# CITY OF FANNING SPRINGS

# COMPREHENSIVE PLAN

*Adopted*
November 5, 1991 by Ordinance No. 91-06

*Amended*
April 24, 1997 by Ordinance No. 96-08 and 96-10
July 27, 1999 by Ordinance No. 99-01
February 3, 2009 by Ordinance No. 08-12
August 4, 2009 by Ordinance No. 07-04
December 1, 2015 by Ordinance No 15-002

# CITY OF FANNING SPRINGS

# COMPREHENSIVE PLAN

**ELEMENTS**

Future Land Use

Transportation

Housing

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

Conservation

Recreation and Open Space

Intergovernmental Coordination

Capital Improvements

Public School Facilities

Prepared for
City Council

Prepared by
Local Planning Agency

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

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# INTRODUCTION

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

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

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

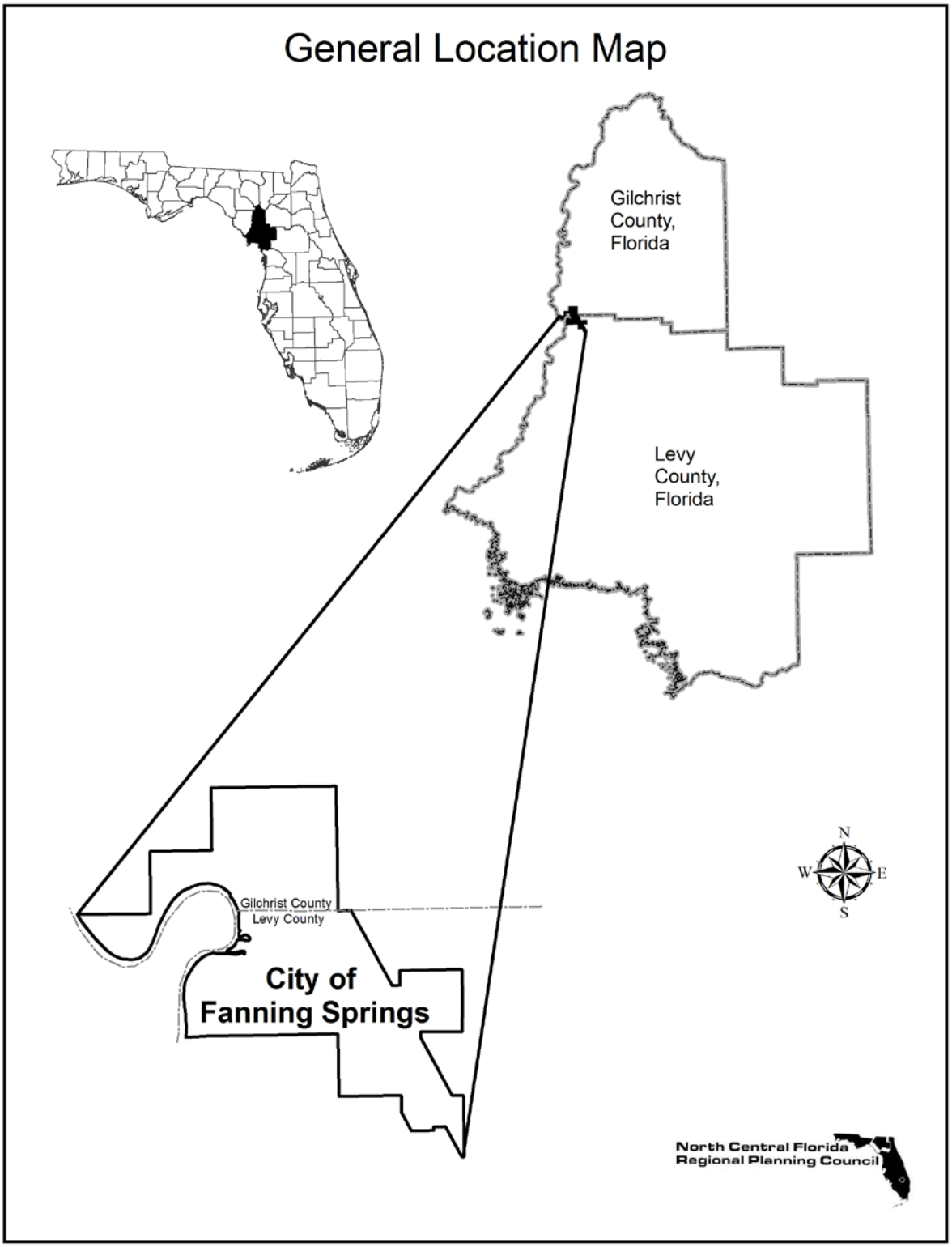
This comprehensive planning process involves essentially four basic steps:

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

## GENERAL SETTING OF THE CITY OF FANNING SPRINGS

The City of Fanning Springs is approximately 4.69 square miles or 2,984.43 acres in area. The City is located in the southwest corner of Gilchrist County and the northwest corner of Levy County, along the Suwannee River, as shown on the following location map.

The City's population was estimated at 749 persons in 2014, according to the University of Florida Bureau of Economic and Business Research population estimates.


General Location Map
Gilchrist County, Florida
Levy County, Florida
Gilchrist County
Levy County
City of Fanning Springs
N
W
E
S
North Central Florida Regional Planning Council

# I

# FUTURE LAND USE ELEMENT

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# I

# FUTURE LAND USE ELEMENT

## INTRODUCTION

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

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

## FUTURE LAND USE GOAL, OBJECTIVES AND POLICIES

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

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

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

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

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

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

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

Agricultural density shall be limited to a density of less than or equal to 1.0 dwelling unit per 5 acres.

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

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

| | |
|---|---|
| Residential low density | shall be limited to a density of less than or equal to 2.0 dwelling units per acre. |
| Residential moderate density | shall be limited to a density of less than or equal to 4.0 dwelling units per acre. |

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

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

Lands classified as public consist of public buildings and grounds, including public and charter elementary, middle and high schools, community colleges and public universities other public facilities (including sewer facilities, solid waste facilities, drainage facilities and potable water facilities), public health facilities, and educational uses.

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

Lands classified as commercial use consist of areas used for the sale, rental and distribution of products, or performance of services, public, charter and private elementary, middle and high schools, churches and other houses of worship, and multi-family developments, which do not include the sale of individual lots subject to the following:

1. Such multi-family developments are limited to 8 dwelling units per acre or less and total number of units limited to 50, within the entire commercial classification (until such time as a centralized sanitary sewer system is available);
2. When a centralized sanitary sewer system is available all multi-family units shall be connected to the centralized sanitary sewer system, whereby the total number of multi-family units shall not exceed 8 dwelling units per acre;
3. If such multi-family developments are served by septic systems, such septic systems shall be installed in accordance with the requirements of Chapter 64E-6, Florida Administrative Code;
4. Septic systems for any multi-family units within areas designated as commercial land use shall be restricted to sites that have soils with slight or moderate limitation for absorption fields as specified in “Table III, Sizing of Drainfields”, Chapter 64E-6, Florida Administrative Code; and

5. The maximum volume of sewage to be processed for multi-family uses shall be limited to 5,000 gallons per day per site until such time that a centralized sanitary sewer system is available.

In addition, off-site signs, which existed within the category on the date of adoption of this Comprehensive Plan, and other similar uses compatible with commercial uses may be approved as special exceptions and be subject to 1.0 floor area ratio;

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

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

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

Mixed Use (MU) is a land use classification intended for a mix of moderate density residential, recreational, public and commercial uses, churches and other houses of worship, public and charter elementary, middle and high schools, community colleges and public universities, as a unified development. Lands classified as Mixed Use consist of areas used for a mix of residential, recreational, public and commercial uses as a unified development subject to the following:

1. Residential land uses shall comprise a minimum of 50 percent and not exceed 75 percent of the gross acreage of the development. Residential densities shall not exceed 4 dwelling units per acre. Residential units may be clustered for greater density on a parcel, but not to exceed the gross density of 4 dwelling units per acre;

2. Commercial land uses shall comprise a minimum of 10 percent and not exceed 25 percent of the gross acreage of the development. Commercial uses shall be clustered within nodes or centers and not more than 25 percent of the frontage of arterial roadway shall be used for commercial use. The commercial nodes shall be interconnected with other land uses to minimize the need to use external roads to access the commercial uses. Access to roadways classified within this Comprehensive Plan as arterial roadways shall be minimized to prevent a strip development pattern, unless frontage roads are utilized;

3. Recreation land uses shall comprise a minimum of 5 percent and not exceed 15 percent of the gross acreage of the development. The recreational uses shall provide either resource based or activity based recreation facilities for the residents of the development, but may also provide such activities to other residents of the City at large;

4. Public and institutional land uses may comprise up to 25 percent of the total acreage of the development. Locations for public uses such as U.S. Post Offices, government buildings and schools, as well as institutional uses, such as houses of worship and civic organizations are encouraged, but not required. Public and institutional land uses shall be located within or adjacent to a commercial node, if possible;

5. Commercial, recreation and public buildings shall not exceed a 0.50 floor area ratio; and

6. All development within the Mixed Use classification shall be required to connect to the City's central potable water system. When the City's centralized sanitary sewer system is available to the development all residential, commercial, recreational and public buildings shall connect to both water and sewer systems.

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

Policy I.1.4 The City's Future Land Use Plan Map shall base the designation of residential, commercial and industrial lands depicted upon acreage which can be reasonably expected to develop by the year 2025.

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

1. Neighborhood Commercial activities are intended to be oriented to and compatible with the area to be served. Such activities shall include retail commercial outlets for the sale of food, hardware or drugs, and service establishments such as barber or beauty shops, shoe repair shops and self-service laundries or dry cleaners;

   In addition, automotive service stations, child care centers and financial institutions and similar uses compatible with neighborhood commercial uses may be allowed as special exceptions and be subject to an intensity of less than or equal to 1.0 floor area ratio;

2. Neighborhood Commercial activities shall be located on an arterial or collector road;

3. Floor area for each individual outlet or establishment shall not exceed 5,000 square feet;

4. Sale, display, preparation and storage shall be conducted completely within an enclosed building and no more than 20 percent of the floor area shall be devoted to storage; and

5. Neighborhood commercial use shall be limited to an intensity of less than or equal to 1.0 floor area ratio.

Policy I.1.6 The City's land development regulations shall provide for the location of surface water-based or water-related activities within residentially zoned districts as special exceptions.

Policy I.1.7 The City shall require the location of public, private and charter school sites to be consistent with the following criteria:

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

Policy I.1.8 The City shall require the development of public, private and charter school sites to be consistent with the following standards:

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

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

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

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

3. The rigid rectangular gridiron street pattern need not necessarily be adhered to and the use of curve linear streets, cul-de-sacs, or U-shaped streets shall be encouraged where such use will result in a more desirable layout.

4. Proposed streets shall be extended to the boundary lines of the tract to be subdivided, unless prevented by topography or other physical conditions, or unless, in the opinion of the City Council, such extension is not necessary or desirable for the coordination of the layout or the most advantageous future development of adjacent tracts.

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

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

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

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

1. Regulate the subdivision of land;

2. Regulate the use of land and water consistent with this Element to maintain the compatibility of adjacent land uses and provide for open space;

3. Protect environmentally sensitive lands identified within the Conservation Element;

4. Regulate areas subject to seasonal and periodic flooding and provide for drainage and stormwater management;

5. Protect potable water wellfields and aquifer recharge areas;

6. Regulate signage;

7. Provide safe and convenient onsite traffic flow and vehicle parking needs; and

8. Provide that development orders and permits shall not be issued which result in a reduction of the level of service standards adopted in this Comprehensive Plan.

