addressing substandard housing.

Policy 1.2.b The City will continue to enforce regulations regarding the creation of illegal junkyards.

Policy 1.2.c The City will continue to seek Community Development Block Grant Funding.

Policy 1.2.d The Planning Board shall agenda discussion at least annually to discuss how alternative sources of funding, such as Tax Increment Revenue, might function to support redevelopment consistent with the future land use map series.

Policy 1.2.e The City shall identify centrally located lands suitable for future redevelopment and ensure that the services and facilities necessary to support proposed development or redevelopment are available. Recognition of such areas shall be used to plan for increased job density within the City

Policy 1.2.f The City shall plan for new multi-modal transportation facilities throughout the City to connect to the Nature Coast State Trail, which will be recognized as a multi-modal system arterial, within a network of pedestrian connections that supports a connected mix of land uses.

Policy 1.2.g The City will seek to increase cost effective broadband access and capacity to allow better opportunities for tele-commuting and home businesses.

OBJECTIVE 1.3 Existing land uses which are incompatible or inconsistent with the Future Land Use Map shall be eliminated by continuing to enforce objectives and policies in the Comprehensive Plan and the adopted Land Development Regulation Code.

Policy 1.3.a Expansion or replacement of land uses which are incompatible with the Future Land Use Plan shall be prohibited by the Land Development Regulation Code.

Policy 1.3.b Regulations for buffering of incompatible land uses shall be set forth in the Land Development Regulation Code. As used here, “buffering” means a spatial separation, a physical (visual) barrier, or a combination of both. The adopted Land Development Regulation Code will establish minimum requirements for spatial separation (setbacks) between non-conforming uses; they will establish minimum criteria for height, material composition and opaqueness of man-made visual barriers; and, they will establish minimum criteria for being, including but not limited to, height to width ratios, minimum or average heights, plant materials, grades and heights, type of irrigation and provisions for continual maintenance.

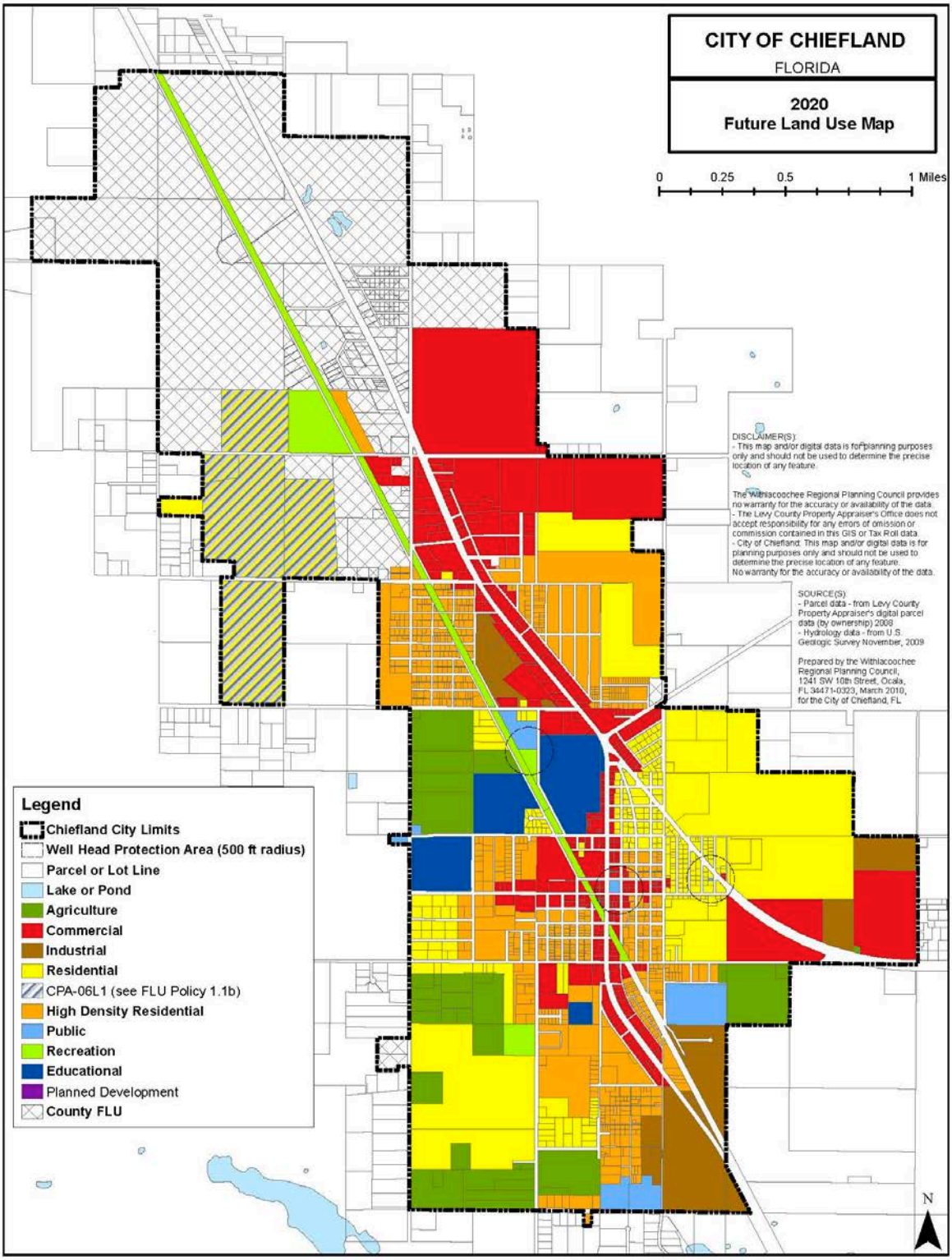
Policy 1.3.c To assure spatial separation between commercial establishments and residential areas, setback and/or buffering requirements will be established and made a part of the adopted zoning ordinance of the City. In furtherance of this action, the Planning Board will review the adequacy of existing zoning to determine if the City has authority to require the establishment of frontage roads or turning lanes. If an amendment is required, the Planning Board will recommend such a change to the City Commission.

Policy 1.3.d	To assure spatial separation between industrial areas and residential and/or commercial areas, setback requirements or buffering will be established and made a part of the city's zoning. These will address all industrial uses, whether or not they are located in a planned industrial park.
Policy 1.3.e	Uses found to be inconsistent with this plan or which become so because of comprehensive plan amendments, shall be terminated pursuant to an amortization schedule adopted as a part of the Land Development Regulation Code.
OBJECTIVE 1.4	Development activities shall ensure the protection of natural and historic resources, through adopted administrative procedures that provide for the consideration of natural resources and historic resources as a part of the review process for each proposed development.
Policy 1.4.a	State land acquisition will be encouraged, and if such lands are acquired, they should be made available for use by the public. Resource-based and/or activity-based recreation areas, if acquired by the county or by the state, should also be developed to provide maximum access and utilization by the public.
Policy 1.4.b	Historic resources shall be surveyed by the City and protected through designation as historic sites by the state, the county or the City. If and when such sites are so designated, they will be protected by the adopted land development regulations.
Policy 1.4.c	Adaptive reuse of historic structures shall be given priority over activities that would harm or destroy the historic value of such resources.
OBJECTIVE 1.5	Coordinate the disaster plan of the City with the appropriate local or regional hurricane evacuation plans.
Policy 1.5.a	The City will continue to implement the disaster plan of the City, and evaluate contingencies for various natural and man-made disasters.
Policy 1.5.b	The City shall utilize to the extent possible recommendations within the Local Mitigation Strategy.
OBJECTIVE 1.6	The City shall improve coordination with affected and appropriate governments and agencies to maximize their input into the development process and mitigate potential adverse impacts of future development and redevelopment activities.
Policy 1.6.a	The adopted Land Development Regulation Code will require development orders and/or permits to be coordinated, as appropriate, with adjacent counties, special districts, the Regional Planning Council, the Water Management Districts, the county, the state and federal agencies.
Policy 1.6.b	The Planning Board shall review the comprehensive plan and recommend to the City Commission necessary revisions. This updating process will occur at least every seven (7) years in accordance with Chapter 163.3191, Florida Statutes, as amended.
Policy 1.6.c	It shall be the policy of the City to coordinate the future updating and a revision of this plan with state and area-wide land use plans, and with plans of adjacent political jurisdictions .

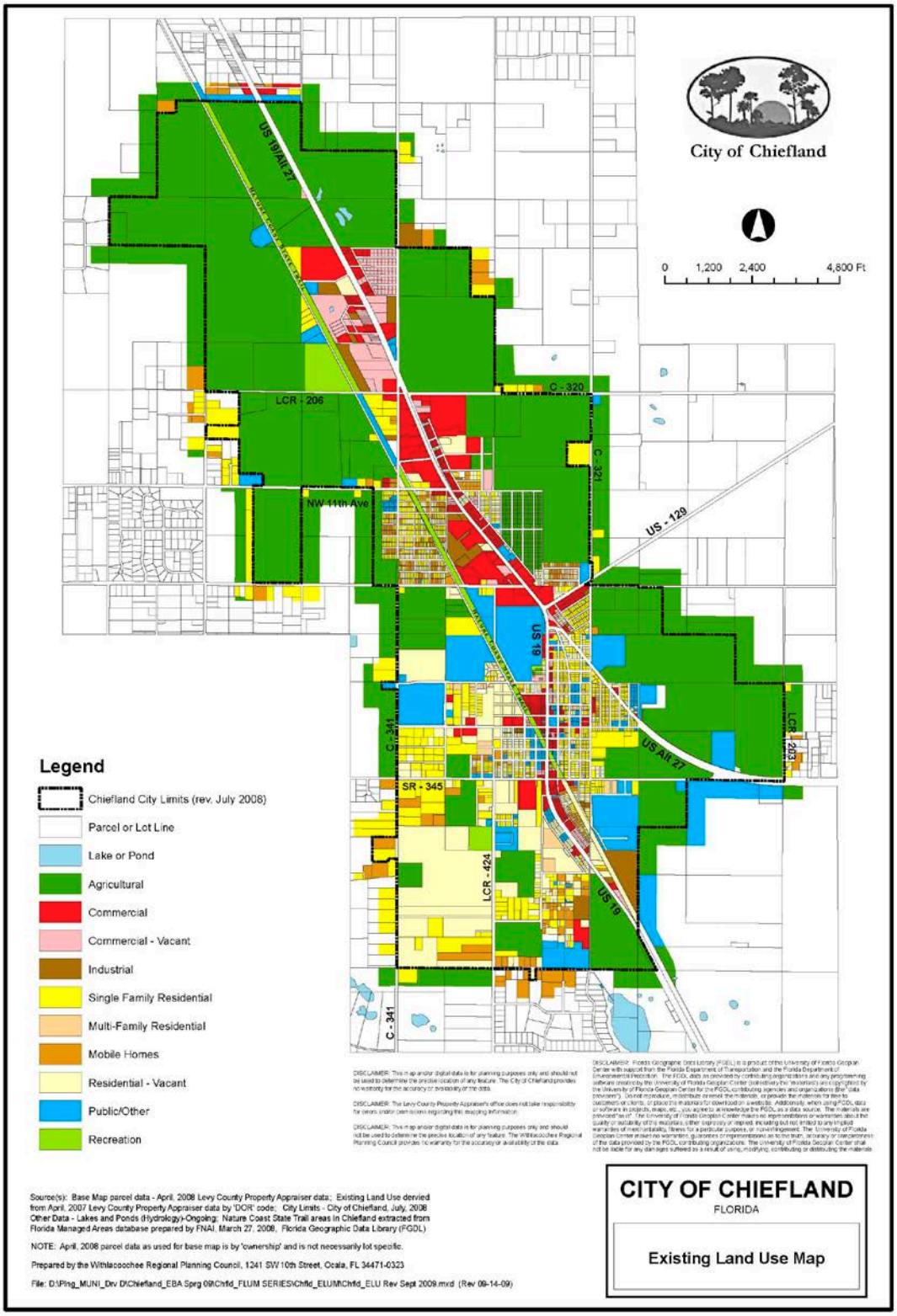
Policy 1.6.d	The Planning Board will have the responsibility for evaluating the success in implementing the goals, objectives and policies of this plan. The evaluation process will include a report to the City Commission which will address problems in the attainment of goals, objectives and policies, and recommended modifications or revisions.
OBJECTIVE 1.7	Discourage the proliferation of urban sprawl through implementation of the Comprehensive Plan and through the enforcement of the adopted and interlocal agreements which promote infill development, maximize the use of existing public facilities and services, provide a clear separation between rural and urban uses, and encourage an attractive and functional mix of uses .
Policy 1.7.a	Agriculture lands utilized historically for row crops or pasture may be developed only at densities or patterns of development which are compatible with continued agricultural use on surrounding lands.
Policy 1.7.b	Non-agricultural land uses shall be required to buffer themselves from adjoining agricultural uses.
Policy 1.7.c	For transitional land uses next to highways encourage light commercial uses as infill rather than spread in a linear pattern.
Policy 1.7.d	Light commercial is encouraged in areas accessible to major thoroughfares near residential neighborhoods.
Policy 1.7.e	New commercial land use amendments shall follow a pattern of incremental expansion from existing built-up areas and shall be directed to areas with existing or planned infrastructure.
OBJECTIVE 1.8	Ensure the availability of suitable land for utility facilities necessary to support proposed development through an analysis of the Future Land Use Map and future population projections.
Policy 1.8.a	Land Development Regulation Code will require that proposed developments provide suitable land area for utilities, including but not limited to; electricity, water, sewer, solid waste and drainage. (See Chapter 2 for additional utilities policies adopted as part of this plan.)
Policy 1.8.b	The adopted Land Development Regulation Code will provide that potable water wellfields be protected by excluding sheet flow, and requiring contiguous development (located within 500 feet) to be low residential density (less than 4 dwelling units per acre) and served by central sewer. No “hazardous materials”, as contained on the Florida Substance List, will be allowed as a part of any new land use within such radius. (Note: When cones of depression are established, they will replace the 500' standard in this policy.)
Policy 1.8.c	Ensure that environmentally sensitive lands (as defined in Conservation Element Policy 1.6.b.) are protected through the Land Development Regulation Code.
OBJECTIVE 1.9	Continue to encourage the use of innovative Land Development Regulation Code which may include provisions for planned unit developments and other mixed land uses development techniques.
Policy 1.9.a	The expansion of industrial land uses will be provided by zoning consistent with the adopted Future Land Use Map.

Policy 1.9.b	Innovative land use development patterns, including planned unit developments and cluster zoning shall continue to be permitted by the adopted Land Development Regulation Code.
OBJECTIVE 1.10	The City shall ensure that large scale annexations promote compact urban growth, safeguard natural resources, expand the economic base and implement the best practices throughout the development process.
Policy 1.10.a	The City shall identify land appropriate for annexation meets the goals of the City that focus on commercial and industrial development.
Policy 1.10.b	The City shall pursue annexations of non-residential properties in a strategic manner to balance the tax base and the costs of public facilities and services.
Policy 1.10.c	All future annexations to include roads and rights-of-way when feasible.

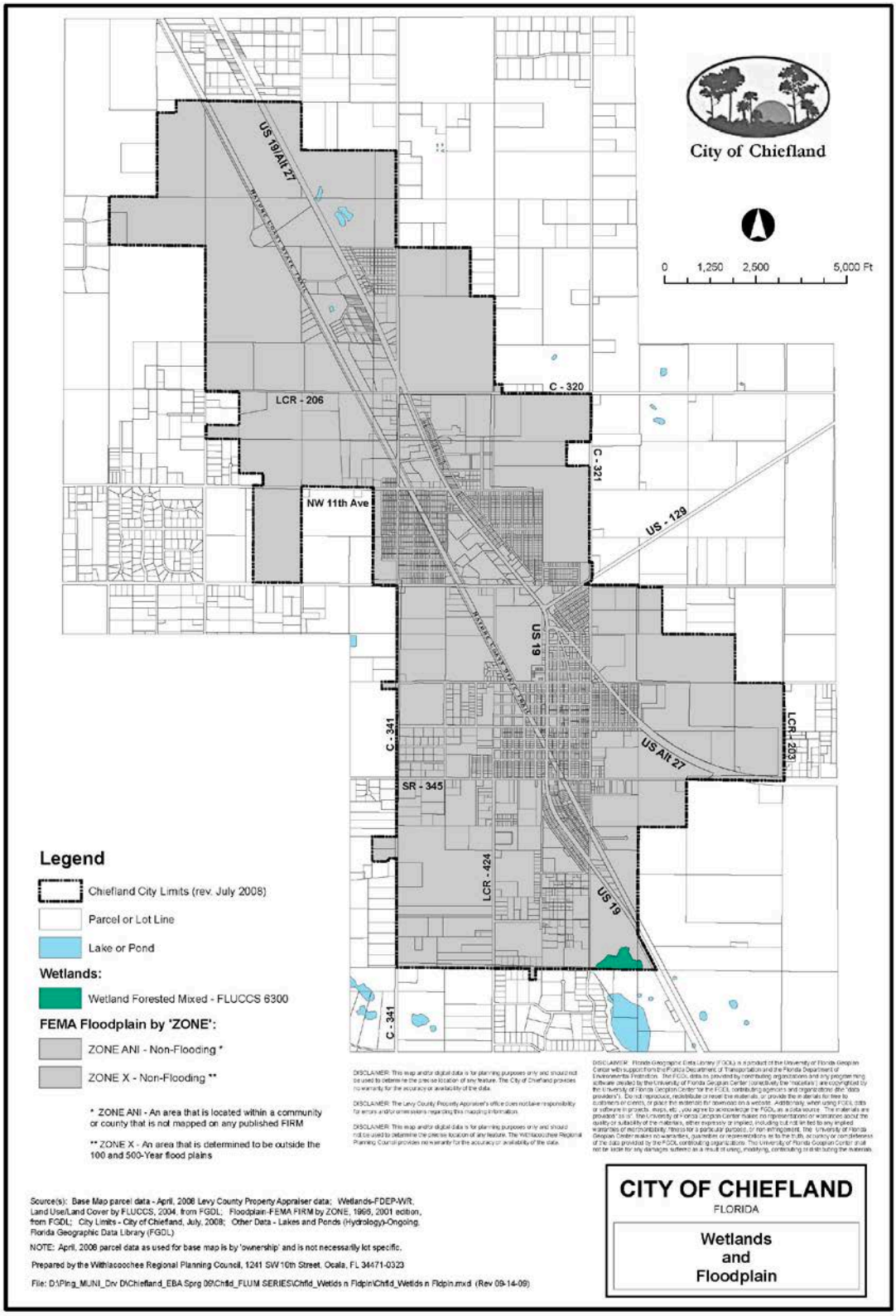
FUTURE LAND USE MAP 2020



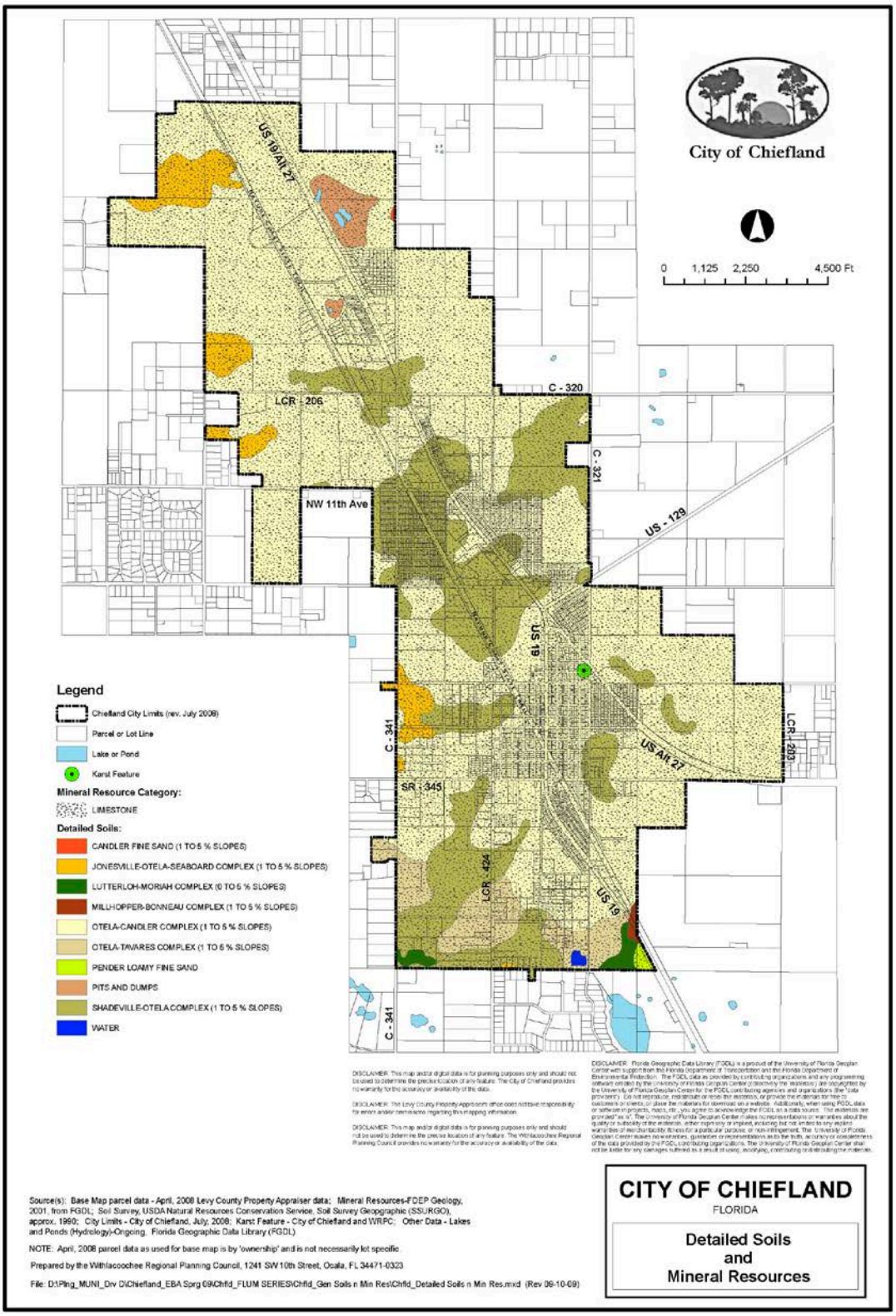
EXISTING LAND USE MAP



WETLANDS AND FLOODPLAIN MAP



DETAILED SOILS AND MINERAL RESOURCES



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CHAPTER TWO

TRANSPORTATION ELEMENT

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CHAPTER 2
TRANSPORTATION ELEMENT

GOAL 1 - MAINTAIN A SAFE AND EFFICIENT TRANSPORTATION NETWORK AND PROVIDE TRANSPORTATION FACILITIES TO ENSURE THAT CITY ROADWAYS OPERATE ABOVE ACCEPTABLE LEVEL OF SERVICE STANDARDS IN THE FUTURE.