OBJECTIVE I.5 The City shall limit the extension of public facility geographic service areas to the adjacent urban development area as shown in Illustration A-X.

Policy I.5.1 The City shall limit any extension of public facility geographic service areas to the adjacent designated urban development areas as shown in Illustration A-X.

OBJECTIVE I.6 The City shall include within the portion regarding the report and recommendation of the City's Land Development Regulations on amendments to such regulations, that such report shall address whether the proposed amendment will be a deterrent to the improvement or development of adjacent land uses and it shall be concluded by the local governing body, based upon such report and prior to approval of the amendment, that the granting of the amendment will not adversely impact adjacent land uses.

Policy I.6.1 The City shall require a special permit for dredging, filling, excavation and mining (this permit shall be in addition to any federal, state or regional agency required permit).

Policy I.6.2 The City shall maintain provisions for drainage, stormwater management, open space and safe and convenient on site traffic flow including the provisions of needed vehicle parking for all development.

Policy I.6.3 The City shall limit the intensity of development by requiring that the length of lots does not exceed three times the width of lots for the location of dwelling units.

Policy I.6.4 The City shall participate in the National Flood Insurance Program and regulate development and the installation of utilities in flood hazard areas in conformance with the programs requirements. Further, the City shall require all structures to be clustered on the non-flood prone portion of a site or where the entire site is in a flood prone area, structures shall be elevated at least 2 feet above the highest adjacent grade.

Policy I.6.5 The City shall require that where a commercial or industrial use is erected or expanded on land abutting a residential district, then the proposed use shall provide a landscaped buffer. A masonry or wood opaque structure may be substituted for the planted buffer.

OBJECTIVE I.7 The City shall identify and designate blighted areas which are feasible for redevelopment or renewal.

Policy I.7.1 The City shall request federal and state funds to redevelop and renew any identified blighted areas, where the City finds there is a competitive feasibility to receive such funding.

OBJECTIVE I.8 The City shall reduce inconsistencies in land uses with the provisions of this Comprehensive Plan through the establishment of such inconsistencies as non-conforming land uses.

Policy I.8.1 The City hereby establishes the following provisions for nonconforming structures and uses of land or structures:

1. Nonconforming uses of land or structures may be continued where the lawful use of land existed prior to the adoption of this Comprehensive Plan where such use, is not permitted by this Comprehensive Plan. Such use may be continued, so long as it remains otherwise lawful, subject to its discontinuance, after it ceases to exist for a period of more than 12 months.

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

Policy I.8.2 The City hereby establishes the following administrative procedures and standards by which a property owner may demonstrate that private property rights have vested against the provisions of this Comprehensive Plan. These administrative procedures shall provide determination for the consistency of development with the densities and intensities set forth in this Comprehensive Plan.

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

1. Common law vesting- a right to develop or to continue the development of property notwithstanding this Comprehensive Plan may be found to exist whenever the applicant proves by a preponderance of evidence that the owner or developer, acting in good faith and reasonable reliance upon some act or omission of the City, has make such a substantial change in position or has incurred such extensive obligations and expenses that it would be highly inequitable and unjust to destroy the right to develop or to continue the development of the property.

2. Statutory vesting - the right to develop or to continue the development of property shall be found to exist if a valid and unexpired final development order was issued by the City prior to adoption of this Comprehensive Plan, substantial development has occurred on a significant portion of the development authorized in the final development order and is completed or development is continuing in good faith as of the adoption of this Comprehensive Plan. A "final development order" shall be any development order which approved the development of land for a particular use or uses at a specified density and which allowed development activity to commence on the land for which the development order was issued. "Substantial development" shall mean that all required permits necessary to commence and continue the development have been obtained; permitted clearing and grading has commenced on a significant portion of the development; and the actual construction of roads and the stormwater management system, on that portion of the development is complete or is progressing in a manner that significantly moves the entire development toward completion.

3. Presumptive vesting for consistency and concurrency - any structure on which construction has been completed pursuant to a valid building permit shall be presumptively vested for the purposes of consistency and concurrency and shall not be required to file an application to preserve their vested rights status.

4. Presumptive vesting for density only - the following categories shall be presumptively vested for the purpose of density and shall not be required to file an application to preserve their vested rights in this regard:

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

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

Policy I.9.1 The City shall continue to maintain the following standards for the maintenance and adaptive reuse of historic structures and sites:

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

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

OBJECTIVE I.10 The City shall maintain regulations to protect natural resources and environmentally sensitive lands (including but not limited to wetlands and flood pone areas) by June 1, 1992.

Policy I.10.1 The City shall protect public potable water supply wells by prohibiting

1. Land uses which require or involve storage, use of , manufacture of regulated materials as defined by Chapter 38F-41, Florida Administrative Code, in effect upon adoption of this Comprehensive Plan; Code of Federal Regulations, Title 4, Part 302 and 355 and Title 49, Part 172, in effect upon adoption of this Comprehensive Plan;
2. Landfills;
3. Facilities of bulk storage, agricultural chemicals;
4. Petroleum products;
5. Toxic and hazardous medical waste;
6. Feed lots or other animal facilities;
7. Wastewater treatment plants and percolation ponds; and
8. Mines and excavation of waterways or drainage facilities which intersect the water table, within a 300-foot radius around the water wells designated by the Comprehensive Plan as a wellfield protection area.

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

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

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

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

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

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

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

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

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

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

1. In nonresidential areas, the distribution electric substation shall comply with the setback and landscaped buffer area criteria applicable to other similar uses in that district.

2. In residential areas, a setback of up to 100 feet between the distribution electric substation property boundary and permanent equipment structures shall be maintained, as follows:

    a. For setbacks between 100 feet and 50 feet, an open green space shall be formed by installing native landscaping, including trees and shrub material. Substation equipment shall be protected by a security fence.

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

## Suwannee River System

## 100-year Floodplain Special Planning Area

GOAL S - To protect and maintain the natural functions of the Suwannee River system (defined as the 100-year floodplain of the Suwannee River in the City) including floodwater storage and conveyance, water quality assurance, and fish and wildlife habitat, while allowing for the appropriate use and development of the land.

OBJECTIVE S.1 To help ensure that development proposals and activities wholly or partially within the 100-year floodplain of the Suwannee River system are conducted in accordance with the physical limitations of this environmentally sensitive area, the City shall establish coordination provisions between the City and all agencies with jurisdiction within the 100-year floodplain of the Suwannee River system within one year of submittal of this plan. Such coordination provisions shall provide a mechanism for all such agencies to review and make comment on such proposals or activities.

Policy S.1.1 The City shall request the Suwannee River Management District to provide a complete set of topographic maps delineating the 100-year and 10-year flood elevations within the City's jurisdiction along the Suwannee River system.

Policy S.1.2 The City shall notify the Suwannee River Water Management District of preliminary subdivision plats, site and development plans, rezoning or reclassification of lands, and special exception hearings within the 100-year floodplain of the Suwannee River system. The purpose of such notification is to provide opportunity for the District to coordinate, among appropriate agencies, the review and commenting on the potential impact of such plans or proposals on the natural resources of the Suwannee River system. The review and comment period shall be within the development review time frames established in the City's land development regulations.

Policy S.1.3 The review of preliminary subdivision plats and site and development plans within the 100-year floodplain of the Suwannee River system shall be based on the best available information regarding the physical characteristics of the site, including floodplain and wetlands delineation, soil conditions, vegetative cover, and critical wildlife habitat areas.

OBJECTIVE S.2 The City shall take the actions identified within the following policies within one year of submittal of this plan to protect unique natural areas within the Suwannee River system, including but not limited to springs and spring runs, critical habitat areas for fish and wildlife, unique vegetative communities, and public recreation areas.

Policy S.2.1 The City shall continue to require the evaluation of unique natural areas within the 100-year floodplain of the Suwannee River system during the development review process. The identification of such areas shall be based on the best available information provided by the Suwannee River Water Management District or other appropriate sources, including but not limited to land cover and vegetative mapping, resource investigations, and special site investigations. Strategies for protecting unique natural areas shall be coordinated with state and regional resource management agencies.

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| Policy S.2.2 | The City shall require an undisturbed regulated buffer along the property lines of public lands within the 100-year floodplain of the Suwannee River system for the purposes of visual screening, stormwater runoff and erosion control, public safety, and buffering potentially incompatible land uses. The width of such buffering shall be established using criteria within the land development regulations. Variations in the width of this buffer shall be made only for cases of undue hardship and on a site-specific review. |
| Policy S.2.3 | The City shall participate in the acquisition planning process of state and regional agencies for lands and unique natural areas located within the 100-year floodplain of the Suwannee River system. |
| Policy S.2.4 | The City shall monitor the use of City-owned facilities on or within the 100-year floodplain of the Suwannee River system to ensure that the public use of these facilities does not threaten the facility or adjacent natural resources. Such facilities shall be maintained in order to prevent any potential adverse impacts to the Suwannee River system such as erosion, release of inadequately treated stormwater or wastewater, or the accumulation of trash and debris. |
| Policy S.2.5 | The City shall designate publicly owned springs, spring runs, unique vegetative communities and critical habitats within the Suwannee River system as conservation on the Future Land Use Plan Map. |
| OBJECTIVE S.3 | The City shall continue to regulate land use types, densities, and intensities for all lands within the 100-year floodplain of the Suwannee River system and will define and provide a mechanism to phase out nonconforming platted subdivisions which are unimproved and undeveloped, discontinue nonconforming uses, and bring nonconforming structures into compliance within the floodplain. |
| Policy S.3.1 | The City shall maintain provisions and schedules which require the vacating or replatting of unimproved, undeveloped subdivisions where such lots of record within the 100-year floodplain of the Suwannee River system do not met the minimum lot area requirements based upon density standards established in the City's Comprehensive Plan and Land Development Regulations. |
| Policy S.3.2 | Within the 100-year floodplain of the Suwannee River system, the City shall limit dwelling unit density of residential uses to no greater than four (4) dwelling units per acre, provided a permitted public water supply exists and each individual parcel conforms to al applicable state and City regulations. |
| Policy S.3.3 | The City shall require a minimum undisturbed, vegetated buffer of seventy-five (75) feet measured from the generally recognized river bank of the Suwannee River be maintained for all single-family residential uses. Other land uses shall conform to the variable buffer requirements contained in Rule 40B-4.3030(4) Florida Administrative Code, as administered by the Suwannee River Water Management District. Exception shall be made for the provision of reasonable access to the river. A minimum undisturbed vegetated buffer of fifty (50) feet shall be required around all other streams tributary to the Suwannee River system. Agricultural and silvicultural operations shall at a minimum adhere to the buffer standards of established Best Management Practices. |
| OBJECTIVE S.4 | The City shall ensure that all development and redevelopment occurring in the 100-year floodplain of the Suwannee River system meet the building and design standards of the National Flood Insurance Program, the City, and the Suwannee River Water Management District. |

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| Policy S.4.1 | The City shall conform to the National Flood Insurance Program requirements for construction activities undertaken in the 100-year floodplain of the Suwannee River system. |
| Policy S.4.2 | The City shall require all habitable structures be elevated no less than one foot above the 100-year flood elevation, without the use of fill materials in the regulatory floodway of the Suwannee River system. |
| Policy S.4.3 | The City shall require all road construction and improvement projects within the 100-year floodplain of the Suwannee River system be designed in such a manner as to avoid any increase in floodway obstruction, any increase in the peak rate or volume of stormwater runoff, and any increase in pollutant loading to the receiving waters. |

# II

# TRANSPORTATION ELEMENT

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# II

# TRANSPORTATION ELEMENT

## INTRODUCTION

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

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

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

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

## TRANSPORTATION GOAL, OBJECTIVES AND POLICIES

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

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| OBJECTIVE II.1 | The City shall establish a safe, convenient and efficient level of service standard which shall be maintained for all roadways. |
| Policy II.1.1 | Establish the Service Standards as noted below at peak hour for the following roadway segments within the City as defined within the most recent version of the Florida Department of Transportation Quality/Level of Service Handbook prepared by the Florida Department of Transportation, Systems Planning Office. |

| ROADWAY SEGMENT NUMBER | ROADWAY SEGMENT | NUMBER OF LANES | FUNCTIONAL CLASSIFICATION | AREA TYPE | LEVEL OF SERVICE |
|---|---|---|---|---|---|
| 1 | S. R. 26<br>(from City's north limits to S.R. 55/U.S. 19) | 2-U | Minor<br>Arterial | Highway<br>Developed Community | C |
| 2 | State Road 55 / U.S. 19<br>(from City's west limits to City's south limits) | 4-D | Principal<br>Arterial | Highway<br>Developed Community | C |

U - Undivided roadway.

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

Policy II.1.3 The City shall require the provision of safe and convenient on-site traffic flow, which includes the provision for vehicle parking.

Policy II.1.4 The City shall, for any development which is required to provide a site plan or any development requiring platting, require additional right-of-way width for bicycle and pedestrian ways to be provided for all proposed collector and arterial roadways, as integrated or parallel transportation facilities.

Policy II.1.5 In accordance with Section 163.3180(5)(h)1.c and 163.3180(5)(h)2 Florida Statutes, as amended, the City shall provide a means by which the landowner will be assessed a proportionate share of the cost of providing the transportation facilities necessary to serve the proposed development. However, the landowner shall not be held responsible for contributing to deficient transportation facilities.

OBJECTIVE II.2 The City shall require that all traffic circulation system improvements be consistent with the land uses shown on the future land use plan map.

Policy II.2.1 The City shall, as part of the capital improvement scheduling of roadway improvements, review all proposed roadway improvements to determine if such improvement will further the direction of the Future Land Use Plan Element. Where the roadway is operated and maintained by another jurisdictional authority, the City shall notify such jurisdiction, in writing, if any identified roadway improvement plan is not consistent with the provisions of the Future Land Use Plan Element.

OBJECTIVE II.3 The City shall coordinate its traffic circulation planning efforts with the Florida Department of Transportation for consistency with the Department's Five-Year Transportation Plan.

Policy II.3.1 The City shall, during the capital improvements planning process, review all proposed roadway improvements for consistency with the Florida Department of Transportation's Five-Year Transportation Plan.

OBJECTIVE II.4 The City shall provide for the protection of existing and future right-of-ways from building encroachment by establishing right-of-way setback requirements for all structures along new or realigned collector and arterial roadways.

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| Policy II.4.1 | The City shall maintain provisions which require all structures along new or realigned collector or arterial roadways to provide additional setbacks for the future need of additional right-of-way. |
| Policy II.4.2 | Properties under the same ownership or those consolidated for development shall be treated as one property for the purposes of access management and shall not receive the maximum potential number of access points for that frontage indicated under minimum access spacing standards. |
| Policy II.4.3 | Large commercial developments shall be required to provide and/or extend nearby local and collector streets and provide street connections with surrounding residential areas so residents may access the development without traveling on arterial streets. |
| Policy II.4.4 | Shopping centers shall be required to provide a unified access and circulation plan and require any out parcels to obtain access from the unified access and circulation system. |
| Policy II.4.5 | Existing lots unable to meet the access spacing standards for arterials shall obtain access from platted side streets, parallel streets, service roads, joint and cross-access or the provision of easements; |
| Policy II.4.6 | Adequate corner clearance shall be maintained at crossroad intersections with arterials. |
| Policy II.4.7 | The City shall encourage cross-access connections easements and joint driveways, where available and economically feasible. |

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# III

# HOUSING ELEMENT

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# III

# HOUSING ELEMENT

## INTRODUCTION

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

This plan element of the City's Comprehensive Plan establishes a guide for the City to follow in addressing the housing needs of the incorporated area of the City. The Housing Element addresses the main goal for housing within the City through the year 2025, as well as, measurable objectives which are established to meet the City's housing goal. In addition, each objective is followed by one or more corresponding policies to provide guidance and direction towards the accomplishment of the objective.

## HOUSING GOAL, OBJECTIVES AND POLICIES

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

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| OBJECTIVE III.1 | The City shall provide for the allocation of residential usage which can be reasonably expected to be developed by 2025 to assist the private sector in providing an affordable housing supply for the existing and anticipated population and for households with special housing needs. |
| Policy III.1.1 | The City shall include as part of it's adopted citizen participation plan a provision to insure that representatives of the local private and non-profit housing industry be provided opportunities to participate in housing related planning activities conducted by the City. |
| Policy III.1.2 | The City shall permit the construction of government subsidized housing only within areas which are served by public facilities which meet or exceed the adopted level of service standards established in the other elements of this Comprehensive Plan. |
| OBJECTIVE III.2 | The City shall promote the maintenance of a safe and sanitary housing stock and the elimination of substandard housing conditions, as well as the establishment of provisions for the structural and aesthetic improvement of housing through adoption of minimum housing standards. |
| Policy III.2.1 | The City shall include minimum housing standards within the adopted land development regulations, which address the quality of housing and stabilization of neighborhoods. |
| OBJECTIVE III.3 | The City shall make available the provision of site opportunities for extremely low-, very low, low-and moderate-income families and mobile homes in conformance with the Future Land Use Element by the year 1992. |

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| Policy III.3.1 | The City's Local Planning Agency shall request representatives of the private and non-profit housing industry to assist with the preparation of plans and programs for the development of housing for extremely low-, very low, low- and moderate-income persons. |
| Policy III.3.2 | The City shall provide for the location of manufactured housing developments and standards for manufactured housing installation. |
| OBJECTIVE III.4 | The City shall facilitate the provision of group homes such as Long-Term Residential Care facilities or foster care facilities, as licensed or funded by the Florida Department of Children and Family Services, within residential areas or areas of residential character. |
| Policy III.4.1 | The City shall establish standards for the location of foster care or group home facilities licensed or funded by the Florida Department of Health and Rehabilitative Services within residential areas by number of clients to be served, length of client stay, and intensity of services or treatment provided. |
| Policy III.4.2 | The City shall allow foster care facilities and smaller-sized group homes characterized by smaller populations and less intensive use in lower density residential areas subject to special review procedures to determine consistency with community locational requirements and appropriate safeguards. |
| Policy III.4.3 | The City shall allow larger-sized group homes characterized by larger populations and more intensive use in higher density residential areas and/or the commercial areas subject to special review procedures to determine consistency with community locational requirements and appropriate safeguards. |
| Policy III.4.4 | The City shall contain standards which avoid concentrating group homes in order to maintain compatibility with the existing residential character of residential areas. |
| OBJECTIVE III.5 | The City shall establish programs for the demolition of housing though the adoption of hazardous building regulations within the unified land development regulations. |
| Policy III.5.1 | The City shall maintain a hazardous building code which shall require the rehabilitation or demolition and clearance of housing and other structures which pose a threat to public safety. |
| Policy III.5.2 | The City shall apply for federal and state housing assistance when the City can meet the eligibility requirements to receive a program award. In the case of assistance programs which use a scoring system based upon U.S. Bureau of Census data as a factor in determining award, such data shall be reviewed by City staff and a determination shall be made as to the probability of program award prior to application. Where such raw scores provide a low probability of funding, the City may decline to apply for such assistance program until such time as the raw scores improve the City's standing for award. |

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| Policy III.5.3 | The Local Planning Agency shall develop neighborhood plans to study and make recommendations to the Local Governing Body regarding the conservation of such neighborhoods, when existing residential neighborhoods are being considered for Future Land Use Plan amendments. |
| OBJECTIVE III.6 | The City shall provide for the restoration or rehabilitation for adaptive reuse of historically significant housing through the adoption of regulations, which shall protect significant historic housing. |
| Policy III.6.1 | The City shall maintain provisions which protect significant historic housing through maintenance requirements and where appropriate, adaptive reuse. |
| Policy III.6.2 | The City shall include historic sites and structures preservation regulations within the adopted land development regulations, which address the identification and improvement of historically significant housing by establishing a historic preservation agency, which is charged with the surveying and inventorying of historic buildings and sites. Upon the designation of such sites and structures the historic preservation agency shall regulate alterations, demolitions, relocation and new construction for the designated property. |
| OBJECTIVE III.7 | The City shall, in conformance with Policy III.5.2 of this element, assure the availability of relocation housing as a prerequisite to housing rehabilitation or neighborhood revitalization activities, which result in the displacement of residents. |
| Policy III.7.1 | The availability of relocation housing shall be researched and verified by City staff prior to commencement of any governmental housing rehabilitation or neighborhood revitalization program to be enacted by the City, which result in the displacement of residents. |
| OBJECTIVE III.8 | The City shall assist in the planning of the housing assistance programs of the Housing Authority. |
| Policy III.8.1 | The City through the implementation of the citizen participation plan shall provide opportunities to the housing authority and the private sector to participate in planning for the provision of a supply of housing to accommodate the full range of life stages and economic capabilities of the City's residents. |

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# IV

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

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# IV

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

## INTRODUCTION

The following plan element provides direction for the use, maintenance and location of general sanitary sewer, solid waste, drainage, potable water facilities and natural groundwater aquifer recharge areas in conformance with the future land use element of this Comprehensive Plan.

The data collected for this plan element and analysis of this data contained in the City's Data and Analysis document, are not part of this plan element, but serve to provide a foundation and basis for the formulation of this portion of the Comprehensive Plan.

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

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

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

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

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

OBJECTIVE IV.2 The City shall coordinate the extension of, or increase in the capacity of facilities by scheduling the completion of public facility improvements concurrent with projected demand.

## POLICIES FOR SANITARY SEWER

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

| FACILITY TYPE | LEVEL OF SERVICE STANDARD |
|---|---|
| Individual Septic Tanks | 100 gallons per capita per day |
| Community Sanitary Sewer System | 100 gallons per capita per day |

Policy IV.2.2 The City shall prohibit the installation of septic tanks in locations with unsuitable soils or within wetland areas.

Policy IV.2.3 The City shall allow existing septic tanks and package wastewater treatment facilities to remain in service until such time as a centralized sanitary sewer system is available, conditioned on the following requirements:

a. The City shall not issue a building permit for construction of a building or facility where sanitary sewage is proposed to be disposed using an onsite sewage disposal system in an area zoned industrial on the City's official zoning atlas, or used for industrial or manufacturing purposes, or its equivalent, where the City's centralized sanitary sewer system is available within 1/4 mile of the area used or zoned industrial or manufacturing, or where a likelihood exists that the onsite sewage disposal system may receive toxic, hazardous or industrial waste; and

b. The City shall not issue an occupational license to the owner or tenant of a building located in an area zoned industrial on the City's official zoning atlas, or used for industrial or manufacturing purposes, or its equivalent, when such site is served by an onsite sewage disposal system without first obtaining an annual operating permit from the County Health Department; and

c. The City shall not issue a certificate of land development regulation compliance to a new owner or tenant of a building located in an area zoned industrial on the City's official zoning atlas, or used for industrial or manufacturing purposes, or its equivalent, or who operates a business which has the potential to generate toxic, hazardous or industrial wastewater, when such site is served by an onsite sewage disposal system without first obtaining an annual operating permit for an onsite sewage disposal system from the County Health Department.