OBJECTIVE 1.1 Provide for a safe, convenient and energy efficient multi-modal transportation system by maintaining the existing transportation network, reducing accidents and maintaining adopted levels of service.

Policy 1.1.a Connections and access points of driveways and roads to the state, federal and local highway network shall be limited to a minimum spacing as follows, by adopting these standards in the Land Development Regulation Code:

FUNCTIONAL CLASS	MINIMUM SPACING
Arterial	600 feet
Collector	300 feet
Local	100 feet

Specific design criteria for turning lanes, aprons, radii and other design and construction standards will be incorporated into the subdivision regulations, zoning ordinance and a public works manual.

Policy 1.1.b All development proposals shall address and include provisions for safe and convenient on-site traffic flow, both pedestrian and vehicular, and they shall provide for adequate internal traffic circulation, vehicular parking and assure accessibility in design to public transit. The minimum standards for number of parking spaces, aisle and space dimensions, drainage, landscaping, curve radii and construction materials shall be adopted as a part of the Land Development Regulation Code and/or public works manual, as appropriate.

Policy 1.1.c In planning for new or improved transportation facilities, the City Commission will consider the needs for, and possible provisions of, bicycle and pedestrian ways as a part of the preliminary design phase.

Policy 1.1.d The City Commission hereby adopts the Existing Transportation Map Series and the Future Transportation Map Series contained in this element and which coordinate with the Land Use Map Series.

Policy 1.1.e The City, along with the county and state, will continue to maintain the transportation network.

Policy 1.1.f Priority shall be given to roadway projects which require resurfacing of existing paved roads and paving unpaved roadways.

Policy 1.1.g The adopted Land Development Regulation Code shall provide standards and definitions for the preservation or protection of existing and future roadway right-of-way.

Policy 1.1.h The City has not designated any official bicycle ways as a part of its comprehensive plan. Such future designation will place a priority upon:

First Priority - Linking residential neighborhoods to municipal parks.

Second Priority - Linking residential neighborhoods to schools.

Policy 1.1.i Municipal sidewalks (pedestrian-ways) are depicted in the data and analysis (Appendix B). Proposed sidewalks may be improved in the future to provide an inter-connected system.

Policy 1.1.j All access to state roads shall be consistent with the Florida Department of Transportation's Access Plan (Rule 14-96, Access Permitting Process and 14-97, Access Standards contained in the *State Highway System Access Management Act*.)

Policy 1.1.k Utilize *Rule of the Department of Transportation Chapter 14-97* as a model in establishing access management standards to be adopted as part of the *City Code* and Land Development Regulation Code.

Policy 1.1.l Utilize corridor overlay zones to manage access along commercial corridors.

OBJECTIVE 1.2 Coordinate the transportation system with the future land use map to ensure that current and future population densities, housing and employment patterns and land uses are consistent with the existing and proposed transportation modes and services.

Policy 1.2.a The City Commission will revise and adopt the existing definition of a subdivision to provide tighter controls on residential development to ensure compliance with land use regulations.

Policy 1.2.b The City Commission will enforce policies and standards that regulate commercial strip development along major highways, including criteria in rezoning applications and minimum standards for setbacks, frontage roads, etc.

Policy 1.2.c The City shall review and coordinate with the Florida Department of Transportation concerning all development proposals located along Florida Intrastate Highway System roadways to ensure consistency with Florida Intrastate Highway System Level of Service Standards established in the Florida Department of Transportation's *2002 Quality/Level of Service Handbook.*

Policy 1.2.d Data contained in the Census Transportation Planning Package, the Federal Transportation Administration's *National Household Travel Survey*, *The American Community Survey*, and other professionally recognized sources shall be used to develop analysis and indicators evaluating the performance of the goals, policies and objectives of the transportation element.

OBJECTIVE 1.3 The City shall coordinate with the plans and programs of any appropriate county or rural planning organization, Florida Department of Transportation transportation planning documents, and Florida Department of Transportation's adopted 5-Year Work Program.

Policy 1.3.a The City hereby states, by adoption in the comprehensive plan, the following peak hour Level of Service standards shall apply for each functionally classified facility type.

Collector Roadways	Peak Hour Level of Service C
Arterial Roadways	Peak Hour Level of Service C
State Highway System	Statewide minimum peak hour level of service "C" shall be applicable to all links in the State Highway System.

Policy 1.3.b The City shall undertake, on an annual basis, a road paving and improvement program. As required by Florida Law, Chapter 334, the City "shall submit to the appropriate district engineer a plan of work for the construction and maintenance

of roads and streets within its jurisdiction for the ensuing five years, listing the estimated amounts to be expended on each project during each budget year." In addition, the City shall confer with the Florida Department of Transportation and Levy County Road Department concerning state and county maintained roads requiring improvements.

Policy 1.3.c By joint action with the Florida Department of Transportation and Levy County, the City will evaluate the benefits of coordinated action in support of transportation demand and system management solutions in response to changing traffic conditions.

Policy 1.3.d The City shall continue to implement traffic and onsite parking requirements through its land development code that promote effective access management, which benefit of level of service system wide.

OBJECTIVE 1.4 Right-of-way needs shall be annually reviewed in order to establish their protection from building encroachment.

Policy 1.4.a All proposed developments shall provide a section line right-of-way dedication for future road construction and be set back from the road centerline according to the following formula:

Policy 1.4.b One-half the minimum right-of-way from the Existing Street System Regulation and Design Standards plus the required setback as established by the Land Development Regulations.

Policy 1.4.c Where existing right-of-way width is inadequate, the developer shall dedicate that portion necessary to meet or exceed those standards as established in the Existing Street System Regulation as condition to receiving any zoning approval or zoning change.

Policy 1.4.d The City shall cooperate with the County on anticipated right-of-way needs within the Municipal Service District.

OBJECTIVE 1.5 The City will implement the Land Development Regulation Code and other City requirements to support identification of any mass transit corridors at such a future time when feasible or appropriate.

Policy 1.5.a Land Development Regulation Code addressing public access and traffic flow shall help facilitate the effective provision of flag stop transit service.

Policy 1.5.b The City will review its Land Development Regulation Code to ensure it promotes transit supportive development practices.

Policy 1.5.c Designated (pick-up and discharge) points for transit vehicles in new and existing developments should be designed so as to be readily accessible to pedestrians, to increase safety, and not to conflict with traffic circulation.

Policy 1.5.d The City shall cooperate with the Transportation Disadvantaged Local Coordinating Board by promoting public awareness of the Levy County Transit system functioning as the Community Transportation Coordinator which provides transportation to the Community's transportation disadvantaged residents.

Policy 1.5.e The City shall coordinate with Levy County Transit to ensure maximum quality of service, especially where the New Freedom Program develops a fixed route, flag stop service within the County.

GOAL 2 - MOBILITY WILL BE ACHIEVED AND SUSTAINED THROUGH COORDINATED APPROACHES EXPANDING USER CHOICE BETWEEN MOTORIZED, NON-MOTORIZED AND PEDESTRIAN MODE OPTIONS WHICH FUNCTION TO REDUCE EMISSIONS AND PROMOTE ENERGY EFFICIENCY AT A VARIETY OF SCALES, WHILE MAXIMIZING THE ECONOMIC WELLBEING OF THE COMMUNITY.

OBJECTIVE 2.1 As a multi-county commercial hub, the City will identify land use and transportation based strategies that enhance the development base by reducing trip distance, providing mode choice to expand access to commercial areas, and developing a diversity of land uses at intensities that clearly define the City as a center of commerce.

Policy 2.1.a The City will study how a Community Redevelopment Agency could coordinate redevelopment activities to increase residential density, intensify land use and create pedestrian oriented centers to support a mix of land uses.

Policy 2.1.b The City shall develop strategies to enhance connectivity of existing pedestrian routes as well as plan for greater pedestrian accessibility to a variety of land uses.

Policy 2.1.c The City shall develop a list of priority facilities where marked bicycle lanes would provide beneficial connections with existing pedestrian routes of the City. For facilities maintained by outside agencies, the City will communicate this information to Levy County Road Department and the Florida Department of Transportation to allow coordination at the intergovernmental level.

OBJECTIVE 2.2 Coordination with the transportation element with the comprehensive plan's future land use map will ensure that multimodal and intermodal facility access routes integrate into the existing surface transportation system.

Policy 2.2.a Through its development review process, the City shall ensure siting of future multimodal and intermodal transportation facilities or enhancements is consistent with the future land use element, conservation element, capital improvements element, and other applicable elements.

OBJECTIVE 2.3 Through its development review process and procedures, the City shall coordinate the development of future multimodal and intermodal transportation facilities in a manner consistent with state and federal regulatory directives.

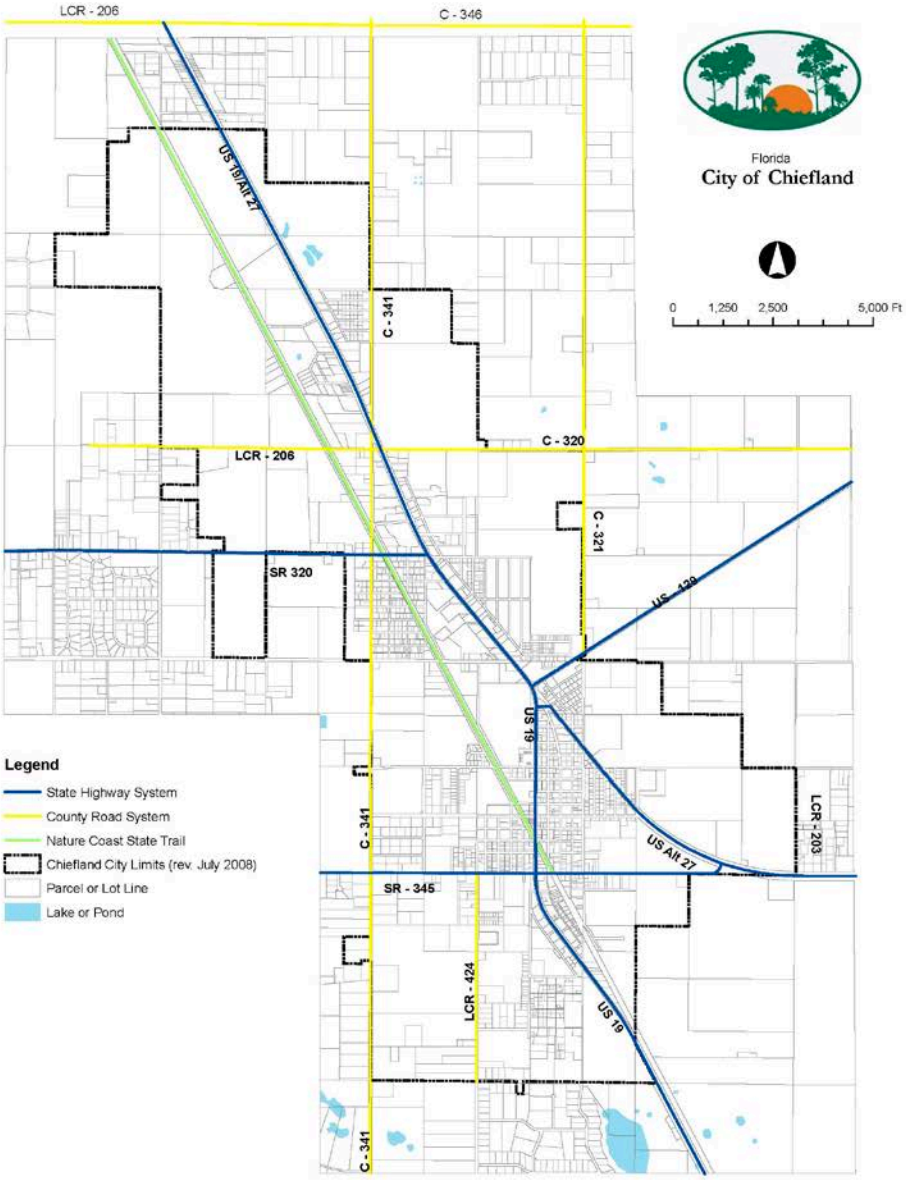
Policy 2.3.a Any future development of aviation facilities shall be in accordance with state and federal regulatory directives.

Policy 2.3.b The City shall promulgate all controls necessary to ensure compatible land use adjacent to aviation, waterways or intermodal facilities. The City will coordinate land use controls with other jurisdictions as needed to achieve land use compatibility.

Policy 2.3.c Development of waterways, aviation and intermodal transportation facilities should occur in a manner that is consistent with the requirements of the future land use and conservation elements and the land development code.

Policy 2.3.d Revision of the Land Development Regulation Code should occur as needed to promote effective intermodal management practices; major aviation, marine and intermodal facilities shall be removed from incompatible land uses by adequate local in inter-jurisdictional land use controls.

EXISTING TRANSPORTATION SYSTEM MAP



Source(s): Parcel data - Levy County Property Appraiser April, 2008; City Limits - City of Chiefland, July, 2008
Other Data - Lakes and Ponds (Hydrology)-Ongoing; Railroads-2008; Florida Geographic Data Library (FGDL)

Prepared by the Withlacoochee Regional Planning Council, 1241 SW 10th Street, Ocala, FL 34471-0323

File: d:\Plng_MUNI_Drv D\Chiefland_DBA Sprg 09\Chfld_FLUM SERIES\Chfld_Base Map.mxd (04-01-09)

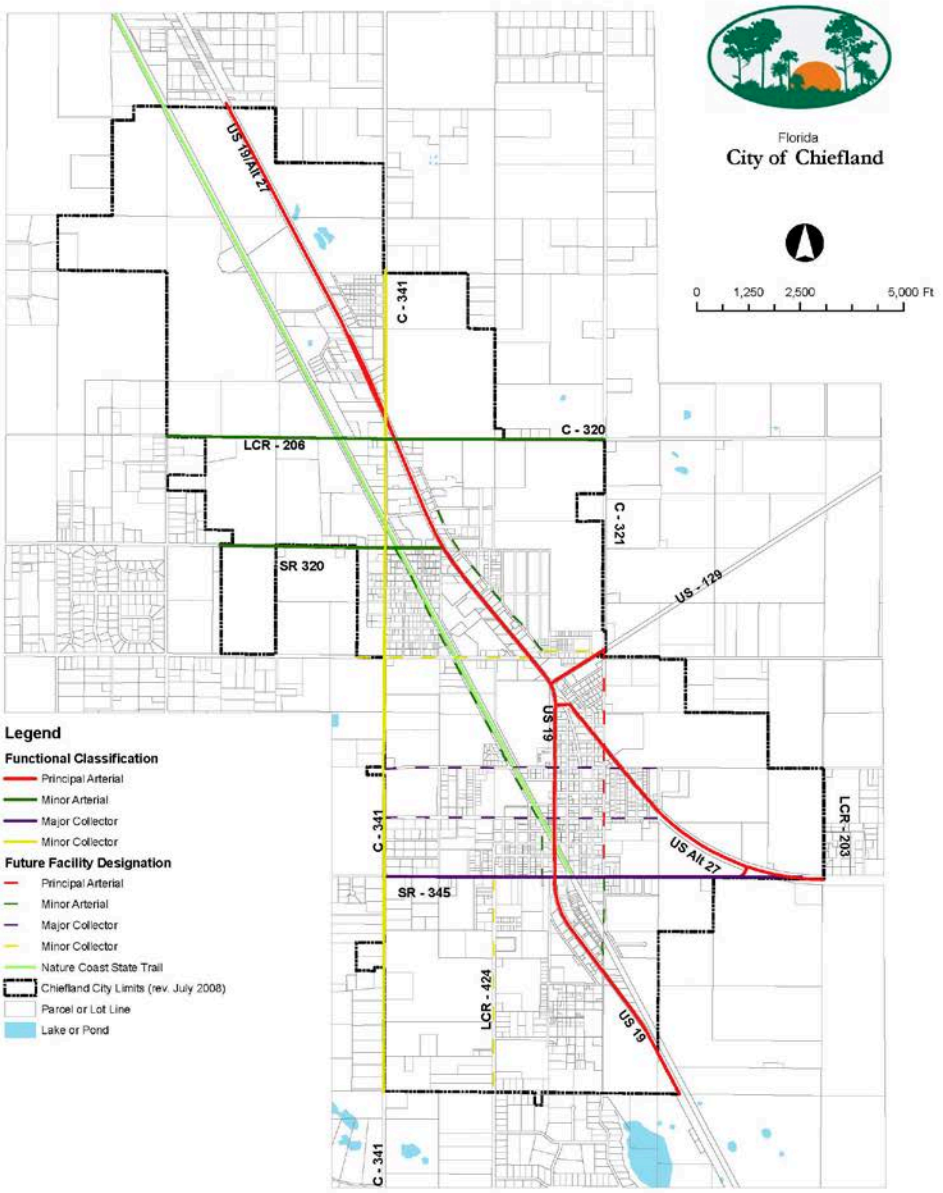
Citation: Paragraph 9.J-5.019(2)(a)(1), 9.J-5.019(2)(a)(3) and subparagraphs 9.J-5.019(2)(a)(1)(a)(b)(c)]

Note: Parking facilities provided on-street and off-street as permitted by municipal land development regulations. [9.J-5.019(2)(a)(1)(d)] Demand-Response and Fixed-Route Flagstop Transit Service provided by Levy County Transit. [9.J-5.019(2)(a)(2)(a)(b)(c)] No ports, airports, freight rail, passenger rail, or intermodal terminals, presently exist or are planned to be complete within the planning period. [9.J-5.019(2)(a)(4)], [9.J-5.019(2)(a)(5)], [9.J-5.019(2)(a)(6)], [9.J-5.019(2)(a)(7)]

CITY OF CHIEFLAND
FLORIDA

Existing Transportation System Map

EXISTING FUNCTIONAL CLASSIFICATION



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CITY OF CHIEFLAND
FLORIDA

Existing
Functional Classification

Source(s): Parcel data - Levy County Property Appraiser, April, 2006; City Limits - City of Chiefland, July, 2006
Other Data - Lakes and Ponds (Hydrology)-Ongoing; Railroads-2009; Florida Geographic Data Library (FGDL)