POLICIES FOR SOLID WASTE DISPOSAL

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

| FACILITY TYPE | LEVEL OF SERVICE STANDARD |
|---|---|
| Solid Waste Landfill | 0.85 tons per capita per year |

POLICIES FOR DRAINAGE

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

LEVEL OF SERVICE STANDARD

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

a. A design storm with a 10-year, 24 hour rainfall depth with Soil Conservation Service type II distribution falling on average antecedent moisture conditions for projects serving exclusively agricultural, forest, conservation, or recreational uses; or

b. A design storm with 100-year critical duration rainfall depth for projects serving any land use other than agricultural, silvicultural, conservation, or recreational uses.

All other stormwater management projects shall adhere to the standards as specified in Chapter 62-330(4)(b)2, Florida Administrative Code (rules of the Florida Department of Environmental Regulation) and Chapter 40B-4, Florida Administrative Code (rules of the Suwannee River Water Management District), as effective on the date of adoption of this comprehensive plan.

Any development exempt from Chapter 62-330(4)(b)2 or 40B-4 as cited above, and which is adjacent to, or drains into a surface water, canal, or stream, or which enters a ditch which empties into a sinkhole, shall first allow the runoff to enter a grassed swale designed to percolate 80 percent of the runoff from a three year, one hour design storm within 72 hours after a storm event.

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

Policy IV.2.7 The City shall require a certification, by the preparer of the permit plans, that all construction activity undertaken shall incorporate erosion and sediment controls during construction.

POLICIES FOR POTABLE WATER

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

| FACILITY TYPE | LEVEL OF SERVICE STANDARD |
|---|---|
| Private individual water wells | 182 gallons per capita per day |
| Community Potable water systems | 182 gallons per capita per day |

OBJECTIVE IV.3 The City shall require that densities greater than two dwelling units per acre, but less than three dwelling units per acre, be directed to areas which are served by centralized potable water systems and that densities greater than three dwelling units per acre be directed to areas which are served by centralized potable water systems and sanitary sewer systems.

Policy IV.3.1 The City shall permit residential densities in excess of two dwelling units per acre, but less than three dwelling units per acre, only within areas served by centralized potable water systems; residential densities in excess of three dwelling units per acre only within areas served by centralized potable water and sanitary sewer systems.

OBJECTIVE IV.4 The City shall require that no sanitary sewer facility have any discharge into designated prime groundwater recharge areas.

Policy IV.4.1 The City shall provide that during the development review process, all proposed development within the drainage basin of any designated priority water body shall be coordinated with the Water Management District and ensure that any proposed development is consistent with any approved management plans within that basin.

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| OBJECTIVE IV.5 | In coordination with the Water Management District, Florida Department of Environmental Protection and the Regional Planning Council, the City will identify specific areas of high groundwater recharge potential in the City, as well as existing cones of influence in order to protect the water sources from harmful uses. As an interim measure until wellfield cones of influence are identified, the City shall establish within the land development regulations a 300 foot wellfield protection area around community potable water wells with a capacity of 100,000 gallons per day. |
| Policy IV.5.1 | The City shall prohibit the discharge of hazardous materials to all soils, groundwaters and surface waters of the City. Should the City be identified as a potential site for a hazardous waste treatment facility, the City will cooperate with the Regional Planning Council by coordinating adjacent land uses with the facility, and amending the Comprehensive Plan to further address the protection of natural resources, emergency response and appropriate land uses related to the facility. |
| Policy IV.5.2 | The City will cooperate with the County in the County's establishment of a local listing of all producers of industrial, hazardous and toxic materials and waste, as provided by the Water Quality Assurance Act of 1983 and Section 403.7225, Florida Statutes, as amended. |
| Policy IV.5.3 | The City will cooperate with the County in its preparation of a five year assessment and update the County's hazardous materials plan, as provided by the Water Quality Assurance Act of 1983 and Section 403.7225, Florida Statutes, as amended, and the County's monitoring of small quantity producers of industrial, hazardous and toxic materials identified by such plan to be operating within the City. |
| Policy IV.5.4 | The City will participate in the County's Amnesty Day program as provided by the Water Quality Assurance Act of 1983 and Section 403.7225, Florida Statutes, as amended. |
| OBJECTIVE IV.6 | The City shall assist the Water Management District, with the implementation of its water conservation rule, when water shortages are declared by the District. Whereby, during such shortages, water conservation measures shall be implemented for the use and reuse of water of the lowest acceptable quality for the purposes intended. |
| Policy IV.6.1 | The City shall assist in the enforcement of water use restrictions during a Water Management District declared water shortage. |

# V

# CONSERVATION ELEMENT

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# CONSERVATION ELEMENT

## INTRODUCTION

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

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

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

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

## CONSERVATION GOAL, OBJECTIVES AND POLICIES

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

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| OBJECTIVE V.1 | The City shall protect air quality through the appropriate siting of development and associated public facilities. |
| Policy V.1.1 | The City shall require that all appropriate air quality permits are obtained prior to the issuance of development orders, so that minimum air quality levels established by the Florida Department of Environmental Protection are maintained in the City. |
| OBJECTIVE V.2 | The City shall maintain provisions to provide for the conservation, use and protection of the quality and quantity of current and projected water sources, water recharge areas and potable water wells. |
| Policy V.2.1 | The City shall as part of the development review process require the coordination of development plans with the Florida Department of Environmental Protection and the Water Management District to assist in monitoring uses which may impact the City's current and projected water sources. |

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| Policy V.2.2 | The City shall prohibit uses within or adjacent to the water resources of the City which would violate water quality anti-degradation rules established by the Florida Department of Environmental Protection. |
| Policy V.2.3 | The City shall identify and make recommendations, where appropriate, for the purchase of environmentally sensitive lands under the Conservation and Recreation Lands Program or Save Our Rivers Program. |
| Policy V.2.4 | The City shall require a 35-foot natural buffer around all wetlands and prohibit the location of residential, commercial and industrial land uses within the buffer areas, but allow resource-based recreational activities within buffer areas. |
| Policy V.2.5 | The City shall, through the development review process, require that post-development runoff rates and pollutant loads do not exceed pre-development conditions. |
| Policy V.2.6 | The City shall require all new development to maintain the natural functions of environmentally sensitive areas, including but not limited to wetlands and 100-year floodplains, so that the long term environmental integrity and economic and recreational value of these areas is maintained. |
| Policy V.2.7 | The City shall regulate development within 100-year floodplains in order to maintain the flood-carrying and flood storage capacities of the floodplains and reduce the risk of property damage and loss of life. |
| Policy V.2.8 | The City shall conserve wetlands by prohibiting any development or dredging and filling which would alter their natural functions. If no other alternative for development exists, mitigation will be considered as a last resort using criteria established within the rules of the Florida Department of Environmental Protection. |
| Policy V.2.9 | The City shall support the Water Management District in their conducting of water conservation programs by assisting with public information programs for water use restrictions in the case of a water shortage. |
| Policy V.2.10 | The City shall comply with the plans of the Water Management District for the emergency conservation of water sources through assisting the Water Management District with public information programs for any water use restrictions in the case of water shortage. |
| Policy V.2.11 | The City shall require a 50-foot regulated natural buffer adjacent to all perennial rivers, streams and creeks and prohibit the location of residential, commercial and industrial land uses within the buffer areas, but allow resource-based recreational activities within buffer areas. |
| Policy V.2.12 | The City shall, as part of the development review process, limit development to low density and non-intensive uses in prime aquifer recharge areas, designated by the Water Management District, in order to maintain the natural features of these areas. |
| Policy V.2.13 | The City shall as part of the development review process require the maintenance of the quantity and quality of surface water runoff within freshwater stream to sink watersheds by prohibiting any development which may diminish or degrade the quality and quantity of surface water runoff within the City. |

| | |
|---|---|
| Policy V.2.14 | The City, prior to granting approval of a site and development plan, for construction or expansion shall require that all hazardous waste generators and facilities are duly permitted as required by Chapter 403, Florida Statutes, as amended, by the Florida Department of Environmental Protection. In addition, the City, prior to the issuance of a certificate of land development regulation compliance, shall require that all existing hazardous waste facilities or uses which generates hazardous waste show proof of such permit prior to a change in occupancy. |
| OBJECTIVE V.3 | The City shall include within the land development regulations for development review, provisions for the conservation, use and protection of soils, minerals, and native vegetative communities. |
| Policy V.3.1 | The City shall require within the land development regulations that any mining permit be coordinated with the Florida Department of Environmental Protection so that mineral resources are conserved and used appropriately. |
| Policy V.3.2 | The City shall review topographic, hydrologic and vegetative cover factors during the development review process in order to protect and conserve the natural functions of soils. |
| Policy V.3.3 | The City shall require within the development review process that multiple use of forest resources where appropriate, be required to provide for recreation, wildlife habitat, watershed protection, erosion control and maintenance of water quality. |
| Policy V.3.4 | The City shall cooperate with adjacent local governments and other governmental entities, research and interest groups to conserve and protect, from destruction by development activities, unique vegetative communities located within the City and adjacent local government jurisdictions. |
| OBJECTIVE V.4 | The City shall include within the site and development plan approval process provisions for the location and use of screens and buffers to preserve wildlife and wildlife habitats. |
| Policy V.4.1 | The City shall cooperate with the Florida Fish and Wildlife Conservation Commission in the monitoring and inventorying of wildlife and wildlife habitats within the City. |
| Policy V.4.2 | The City shall assist in the application and compliance with all Federal and state regulations which pertain to endangered and rare species. |
| Policy V.4.3 | The City shall consult with the Florida Fish and Wildlife Conservation Commission prior to the issuance of a development order where there is an indication that such issuance would result in an adverse impact to any endangered or rare species. |
| Policy V.4.4 | The City shall cooperate with the Florida Department of Protection in the inventorying and monitoring aquaculture activities within the City. |
| Policy V.4.5 | The City shall address, during the development review process, the mitigation of development activities within environmentally sensitive areas by prohibiting any development or dredging and filling which would alter their natural functions. If no other alternative for development exists, mitigation will be considered as a last resort using criteria established within Part IV of Chapter 373, Florida Statutes, as amended. |

OBJECTIVE V.5 The City, in order to protect significant natural resources in a manner which is in conformance with and furthers the North Central Florida Strategic Regional Policy Plan, as amended October 27, 2011, hereby adopts the following maps as they apply to the City as part of the Future Land Use Map Series of this Comprehensive Plan;

1. Regionally Significant Natural Resources - Ground Water Resources, dated October 27, 2011;
2. Regionally Significant Natural Resources - Natural Systems, dated October 27, 2011;
3. Regionally Significant Natural Resources - Planning and Resource Management Areas, dated October 27, 2011;
4. Regionally Significant Natural Resources - Planning and Resource Management Areas (Surface Water Improvement Management Water Bodies), dated October 27, 2011; and
5. Regionally Significant Natural Areas - Surface Water Resources, dated October 27, 2011.

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

Policy V.5.1 The map entitled Regionally Significant Natural Resources - Ground Water Resources, dated October 27, 2011, included within the Future Land Use Map Series, identifies groundwater resources for the application of the provisions of the high groundwater aquifer protection policy of the Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element of this Comprehensive Plan.

Policy V.5.2 The map entitled Regionally Significant Natural Resources - Natural Systems, dated October 27, 2011, included within the Future Land Use Map Series, identifies listed species for the application of the provisions the critical wildlife habitat policy of this element.

Policy V.5.3 The maps entitled Regionally Significant Natural Resources - Planning and Resource Management Areas, dated October 27, 2011, included within the Future Land Use Map Series, identifies state owned regionally significant lands for application of the provisions of the conservation land use policy of the Future Land Use Element of this Comprehensive Plan.

Policy V.5.4 The maps entitled Regionally Significant Natural Resources - Planning and Resource Management Areas (Surface Water Improvement Management Water Bodies), dated October 27, 2011, included within the Future Land Use Map Series, identifies surface water management improvement water bodies for the application of the provisions of the surface water runoff policy of this element.

Policy V.5.5 The map entitled Regionally Significant Natural Areas - Surface Water Resources, dated October 27, 2011, included within the Future Land Use Map Series, identifies surface water resources for the application of the provisions of the surface water and riverbank protection policies of this element.

# VI

# RECREATION AND OPEN SPACE ELEMENT

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# RECREATION AND OPEN SPACE ELEMENT

## INTRODUCTION

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

The data collected for this plan element and analysis of this data, contained in the City's Data and Analysis document, are not part of this plan element, but serve to provide a foundation and basis for the formulation of this portion of the Comprehensive Plan.

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

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

## RECREATION AND OPEN SPACE GOAL, OBJECTIVES AND POLICIES

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

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

Policy VI.3.1 The City hereby establishes the following level of service standards for resource based recreation facilities.

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

Policy VI.3.2 The City hereby establishes the following level of service standards for user based recreation facilities.

| ACTIVITY | LEVEL OF SERVICE STANDARD |
|---|---|
| Golf | 1- 9 hole golf course for every 32,500 population. |
| Equipped play area | 1 play area for every 1,000 persons to be served. |
| Tennis | 1 tennis court for every 3,000 persons to be served. |
| Baseball/softball | 1 ball field for every 3,000 persons to be served. |
| Football/Soccer | 1 multi-purpose playing field for every 15,000 persons to be served. |
| Handball/racquetball | 1 court for every 10,000 persons to be served. |
| Basketball | 1 goal for every 1,000 persons to be served. |
| Swimming (pool) | 1 pool for every 25,000 population. |
| Shuffleboard | 1 court for every 10,000 persons to be served. |

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

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| OBJECTIVE VI.4 | The City shall maintain provisions which require the provision and maintenance of open space by public agencies and private enterprise, where incompatible uses abut one another. |
| Policy VI.4.1 | The City shall include specific standards for the provision of open spaces by development or redevelopment. |
| Policy VI.4.2 | The City shall, as part of the procedure for monitoring and evaluation of the Comprehensive Plan, recommend lands for the purchase of open space by public agencies and subsequent to such land purchase support such agencies in the management of such lands. |

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# VII

# INTERGOVERNMENTAL COORDINATION ELEMENT

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# VII

# INTERGOVERNMENTAL COORDINATION ELEMENT

## INTRODUCTION

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

The data collected for this plan element identifies the process of intergovernmental coordination. In addition, the corresponding analysis reviews the effectiveness of the intergovernmental coordination instruments which are in force to implement agreements for services between the City and its governmental counterparts. Although the data and corresponding analysis are not part of this plan element, they serve to provide a basis for the formulation of this portion of the Comprehensive Plan.

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

## INTERGOVERNMENTAL COORDINATION GOAL, OBJECTIVES AND POLICIES

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

| | |
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| OBJECTIVE VII.1 | The City shall coordinate its comprehensive planning with the School Board, Water Management District, adjacent local government comprehensive plans and other units of local government providing services but not having regulatory authority over the use of the land. |
| Policy VII.1.1 | The City shall establish a procedure, as part of the Comprehensive Plan review and amendment process, that all plan amendments proposed within the Comprehensive Plan are coordinated with other units of local government, the School Board, and other units of government providing services but not having regulatory authority over the use of land. |
| Policy VII.1.2 | The City shall use the Regional Planning Council's informal mediation process to resolve conflicts with other units of government. |
| Policy VII.1.3 | The City shall establish interlocal agreements for the provision of services across jurisdictional boundaries. |
| Policy VII.1.4 | The City shall use the Regional Planning Council's informal mediation process to resolve annexation issues. |
| Policy VII.I.5 | The City shall coordinate its comprehensive planning with the School Board pursuant to the Interlocal Agreement for Public School Facility Planning by reviewing and commenting on the Five-Year Facilities Work Program of the School Board annually; reviewing and commenting on the Educational Plant Survey of the School Board; providing growth and development trend reports to the School Board annually; reviewing and commenting on future school sites for consistency with the Comprehensive Plan; providing notification of Comprehensive Plan Amendments, rezonings, and development proposals to the School Board; considering co-location and shared use opportunities for |

community facilities with the School Board; providing applications for residential development to the School Board for a determination of whether there is adequate school capacity to accommodate the proposed residential development; and jointly evaluate with the School Board proportionate share mitigation options if school capacity is not available.

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| OBJECTIVE VII.2 | The City shall provide adjacent units of local government, the Water Management District, the Regional Planning Council, Florida Fish and Wildlife Conservation Commission, Florida Department of Transportation and the Florida Department of Economic Opportunity the opportunity to comment on Comprehensive Plan amendments. |
| Policy VII.2.1 | The City, as part of the development review process, shall review the relationship of proposed development to the existing comprehensive plans of adjacent local governments. |
| Policy VII.2.2 | The City, as part of the monitoring and evaluation process of the Comprehensive Plan shall review the relationship of the Comprehensive Plan to the existing comprehensive plans of adjacent local governments. |
| Policy VII.2.3 | The City's administrative officer shall provide information, as necessary, to assist adjacent units of local government manage growth within their respective jurisdictions. |
| OBJECTIVE VII.3 | The City shall coordinate the establishment and amendment of level of service standards for public facilities with state and local entities having operational and maintenance responsibility for such facilities prior to the adoption or any amendment of such level of service standards. |
| Policy VII.3.1 | The City, as part of the Comprehensive Plan monitoring and evaluation process, shall coordinate amendments of any level of service standards with appropriate state, regional and local agencies, such as the Florida Department of Transportation, Florida Department of Environmental Regulation, Florida Department of Natural Resources, Water Management District, Regional Planning Council, adjacent local governments and the School Board prior to such amendment. |
| OBJECTIVE VII.4 | The City shall coordinate with the Water Management District regarding all development proposals with the potential for impacting the water resources of the City. |
| Policy VII.4.1 | The City through the development review process shall coordinate all development proposals with the Water Management District for all development proposals within the watershed of any designated Surface Water Management and Improvement Act priority water body. |
| OBJECTIVE VII.5 | The City shall continue to coordinate the objectives and policies of this comprehensive plan with the Gilchrist and Levy County School Board Five-Year Facilities Plans. |
| Policy VII.5.1 | The City shall coordinate land use and school facility capacity planning in accordance with a land use and school facility planning interlocal agreement entered into by the municipalities, the County and School Board. |

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| OBJECTIVE VII.6 | The City shall provide all other units of local government located within Gilchrist and Levy Counties, the opportunity to comment on the siting of facilities with countywide significance, including locally unwanted land uses. |
| Policy VII.6.1 | The City, as part of the development review process, shall review the relationship of any facilities with countywide significance, including locally unwanted land uses, to the existing comprehensive plans of all other units of local governments located within Gilchrist and Levy Counties. |

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# VIII

# CAPITAL IMPROVEMENTS ELEMENT

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# VIII

# CAPITAL IMPROVEMENTS ELEMENT

## INTRODUCTION

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

The data collected for this plan element and analysis of this data, contained in the City's Data and Analysis document, are not part of this plan element, but serve to provide a foundation and basis for the formulation of this portion of the Comprehensive Plan.

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

## CAPITAL IMPROVEMENTS GOAL, OBJECTIVES AND POLICIES

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

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

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

Criteria

a. The City shall assess the level of service for the public facilities which have adopted level of service standards established by the Comprehensive Plan, on an annual basis, prior to or concurrent with the City's budget process;

b. The City shall schedule only those projects which are consistent with the goals, objectives and policies of this Comprehensive Plan and which do not exceed the City's fiscal capacity;

c. The City shall identify those existing or projected public facility needs, which occur or are projected to occur, due to deficiencies in the maintenance of adopted levels of service standards;

d. The capital improvement projects identified which are imminently needed to protect the public health and safety shall be given the highest priority;

e. The capital improvements projects related to the maintenance and operation of existing facilities, which due to existing or projected needs, do not or are not expected to meet the adopted level of service standard for such facility shall be given the second order of priority;

f. The capital improvement projects with the greatest deficiencies based upon the established level of service standards within the Comprehensive Plan shall be given the third order of priority; and

g. The capital improvement projects, which due to deficiencies based upon the established level of service standard within the Comprehensive Plan, are needed to provide public facilities to areas which have received development approval prior to the adoption of this Comprehensive Plan shall be given the fourth order of priority.

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

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

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

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

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

TRAFFIC CIRCULATION LEVEL OF SERVICE STANDARDS

Establish Level of Service Standard at peak hour as defined within the most recent version of the Florida Department of Transportation 2013 Quality/Level of Service Handbook prepared by the Florida Department of Transportation, Systems Planning Office for the following roadway segments within the City:

| ROADWAY SEGMENT NUMBER | ROADWAY SEGMENT | NUMBER OF LANES | FUNCTIONAL CLASSIFICATION | AREA TYPE | LEVEL OF SERVICE |
|---|---|---|---|---|---|
| 1 | S. R. 26<br>(from City's north limits to S.R. 55/U.S. 19) | 2-U | Minor Arterial | Highway Developed Community | C |
| 2 | State Road 55 / U.S. 19<br>(from City's west limits to City's south limits) | 4-D | Principal Arterial | Highway Developed Community | C |

U - Undivided roadway.

SANITARY SEWER LEVEL OF SERVICE STANDARDS

| FACILITY TYPE | LEVEL OF SERVICE STANDARD |
|---|---|
| Individual Septic Tanks | 100 gallons per capita per day |
| Community Sanitary Sewer System | 100 gallons per capita per day |

SOLID WASTE DISPOSAL LEVEL OF SERVICE STANDARDS

| FACILITY TYPE | LEVEL OF SERVICE STANDARD |
|---|---|
| Solid Waste Landfill | 0.85 tons per capita per year |

DRAINAGE LEVEL OF SERVICE STANDARDS

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

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

All other stormwater management projects shall adhere to the standards as specified in Chapter 62-330 (4)(b)2, Florida Administrative Code (rules of the Florida Department of Environmental Regulation) and Chapter 40B-4, Florida Administrative Code (rules of the Suwannee River Water Management District), as effective on the date of adoption of this comprehensive plan.

Any development exempt from Chapter 62-330 (4)(b)2 or 40B-4 as cited above, and which is adjacent to, or drains into a surface water, canal, or stream, or which enters a ditch which empties into a sinkhole, shall first allow the runoff to enter a grassed swale designed to percolate 80 percent of the runoff from a three year, one hour design storm within 72 hours after a storm event.