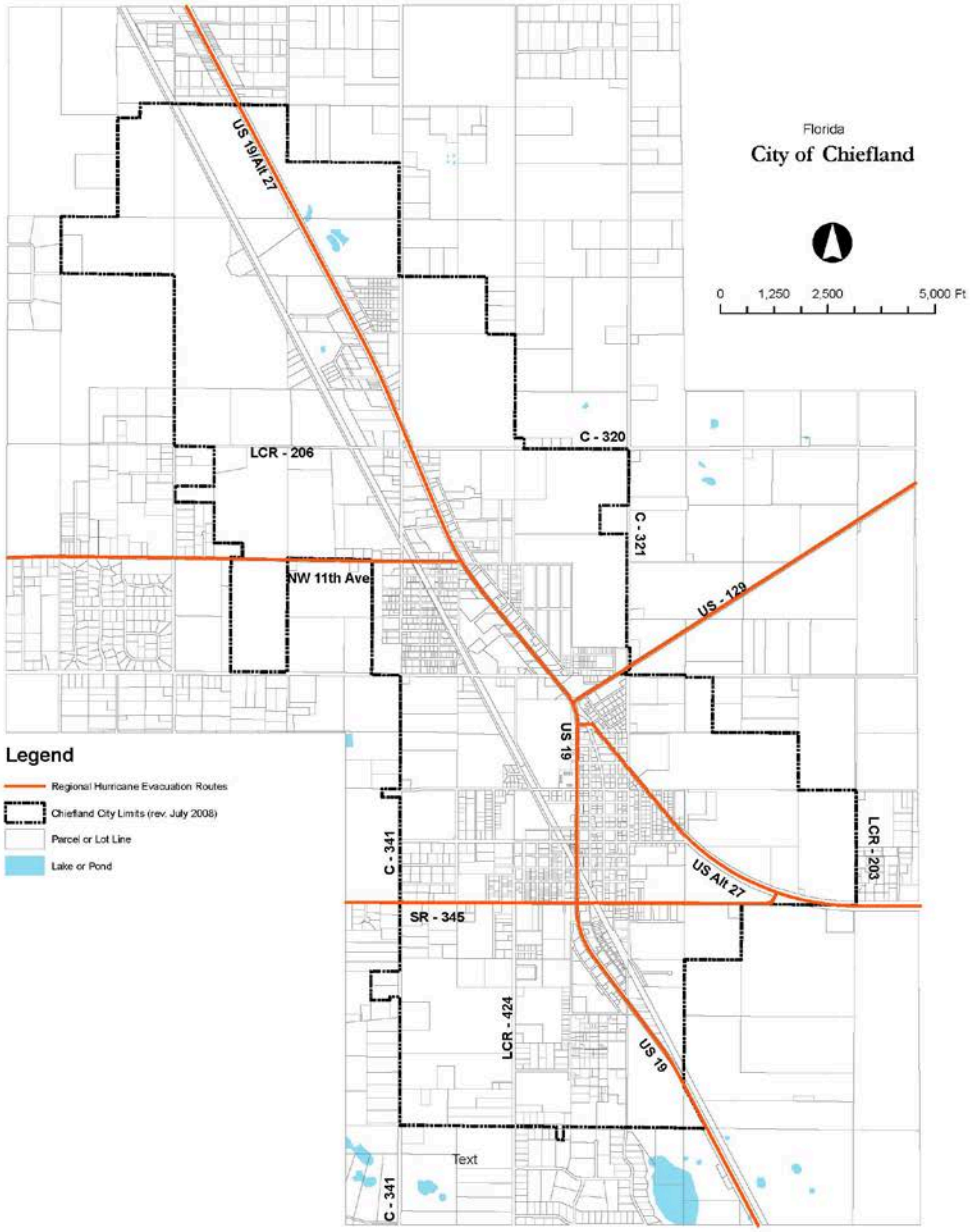
Prepared by the Withlacoochee Regional Planning Council, 1241 SW 10th Street, Ocala, FL 34471-0323

File: d:\Ping_MUNI_Drv D\Chiefland_DBA Sprg 09\Chfld_FLUM SERIES\Chfld_Base Map.mxd (04-01-09)

Citation: Paragraph 9 J-5.019(2)(a)(8) of the Florida Administrative Code

Note: All facilities are two lane cross sections, except for US-19/98 SR 55 and US-ALT 27/SR 500, which have 4 lane divided cross sections. However, US-19/98 SR 55 is undivided between Park Avenue and US-129/SR 49. [9 J-5.019(2)(a)(9)]

REGIONAL EVACUATION ROUTES



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CITY OF CHIEFLAND
FLORIDA

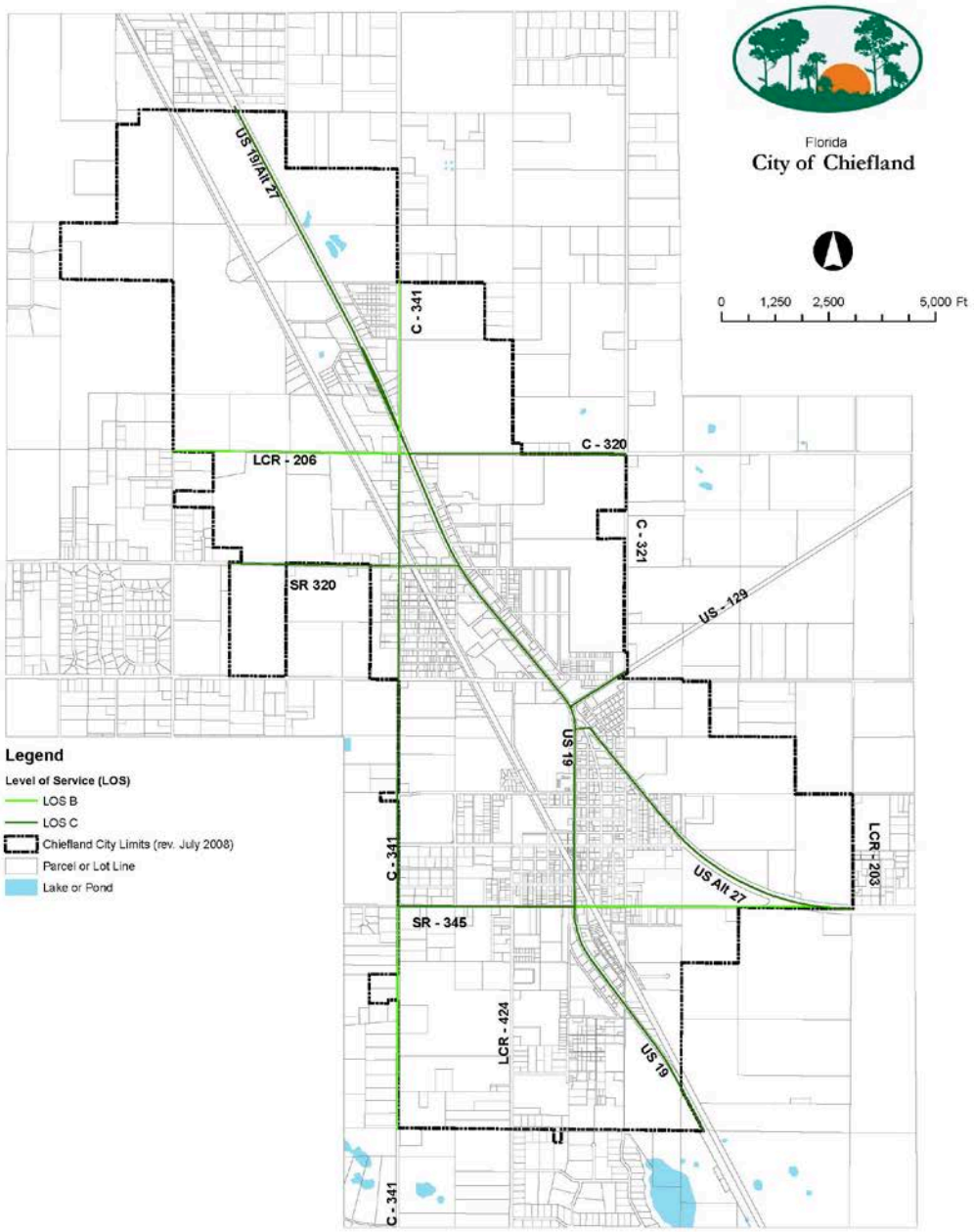
Regional Evacuation Routes

Source(s): Parcel data - Levy County Property Appraiser, April, 2008; City Limits - City of Chiefland, July, 2008
Other Data - Lakes and Ponds (Hydrology)-Ongoing; Railroads-2008; Florida Geographic Data Library (FGDL)

Prepared by the Withlacoochee Regional Planning Council, 1241 SW 10th Street, Ocala, FL 34471-0323

File: d:\Plng_MUNI_Drv D\Chiefland_DBA Sprg 09\Chfld_FLUM SERIES\Chfld_Base Map.mxd (04-01-09)
Citation: Paragraphs 9J-5.019(2)(a)(11) and 9J-5.019(5)(b)(5) of the Florida Administrative Code

2007 ROADWAY LEVEL OF SERVICE



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CITY OF CHIEFLAND
FLORIDA

2007 Roadway Level of Service

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Other Data - Lakes and Ponds (Hydrology)-Ongoing; Railroads-2006; Florida Geographic Data Library (FGDL)

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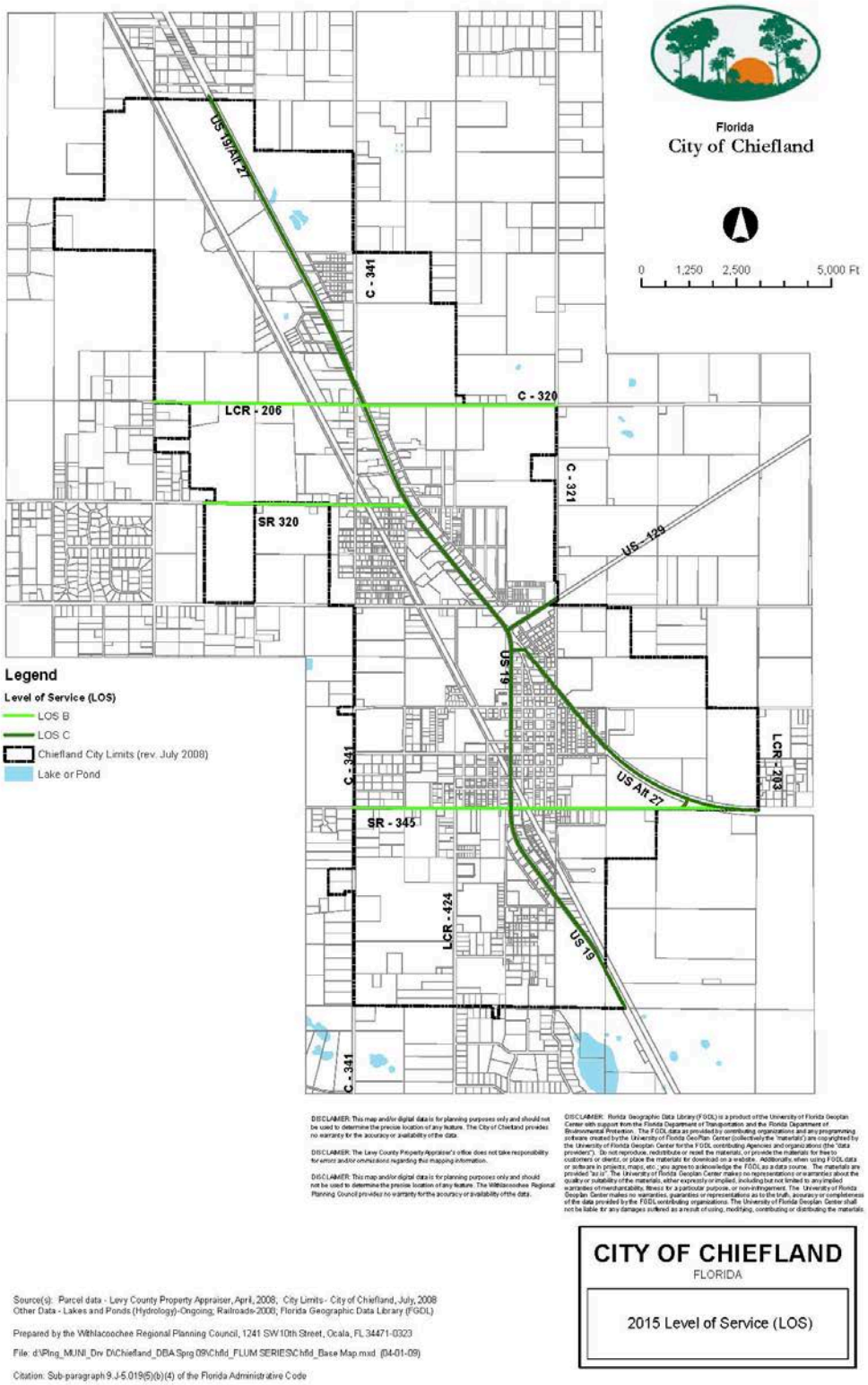
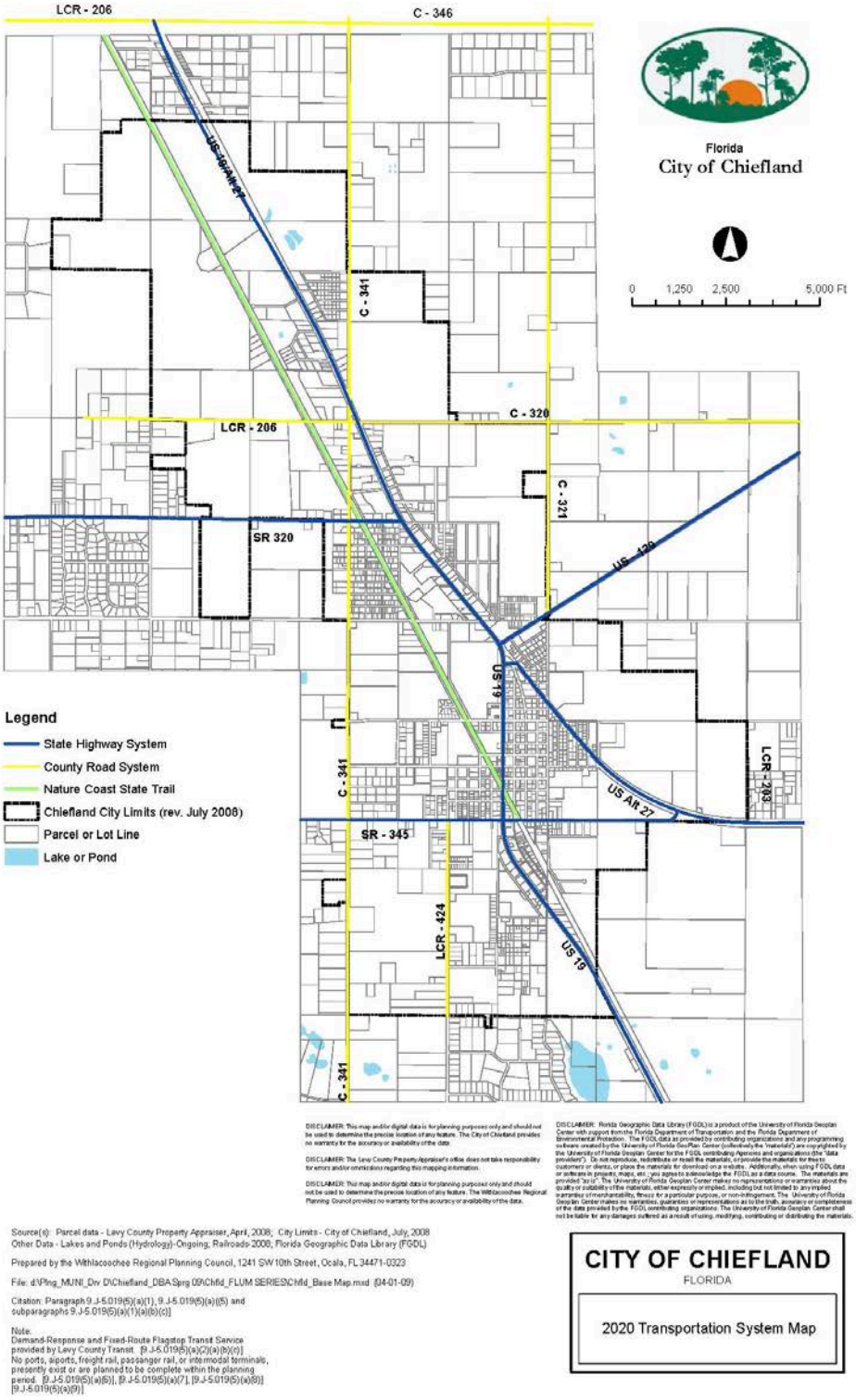
File: d:\Plng_MUNI_Drv D\Chiefland_DBA Sprg 09\Chfld_FLUM SERIES\Chfld_Base Map.mxd (04-01-09)

Citation: Sub-paragraph 9.J-5.019(2)(b)(1) of the Florida Administrative Code

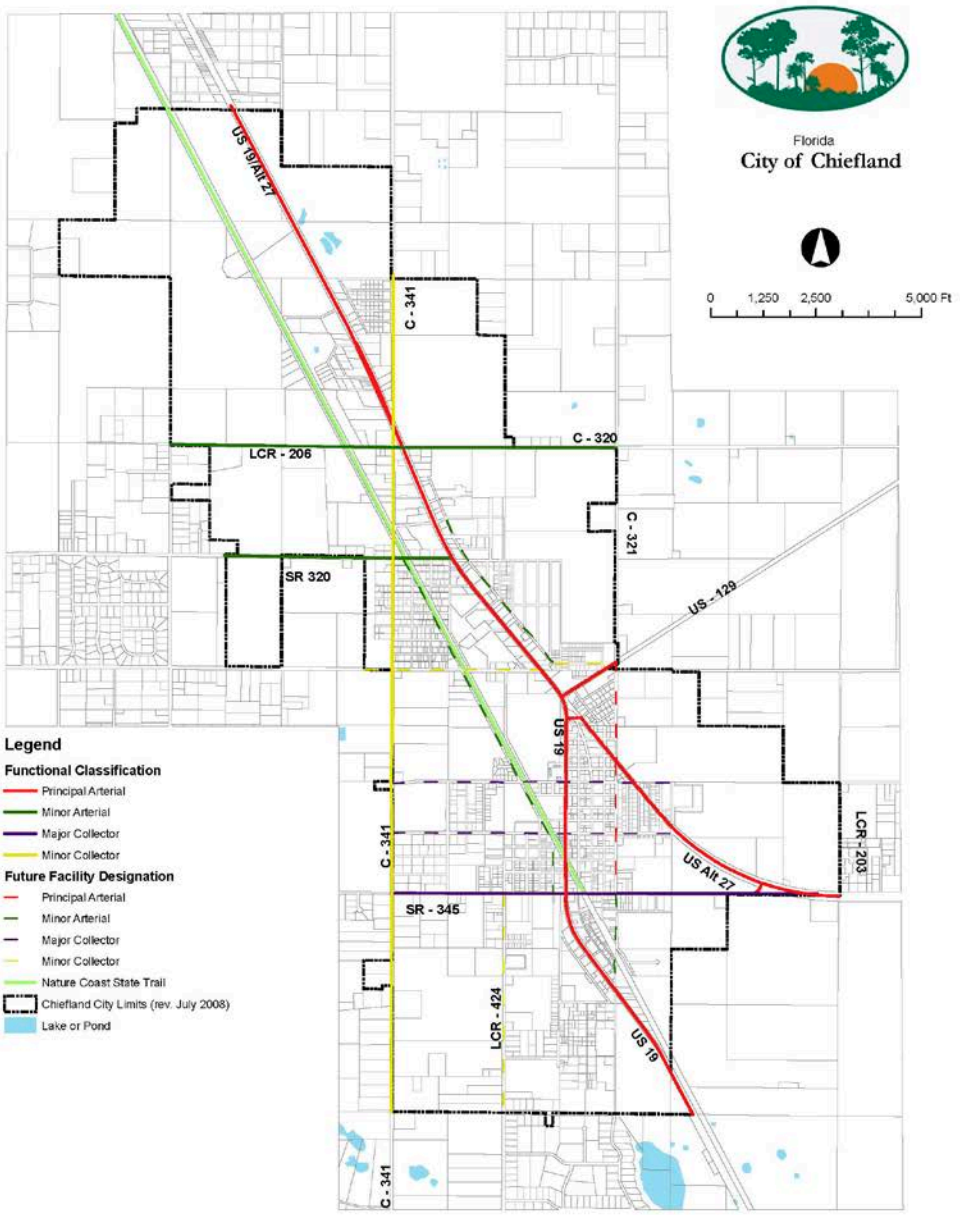
2015 LEVEL OF SERVICE



2020 TRANSPORTATION SYSTEM MAP



2020 FUNCTIONAL CLASSIFICATION



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Citation: Paragraph 9.J-5.019(5)(b)(1) of the Florida Administrative Code