POTABLE WATER LEVEL OF SERVICE STANDARDS;

| FACILITY TYPE | LEVEL OF SERVICE STANDARD |
|---|---|
| Private individual | 182 gallons per capita per water wells day |
| Community Potable Water Systems | 182 gallons per capita per day |

RESOURCE BASED RECREATION ACTIVITY/FACILITY LEVEL OF SERVICE STANDARDS

| ACTIVITY | LEVEL OF SERVICE STANDARD |
|---|---|
| Swimming (non-pool) | 1 access point at a beach, spring, river, lake or pond for every 25,000 persons to be served, within a 25 mile radius of the City. |
| Fishing (non-boat) | 1 access point, within a 25 mile radius of the City, for every 2,500 persons to be served. |
| Fishing (boat) | 1 boat ramp, within a 25 mile radius of the City, for every 4,300 persons to be served. |
| Camping (Recreation Vehicle and tent) | 1 acre of campground within a 25 mile radius of the City for every 5,600 persons to be served. |
| Picnicking | 1 picnic table for every 500 persons to be served. |
| Bicycling | 1 mile of local roadway for every 1,000 persons to be served. |
| Hiking | 1 mile of available hiking trail within a 25 mile radius of the City for every 7,000 persons to be served. |
| Nature Study | 7 acres of managed conservation area within a 25 mile radius of the City for every 2,500 persons to be served. |

ACTIVITY BASED RECREATION ACTIVITY/ FACILITY LEVEL OF SERVICE STANDARDS

| ACTIVITY | LEVEL OF SERVICE STANDARD |
|---|---|
| Golf | 1 9-hole golf course for every 32,500 population. |
| Equipped Play area | 1 play area for every 1,000 persons to be served. |
| Tennis | 1 tennis court for every 3,000 persons to be served. |
| Baseball/Softball | 1 ball field for every 3,000 persons to be served. |
| Football/Soccer | 1 multi-purpose playing field for every 15,000 persons to be served. |

| ACTIVITY | LEVEL OF SERVICE STANDARD |
|---|---|
| Handball/Racquetball | 1 court for every 10,000 persons to be served. |
| Basketball | 1 goal for every 1,000 persons to be served. |
| Swimming (pool) | 1 pool for every 25,000 population. |
| Shuffleboard | 1 court for every 10,000 persons to be served. |

PUBLIC SCHOOL FACILITIES LEVEL OF SERVICE STANDARDS

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

Policy VIII.2.2 The City shall require that public facilities which serve such development have a capacity which meets or exceeds the adopted level of service standard at the time the development permit is issued.

OBJECTIVE VIII.3 The City shall maintain subdivision improvement standards within the land development regulations which, where required by such regulations, the subdivider shall provide paved streets, install sidewalks, street name signs, street lights, fire hydrants, curbs and gutters, install water mains and stormwater facilities.

Policy VIII.3.1 The City's land development regulations shall require that all proposed subdivisions which include an existing street shall be required to improve the street to conform to the standards established within the land development regulations.

OBJECTIVE VIII.4 The City, shall maintain an annual capital improvements budgeting process to manage the fiscal resources of the City, so that needed capital improvements, identified within the Comprehensive Plan, are provided for existing and future development and re-development.

Policy VIII.4.1 The City shall incorporate within the City's annual budgeting process, a capital improvements budget which addresses the needed projects found in the schedule of improvements and funding of this plan element.

Policy VIII.4.2 The City shall limit the issuance of development permits to areas where the adopted level of service standards for the provision of public facilities found within the Comprehensive Plan are maintained. This provision shall also include areas where development orders were issued prior to the adoption of the Comprehensive Plan.

Policy VIII.4.3 The City shall establish a policy as part of the annual capital improvements budgeting process to issue revenue bonds only when the maximum total of the annual payment for all revenue bonds does not exceed 20 percent of the City's annual non-ad valorem operating revenues.

Policy VIII.4.4 The City shall establish a policy as part of the annual capital improvements budgeting process to request issuance of general obligation bonds only when the maximum general obligation bonding capacity does not exceed 20 percent of the property tax base.

Policy VIII.4.5 The City shall apply for federal or state grant funding for projects which recognize the policies of other elements of this comprehensive plan whenever available and where it has been determined that the City has competitive standing in any ranking process for determining program award.

Policy VIII.4.6 The City shall limit the extension of the service area of new public facilities owned and operated by the City to the adjacent designated urban development area as defined within the County's Comprehensive Plan.

Policy VIII.4.7 The City shall replace or renew community facility plants damaged due to storm surge or flood only where such facility can meet minimum requirements for flood proofing.

## IMPLEMENTATION

### FIVE YEAR SCHEDULE OF IMPROVEMENTS

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

TABLE VIII-1
FIVE YEAR SCHEDULE OF IMPROVEMENTS
2016-2020

| Project Description | Schedule | Projected Cost | Location | Revenue Source | Consistent with other Elements |
|---|---|---|---|---|---|
| Lane Addition | FY 2020 | $202,000 | SR 26 (from US 19 in Fanning Springs to West of the City of Trenton | Florida Department of Transportation | Yes |

Source: Data and Analysis Report, 1991, and revised 2008 and School District Five-Year Work Plan, 2014-2015. Florida Department of Transportation Five-Year Work Program 2016-2020.

## PROCEDURE FOR MONITORING AND EVALUATION OF CAPITAL IMPROVEMENTS ELEMENT

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

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

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

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

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

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

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

## CONCURRENCY MANAGEMENT SYSTEM

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

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

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

1. For roads, potable water, sewer, solid waste, drainage and recreation and open space, at a minimum, provisions which ensure that:
    a. The necessary facilities and services are in place at the time a development permit is issued; or
    b. A development permit is issued subject to the condition that the necessary facilities and services will be in place when the impacts of the development occur; or
    c. The necessary facilities are under construction at the time a permit is issued; or
    d. The necessary facilities and services are guaranteed in an enforceable development agreement that includes the provisions of Chapter 163, Florida Statutes, as amended. An enforceable development agreement may include, but is not limited to development agreements pursuant to Chapter 163.3220, Florida Statutes, as amended or an agreement or development order issued pursuant to Chapter 380, Florida Statutes, as amended.
    e. Prior to the issuance of a building permit or its functional equivalent, the City will consult with the applicable water supply utility to ensure that adequate water supplies and facilities will be in place and available no later than the anticipated date of issuance of a certificate of occupancy or its functional equivalent.
2. For Public School Facilities
    a. At the time a final subdivision or site plan approval for residential uses is issued the necessary public school facilities and services are in place; or
    b. A final subdivision or site plan approval for residential uses is issued, subject to the condition that the necessary public school facilities and services needed to serve the new development are scheduled to be in place or under actual construction no more than three years after issuance of final subdivision or site plan approval as provided in the City's Five-Year Schedule of the Capital Improvements Element; or
    c. A final subdivision or site plan approval for residential uses is issued, subject to the execution of a legally binding mitigation agreement between the applicant, School Board and City. This agreement shall be supported by a bond, deposit of funds or other acceptable financial means to assure performance of the proportional share mitigation agreed to by the developer.

These minimum requirements shall be ensured as follows:

1. Building Permits. The issuance of a building permit has more of an immediate impact on the level of service for public facilities than may be the case with the issuance of other types of development orders. Therefore, building permits shall be issued only when the necessary facilities and services are in place. The determination of the existence of the necessary facilities and services in place shall be made by using the estimates made by the Local Planning Agency as part of their most recent monitoring and evaluation of the Capital Improvements Element. Such determination shall be made by the Land Development Regulations Administrator as part of the

Certificate of Zoning Compliance procedure. For roads, this determination shall apply to the adopted level of service standards for roads within appropriate, identified, geographical areas of the City's jurisdiction. All public facility impacts shall be determined based on the level of service of the facility throughout the facility geographical service area.

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

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

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

In conclusion, the following conditions apply to the City's concurrency management system:

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

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# PUBLIC SCHOOL FACILITIES ELEMENT

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# PUBLIC SCHOOL FACILITIES ELEMENT

## INTRODUCTION

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

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

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

## PUBLIC SCHOOL FACILITIES GOALS, OBJECTIVES AND POLICIES

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

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

Policy IX.1.1 The level of service is defined as school enrollment as a percentage of school student capacity based upon the Florida Inventory of School Houses. The level of service standard is the maximum level of school utilization that will be permitted in the School District. The level of service is established for schools in the City, as follows:

a. Elementary: 100 percent of program Florida Inventory of School Houses capacity as adjusted annually by the School Board to account for measurable programmatic changes;

b. Middle: 100 percent of program Florida Inventory of School Houses capacity as adjusted annually by the School Board to account for measurable programmatic changes;

c. High: 100 percent of program Florida Inventory of School Houses capacity as adjusted annually by the School Board to account for measurable programmatic changes.

Policy IX.1.2 The adopted level of service standards shall become applicable commensurate with the adoption of this element of the Comprehensive Plan.

Policy IX.1.3 Individual schools should generally not operate in excess of the established level of service. Moreover, the issuance of final development orders for subdivision plats or site plans shall be strictly conditioned upon the availability of school capacity and the maintenance of the adopted level of service on a districtwide basis.

Policy IX.1.4 The level of service standards will be used to determine whether sufficient school capacity exists to accommodate future development projects, and evaluate the sufficiency of the Five-Year Schedule of Capital Improvements of the Capital Improvements Element. The Five-Year Schedule of Capital Improvements of the Capital Improvements Element shall be reviewed, updated and adopted annually thus ensuring that projects necessary to address existing deficiencies, and to meet future needs based upon the adopted level of service standards, are scheduled accordingly.

Policy IX.1.5 An annual Comprehensive Plan amendment shall include the addition of a new fifth year to the Five-Year Schedule of Capital Improvements of the Capital Improvements Element based upon the School District's financially feasible public schools facilities capital program and five-year facilities work plan. The School District shall provide an updated five-year district facilities work plan no later than October 1 of each year and the City shall adopt the level of service capacity projects included in the updated five-year district facilities work plan into the Capital Improvements Element no later than December 1 of each year. The annual plan amendment shall ensure the Five-Year Schedule of Capital Improvements of the Capital Improvements Element continues to be financially feasible and the level of service standards continue to be achieved and maintained.

Policy IX.1.6 The City shall review the Public School Facilities Element annually for potential amendments. Any potential amendments to the adopted level of service standards shall be considered annually, but no later than the second amendment cycle. The Initiating Party shall provide a memorandum to all involved parties–the School Board, City, and Municipalities–that includes a description of the proposed amendment, a statement concerning the impact of

the proposed amendment on the Comprehensive Plan, and supporting data and analysis that demonstrates that the amendment is financially feasible and can be achieved and maintained over the five years of the School District's financially feasible public school facilities capital program. If there is consensus among all parties to amend the Public School Facilities Element, it shall be accomplished through an amendment to the Interlocal Agreement for Public School Facility Planning and the adoption of amendments to the Comprehensive Plan. The amendment shall not be effective until the amended Interlocal Agreement for Public School Facility Planning is fully executed by all parties and Comprehensive Plan amendments are adopted and found compliant.

OBJECTIVE IX.2 Establish the school concurrency service area as the entire school district within which a determination can be made as to whether there is adequate school capacity available based on the adopted level of service standards. The Concurrency Service Area shall maximize capacity utilization, taking into account transportation costs, limiting maximum student travel times, the effect of court-approved desegregation plans, achieving social economic, racial and cultural diversity objectives, and other relevant factors as determined by the School Board's policy on maximization of capacity. Other considerations for amending concurrency service areas may include safe access (including factors such as the presence of sidewalks, bicycle paths, turn lanes and signalization, general walkability), diversity and geographic or man-made constraints to travel. The types of adjustments to school operations that will be considered in the City shall be determined by the School Board's policies on maximization of capacity.

Policy IX.2.1 The City shall demonstrate that adopted level of service standards will be achieved and maintained on a districtwide basis within the period covered by the Five-Year Schedule of Capital Facilities Improvements and that the utilization of school capacity is maximized to the greatest extent possible, taking into account transportation costs and other relevant factors.

OBJECTIVE IX.3 Ensure that Comprehensive Plan amendments and other land use decisions are concurrently evaluated with school capacity availability within the concurrency service area.

Policy IX.3.1 The City shall rely upon School Board findings and comments on the availability of school capacity when considering the decision to approve Comprehensive Plan amendments and other land use decisions as provided for in Section 163.3177 (6)(a), Florida Statutes, as amended.