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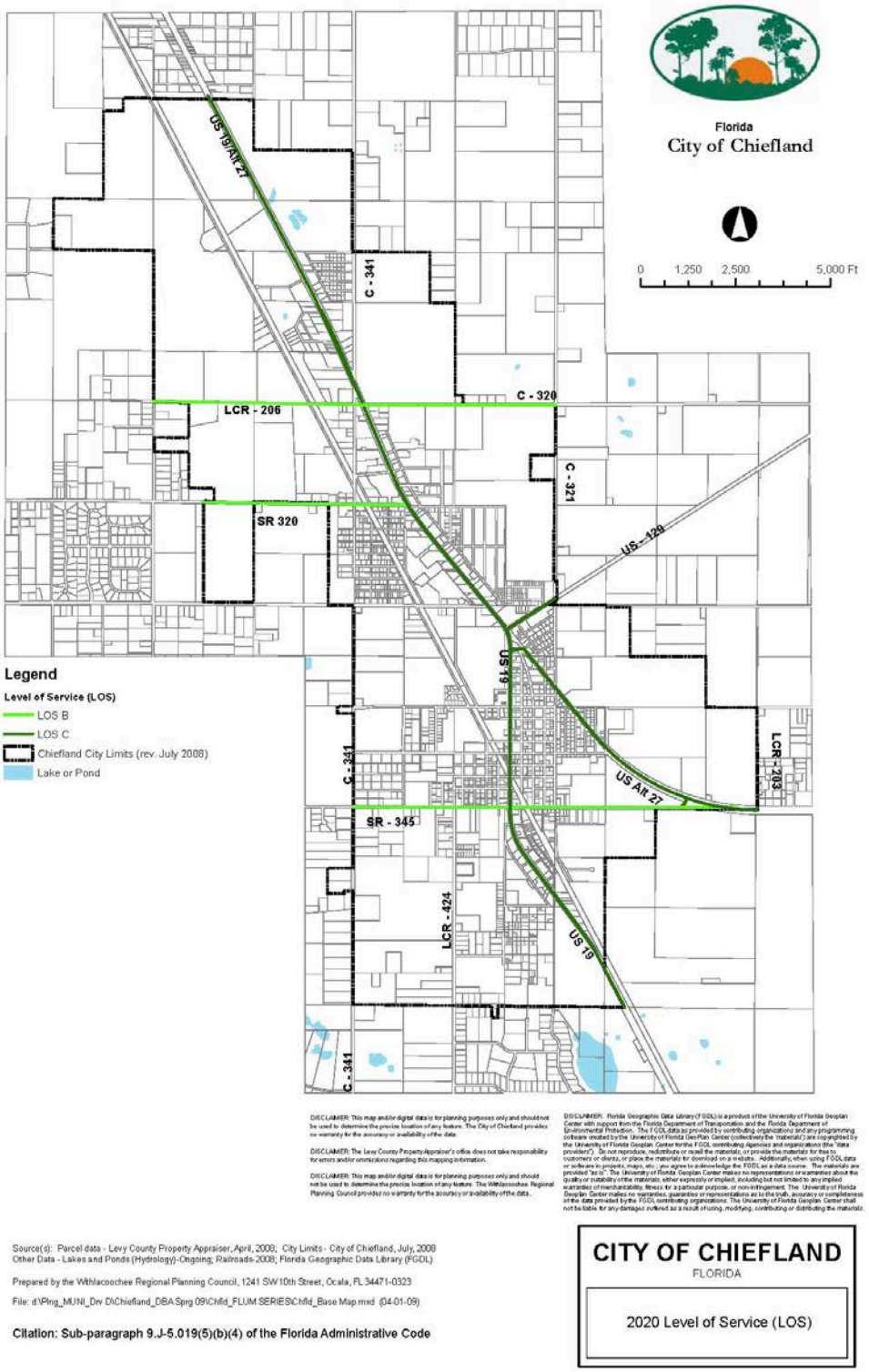
CITY OF CHIEFLAND
FLORIDA

2020 Functional Classification

2020 LEVEL OF SERVICE



CHAPTER THREE

HOUSING ELEMENT

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CHAPTER 3

HOUSING ELEMENT

GOAL 1 - DEVELOP HOUSING PROGRAMS THROUGH COORDINATED EFFORTS BY THE PUBLIC AND PRIVATE SECTORS TO MAINTAIN, IMPROVE AND PROMOTE AN ADEQUATE SUPPLY OF SAFE, DECENT AND SANITARY HOUSING IN SUITABLE ENVIRONMENTS AND AT AFFORDABLE COSTS TO MEET THE HOUSING NEEDS OF THE CITY'S PRESENT AND FUTURE POPULATION, INCLUDING THOSE RESIDENTS WITH SPECIAL NEEDS.

OBJECTIVE 1.1 The City shall enforce policies and standards that assure the provision of adequate and affordable housing opportunities for the current and anticipated population as well as households with special needs including rural and farm worker housing.

Policy 1.1.a The Land Development Regulation Code will provide incentives for innovative development designs and provisions for flexible housing design to promote residential development to meet a broad range of needs.

Policy 1.1.b The Zoning regulations in the adopted Land Development Regulation Code shall provide for a variety of housing types and needs, including conventional, modular and manufacture housing, mobile home parks and subdivisions, multi-family housing and rural and farm worker housing.

Policy 1.1.c The City Manager shall request representatives of the private and non-profit industry to assist in the preparation of plans and programs for the development of housing and to improve coordination among participants involved in housing productions.

Policy 1.1.d The City shall designate an adequate amount of land for residential development in locations that efficiently use infrastructure and public services on the Future Land Use Map.

Policy 1.1.e The City should consider–where deemed appropriate–establishing residential standards, condition and location criteria for second units used for elderly housing on single family residential lots. Standards and regulations will need to be identified in the land development regulations.

Policy 1.1.f The City may conduct strategic evaluation of initiatives intended to support elderly housing (including age-in-place housing which provides for transitions to assisted living and nursing home care), group and foster home developments as guided by criteria, planning principles, existing public facilities and infrastructure.

OBJECTIVE 1.2 The City shall eliminate substandard housing conditions to the fullest extent possible by enforcing policies and standards that provide structural and aesthetic improvement of the existing housing stock and by providing policies and procedures concerning relocation housing.

Policy 1.2.a The City shall continue its effort to stabilize neighborhoods, including but not limited to such activities such as actions as providing paved streets and sidewalks and providing municipal services such as prohibitions against junk and trash and enforcing those housing ordinances which result from implementing this plan.

Policy 1.2.b The City shall promote a safe and sanitary housing stock by providing structural standards through the Land Development Regulation Code.

Policy 1.2.c The City Manager shall utilize the records of the Levy County Property Appraiser to maintain an inventory of substandard housing within the City in order to identify areas with deteriorating housing stock.

Policy 1.2.d No dilapidated units may be occupied. No deteriorating rental units may be occupied. Owner occupied deteriorated units will be upgraded at the expense of the owner to meet all housing code requirements.

Policy 1.2.e In eliminating substandard housing through rehabilitation and/or demolition programs the following principles shall apply:

a. City efforts will be coordinated with the Levy County Housing Authority.

b. No household will be displaced until such time as standard and affordable replacement or relocation housing is available.

c. All improvements shall meet the adopted Florida housing code criteria for materials and methods.

d. The relocation of housing may classify as action permitted pursuant to City code and requirements.

OBJECTIVE 1.3 Ensure an adequate supply of housing is available for very low, low and moderate income households and ensure adequate sites for affordable housing including mobile and manufactured homes.

Policy 1.3.a Principles and criteria guiding the location of very low, low and moderate income housing, mobile homes, rural households and farm worker households shall include the following, upon which the land development regulations and municipal utilities policies shall be based:

a. Locations shall be unlimited; i.e., the adopted Future Land Use Map for residential purposes will also allow the uses identified by this policy.

b. Densities shall be the same as permitted for households without special needs.

c. All developments shall provide public facilities and supporting infrastructure in accord with those standards adopted in the recreation, infrastructure and traffic circulation elements of this plan.

d. All developments shall provide central water and sewer, adequate storm water drainage and parking facilities.

e. The adopted Land Development Regulation Code will continue to allow mobile homes as permitted uses within mobile home parks and mobile home subdivisions, with locations designated on the Zoning District Map.

f. The Land Development Regulation Code will provide standards for residential uses in non-residential districts (mixed uses). These policies will continue, as a means of providing low and moderate income housing with access to commercial uses and municipal services.

OBJECTIVE 1.4	The City shall facilitate the provision of group homes and foster care facilities as licensed or funded by the Florida Department of Children and Family Services within residential areas or areas with residential character.
Policy 1.4.a	The adopted Land Development Regulation Code shall establish standards for the location of foster care or group homes licensed or funded by the Florida Department of Children and Family Services within residential areas by number of clients served, length of client stay and intensity of services or treatment to provide, in accordance with the requirements of Chapter 419, Florida Statutes.
Policy 1.4.b	Foster care facilities and group homes shall be allowed and allowed to operate on a non-discriminatory basis.
Policy 1.4.c	The Land Development Regulation Code shall allow group homes of six or fewer clients in lower density residential areas (4 units per acre or less), as prescribed in the Florida Statutes.
Policy 1.4.d	The Land Development Regulation Code shall allow Community Residential Homes subject to special locational criteria provided in the Florida Statutes in order to determine consistency with community locational requirements and appropriate safe guards.
Policy 1.4.e	Group homes and foster care facilities shall be located where supporting infrastructure and public facilities are available, and such services will be made available by the City according to the adopted Capital Improvement Element.
OBJECTIVE 1.5	The City shall maintain the adopted housing code and enforcement mechanism. The housing code shall include regulations regarding the conservation, rehabilitation, relocation or demolition of housing. In addition, historically significant housing will be identified.
Policy 1.5.a	Both the Florida Building Code and revisions, as appropriate to the municipality, will be adopted. Enforcement will be through the City Manager and Building Official.
Policy 1.5.b	The City Clerk shall annually review City codes and regulations to determine if actions are needed to streamline the permitting process in order to minimize delays and costs for housing, including affordable housing.
Policy 1.5.c	Municipal building code review should allow for building practices that promote energy efficiency and energy conservation.
Policy 1.5.d	The Planning Board of the City, acting as the historical preservation agency, shall act to make recommendations concerning historically significant structures to the City commission as required.
OBJECTIVE 1.6	The City shall establish or participate in housing implementation programs which provide financial assistance for demolition, conservation or rehabilitation of existing housing structures as determined by the City Commission.
Policy 1.6.a	The City Manager will keep the elected officials advised as to expanded, new or potential housing assistance programs. The City Commission will consider utilizing any federal, state or locally developed subsidy programs that become available.

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CHAPTER FOUR

INFRASTRUCTURE ELEMENT

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CHAPTER 4

INFRASTRUCTURE ELEMENT

STORMWATER MANAGEMENT

GOAL 1 - ADEQUATE STORMWATER DRAINAGE FACILITIES WILL BE PROVIDED TO AFFORD REASONABLE PROTECTION FROM FLOODING AND TO PREVENT DEGRADATION OF THE QUALITY OF RECEIVING WATERS.

OBJECTIVE 1.1 The adopted Land Development Regulation Code will require all new development to provide a stormwater drainage system adequate to accommodate the 25-year, 24-hour (8-inch) storm event.

Policy 1.1.a The existing drainage system will be maintained by municipal work crews.

Policy 1.1.b New development will be required to design for, and to accommodate, the 25-year 24-hour (8-inch rainfall) storm and any increases in run-off above pre-development conditions as a level of service standard. All stormwater run-offs shall be required to meet state and district water quality standards, regardless of size of the development. For subdivisions platted prior to 1982, each lot will be required by the adopted land development regulations to incorporate swales or water retention features assuring that ambient (surrounding) water quality standards are equaled or exceeded after development.

OBJECTIVE 1.2 By 2015, develop and adopt by ordinance a detailed stormwater management plan in cooperation with other agencies.

Policy 1.2.a Both the Suwannee River Water Management District and Florida Department of Transportation will be asked to assist the City with the development of a comprehensive stormwater management plan.

Policy 1.2.b Should any drainage facility deficiencies be identified in the future, then correction of deficiencies shall receive priority over new facilities.

OBJECTIVE 1.3 Enforce existing land development regulations which encourage (through incentives and disincentives) new development immediately contiguous to (capable of being serviced by) existing drainage facilities to discourage urban sprawl.

Policy 1.3.a The Land Development Regulation Code will provide density bonuses for development which proposes to utilize the drainage facility on the west side of U.S. 19/98 State Road 55.

OBJECTIVE 1.4 Upon adoption of the stormwater management plan, all natural depressions will be designated for use as public open space and water detention/retention areas.

Policy 1.4.a All water retention areas will be able to accommodate the 25-year, 24-hour storm event following development, based upon engineering calculations of run-off and watershed size.

Policy 1.4.b Development of natural depressions, and any surrounding area designated for water retention will be prohibited by the land development regulations.

SANITARY SEWER

GOAL 2 - THE CITY SHALL PROVIDE SANITARY SEWER SERVICES TO MEET EXISTING AND PROJECTED DEMANDS IDENTIFIED IN THIS ELEMENT, THE COMPREHENSIVE PLAN, AND THE CAPITAL IMPROVEMENTS ELEMENT.

OBJECTIVE 2.1	All sanitary sewer improvement projects identified as necessary during the annual budget process shall be included on the City's 5-Year Schedule of Capital Improvements.
Policy 2.1.a	The City shall monitor and repair and/or replace sewer distribution lines as needed. Funds for repair and/or replacement of sewer distribution lines will be scheduled as part of the annual update of the Capital Improvements Element.
Policy 2.1.b	Should any sewer system deficiencies be identified in the future, then correction of deficiencies shall be given priority in the formulation and implementation of City programs.
Policy 2.1.c	The average and peak design capacity standard level of service is 100 gallons per capita per day.
OBJECTIVE 2.2	By 2015, the City Commission will adopt a detailed sewer extension priority list, identifying what areas are to receive extensions of sewer facilities to meet existing and future needs.
Policy 2.2.a	Existing land uses served by septic tanks, or which have installed package treatment plants under any sewer extension moratorium, shall receive top priority for sewer line extensions. Developments that qualify for grants or are of sufficient size to provide a feasible return on infrastructure investments shall also be given priority.
Policy 2.2.b	The extension priority list shall document consistency with the future land use map.
Policy 2.2.c	The extension priority list will be updated annually as a part of the budget preparation process.
Policy 2.2.d	The sanitary sewer concurrency requirement can also be met by onsite sewage treatment and disposal systems approved by the local Department of Health.
OBJECTIVE 2.3	The City will accomplish infill of currently undeveloped areas by maximizing the use of existing facilities, prioritizing sewer extensions to areas within the existing City boundaries, with exceptions for potential regional sanitary sewer service.
Policy 2.3.a	100% of the cost of facility expansion shall be borne by new development.
Policy 2.3.b	Within the City and the established Municipal Service District, sewer hookup shall be mandatory when the City installs sewer lines to the property line upon which any structure is located.
Policy 2.3.c	Package plants and septic tanks will be prohibited in any area where central sewer will become available within the ensuing 5-year period.
Policy 2.3.d	The City shall require that utility agreements be adopted prior to the extension of public utilities outside the existing network.
OBJECTIVE 2.4	The City shall work cooperatively with all levels of government to explore the possibility of providing sanitary sewer services to areas where utility agreements can be established.

Policy 2.4.a	The City shall cooperate with state, regional and local agencies in reviewing the financial potential of expanding sewer lines to Fanning Springs.
Policy 2.4.b	The City shall cooperate with state, regional and local agencies in determining the facility improvements necessary to expand sewer services to Fanning Springs.

POTABLE WATER

GOAL 3 - THE CITY SHALL PROVIDE WATER SERVICES TO MEET THE EXISTING AND PROJECTED DEMANDS IDENTIFIED IN THIS ELEMENT, THE COMPREHENSIVE PLAN, AND THE CAPITAL IMPROVEMENTS ELEMENT.

OBJECTIVE 3.1	All identified potable water improvement projects will be scheduled according to rank during the annual budget process.
Policy 3.1.a	The City shall determine at least annually whether new water wells are needed and/or whether existing wells need to be abandoned and capped. Funds as needed will be scheduled through the annual budget process.
Policy 3.1.b	The City shall monitor and repair and/or replace water distribution lines as needed. Funds for repair and/or replacement of water distribution lines will be scheduled as part of the annual budget process.
Policy 3.1.c	Projects to correct existing deficiencies shall be given priority in the formulation and implementation of City programs.
OBJECTIVE 3.2	Maximize the use of existing facilities and discourage urban sprawl.
Policy 3.2.a	With regard to expenditure of City funds development(s) proposed as infill have a priority over new extensions of water lines. Any future deficiencies will be corrected prior to any extensions or new hookups.
Policy 3.2.b	New development shall pay 100 percent (100%) of the cost of facility expansion.
Policy 3.2.c	Hookups are mandatory when municipal water is available.
OBJECTIVE 3.3	Hold per capita consumption to, or below, 200 gallons per capita per day.
Policy 3.3.a	The City Manager is responsible for promoting water conservation by municipal customers, and, for coordinating with the Suwannee River Water Management District and its conservation policies.
Policy 3.3.b	The minimum design flow level of service for water is 200 gallons per capital per day, the combined storage/pumping capacity for fire flow is currently unspecified, and the design pressure is 50 pounds per square foot.
OBJECTIVE 3.4	Continue efforts to expand areas that meet minimum standards for fire flow.
Policy 3.4.a	The City Manager will coordinate with the Insurance Service Office, and the City Fire Department to expand areas that meet minimum fire flow standards.
OBJECTIVE 3.5	The City shall work cooperatively with all levels of government to explore the possibility of providing potable water services to areas where utility agreements can be established.
Policy 3.5.a	The City shall consult with state, regional and local agencies in reviewing the financial potential of expanding potable water lines to Fanning Springs.

Policy 3.5.b The City shall cooperate with state, regional and local agencies in determining the facility improvements necessary to expand potable water services to Fanning Springs.

OBJECTIVE 3.6 The City shall consult with the Suwannee River Water Management District to ensure that the City has access to adequate water supply resources to serve its projected population and areas outside the City, as designated by the City.

Policy 3.6.a The City will coordinate with its water supply utility to determine whether adequate water supplies are available to serve new development and will be available no later than the anticipated date of the issuance of a certificate of occupancy.

Policy 3.6.b The City will ensure that adequate water supplies to serve new development will be available no later than the anticipated date of issuance of a certificate of occupancy.

SOLID WASTE

GOAL 4 - THE CITY SHALL COORDINATE WITH THE COUNTY IN ORDER TO MEET THE EXISTING AND PROJECTED SOLID WASTE DEMAND NEEDS IDENTIFIED IN THIS ELEMENT, THE COMPREHENSIVE PLAN, AND THE CAPITAL IMPROVEMENTS ELEMENT.

OBJECTIVE 4.1 Contract for private-sector collection and disposal of all 100 percent (100%) solid wastes generated in the City at a minimum level of service of 5.5 pounds per capital per day.

Policy 4.1.a The City Commission will require compliance by all City residences, commercial and industrial establishments with the City-provided disposal service.

Policy 4.1.b The City Commission will continue to coordinate with the Board of County Commissioners in regard to the landfill operations.

Policy 4.1.c The City Commission will evaluate means of financing future expansions in service and capital equipment.

Policy 4.1.d The City Commission will evaluate the necessity of adopting an ordinance requiring curbside collection.

Policy 4.1.e The City Commission adopted level of service standard for solid waste is 5.5 pounds per capita/day.

Policy 4.1.f The private sector will collect solid waste in the City, subject to a contract with the City.

OBJECTIVE 4.2 At such time as a solid waste deficiency should occur the City will attempt to correct the problem with either the contract hauler or with the County within 30 days.

Policy 4.2.a The City Manager is the official liaison between the contract hauler or the county and the City. Any solid waste deficiency that presents an immediate threat to the public health or safety will require immediate action by the City Manager, with subsequent notice to the Mayor within 24 hours.

Policy 4.2.b The Mayor, the City Manager, and one other elected official appointed by the Mayor will serve as Solid Waste Liaison Committee for purposes of conducting discussions or negotiations with the County regarding solid waste fees and procedures or landfill capacity. This Committee will report to the City Commission on an as-needed basis.

OBJECTIVE 4.3 Beginning with this plan adoption, prohibit the use of any landfill a joint facility where adequate capacity exists.

Policy 4.3.a The Land Development Regulation Code will prohibit landfills within the City limits.

Policy 4.3.b The Land Development Regulation Code and the City Code of Ordinances will make garbage collection mandatory for all land uses in the City.

Policy 4.3.c The Solid Waste Liaison Committee will, if necessary, establish recommended policies for City Commission considerations related to priorities for facilities replacement, correcting existing deficiencies and providing for future facilities need(s).

GOAL 5 - ADEQUATE STORMWATER DRAINAGE WILL BE PROVIDED TO AFFORD REASONABLE PROTECTION FROM FLOODING AND TO PREVENT DEGRADATION OF THE QUALITY OF RECEIVING WATERS.

OBJECTIVE 5.1 Protect the functions of natural groundwater recharge areas and natural drainage features, to maintain ambient inflow rates of 14 inches per acre per year.

Policy 5.1.a New developments shall retain on-site all stormwater run-off in amounts greater than those levels existing before development.

Policy 5.1.b Zoning and subdivision regulations will regulate lot cover and structure density, plus other improvements needed to regulate aquifer recharge.

Policy 5.1.c The City endorses and will support or initiate efforts to cease the disposal of stormwater run-off into sinkholes without pre-treatment to remove pollutants.

Policy 5.1.d The following actions will constitute the actions by which the existing three wells will be protected:

1. No new septic tanks or individual wells will be allowed within 500 feet of any City well.
2. No water retention areas will be allowed within 500 feet of any City well.

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CHAPTER FIVE

CONSERVATION ELEMENT

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CHAPTER 5

CONSERVATION ELEMENT

GOAL 1 - PROTECT, CONSERVE, ENHANCE OR APPROPRIATELY USE THE CITY'S NATURAL RESOURCES IN A MANNER WHICH MAXIMIZES THEIR LONG TERM VIABILITY AND ECONOMIC, RECREATIONAL AND NATURAL VALUE.

OBJECTIVE 1.1 Enforce regulations that require new development to proceed only after a thorough review of potential environmental problems. This review shall analyze physical properties of soils and underlying rocks, soil thickness, depth to groundwater, groundwater flow characteristics, presence of surface water and danger of flooding.

Policy 1.1.a New development in excess of 5 acres will be required by adopted Land Development Regulations to evaluate geologic hazards on-site prior to development.

Policy 1.1.b The City Commission will request the Suwannee River Water Management District to comment on the hydrology of the area as it relates to the City's growth and development.

OBJECTIVE 1.2 Protect and conserve the natural functions of existing soils and wildlife habitats.

Policy 1.2.a The adopted Land Development Regulation Code will require that soils and their covering vegetation be retained, while still providing for development, to allow them to continue to filter water and recharge the aquifer.

Policy 1.2.b Enforce the drainage ordinance in order to maximize the recharge of the Floridan Aquifer by rainfall, minimize storm water run-off, and maintain a high degree of purity in the water which supplies the City wells.

Policy 1.2.c Promote and enforce provisions for erosion control implemented through the drainage ordinance.

Policy 1.2.d Enforce regulations which limit the uses of wetlands to passive recreation, conservation and open space

Policy 1.2.e Wetlands shall be protected and conserved by an undisturbed upland buffer having a minimum width of 25 feet.

Policy 1.2.f "Wetlands" as defined herein are those areas that are inundated or saturated by surface or ground water at a frequency and a duration to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soils. Soils present in wetlands generally are classified as hydric or alluvial, or possesses characteristics that are associated with reducing soil conditions. The prevalent vegetation in wetlands generally consists of facultative or obligative hydrophytic macrophytes that are typically adapted to the soil conditions described above. These species, due to morphological, physiological, or reproductive adaptations, have the ability to grow, reproduce or persist in aquatic environments and anaerobic soil conditions. Florida wetlands generally include swamps, marshes, bayheads, bogs, cypress domes and strands, sloughs, wet prairies, riverine swamps and marshes, hydric seepage slopes, tidal marshes, mangrove swamps and other similar areas.

Policy 1.2.g The adopted Land Development Regulation Code will ensure the protection of natural functions of flood-prone areas, including but not limited to the following standards of performance:

a. Dredge and fill and clearing of natural vegetation will be minimized or prohibited in order to maintain the natural topography and hydrological functions of floodplains.

b. Structures will be clustered on the non-floodplain portions of a site, or where the entire site lies in the floodplain, they will either be flood proofed or elevated on pilings and densities lowered.

c. Roads, bridges or similar public facilities will not be located in floodplains, except where no reasonable alternative exists.

d. Septic tanks will be prohibited in floodplains.

e. No hazardous materials or waste will be stored within floodplains.

OBJECTIVE 1.3 Protect the municipal water supply.

Policy 1.3.a Open space lands shall be required to be included in all developed areas, through the land use plan map and adopted zoning regulations, to assure aquifer recharge.

Policy 1.3.b Prohibit solid or liquid waste from being deposited in porous soils which connect to potable groundwater supplies.

Policy 1.3.c The City will conduct draw down tests, identify the cone of influence and restrict land uses within the identified cone of influence to those which will not adversely affect water quality or quantity.

Policy 1.3.d The Land Development Regulation Code will, require that developers, before they receive a development permit, shall prove to the City Commission that their project would not cause water quality or quantity problems in the City. This may include, but not be limited to, obtaining all permits required by: Florida Department of Transportation, Florida Department of Environmental Protection and the Suwannee River Water Management District.

Policy 1.3.e Consistent with Policy 3.3.a of the Infrastructure Element the City will follow the Suwannee River Water Management District's water conservation strategies and techniques.

OBJECTIVE 1.4 Discourage the discharge of stormwater run-off into sinkholes.

Policy 1.4.a All new development will be prohibited from discharging stormwater to sinkholes.

Policy 1.4.b The City will, through the City Manager, request a joint workshop or series of workshops involving the City Engineer to explore means of treating stormwater currently being, or potentially, discharged into sinkholes.

OBJECTIVE 1.5 At such time as a natural reservation is identified, protect the area through the land use plan and implementing land development regulations.

Policy 1.5.a Any natural area identified in the future through an amendment to the document will be designated as a preservation area.

OBJECTIVE 1.6 When a unique vegetative community is identified in the contiguous unincorporated area of the County, the City shall develop and adopt an interlocal agreement to help protect, use, conserve or preserve it.

Policy 1.6.a The City Commission will, through an adopted interlocal agreement, assist the County in protecting unique vegetative communities located within and contiguous to the City.

Policy 1.6.b The adopted Land Development Regulation Code shall continue to ensure the protection of the following environmentally sensitive areas:

a. Sinkholes

b. Wetlands (if and when identified on a site-specific basis).

c. Habitat of Threatened or Endangered Species (if and when identified on a site-specific basis).

OBJECTIVE 1.7 Any environmentally sensitive lands (as defined in Policy 1.6.b) shall, when identified, be protected by the adopted Land Development Regulation Code.

Policy 1.7.a The adopted Land Development Regulation Code require the protection of sinkholes.

Policy 1.7.b The adopted Land Development Regulation Code require that the habitat of any threatened species shall be protected to the maximum extent possible and still permit a reasonable use of private property.

Policy 1.7.c The habitat of any endangered species shall be preserved. The only development activities permitted in such instances shall be to increase the carrying capacity of that habitat in accord with a management plan endorsed by the Florida Department of Environmental Protection.

OBJECTIVE 1.8 The City shall develop maps depicting community-wide development constraints.

Policy 1.8.a A physical limitations composite map will be prepared using the following procedures:

a. A composite map which illustrates soils, native vegetative communities, geologic, surface water and groundwater information.

b. Define areas that have physical limitations and potentials for various types of land use.

OBJECTIVE 1.9 Improve the appearance of the City by implementing mechanisms in the adopted Land Development Regulation Code.

Policy 1.9.a Where residential development is of conventional design, regulations will be enforced which require the dedication of open space to public or private use. The amount of open space required will be proportional to the number of persons to be served by each development.

Policy 1.9.b The City Commission will prepare and adopt ordinances suitable to assure that valuable shade and ornamental trees are preserved and increased in numbers. Both the landscaping ordinance and the tree ordinance will be enforced as a means of preserving and enhancing the aesthetic values currently found in the City.

Policy 1.9.c	The sign regulations will be reviewed and updated as needed to regulate the method of display, height, total size and other factors in a manner appropriate to achieve a degree of uniformity within the City and which will be equitable to all parties concerned.
Policy 1.9.d	The community beautification efforts shall be sustained through the Land Development Regulation Code addressing major thoroughfare such as, median landscaping, entry signage, utility burial and street lighting.
OBJECTIVE 1.10	A adopt an air quality ordinance.
Policy 1.10.a	The City Commission shall develop a draft ordinance which incorporates, meets or exceeds minimum air quality standards at the state and national levels.
Policy 1.10.b	Lacking the standards, technology and manpower to limit vehicular emissions, the City Commission will control open burning and industrial emissions. Upon the development of appropriate federal or state emission standards, the City Commission will consider the feasibility of enforcing similar or more stringent standards in the City.
OBJECTIVE 1.11	A wildlife assessment and protection component shall be required as a portion of all subdivisions and planned developments.
Policy 1.11.a	The adopted Land Development Regulation Code will require over five percent (5%) of the land area in each subdivision or planned development to be preserved or restored as native wildlife habitat or, if approved by the City Commission, the required preservation land to be transferred to another site as approved by the City Commission. In addition to the preservation areas, the applicant shall document other methods used to enhance the ability of native wildlife populations to co-exist with the proposed development.
OBJECTIVE 1.12	Endangered and threatened wildlife species shall be protected through the adopted Land Development Regulation Code.
Policy 1.12.a	No development activity may adversely impact upon either the habitat or species identified pursuant to the preceding objective. If threatened or endangered species are located within the community, the adopted Land Development Regulation Code will require a wildlife management and protection component to be included in the development plan of any new development. In reviewing such a plan, the City Commission will solicit a review and comment from the Florida Game and Fresh Water Fish Commission prior to issuing a development order.
OBJECTIVE 1.13	A ~~a~~dopt an ordinance regulating the collection and disposal of hazardous wastes.
Policy 1.13.a	The City Commission shall enforce ordinances that prohibit the introduction of harmful liquid or solid wastes into the municipal sewage system, ground waters, or on the surface which could potentially harm the environment.

CHAPTER SIX

RECREATION AND OPEN SPACE ELEMENT

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CHAPTER 6

RECREATION AND OPEN SPACE ELEMENT

GOAL 1 - TO DEVELOP AND/OR MAINTAIN RECREATION FACILITIES AND ACQUIRE OPEN SPACE ADEQUATE TO MEET FUTURE NEEDS OF THE GROWING POPULATION OF THE CITY.

OBJECTIVE 1.1	Throughout the entire planning period, paved streets or sidewalks will ensure public access to identified recreation sites.
Policy 1.1.a	The City will continue to maintain most city roads, with county and state maintaining the remainder, and provide public access to all recreation sites, by via public roads.
OBJECTIVE 1.2	The Land Development Regulation Code will require developers to coordinate public and private resources to meet recreation demands.
Policy 1.2.a	The City will, to the best of its ability, continue to fund recreation and open space projects. However, the city will attempt to secure county, state or federal funds for recreation including an interlocal agreement with the County Recreation Department and/or the School Board to coordinate recreation projects to maximize the tax payer's money. This recognizes the fact that the city alone cannot supply recreation facilities to city and county residents. Also, the city shall adopt incentives for developers to provide recreation facilities in their developments.
Policy 1.2.b	The City will continue its present policy of hiring summer help and utilizing volunteers to run the recreation program. During the remainder of the year, the City Commission (recreation liaison) assigned to oversee recreation will work with the School Board to provide recreation programs for young and old alike, and when necessary, recruit volunteers to run additional programs. This however, should not exclude the possibility of hiring a recreation director to develop and oversee future recreational need of the community.
Policy 1.2.c	A recreation advisory committee of the Planning Board, consisting of members of both the private sector and the city elected or appointed officials will be retained on a permanent basis as a means of obtaining citizen participation.
OBJECTIVE 1.3	The City shall acquire and develop land to ensure that parks and recreation facilities are adequately and efficiently provided.
Policy 1.3.a	The City will support and coordinate recreational programs for city residents as needed acknowledging the special needs of its citizens with physical limitations.
Policy 1.3.b	The City will participate in the development of the Nature Coast State Trail.
Policy 1.3.c	The City will continue to examine the possibility of increasing the amount of recreational lands and facilities.
Policy 1.3.d	The City will continue to develop all parks and recreational facilities, including, the Chiefland Nature Coast Trail Head.
Policy 1.3.e	Those standards outlined below are hereby adopted as the City's level of service standards for recreation and open space.

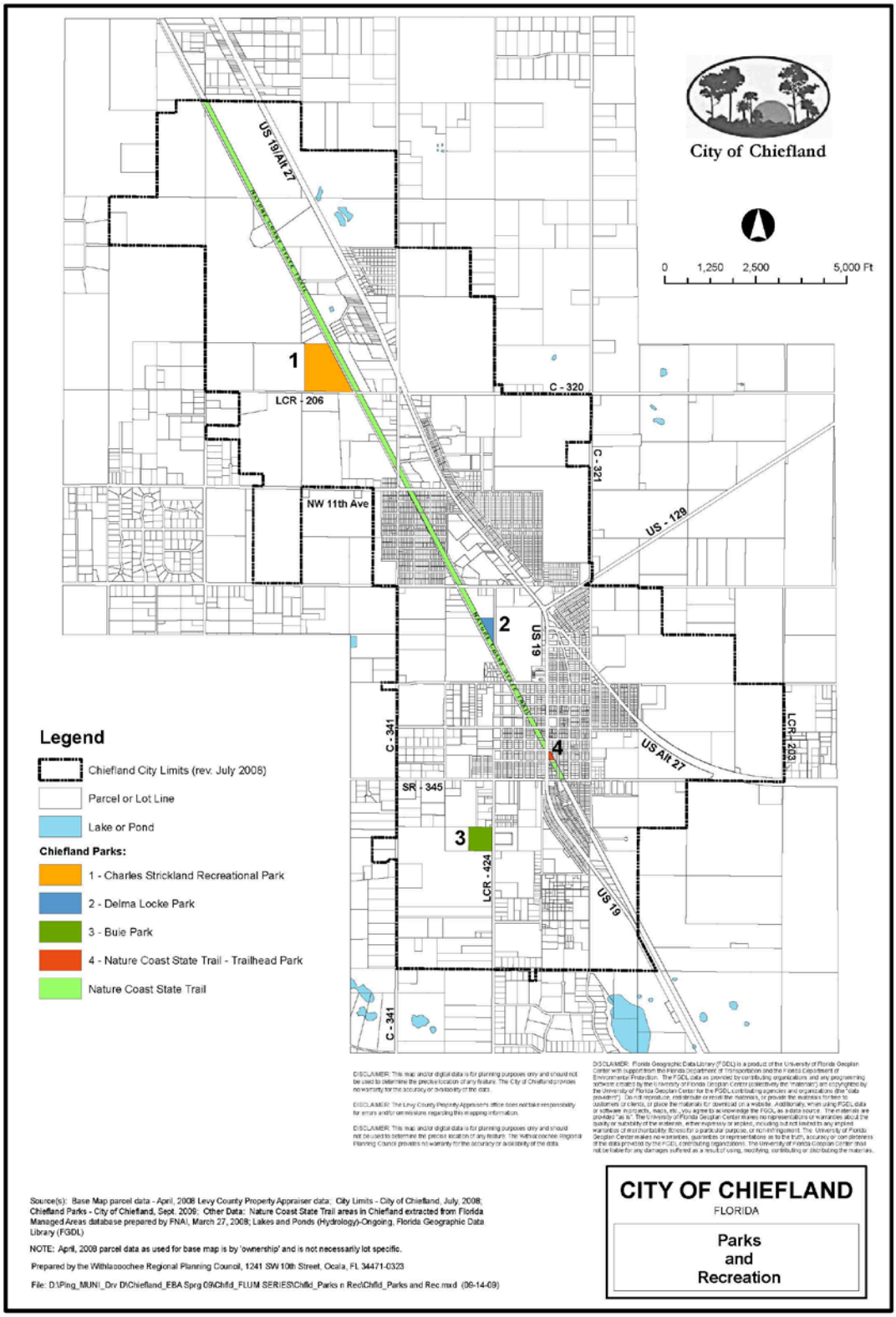
CHIEFLAND PARK STANDARDS

Park Facility	**Location**	**Service Area**	**Area Per 1,000 Population**	**Population Served**	**Adjoining School**	**Separated Park**	**Facilities**
Vest- Pocket	Sub-Neighborhood where sufficient vacant land is available	1/4 Mile	1/2 - 1 acre	up to 1,000	Minimum of .5 acres	Minimum of .75 acres	Open of free areas, park benches, quiet areas, play apparatus, some sports activities
Neighborhood Park	Neighborhood Area adjacent to elementary school when feasible	1/4 - 1/2 Mile/up to 5,000	2 acres	up to 5,000	Minimum of 2 acres normally 5-10 acres	Minimum of 5 acres	Play apparatus areas, recreation building, sports field, paved multi-purpose courts, senior citizen areas, picnic area, open or free play area, and landscaping.
Community Park	Designed to serve residents of a group of neighborhoods, adjacent to Junior or Senior High School where feasible.	1/2 -3 miles up to 5,000	2 acres	up to 25,000	Minimum of 5 acres	Minimum of 20 acres	All the facilities found in a neighborhood park plus facilities to service the entire family. Pools, softball/ baseball fields, tennis courts, play areas, picnic area, passive and active recreation areas, multi-purpose courts and recreation building.

SOURCE: Outdoor Recreation in Florida, 2000. Florida Department of Natural Resources, Division of Recreation and Parks, Adopted February 2002.

OBJECTIVE 1.4	Ensure the provision of open space by public agencies and private enterprise through the adopted Land Development Regulation Code.
Policy 1.4.a	Open space, which is defined as undeveloped lands suitable for passive recreation or conservation use, is not a problem at this time since large amounts of private land remain undeveloped within the city. However, in the future, this open land could be converted to residential or other use. The level of service for recreational and open space concurrency will be implemented by the Planning Board.
Policy 1.4.b	When proposed for development, any area designated on a comprehensive plan land use map, recreation and open space map or conservation map as open space or natural reservation, shall be dedicated to public use. Similarly, any lands so designated by this plan may be acquired by the City Commission through voluntary negotiations with and purchase from the owner of record.

PARKS AND RECREATION MAP



CHAPTER SEVEN

INTERGOVERNMENTAL COORDINATION ELEMENT

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CHAPTER 7

INTERGOVERNMENTAL COORDINATION ELEMENT

GOAL 1 - DEVELOP INTERGOVERNMENTAL COORDINATION MECHANISMS THAT ARE EFFECTIVE, TO ASSURE THAT THE CITY IS GOVERNED WITH A MINIMUM OF DUPLICATION AND OVERLAP WITH THE RESPONSIBILITIES OF OTHER JURISDICTIONS, AND IN HARMONY WITH THE COUNTY COMPREHENSIVE PLAN, THE STRATEGIC REGIONAL POLICY PLAN AND THE STATE COMPREHENSIVE PLAN.

OBJECTIVE 1.1 Coordinate the Comprehensive Plan with the School Board, the Suwannee River Water Management District, adjacent local government comprehensive plans and other units of local government providing services but not having regulatory authority over the use of land.

Policy 1.1.1 The City Manager, or a representative thereof, shall be responsible for liaison between the Comprehensive Plan and the plans of the County, the School Board, the Health Department, the various sub-state districts and regions, and the State Comprehensive Plan.

Policy 1.1.2 The City shall, as part of the Comprehensive Plan Amendment and Review Process, coordinate proposed plan amendments with adjacent local governments, the School Board, the Suwannee River Water Management District, the Withlacoochee Regional Planning Council and other local governments not having regional authority over the use of land.

Policy 1.1.3 The Mayor shall work to resolve any conflicts with the County through the regional planning council's dispute resolution procedures.