Policy IX.3.2 The City shall identify methods to direct development to areas with adequate school capacity or where school sites adequate to serve potential growth have been donated to or set aside for purchase by the School Board in written agreements approved by the School Board.

Policy IX.3.3 In any instance where capacity will not be available to serve students to be generated by a development seeking approval and proportionate share mitigation is not an option, the school capacity deficiency will result in the denial of the proposal.

Policy IX.3.4 The School Board shall review potential new development student generation impacts and available school capacity. Where capacity will not be available to serve students generated by a proposed development and proportionate share mitigation is not an option, the School Board shall not issue a favorable concurrency determination. The City shall use lack of school capacity demonstrated by an unfavorable concurrency determination as a reason for denial.

OBJECTIVE IX.4 Ensure that the planning and construction of educational facilities are coordinated so that the timing is appropriate and the selected location is compatible with the surrounding area, concurrent with necessary service and infrastructure, and consistent with the Comprehensive Plan.

Policy IX.4.1 The City and School Board will jointly determine the need for and timing of on-site and off-site improvements (including water, sanitary sewer, roads and drainage) necessary to support each new school or the proposed renovation, expansion or closure of an existing school as provided for in the Interlocal Agreement for Public School Facilities Planning and will enter into a written agreement as to the timing, location, and the party or parties responsible for constructing, operating and maintaining the required improvements. The City shall coordinate with the School Board so that proposed public school facility sites are consistent with the applicable land use designations and policies of the Comprehensive Plan, as well as the land development regulations of the applicable zoning districts. Pursuant to Section 1013.193, Florida Statutes, as amended, the City will consider each public school facility site plan as it relates to environmental concerns, health, safety and welfare, and effects on adjacent property. In addition, road capacity and traffic concerns will also be evaluated. The City will also continue to pursue the development of mutually acceptable guidelines for the selection of future school sites including, but not limited to:

a. Acquisition of school sites which allow for future expansions to accommodate future enrollment and other facility needs deemed beneficial for joint-uses, as identified by the School Board and the City;

b. Coordination of the location, phasing, and development of future school sites to ensure that site development occurs in conjunction with the provision of required infrastructure to serve the school facility; and

c. Preferences for residential, urban areas with allowances for rural sites as deemed necessary and appropriate under certain circumstances.

Policy IX.4.2 The City shall coordinate with the School District to evaluate and locate potential sites where the co-location of public facilities, such as parks, libraries and community centers, with schools can be selected and developed by the City and the School Board.

OBJECTIVE IX.5 Enhance community design through effective school facility design and siting standards. Encourage the siting of school facilities so that they are compatible with the surrounding land use.

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

a. Greater efficiency for the School Board and the City by the placement of schools to take advantage of existing and planned roads, water, sewer, parks and drainage systems;

b. Improved student access and safety by coordinating the construction of new and expanded schools with road and sidewalk construction programs;

c. The location and design of schools with parks, ball fields, libraries, and other community facilities to take advantage of shared use opportunities; and

d. The expansion and rehabilitation of existing schools to support neighborhoods.

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

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

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

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

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

OBJECTIVE IX.6 Establish school capacity determination standards.

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

Policy IX.6.2 The School District shall conduct a concurrency review that includes findings and recommendations of whether there is adequate school capacity to accommodate the proposed development for each type of school within the concurrency service area consistent with the adopted level of service standards. The School District shall issue a concurrency determination based on the findings and recommendations.

OBJECTIVE IX.7 Establish school availability standards.

Policy IX.7.1 The City shall not deny a subdivision plat or site plan (or functional equivalent) for the failure to achieve and maintain the adopted level of service for public school capacity where:

a. Adequate school facilities will be in place or under actual construction within three years after the issuance of the final plat or site plan (or functional equivalent); or

b. The developer executes a legally binding commitment to provide mitigation proportionate to the demand for public school facilities to be created by the actual development of the property subject to the final plat or site plan (or functional equivalent).

Policy IX.7.2 If the School District determines that adequate capacity will not be in place or under actual construction within three years after the issuance of final plat or site plan approval and mitigation is not an acceptable alternative, the School District shall not issue a School Concurrency Determination. If the School District determines that adequate capacity does not exist, but mitigation, through proportionate share mitigation or some other means, the application will remain active pending the conclusion of the mitigation negotiation, as provided for within the Interlocal Agreement for Public School Facility Planning.

OBJECTIVE IX.8 Establish proportionate share mitigation alternatives which are financially feasible and will achieve and maintain the adopted level of service standards consistent with the School Board's financially feasible capital improvement program and five-year district facilities work plan.

Policy IX.8.1 In the event that mitigation is an acceptable alternative to offset the impacts of a proposed development, where the adopted level of service standards would otherwise be exceeded, the following options listed below, for which the School Board assumes operational responsibility through incorporation in the School Board's adopted financially feasible capital improvements program and five-year district facilities work plan and which will maintain the adopted level of service standards, shall include:

a. The contribution of land; or

b. The construction, expansion, or payment for land acquisition or construction of a public school facility; or

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

Policy IX.8.2 Proposed mitigation shall be directed toward a permanent capacity improvement identified in the School Board's financially feasible capital improvements program and five-year district facilities work plan. Consideration may be given by the School Board to place an additional improvement required for mitigation in its capital improvement program and five-year district facilities work plan. The proposed mitigation must satisfy the demand created by the proposed development consistent with the adopted level of service standards or identified as an amendment to the School Board's adopted capital improvement program and five-year district facilities work plan. Portable classrooms shall not be accepted as mitigation.

Policy IX.8.3 Mitigation shall be directed to projects on the School Board's adopted financially feasible capital improvements program and five-year district facilities work plan that the School Board agrees will satisfy the demand created by that development approval, and shall be assured by a legally binding development agreement

between the School Board, the City and the applicant executed prior to the issuance of the final plat approval, site plan approval, or functional equivalent. If the School Board agrees to the mitigation, the School Board must commit in the agreement to placing the improvement required for mitigation in its financially feasible capital improvement program and five-year district facilities work plan.

Policy IX.8.4 The process to determine proportionate share mitigation shall be in accordance with the procedure outlined in the Interlocal Agreement for Public School Facility Planning. The applicant's proportionate share mitigation obligation will be credited toward any other impact fee or exaction imposed by local ordinance for the same need, on a dollar-for-dollar basis, at fair market value.

Policy IX.8.5 The School District shall annually review and update student generation multipliers for single-family, multi-family and mobile home housing types for elementary, middle and high schools based upon the best available district-specific data; cost per student estimates for elementary, middle and high schools that include all cost of providing instructional and core capacity including land, design, buildings, equipment and furniture, and site improvements while the cost of ancillary facilities that generally support the school district and the capital costs associated with the transportation of students shall not be included in the cost per student estimate used for proportionate share mitigation; capacity of each school, and current and reserved enrollment of each school in accordance with professionally accepted methodologies.

Policy IX.8.6 The School District shall review and update student enrollment projections in accordance with professionally accepted methodologies on an annual basis.

OBJECTIVE IX.9 Ensure that existing and planned public school facilities are coordinated with plans for supporting infrastructure and have safe access, including sidewalks, bicycle paths, turn lanes, and signalization.

Policy IX.9.1 The City shall maximize efficient use of existing and planned infrastructure by coordinating with the School District future school sites that take advantage of existing and planned roads, potable water, sanitary sewer, parks and drainage systems.

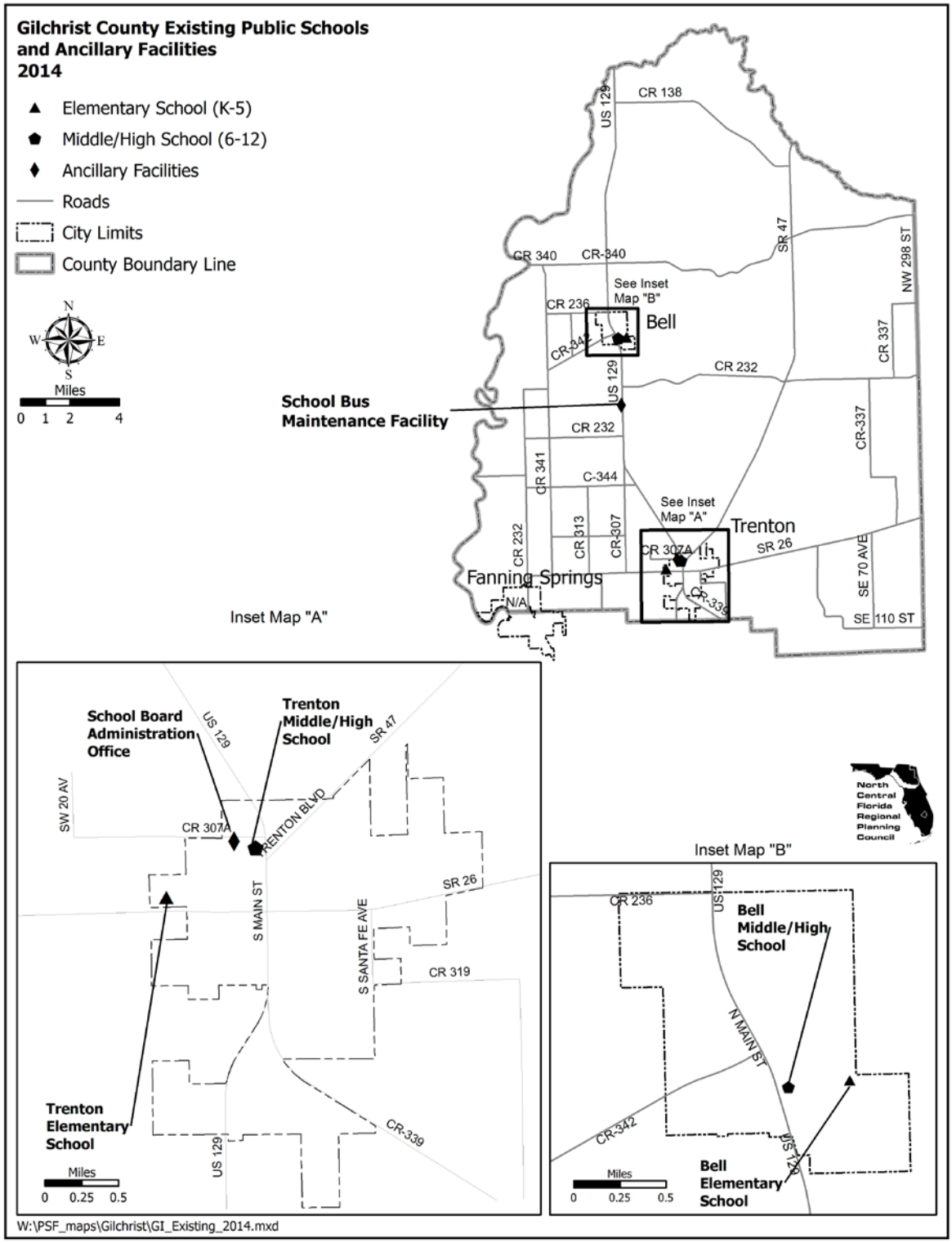
Policy IX.9.2 The City shall ensure safe student access to school sites by coordinating the construction of new residential developments, expansion of existing residential developments and redevelopment or revitalization of existing residential developments with safe road and sidewalk connections to public schools.

Policy IX.9.3 The City shall coordinate bicycle access to public schools by requiring new residential developments adjacent to existing and proposed school sites, other than age restricted residential developments, to include pedestrian connections between any sidewalk network within the residential development and adjacent school site.