Policy 1.1.4 The City Manager shall be responsible for conveying requests for extra-territorial services to the City Commission for action. The City Manager shall serve as liaison for all information regarding intergovernmental coordination.

Policy 1.1.5 The City Manager shall be responsible for receiving all requests for annexation, for developing administrative procedures to handle annexation proposals, and for conveying all annexation requests to the City Commission.

Policy 1.1.6 The City shall establish procedures to ensure the intergovernmental coordination with the School Board for the location of educational facilities within the City limits, including:

a. Upon written notification from the School Board informing the City of the acquisition or leasing of property to be used for new public education facilities, the City shall notify the School Board within 45 days as to the consistency with the Comprehensive Plan.

b. The City Manager, or designee, shall meet with the superintendent, or designee, semi-annually in order to discuss upcoming planning issues which may impact the School Board, a particular school or planning efforts.

Policy 1.1.7 The City shall identify and participate in joint processes for collaborative planning on population projections, school siting, facilities subject to concurrency, facilities with citywide significance and locally undesirable land uses.

Policy 1.1.8 Intergovernmental issues and procedures shall be addressed through the establishment of an Inter-jurisdictional Technical Advisory Committee. Appropriate governmental, regulatory and non-regulatory representatives shall meet, when necessary to coordinate land use plans, emergency planning, natural resource protection and proposed development issues that impact multiple jurisdictions and involve other regulatory and non- regulatory interests.

OBJECTIVE 1.2 Ensure, through adopted interlocal agreements that the City addresses through coordination mechanisms, the impacts of development proposed in the Comprehensive Plan of the City upon development in adjacent municipalities, the county, the region and the state.

Policy 1.2.1 In preparation and adopting this comprehensive plan element, the City finds and concludes that the Comprehensive Plan, and the development proposed herein, is consistent with the County Comprehensive Plan, the plans of the School Board, and the Health Department.

Policy 1.2.2 The Planning Board shall be responsible for periodically reviewing the relationship of proposed development in the City to the existing comprehensive plan of the County.

Policy 1.2.3 In the event a local issue arises and the policies in this comprehensive plan do not address the issue, the policies contained within the County Comprehensive Plan, the Strategic Regional Policy Plan and the State Comprehensive Plan shall apply.

OBJECTIVE 1.3 Adopt interlocal agreements that ensure coordination in establishing level of service standards for public facilities with state, regional or local entities having operational and maintenance responsibility for such facilities, where achieve joint compliance with controlling requirements is mandated.

Policy 1.3.1 This element will require updating to reflect the implementation of the public school concurrency.

Policy 1.3.2 The City shall cooperate in the coordination of all phases of the Public School Facilities Element including its adoption, implementation, administration and amendment

Policy 1.3.3 The City Manager shall, in cooperation or consultation with the Planning Board, coordinate proposed level of service standards for public facilities with state, regional and local entities having operational and maintenance responsibility for such facilities.

GOAL 2 - CHIEFLAND SHALL STRIVE TO MAINTAIN AND ENHANCE JOINT PLANNING PROCESSES AND PROCEDURES FOR COORDINATION OF PUBLIC EDUCATION FACILITIES FOR PLANNING AND DECISION-MAKING.

OBJECTIVE 2.1 Intergovernmental Coordination - On an ongoing basis, the City shall establish new and review existing coordination mechanisms that will evaluate and address its comprehensive plan. The City shall also review and evaluate programs and their effects on the comprehensive plans developed for adjacent local governments, the school district and other units of local government providing services but not having regulatory authority over the use of its land. The City will accomplish this work through an annual county-wide forum, joint meetings and /or other types of forums with other agencies as needed.

Policy 2.1.1 In cooperation with the School District and the local governments within the County, the County will implement the lnterlocal Agreement, as required by Section 1013.33, and Chapter 163.3177 Florida Statutes, as amended, which includes procedures for:

a. Joint Meetings;

b. Planning and Zoning Meeting Participation;

c. Population Projections;

d. Coordination and Sharing of Information;

e. Implementation of School Concurrency;

f. Comprehensive Plan Amendments, Rezonings, Development Approvals and the School Concurrency Procedure;

g. School Site Analysis;

h. Supporting Infrastructure;

1. Educational Plant Survey and Five Year District Facilities Work Program;

J. Collocation and Shared Use;

k. Oversight Process;

l. Resolution of Disputes; and

m. Amendment of Agreement.

Policy 2.1.2 Annually, the City shall ask the School District to provide information from their Five Year District Facilities Work Plan to determine the need for additional school facilities, information detailing existing facilities, their locations and projected needs and planned facilities with funding representing the district's unmet needs.

Policy 2.1.3 In order to coordinate the effective and efficient provision and siting of public educational facilities with associated infrastructure and services within the County, School District, the Town of Bronson, the City of Williston, the City of Cedar Key and the City, shall meet jointly to develop mechanisms for coordination. Such efforts may include:

a. Coordinated submittal and review of the annual capital improvement program of the City, the Five-Year District Facilities Work Plan and Five Year Educational Plant Survey of the School District.

b. Coordinated review and assessment of the associated costs and expenditures of siting and developing schools with needed public infrastructure.

c. Coordinated review of residential planned developments or mixed use planned developments involving residential development.

d. Use of a unified data base including population (forecasts of student population), land use and facilities.

Policy 2.1.4 Amendments to the Future Land Use Map will be coordinated with the School District and the Public School Facilities Planning Maps.

Policy 2.1.5	The City and the School District will develop and maintain a map depicting the required school facilities based on maximum development potential. On an annual basis, this map will be evaluated and revised as necessary.
OBJECTIVE 2.2	Monitoring and Evaluation - The City shall strive to continually monitor and evaluate the Public Schools Facilities Element in order to assure the best practices of the joint planning processes and procedures for coordination of planning and decision-making.
Policy 2.2.1	The City and the School District will coordinate during updates or amendments to the Comprehensive Plan and updates or amendments for long-range plans for School District facilities.

CHAPTER EIGHT

CAPITAL IMPROVEMENTS ELEMENT

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CHAPTER 8

CAPITAL IMPROVEMENTS ELEMENT

GOAL 1 - ENSURE THAT PUBLIC SERVICES AND FACILITIES ARE PROVIDED FOR IN A TIMELY AND EFFICIENT MANNER THROUGH THE USE OF SOUND FISCAL POLICIES. THE CITY SHALL PROVIDE PUBLIC FACILITIES, AT AN ADOPTED LEVEL OF SERVICE WHICH SHALL BE MET FOR ALL EXISTING AND FUTURE DEVELOPMENT, THROUGH THE FINANCIAL COMMITMENT OF A 5-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS, A CAPITAL IMPROVEMENTS PROGRAM AND A DEVELOPMENT PROCESS WHICH REQUIRES DEVELOPMENT TO BE CONCURRENT WITH THE CITY'S ABILITY TO FINANCE AND COMPLETE NEEDED PUBLIC FACILITIES.

OBJECTIVE 1.1 Utilize the capital improvements element during the annual budget preparation process as a means of identifying and scheduling all anticipated capital facilities construction needs.

Policy 1.1.a Capital improvement projects considered by the City Commission, shall be directly related to the individual elements of the adopted Comprehensive Plan and include consideration of:

a. The elimination of existing public hazards;

b. The elimination of existing capacity deficits;

c. Local budget impact;

d. Locational needs based on projected growth patterns;

e. The accommodation of new development and redevelopment facility demands;

f. Financial feasibility; and

g. Plans of state agencies and water management districts.

Policy 1.1.b An updated and revised capital budget for the forthcoming fiscal year shall be adopted as a part of the annual budget process.

Policy 1.1.c The City shall coordinate with the School Board in order to ensure that public facilities are adequately provided for new schools sited within the City.

OBJECTIVE 1.2 Coordinate land use decisions and budgeting with the capital improvements schedule and utilize the schedule of capital improvements to maintain adopted level of service standards through administrative procedures.

Policy 1.2.a The replacement, removal or addition of new capital facilities will be determined by a combination of factors (criteria) including:

a. Availability of funds;

b. New, unforeseen need; and

c. Maintenance of adopted level of service.

Policy 1.2.b Municipal expenditures for capital improvements will be directed toward implementing the policies within the various comprehensive plan elements.

OBJECTIVE 1.3 The City shall provide ongoing documentation of fiscal responsibility.

Policy 1.3.a The City shall request recommendations as to acceptable guidelines for the management of debt during an annual audit to be conducted by a professional Certified Public Accounting firm. Recommendations may include, but are not be limited to:

a. Revenue bond: Total revenue ratio

b. Total debt service: Total revenue ratio

c. Outstanding capital indebtedness: Ad Valorem tax base ratio

One (1) or more of the recommendations of that firm will be adopted as the Commission standard for the public indebtedness.

Policy 1.3.b The City shall follow all applicable Florida Law regarding the management of public debt.

GOAL 2 - THE CITY SHALL ADOPT A CONCURRENCY MANAGEMENT SYSTEM WHICH COORDINATES THE TIMING OF CAPITAL IMPROVEMENTS WITH ANTICIPATED DEVELOPMENT.

OBJECTIVE 2.1 All future private developments shall assume one hundred percent (100%) of the cost of facility improvements necessitated by each development at the level of service adopted within this plan for roads, public facilities or storm water to the extent that such levels of service will be reduced by the immediate or cumulative effects of development.

Policy 2.1.a Those levels of service standards contained within Chapters 1 through 8 of the Comprehensive Plan are hereby adopted by reference thereto. All proposed developments shall document consistency with the levels of service, and shall provide mitigating actions as necessary in the opinion of the Commission.

Specifically, the level of service standards adopted by this plan include:

Drainage The 25-year, 24-hour storm event for Stormwater, and the 100-year, 24-hour storm event for structural elevation or flood proofing. Stormwater quality (as established in Infrastructure Policy 1.1.b)

Water: 200 gallons per capita per day.

Sewer: 100 gallons per capita per day

Solid Waste: 5.5 pounds per capita per day of non-recyclable solid waste.

Roads: Level of service “C” for peak hour traffic.

Recreation:

a. Parks: Ten (10) acres per one thousand (1,000) population.

b. Open Space: Ten (10) acres usable open space per one thousand (1,000) population. Usable open space is defined as undeveloped lands suitable for passive recreation or conservation use.

Policy 2.1.b All new developments will be assessed a pro-rata share of the cost necessary to finance public facility improvements necessitated by the development in order to adequately maintain the adopted level of service standards.

Policy 2.1.c Capital improvements privately funded through developer contributions are financially feasible only when accomplished through an enforceable development agreement or other enforceable agreement.

OBJECTIVE 2.2 At such time as a development order is issued, the City shall incorporate in such order provisions which address each element of the comprehensive plan to assure that public facility capacities meet or exceed those levels of service established with the plan.

Policy 2.2.a Every development order shall document:

a. The current municipal level of service standards, and

b. Conditions to be met by the applicant to assure the levels of service are not reduced, below adopted level of service standards.

Policy 2.2.b If a development is proposed that would exceed the availability of public facilities and services, either the development or the facilities will be phased to assure that the services and facilities are concurrent with the impacts of the development and meet municipal level of service standards.

Policy 2.2.c Facilities and services necessary to meet the level of service standards adopted by the City shall be in place prior to the issuance of a development order and development permit; or,

a. The necessary facilities are under construction at the time a permit is issued; or,

b. The necessary facilities and services are the subject of a binding executed contract for the construction of the facilities or the provision of services at the time the development permit is issued; or,

c. The necessary facilities and services are guaranteed in an enforceable development agreement. An enforceable agreement may include, but is not limited to, development agreements pursuant to Section 163.3220, Florida Statutes, as amended, or an agreement or development order issued pursuant to Chapter 380, Florida Statutes, as amended.

Policy 2.2.d Annually Review and update by plan amendment to the Capital Improvement Element to ensure close coordination between all City fiscal processes prior to budgeting. This coordination shall address development timing, financial feasibility, and the Goals, Objectives, and Policies of the Comprehensive Plan.

a. During annual update of the Capital Improvements Element, the source(s) of funding shall be identified and evaluated, and the City Finance Director (or the Clerk if the position is vacant) shall certify the new or improved facility or service to be scheduled is part of a financially feasible 5-year schedule of capital improvements;

b. In addition to providing new or improved facilities or services, any existing deficiencies shall be eliminated;

c. The 5-year schedule of capital improvements shall include an estimated project completion date;

d. Upon being added to the comprehensive plan, the new or improved facility or service shall not be eliminated, deferred or delayed except by a comprehensive plan amendment;

e. The already adopted local development regulations will be amended to ensure development orders and permits are issued in a manner that will guarantee the necessary public facilities and services will be available to accommodate the impact of the proposed development;

f. A monitoring system shall be adopted which enables the elected officials to determine on an annual basis (immediately prior to annual budget preparation) whether they are adhering to the adopted level of service standards and to their schedule of capital improvements; and, to ascertain existing facility and service capacity at the time a developments order and development permit is approved;

g. This comprehensive plan must clearly designate those areas within which public facilities and services will be provided with public funds in accordance with the 5-year capital improvements schedule;

h. Before initiating the budget process, the City shall review all sources of revenue not previously utilized as revenue and shall act to obtain and receive revenue from these potential sources where a benefit to the City can be predicted;

i. The City shall implement a methodology to monitor and track approved de minimis impacts on the roadway network within its jurisdiction. All de minimis impacts (an impact that would not affect more than one percent (1%) of the maximum volume at the adopted level of service of the affected transportation facility) shall be compiled into the annual report and submitted to the state land planning agency with the annual Capital Improvements Element update;

j. The City utilizes the Public Schools Facilities Element to the Comprehensive Plan as a framework in the planning of public schools; and

k. The City shall collaborate and coordinate with the School District and other local government entities to ensure high quality public school facilities are available to meet the needs of the County's existing and future population through the implementation school concurrency.

OBJECTIVE 2.3 The City hereby adopts all outside local government and external agency plans necessary to maintain and provide for level of service.

Policy 2.3.a The City hereby adopts by reference the School District's Facilities 5-Year Work Program, as adopted on August 19, 2008, to meet anticipated school capacity and student demands projected by the County and municipalities based on the adopted Level of Service standards for public schools.

Policy 2.3.b The City hereby adopts by reference the Florida Department of Transportation's 5- Year Work Program (2009-2013), as adopted July 1st, 2008, to meet anticipated demand through improvement of state transportation facilities within the jurisdiction.

Policy 2.3.c Should the Suwannee River Water Management District at future date adopt a water supply plan, then the City will adopt that Plan by reference as part of its next annual update of the Capital Improvements Element.

GOAL 3 - CAPITAL FACILITIES PLANNING FOR SCHOOL CONCURRENCY

OBJECTIVE 3.1 Public School Facilities - The City shall ensure future needs are addressed consistent with the adopted level of service standards for public schools.

Policy 3.1.1 Consistent with the Interlocal Agreement, the uniform, district wide level of service standards is initially set as follows, and shall be adopted in the Public Facilities Elements and the Capital Improvements Elements. The Level of Service Standard shall be the Permanent Florida Inventory of School House Capacity based on 100 percent (100%) utilization rate for all school types.

Policy 3.1.2 The City shall ensure that future development pays a proportionate share of the costs of capital facility capacity needed to accommodate new development and to assist in maintaining adopted level of services standards, via impact fees and other legally available and appropriate methods in development conditions.

Policy 3.1.3 The City hereby incorporates by reference School District's financially feasible Work Program that includes school capacity sufficient to meet anticipated student demands projected by the County and municipalities, in consultation with the School District's projections of student enrollment, based on the adopted level of service standards for public schools.

Policy 3.1.4 The School District, in coordination with the City, shall annually update the School District's financially feasible Work Program, to ensure maintenance of a financially feasible capital improvements program and to ensure level of service standards will continue to be achieved and maintained during the five year planning period.

Policy 3.1.5 The City will update its Capital Improvements Schedule on an annual basis, by December 1st of each year, to incorporate the upcoming five years of the School District's Capital Improvement Program. The City and the School District will coordinate, during updates or amendments to Comprehensive Plan of the City, updates or amendments for long-range plans for School District facilities.

SCHEDULE OF CAPITAL IMPROVEMENTS
TABLE 1 - FIVE-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS
FISCAL YEARS 2008-2009 TO 2012-2013

		FISCAL YEAR	2008-2009	2009-2010	2010-2011	2011-2012	2012-2013
FUNDING SOURCE		*(year)*	*1*	*2*	*3*	*4*	*5*
(A) Grant							
(B) Special Revenue Fund							
(C) Enterprise Fund							
(D) Impact Fees/Exactions							
(E) General Fund							
(F) Private/Other							
(G) External Agency Funding							
		REVENUE	$4,832,492	$4,643,755	$4,680,018	$10,716,280	$13,752,543
CAPITAL PROJECTS	FUNDING SOURCE						
Street Paving	C		$260.000				
Sidewalks	A, D						$200,000
Sewer Line Extension for Annexation	A, C, D						$5,000,000
Industrial Park Building	A, B				$200,000		
Sewer Plant:							
Sludge Digester	C, D					$750,000	
Purchase SCADA System	C		$175,000				
Industrial Road Access Improvement	D		$150,000				
Drummond Wellfield Land Purchase							
Land Acquisition	C		$132,000				
Wellfield Pump, Operations Facility and Storage Tank	C, E			$3,000,000			

SCHEDULE OF CAPITAL IMPROVEMENTS
(continued)

CAPITAL PROJECTS	FUNDING SOURCE						
Replace Water and Sewer Lines/Paving	A, C, F						$4,000,000
Reroof Library	E		$25,000				
Reroof Maintenance Facility	E			$25,000			
Strickland Park							
Additional lighting	D, E			$75,000			
Delma Locke Park							
General Park Improvements	D, E				$200,000		
Extend Water Lines to Annexed Areas	A, C					$4,000,000	
Recreational Land Acquisition	D				$350,000		
Stormwater Management Plan Implementation							
	A, E					$2,000,000	
		EXPENDITURE	- $4,832,492	- $4,568,755	- $4,880,018	- $10,716,280	- $13,752,543
		BALANCE	$0.00	$0.00	$0.00	$0.00	$0.00

SOURCE: Withlacoochee Regional Planning Council, 2008.

*Note: The above-referenced projects are included as funded improvements in the Florida Department of Transportation's *Five Year Work Program*, adopted July 1, 2008. All projects listed will contribute to continued level and quality of service on US 19 within the City, but no municipal funds will be utilized for project development.

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CHAPTER NINE

ECONOMIC DEVELOPMENT ELEMENT

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CHAPTER 9

ECONOMIC DEVELOPMENT ELEMENT

INTRODUCTION

The County has legal and political jurisdiction over unincorporated areas; therefore, the responsibility for implementing the goals, objectives and policies set forth below by the City can extend only to the limits of its municipal jurisdiction, except as provided by joint agreements presently in effect or subsequently adopted. Goals, objectives and policies contained in this element for the Comprehensive Plan are advisory only for areas outside the corporate limits of the City. They are not binding to the County, except as may be provided by interlocal agreements presently in effect or subsequently adopted. Several objectives and policies set forth below will be implemented through the Land Development Regulations.

ASPECTS OF ECONOMIC DEVELOPMENT

There are many aspects of economic development as set forth in this Chapter: job creation and retention; workforce training; tax-base enhancement; increase property values; economic diversity to promote stability; and maintaining and improving the quality of life. The City may request a student intern from one of the State Universities to perform an analysis of the strengths and weaknesses of the City that impact future development. In addition, the City shall maintain regular contact through designated liaison personnel with county, regional, state and federal agencies in order to provide comment on issues affecting the economic and ecologic environment of the City.

GOAL 1 - THE CITY SEEKS TO IMPROVE AND EXPAND ECONOMIC CONDITIONS AND OPPORTUNITIES FOR ITS CITIZENS AND TO STRENGTHEN ITS TAX BASE. THUS, THE CITY INTENDS TO PROMOTE VARIOUS FORMS OF COMMERCIAL, INDUSTRIAL AND INSTITUTIONAL DEVELOPMENT WHICH CREATE NEW JOBS, INCREASE WAGE LEVELS AND GENERATE REVENUE. THE CITY SEEKS TO STIMULATE AND FACILITATE THE DEVELOPMENT OF ECO-TOURISM, LIGHT INDUSTRY, AND OTHER COMMERCIAL ACTIVITIES, WHICH ARE CONSISTENT WITH OTHER ELEMENTS OF THE COMPREHENSIVE PLAN. THE CITY ALSO SEEKS TO FOSTER THE RETENTION AND GROWTH OF EXISTING BUSINESSES.

OBJECTIVE 1.1 Diversified and Stable Economy - The City will create a desirable business environment designed to attract, retain, and grow a diversified business base, so that the City is not too dependent on any one business that may be subject to extreme fluctuation in the business cycle, e.g., tourism.

OBJECTIVE 1.2 Make Known the Benefits of the City - The City shall promote public and private sector partnerships that fortify, market and expand the presence of the City in the Nature Coast region.

Policy 1.2.a The City shall continue to support the regional economy and utilize the strength of the Nature Coast brand. The City shall increase its presence in the region by promoting its own unique image and identity.

Policy 1.2.b In partnership with the business community, Chamber of Commerce, Nature Coast Business Development Council, Enterprise Florida, Inc. and other economic development entities, the City will initiate and maintain a marketing program that enhances image of the City as an eco-tourism destination that is friendly to clean, environmentally sensitive businesses.

OBJECTIVE 1.3	Retain and Expand the Business Community - The City shall identify incentive and assistance programs designed to encourage the retention and expansion of the current business base.
Policy 1.3.a	To every extent possible, the City will ensure that programs, assistance, and incentives which are available to new businesses will be made available to existing businesses as well.
Policy 1.3.b	The City will develop an inventory of business assistance programs, based on the Florida High Tech Corridor model developed by Volusia County that may be appropriate for new and existing businesses
OBJECTIVE 1.4	Recruit New Business and Industries - The City may recruit businesses which will enhance the tax base and provide new jobs from resources outside the City. The recruitment program must be closely tied to the marketing program to make the City better known. One of the top areas of concern for relocation agents is the quality of life. In addition, the cost of doing business, the infrastructure, and the qualifications of the workforce are key indicators.
OBJECTIVE 1.5	Ensure Necessary Infrastructure to Facilitate Economic Prosperity - The City shall initiate measures to implement infrastructure objectives and policies that protect the economic growth of the City.
Policy 1.5.a	The City may apply for Community Redevelopment Agency status. Community redevelopment is the activity a community takes to eliminate and prevent deteriorating areas. The Community Redevelopment Agency is designed to carry out redevelopment in a defined area, e.g. Route 19. The advantage of a Community Redevelopment Agency is the establishment of tax increment financing, which allows the City to establish a redevelopment trust fund for the Community Redevelopment Agency area. As the predefined Community Redevelopment Agency area improves and property value increases, up to 95 % of the increase in tax revenue will be placed in the redevelopment trust fund to be spent within the Community Redevelopment Agency defined area.
Policy 1.5.b	The City will seek grants to enhance the infrastructure and the quality of life of the City, including technology and communications upgrades such as wireless and Wi-Fi technologies.
Policy 1.5.c	Effective with adoption of this plan element, land use decisions shall assess the impact of development on the principal industries and real estate values of the City, and shall include an estimate of the impact on property tax revenue for a proposed development, as well as the expected cost in infrastructure improvements provided by the City.
Policy 1.5.d	The City shall periodically update an analysis of the infrastructure strengths and weaknesses that may impact the economic development and quality of life of the City. In furtherance of this objective, the capital improvements plan of the City shall be regularly updated to include funding for infrastructure improvements through grant and loan funds as required, including individual, joint or several applications for funding to appropriate funding agencies

OBJECTIVE 1.6	Workforce Development - The City recognizes the crucial role an educated and trained workforce plays in the retention and recruitment of business and industry. Therefore, in partnership with public and private enterprise, the City will endeavor to bring educational opportunities to the residents of the City.
Policy 1.6.a	As appropriate, the City will attempt to bring community college and other training courses to the residents.
Policy 1.6.b	The City will attempt to decrease the outward migration of our local workforce.
OBJECTIVE 1.7	Support Tourism - The City shall actively promote itself as a destination for tourism activities in the Nature Coast and in Florida, especially in partnership with other local and regional organizations.

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CHAPTER TEN

PUBLIC SCHOOL FACILITIES ELEMENT

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CHAPTER 10

PUBLIC SCHOOL FACILITIES ELEMENT

INTRODUCTION: PURPOSE AND REQUIREMENTS

As required by Chapter 163, Florida Statutes, as amended, Levy County, the Town of Bronson, the Town of Inglis, the City of Williston, the City of Cedar Key and the City of Chiefland, shall collaborate and coordinate with the Levy County School District and other local government entities to ensure high quality public school facilities are available to meet the needs of the County's existing and future population. These governmental entities shall work together to adopt the necessary comprehensive plan amendments to establish school concurrency by August, 2008. Pursuant to Section 163.31 77(12)(b), Florida Statutes, as amended, the Town of Otter Creek, City of Fanning Springs, Town of Inglis, and Town of Yankeetown, are exempt from the requirements of school concurrency.

PUBLIC SCHOOL FACILITIES ELEMENT REQUIREMENTS

Over the past decade the Florida Legislature has progressively strengthened the ties between school planning and general land use and comprehensive planning through amendments to Chapters 163 and 1013, Florida Statutes, as amended.

The 2005 Legislature mandated that the availability of public schools be made a prerequisite for the approval of residential construction and directed a closer integration of planning for school capacity with comprehensive planning with the passage of Senate Bill 360. Senate Bill 360:

a. Requires that existing Interlocal Agreements between school boards and local governments be updated and expanded to comply with the legislation;

b. Requires each local government to adopt a Public School facilities Element as part of its comprehensive plan;

c. Mandates school concurrency;

d. Requires that local governments update their Intergovernmental Coordination Elements to coordinate public school planning;

e. Requires that procedures for comprehensive plan amendments be related to Capital Improvement Element updates; and,

f. Requires the establishment of a process and uniform methodology for proportionate share mitigation.

The law requires that local governments adopt a public school facilities element as a part of their comprehensive plans to establish a framework for the planning of public schools (Section 1 63.3 1 77(12), Florida Statutes, as amended). Local governments were granted approximately three years to adopt a public school facilities element. As directed by the legislation, the Florida Department of Community Affairs has established a phased schedule for adoption of the elements with each local government adopting no later than December 1, 2008. This schedule established due dates which are staggered throughout the course of the 2008 calendar year. In addition, the Legislature established enforcement mechanisms should a local government and school district fail to adopt a public school concurrency program.

The legislation prescribed the following minimum content requirements for goals, objectives, and policies:

a. Procedure of annual update process;

b. Procedure for school site selection;

c. Procedure for school permitting;

d. Provision of infrastructure necessary to support proposed schools; and,

e. Provision for collocation of other public facilities in proximity to public schools; provision for location of schools proximate to residential areas and to complement patterns of development; measures to ensure compatibility of school sites and surrounding land uses; and coordination with adjacent local governments and the school district on emergency prepared ness issues.

In addition, the element is to include one or more future conditions maps which generally depict the anticipated location of educational and ancillary plants anticipated over the five-year and long-term planning period.

a. Depict the anticipated location of educational and ancillary plants, including the general location of improvements to existing schools or new schools anticipated over the five- year or long-term planning period; and

b. Of necessity, the maps will be general for the long-term planning period and more specific for the five-year period. Maps indicating general locations of future schools or school improvements may not prescribe a land use on a particular parcel of land

GOAL 1 - COORDINATE AND MAINTAIN HIGH QUALITY EDUCATION SYSTEM. THE CITY SHALL COLLABORATE AND COORDINATE WITH THE SCHOOL DISTRICT AND OTHER LOCAL GOVERNMENT ENTITIES TO ENSURE HIGH QUALITY PUBLIC SCHOOL FACILITIES WHICH MEET THE NEEDS OF THE COUNTY'S EXISTING AND FUTURE POPULATION.

OBJECTIVE 1.1 Coordination and Consistency - The City shall establish coordination and review procedures to ensure consistency of the Comprehensive Plan with the plans of the School District, the County and municipalities within the County.

Policy 1.1.1 Pursuant to the executed School Interlocal Agreement, the legislative bodies of the County, the Town of Bronson, the City of Williston, the City of Cedar Key and the City, will meet with the School District annually, to provide opportunities to discuss issues of mutual concern. The District will monitor, evaluate and find mechanisms to improve upon, mutually agreed upon criteria in their review of development plans, selection of school sites and construction of schools as needed.

Policy 1.1.2 The City and the School District shall coordinate and base their plans upon consistent projections of the amount, type and distribution of population growth and student enrollment. Countywide five-year population and student enrollment projections shall be revised annually, as required by the Interlocal Agreement.

Policy 1.1.3 Annually, by April 1st, pursuant to the School Interlocal Agreement, the County shall provide the School District with information on growth and development trends with in their respective jurisdictions. This information shall be in tabular, graphic, or textual formats, and shall include the following:

a. The type, number, and location of residential units that have received zoning or site plan approval;

b. Information about future land use map amendments that might affect school facilities;

c. Building permits issued in the preceding year, and the locations of the permitted uses;

d. Information about the conversion or redevelopment of housing or other structures into residential units that are likely to generate new students; and

e. Identification of any development orders issued that require provision of a school site as a condition of development approval.

Policy 1.1.4 At the time of adoption of the Public School Facilities Element, the City shall develop a report of projects exempt from school concurrency.

Policy 1.1.5 Pursuant to the School Interlocal Agreement, the School District shall appoint one non-voting member of the Planning Board of the City, to the designated Local Planning Agency, as required by Section 163.31 74, Florida Statutes, as amended.

OBJECTIVE 1.2 Public School Facility Siting and Availability - The City shall coordinate with the School District on the planning and siting of new public schools to ensure school facilities are coordinated with necessary services and infrastructure and are compatible and consistent with the comprehensive plan of the City.

Policy 1.2.1 The City shall ensure consistency between new school construction and related public facilities and the Comprehensive Plan of the City.

Policy 1.2.2 The City will coordinate with the School District to assure that all proposed public school facility sites are consistent with the applicable land use categories and policies of the comprehensive plans.

Policy 1.2.3 In reviewing all proposed school sites, the City will consider each site, as it relates to environmental, health, safety and welfare concerns, as well as the effects on adjacent property.

Policy 1.2.4 The City will coordinate with the School District for the selection of future school sites, based on the following:

a. The acquisition of school sites which allow for future expansions to accommodate future enrollment, in accordance with the adopted Level of Service standards and other facility needs which coordinate with the development in the City and are deemed beneficial for joint-uses, as identified by the School District and the County, to the extent feasible; and

b. The 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.

Policy 1.2.5 The City shall coordinate with the School District in the school site selection process to encourage the location of new schools with in areas designated for development on the Future Land Use Map.

Policy 1.2.6 In the City, schools are permitted in all Residential Future Land Use categories.

Policy 1.2.7 Public schools shall be sited so as to provide access to a collector or arterial road ways, where feasible.

Policy 1.2.8 High schools should be located and planned so as to provide sufficient buffers to adjacent residential uses and ensure sufficient onsite parking and traffic controls to avoid disruptive traffic congestion.

Policy 1.2.9	The City and the School District will jointly determine the need for and timing of on-site and off-site improvements necessary to support each new school or the proposed renovation, expansion or closure of an existing school.
Policy 1.2.10	The City shall coordinate with the School District to ensure that future school facilities are located outside areas susceptible to hurricane and/or storm damage and/or areas prone to flooding, or as consistent with Chapter 1013, Florida Statutes, as amended, regarding floodplain and school building requirements.
Policy 1.2.11	The City shall provide the School District representatives the opportunity to participate in the review process for all proposed developments adjacent to schools.
OBJECTIVE 1.3	Enhance Community Design - The City shall enhance community and neighborhood design through effective school facility design and siting standards and encourage the siting of school facilities that they are compatible with surrounding land uses.
Policy 1.3.1	The City shall collaborate with the School District on the siting of facilities within the City, such as parks, libraries, and community centers shall be planned near existing or planned public schools, to the extent feasible.
Policy 1.3.2	The City shall look for opportunities to collocate and share the use of facilities of the City when preparing updates to the schedule of capital improvements of the Comprehensive Plan and when planning and designing new, or renovating existing, community facilities.
Policy 1.3.3	The City shall continue working with the School District to provide recreational programs and facilities.
Policy 1.3.4	All public schools shall be encouraged to provide bicycle and pedestrian access consistent with Florida Statutes, where feasible.
Policy 1.3.5	The City shall coordinate with the School District to ensure that pedestrian and bicycle facilities are provided adjacent to future school sites in the county to allow safe access for pedestrians and bicyclists.
Policy 1.3.6	Future elementary and middle schools in the county should be located and planned so as to allow adjacent residential uses easy access to the school site through road way, pedestrian, and bicycle connections, to the extent feasible.
Policy 1.3.7	The City shall coordinate planning activities mandated by the comprehensive plan related to use of School District property as potential recreation sites.
Policy 1.3.8	The City shall coordinate planning activities mandated by the comprehensive plan with the School District related land use and development plans affecting
Policy 1.3.9	When applicable, the City will continue to coordinate efforts with the School District to build new school facilities, and facility rehabilitation and expansions designed to serve as and provide emergency shelters as required by Section 1013.372, Florida Statutes, as amended.
Policy 1.3.10	Encourage the School District to use sustainable design and performance standards, such as using energy efficient and recycled materials, to reduce lifetime costs, where feasible.

OBJECTIVE 1.4 Coordinate Land Use with School Capacity - The City shall coordinate with the School District petitions for Future Land Use Map amendments, rezonings, and developments of regional impact for residential development to assure adequate school capacity.

Policy 1.4.1 As provided for in the Florida Statutes, the City will take into consideration the comments and findings of the School District on the availability of adequate school capacity in the evaluation of comprehensive plan amendments and other land use decisions including developments of regional impact.

Policy 1.4.2 Where capacity will not be available to serve students from the property seeking Future Land Use Map amendments and developments of regional impact for residential development, the City Commission will coordinate with the School District to ensure adequate capacity will be available by requiring that the developer enter into a Capacity Enhancement agreement with the School District to assure that capacity is planned and funded to accommodate future students.

Policy 1.4.3 In reviewing petitions for Future Land Use Map amendments, rezonings, or final subdivision plat and site plan approval for residential development, which may affect student enrollment or school facilities, the City Commission will consider the following issues:

a. School District comments and findings of available school capacity;

b. Available school capacity or planned improvements to increase school capacity;

c. Compatibility of land uses adjacent to existing schools and future school sites;

d. The collocation of parks, recreation and community facilities with school sites;

e. The linkage of schools and parks, with bikeways, trails, and sidewalks for safe access;

f. Traffic circulation plans to serve schools and the surrounding neighborhood;

g. The provision of off-site signalization, signage, access improvements serve schools;

h. The inclusion of school bus stops and turnarounds; and

i. Available school capacity or planned improvements to increase school capacity.

Policy 1.4.5 Amendments to the Future Land Use Map will be coordinated with the School District and the Public School Facilities Planning Maps.

GOAL 2- IMPLEMENT SCHOOL CONCURRENCY - THE CITY SHALL ASSURE THE FUTURE AVAILABILITY OF PUBLIC SCHOOL FACILITIES TO SERVE NEW DEVELOPMENT CONSISTENT WITH THE ADOPTED LEVEL OF SERVICE STANDARDS. THIS GOAL WILL BE ACCOMPLISHED RECOGNIZING THE SCHOOL DISTRICT'S STATUTORY AND CONSTITUTIONAL RESPONSIBILITY TO PROVIDE A UNIFORM SYSTEM OF FREE AND ADEQUATE PUBLIC SCHOOLS, AND AUTHORITY OF THE CITY FOR LAND USE DECISIONS, INCLUDING THE AUTHORITY TO APPROVE OR DENY COMPREHENSIVE PLAN AMENDMENTS, REZONINGS OR OTHER DEVELOPMENT ORDERS THAT GENERATE STUDENTS AND IMPACT THE COUNTY SCHOOL DISTRICT

OBJECTIVE 2.1 Level of Service Standards - The City, through implementation of its concurrency management system and in coordination with the School District shall ensure that the capacity of schools is sufficient to support residential subdivisions and site plans at the adopted level of service standards.

Policy 2.1.l Annually, the 5-year plan will be evaluated to ensure that it meets the level of service standards.

Policy 2.1.2 The level of service standards set forth herein shall be applied consistently throughout the County by all local governments and the School District district-wide to all schools of the same type, as agreed upon by the County lnterlocal Agreement for Schools

Policy 2.1.3 Consistent with the lnterlocal Agreement, the uniform, district-wide Level of Service Standards shall be adopted in the Public School Facilities and Capital Improvements Elements of the Comprehensive Plan. The Level of Service Standard shall be the Permanent Florida Inventory of School House Capacity based on 100 percent (100%) utilization rate for all school types.

Policy 2.1.4 A change to the Level of Service Standard shall not be effective until all plan amendments are effective until the School lnterlocal Agreement is amended to reflect the new Level of Service Standards and is full executed.

Policy 2.1.5 No level of service standard shall be amended without showing that the amended level of service is financially feasible, supported by adequate data and analysis and can be achieved and maintained within the five years of the Capital Facilities Plan.

OBJECTIVE 2.2 Concurrency Service Areas - The City shall establish School Concurrency Service Areas, as the area within which an evaluation is made of whether adequate school capacity is available based on the adopted level of service standards.

Policy 2.2.1 The six concurrency service areas have been established and documented in the data and analysis support documents for the Public School Facilities Element and a map of these six concurrency service areas shall be provided in the data and analysis.

Policy 2.2.2 Concurrency service areas shall be established and subsequently modified for the following purposes:

a. To maximize available school capacity;

b. To make efficient use of new and existing public schools in accordance with the level of service standards;

c. To take into account minimizing transportation costs;

d. To limit maximum student travel times;

e. To achieve socio-economic, racial and cultural diversity objectives, where applicable;

f. To recognize the capacity commitments resulting from the local governments' within the County's development approvals for the concurrency service areas and for contiguous concurrency service areas; and

g. To protect the unique character of the existing schools in the district.

Policy 2.2.3 Concurrency service areas shall be designed so that the adopted Level of Service will be able to be achieved and maintained for each year of the five years of the Capital Facilities Plan, and that the five year Capital Facilities Plan is financially feasible.

Policy 2.2.4 The maps attached to this document as Exhibit A- Existing Schools, Exhibit B- Concurrency Service Areas, and Exhibit C - Future Educational Facilities are hereby adopted.

OBJECTIVE 2.3 Process for School Concurrency Implementation - In coordination with the School District, the City will establish a process for implementation of school concurrency. The City shall manage the timing of residential subdivision approvals and site plans to ensure adequate school capacity is available consistent with adopted level of service standards for public school concurrency.

Policy 2.3.1 Development approvals shall be issued for residential development only if adequate school capacity exists or will be under actual construction with in three (3) years.

Policy 2.3.2 School concurrency applies only to residential development or a phase of residential development requiring a subdivision plat approval or site plan, proposed or established after the effective date of the Public Schools Facilities Element.

Policy 2.3.3 The following residential development shall be considered exempt from the school concurrency requirements:

a. Lots of record recorded in the City prior to the adoption of the Public Schools Facilities Element;

b. Subdivisions having received final subdivision plat approval prior to the effective date of the Public Schools Facilities Element;

c. Multi-family residential development having received final site plan approval prior to the effective date of the Public Schools Facilities Element;

d. Amendments to approved residential development, which have received final subdivision plat or site plan approval prior to the effective date of the Public Schools Facilities Element, and do not increase the number of residential units or change the type of residential units proposed;

e. Amendment to age restricted development that are subject to deed restrictions prohibiting the permanent occupancy of residents under the age of eighteen (18). Such deed restrictions must be recorded and must be irrevocable for a period of at least thirty (30) years; and

f. Group quarters including residential type of facilities such as local jails, prisons, hospitals, nursing homes, bed and breakfast, motels and hotels, temporary emergency shelters for the homeless, adult halfway houses, firehouse dorms, college dorms exclusive of married student housing, and religious non-youth facilities.

Policy 2.3.4. The uniform methodology for determining if a particular school is over capacity shall be determined by the School District and adopted into the Public School Facilities Element of the Comprehensive Plan.

Policy 2.3.5 The School District hereby selects the permanent Florida Inventory of School Houses Manual capacity based on utilization rate as the uniform methodology for existing schools.

Policy 2.3.6 The School District hereby selects the design capacity for future schools. Any new schools built in the County shall meet these design capacities:

K-5	650 Students
K-8	650 Students
6-8	650 Students
9-12	1,100 Students

Policy 2.3.7 The City shall only issue a concurrency approval for a subdivision plat or site plan for residential development where:

a. The School District's findings indicate adequate school facilities will be in place or under actual construction in the affected concurrency service area within three (3) years after the issuance of the subdivision plat or site plan for each level of school;

b. Adequate school facilities are available in an adjacent concurrency service area or under actual construction with in three (3) years and the impacts of development shall be shifted to that area. If capacity exists in more than one concurrency service area or school within a concurrency service area, the School District shall determine where the impact shall be shifted; or

c. The developer executes a legal binding agreement with the School District to provide mitigation proportionate for the demand for public school facilities to be created by the actual development of the property subject to the final plat or site plan.

d. In the event that there is not sufficient capacity in the affected concurrency service area or an adjacent concurrency service area, the developer shall also have the option to delay approval to a date when capacity and level of service can be assured.

Policy 2.3.8 In order to protect the limitations of the Cedar Key School, students living in Concurrency Service Area 6, or possible future students generated from residential development in Concurrency Service Area 6; will attend schools in Concurrency Service Area 2, Concurrency Service Area 3, or Concurrency Service Area 5, depending on available capacity of the schools in the Concurrency Service Areas.

OBJECTIVE 2.4 Proportionate Share Mitigation - If the development opts not to delay approval, the City Commission shall allow development to pay a proportionate cost of facility improvements needed as a result of that development in order to maintain adopted Level of Service standards and receive development approval.

Policy 2.4.1 In the event that there is not sufficient capacity in the affected concurrency service area or the adjacent concurrency service area, proportionate share mitigation shall be required to address the impacts of the proposed development. The developer shall also have the option to be delayed to a date when capacity and level of service can be assured.

Policy 2.4.2 The City will allow mitigation alternatives that are financially feasible and will achieve and maintain the adopted level of service standard consistent with the adopted School District's financially feasible Work Program.

Policy 2.4.3 In the event that the proportionate share mitigation option is selected, the mitigation shall be negotiated and agreed to by the School District and shall be sufficient to offset the demand for public school facilities projected to be required by the development.

Acceptable forms of mitigation shall include:

a. School construction

b. Contribution of land

c. Payment for construction and/or land acquisition

Policy 2.4.4 Any mitigation accepted by the School District, and subsequently agreed to by the applicable local government entity shall:

a. Be allocated toward a permanent school capacity improvement identified in the School District's financially feasible Five-Year Facilities Work Plan which satisfies the demands created by the proposed development.

b. Be proportionate to the demand projected to be created by the proposed development.

c. Be executed by a legally binding agreement between the School District and the developer. The agreement shall include the terms of mitigation, including the amount, nature and timing, the amount and timing of any impact fee credits and the developers' commitment to continuing renewal of the agreement upon its expiration.

d. Any required amendments to the Five-Year Facilities Work Plan shall be included in the next update and adoption cycle.

e. Relocatables shall not be accepted as a means of proportionate share mitigation.

Policy 2.4.5 Mitigation shall be directed to projects on the School District's financially feasible Work Plan that the School District agrees will satisfy the demand created by that development approval, and shall be assured by a legally binding agreement between the School District, and the applicant executed prior to the issuance of the subdivision plat or the site plan. If the School District agrees to the mitigation, the School District must commit in the agreement to placing the improvement required for mitigation on its Work Plan. This development agreement shall include the landowner's commitment to continuing renewal of the development agreement upon its expiration.

Policy 2.4.6 The amount of mitigation required for each school level shall be determined by using the following formula:

(# of housing units) x (student generation rate) x (generation rate by student level) x (student station cost adjusted to local costs, land value, and the cost of financing) - applicable credits = proportionate share mitigation amount

This calculation should be repeated for all student levels, i.e. elementary, middle, and high school.

Pursuant to Section I 63.3180(13)(e)(2), Florida Statutes, as amended, the applicant's proportionate-share mitigation obligation shall be credited toward any other impact or exaction fee imposed by local ordinance for the same need, on a dollar-for-dollar based, at fair market value.

Policy 2.4.7 The student generation rates used to determine the impact of a particular development application on public schools, and the costs per student station are to be established annually by the School District in accordance with professionally accepted methodologies.

OBJECTIVE 2.5 Capital Facilities Planning - The City shall ensure future needs are addressed consistent with the adopted level of service standards for public schools.

Policy 2.5.1 The City shall ensure that future development pays a proportionate share of the costs of capital facility capacity needed to accommodate new development and to assist in maintaining adopted level of service standards, using any adopted impact fees and other legally available and appropriate methods for development.

Policy 2.5.2 The City hereby incorporates by reference the School District's 2007- 2012 financially feasible Work Program, adopted on October 16, 2007, by the School District, that includes school capacity sufficient to meet anticipated student demands projected by the County and municipalities, in consultation with the School District's projections of student enrollment, based on the adopted level of service standards for public schools.

Policy 2.5.3 Annually, by December 1st each year, the City, in coordination with the School District, shall update the School District's financially feasible Work Program to ensure maintenance of a financially feasible capital improvements program and to ensure level of service standards will continue to be achieved and maintained during the five-year planning period. Each year the capital improvements plan will be evaluated to ensure that it meets these standards.

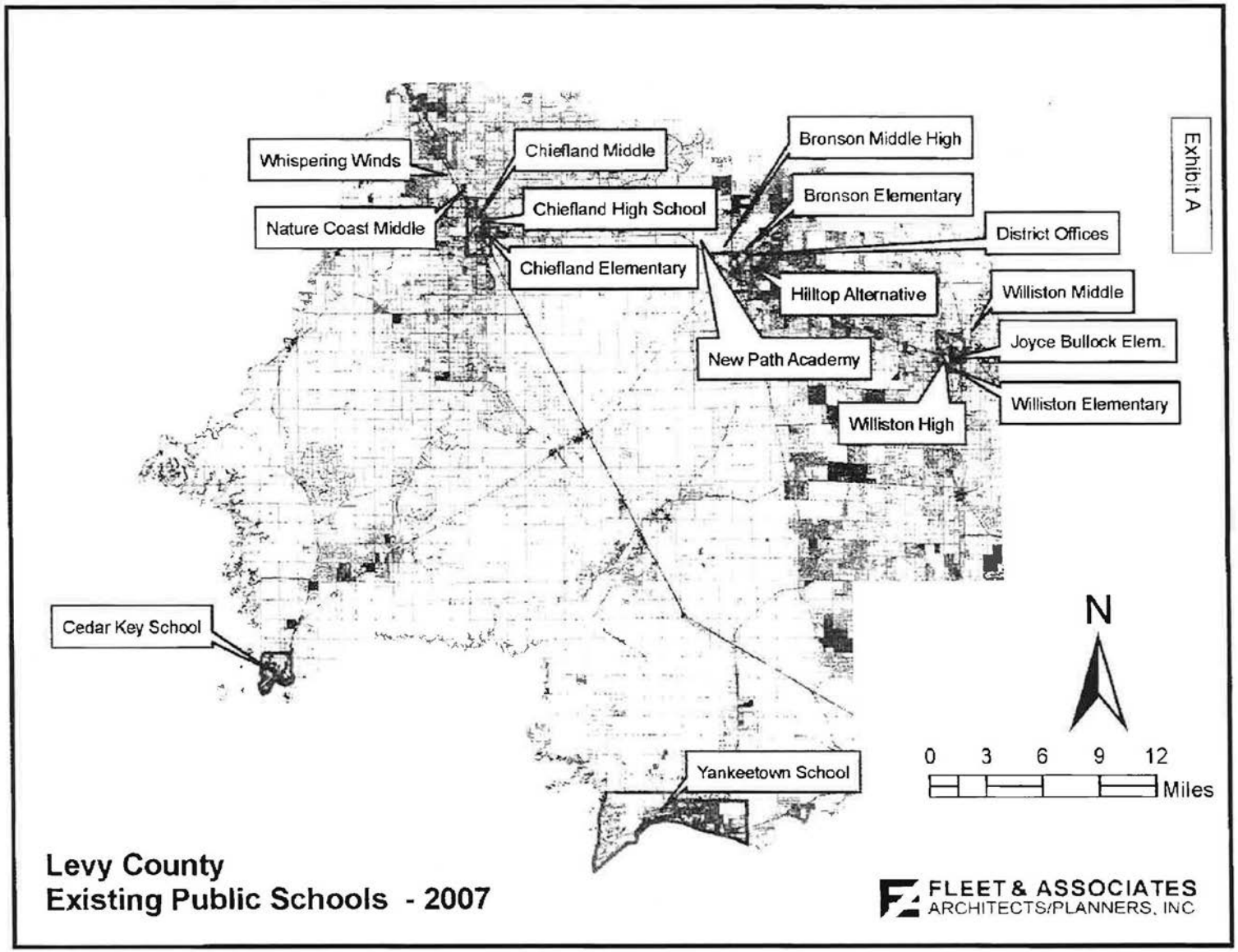
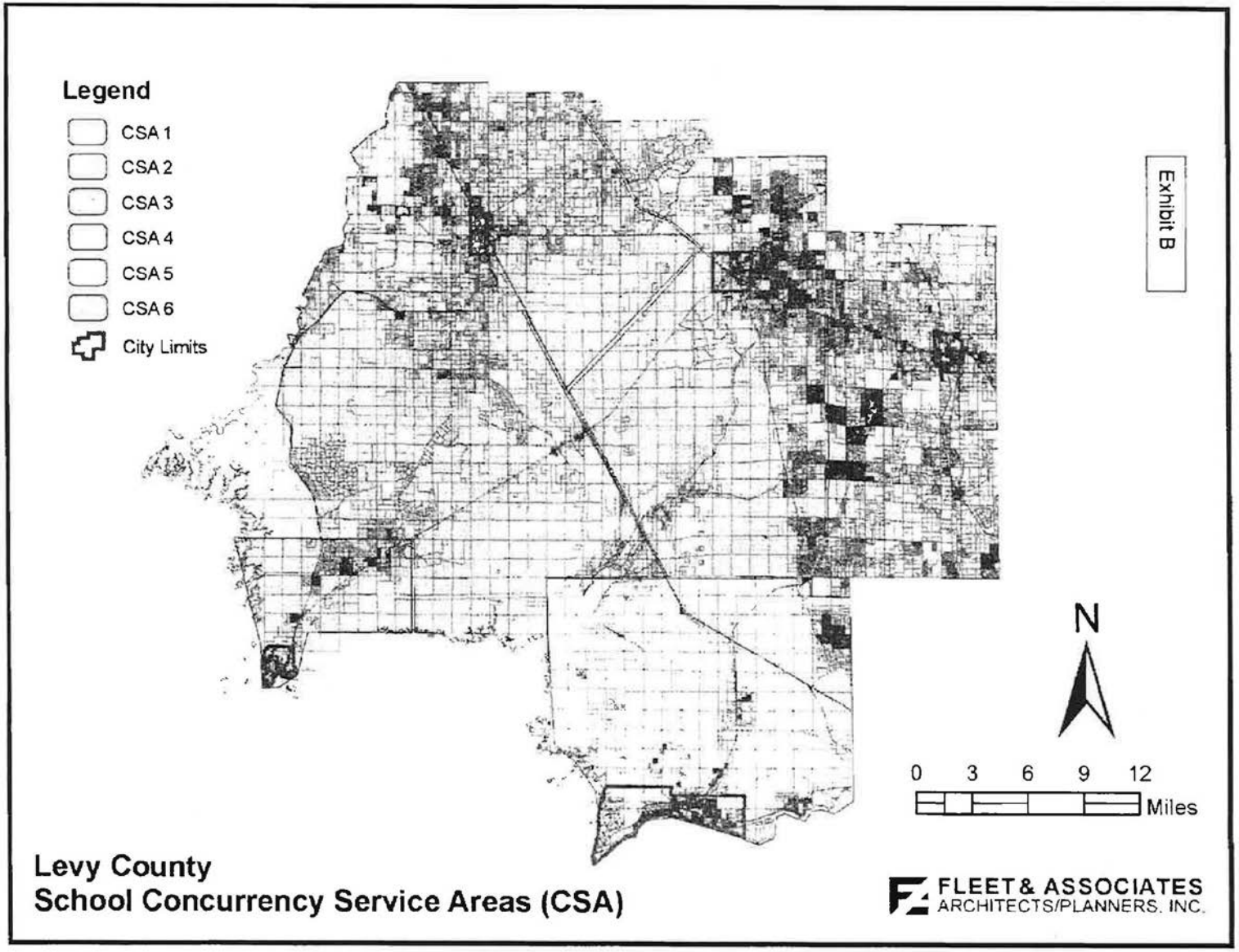
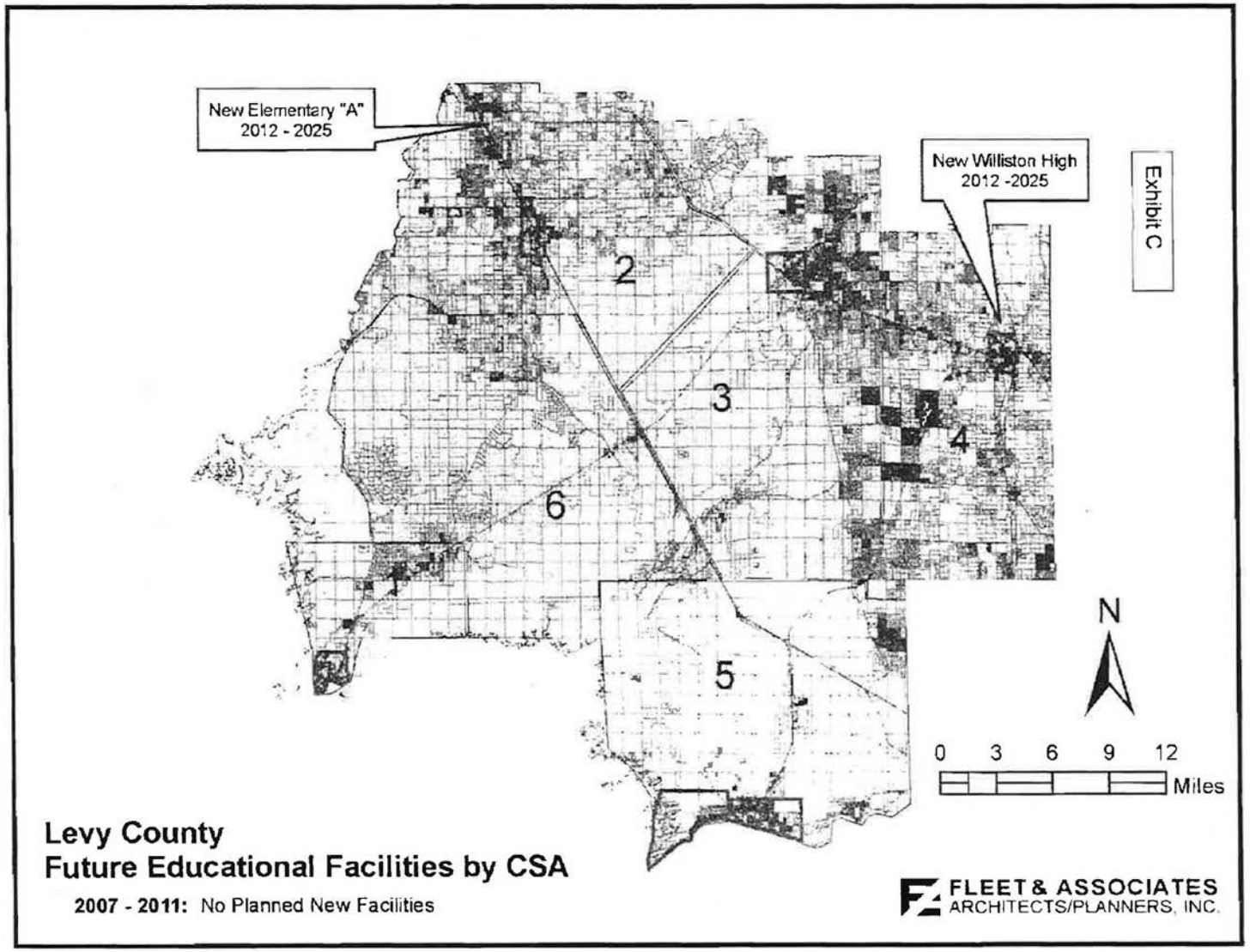


Exhibit A
Whispering Winds
Chiefland Middle
Nature Coast Middle
Chiefland High School
Chiefland Elementary
Bronson Middle High
Bronson Elementary
District Offices
Hilltop Alternative
Williston Middle
Joyce Bullock Elem.
New Path Academy
Williston Elementary
Williston High
Cedar Key School
Yankeetown School
N
0 3 6 9 12
Miles
Levy County
Existing Public Schools - 2007
FLEET & ASSOCIATES
ARCHITECTS/PLANNERS, INC


Legend
CSA 1
CSA 2
CSA 3
CSA 4
CSA 5
CSA 6
City Limits
Exhibit B
N
0 3 6 9 12
Miles
Levy County
School Concurrency Service Areas (CSA)
FLEET & ASSOCIATES
ARCHITECTS/PLANNERS, INC.


New Elementary "A"
2012 - 2025
New Williston High
2012 -2025
Exhibit C
2
3
4
5
6
N
0 3 6 9 12
Miles
Levy County
Future Educational Facilities by CSA
2007 - 2011: No Planned New Facilities
FLEET & ASSOCIATES
ARCHITECTS/PLANNERS, INC.

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CHAPTER ELEVEN

PUBLIC PARTICIPATION, MONITORING AND EVALUATION

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CHAPTER 11

PUBLIC PARTICIPATION, MONITORING AND EVALUATION

PUBLIC PARTICIPATION

Florida statutory law and the Florida Administrative Code require public participation in the comprehensive planning process. Rule 9J-5.004 of the Florida Administrative Code states that a governing body, and the local planning agency, shall adopt procedures to provide for and encourage public participation in the planning process, including consideration of amendments to the comprehensive plan.

PUBLIC PARTICIPATION POLICIES

OBJECTIVE 1.1 The City Commission adopts the following procedures to provide for and encourage public participation in the planning process:

Policy 1.1.a. All plan and plan amendment preparation, modification, and adoption shall be advertised in accordance with Florida Statutes Chapter 163, Part II, as amended.

Policy 1.1.b. The City shall update the Comprehensive Plan or parts thereof as often as is deemed necessary by the City Commission and in accordance with Florida Statutes Chapter 163, Part II, as amended.

Policy 1.1.c. The City shall utilize its Planning Board as a public forum for citizen participation and to keep the general public informed.

Policy 1.1.d. Written comments from the public regarding planning issues shall be encouraged and entered into the public record.

Policy 1.1.e. The City shall provide written responses to said citizen inquiries upon request.

Policy 1.1.f. Summaries of the Comprehensive Plan are available from the office of the City Clerk located at City Hall.

MONITORING AND EVALUATION

It is the purpose of this section to ensure the continuation of evaluation and appraisal efforts, and to set forth those actions which will be adopted as a part of this plan which will measure future and ongoing monitoring and evaluation.

MONITORING AND EVALUATION POLICIES

OBJECTIVE 2.1 The City Commission adopts the following policies for comprehensive plan monitoring:

Policy 2.1.a. Citizen Participation: Each year, both the Planning Board and the City Commission shall conduct one or more public hearings on the comprehensive plan. Each such hearing shall be advertised as was described in the preceding section on Public Participation Policies.

Policy 2.1.b. Updating Baseline Data and Measurable Objectives: The Planning Board shall, with assistance from City staff, prepare updated baseline data and measurable objectives as needed. The data will then be reviewed by the Planning Board which shall provide recommendations to the City Commission where appropriate.

Policy 2.1.c.	Accomplishments in the Initial Planning Period: The Planning Board will, with the assistance from the City staff, develop a Comprehensive Plan Assessment Report (draft), which at a minimum will assess the degree to which selected goals, objectives and policies from each element have been reached.
Policy 2.1.d.	Obstacles or Problems: As a part of the above referenced report, the Building and Zoning Official will identify obstacles or problems (including changed conditions) which resulted in underachievement.
Policy 2.1.e.	New or Modified Goals, Objectives or Policies: The Planning Board will, with the assistance of the City staff and with referral to the Assessment Report or subsequent Evaluation and Appraisal Report, recommend new or revised goals, objectives or policies needed in response to discovered problems.
Policy 2.1.f.	Assured, Continued Monitoring and Evaluation: The yearly public hearings, the annual updating of the Capital Improvements Element, and the involvement of the City staff are some methods by which the City has assured that monitoring and evaluation will be continuous. In addition, it is the adopted policy of the City to assign to the Planning Board the responsibility for ongoing and future monitoring and evaluation of this comprehensive plan.