Policy IX.9.4 The City shall work with the School Board to determine responsibility for the costs and construction of any needed off-site improvements for new public school facilities, such as signalization, installation of deceleration lanes, roadway striping for crosswalks, safe directional/warning signage and installation of sidewalks.

APPENDIX A

ILLUSTRATION A - I



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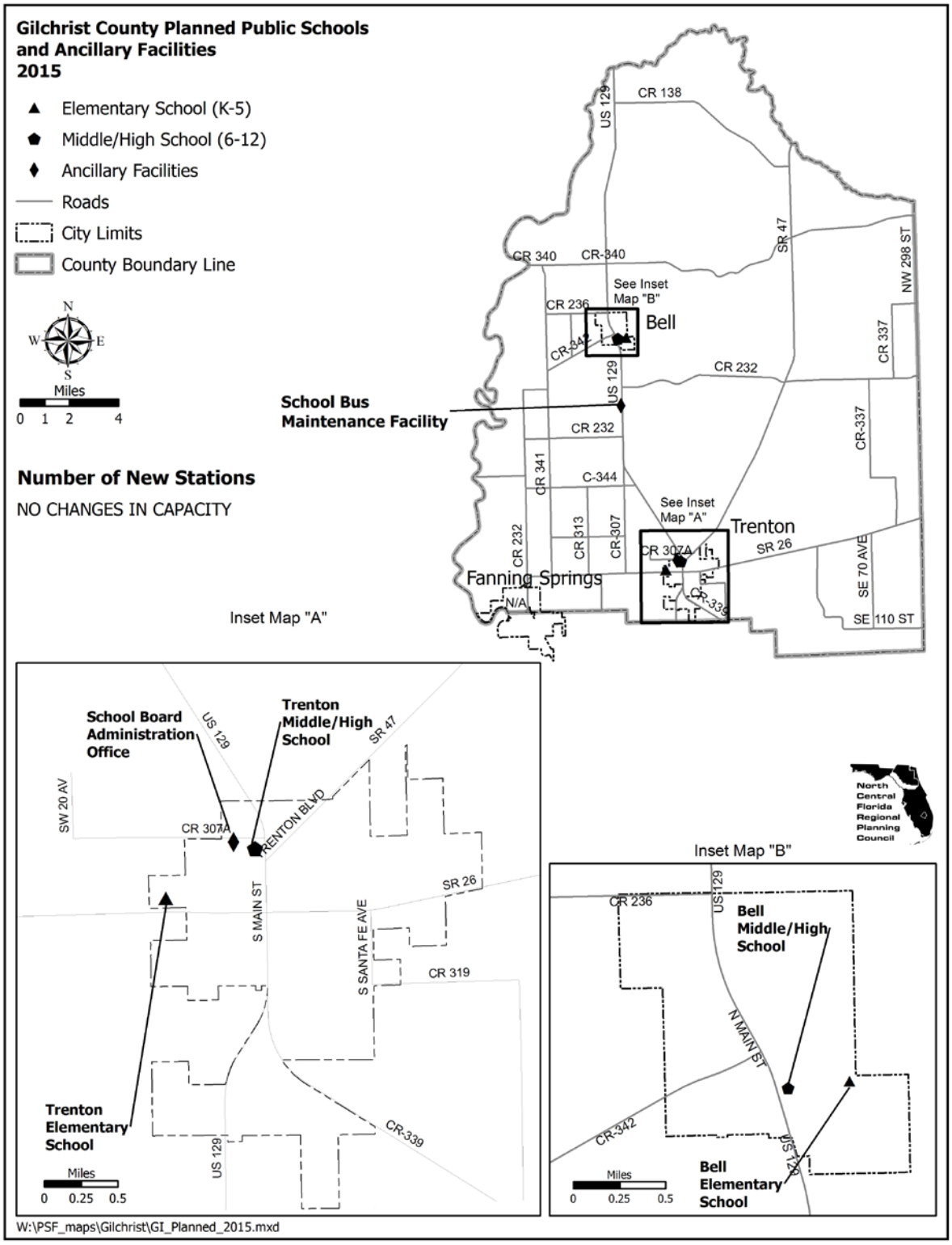

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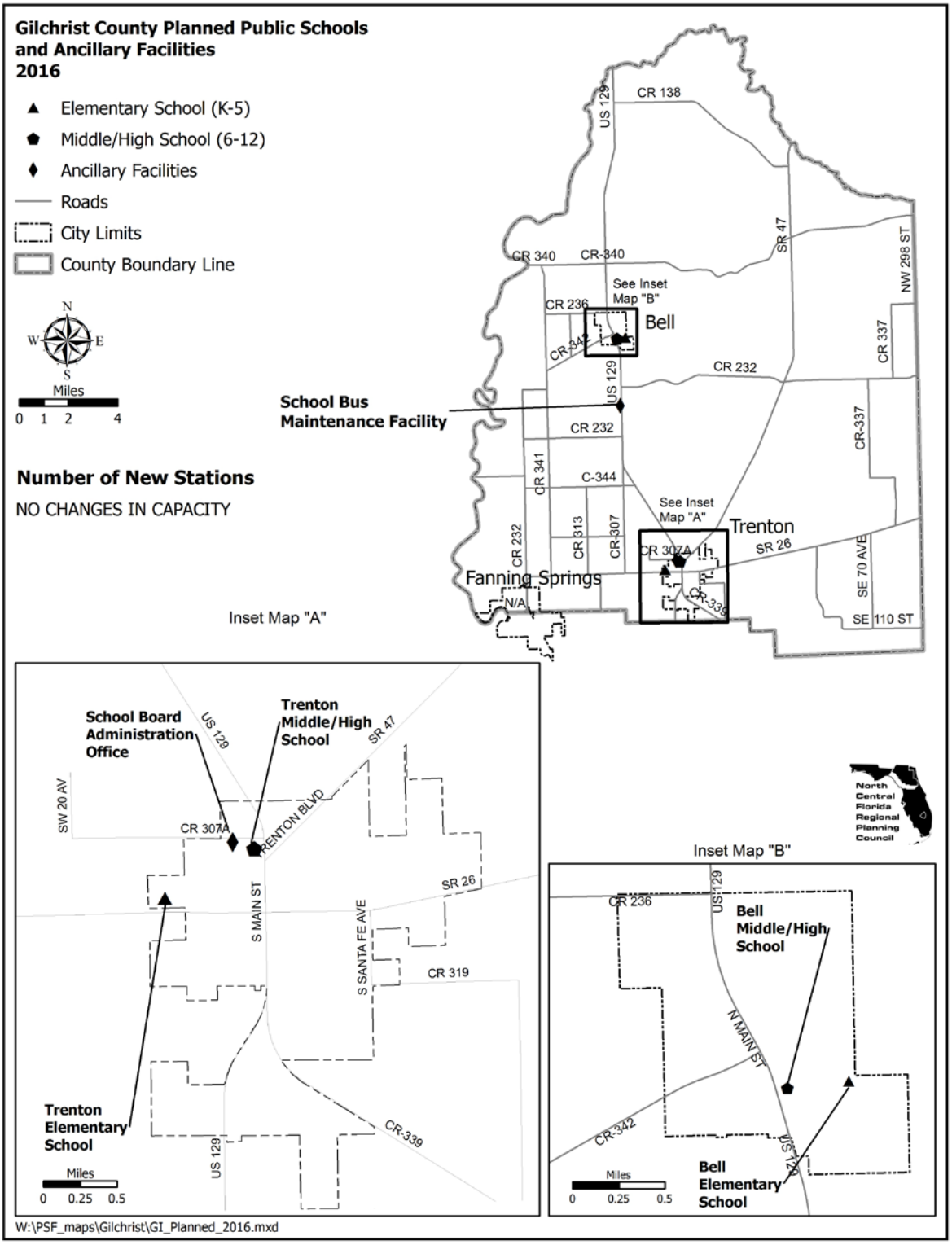

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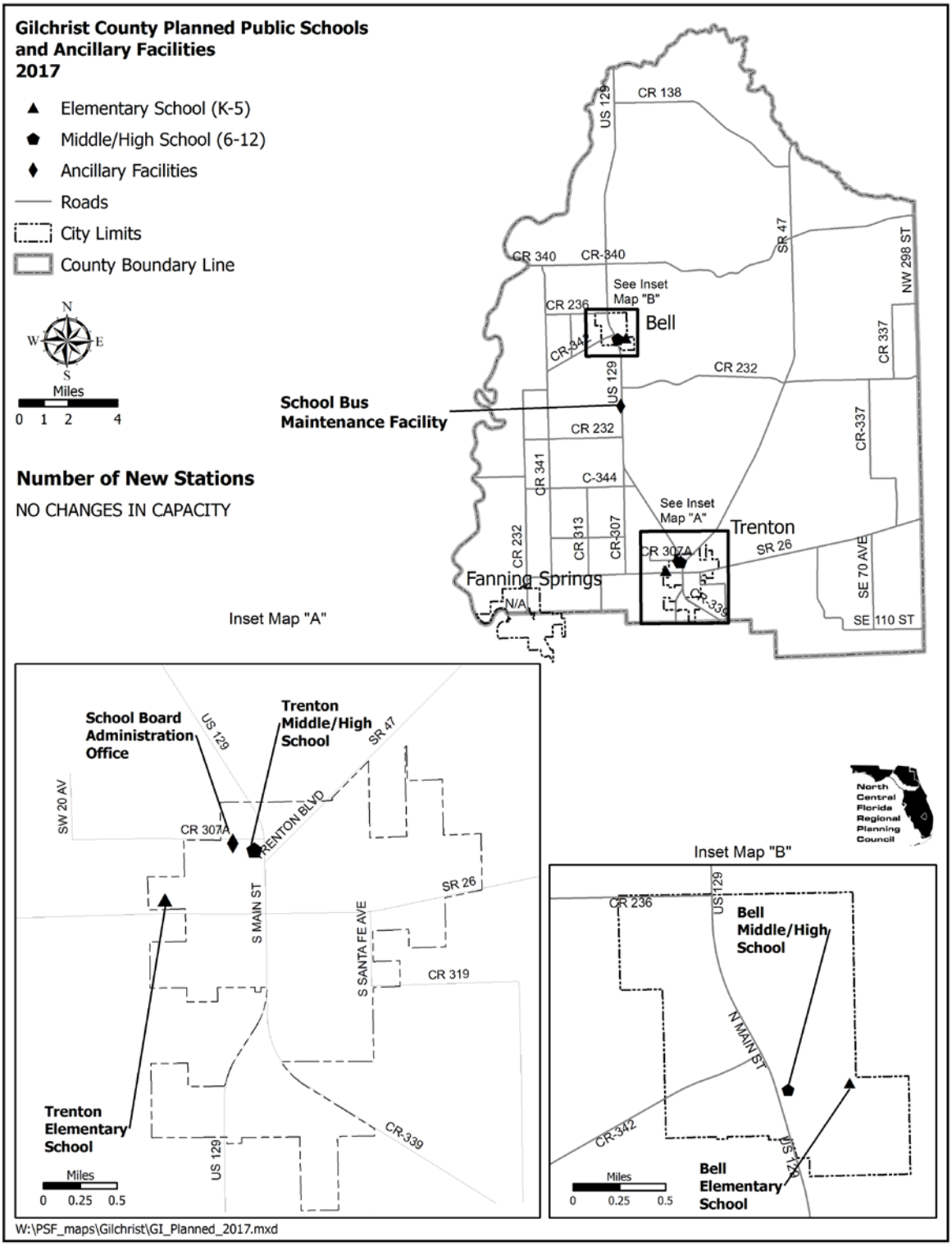

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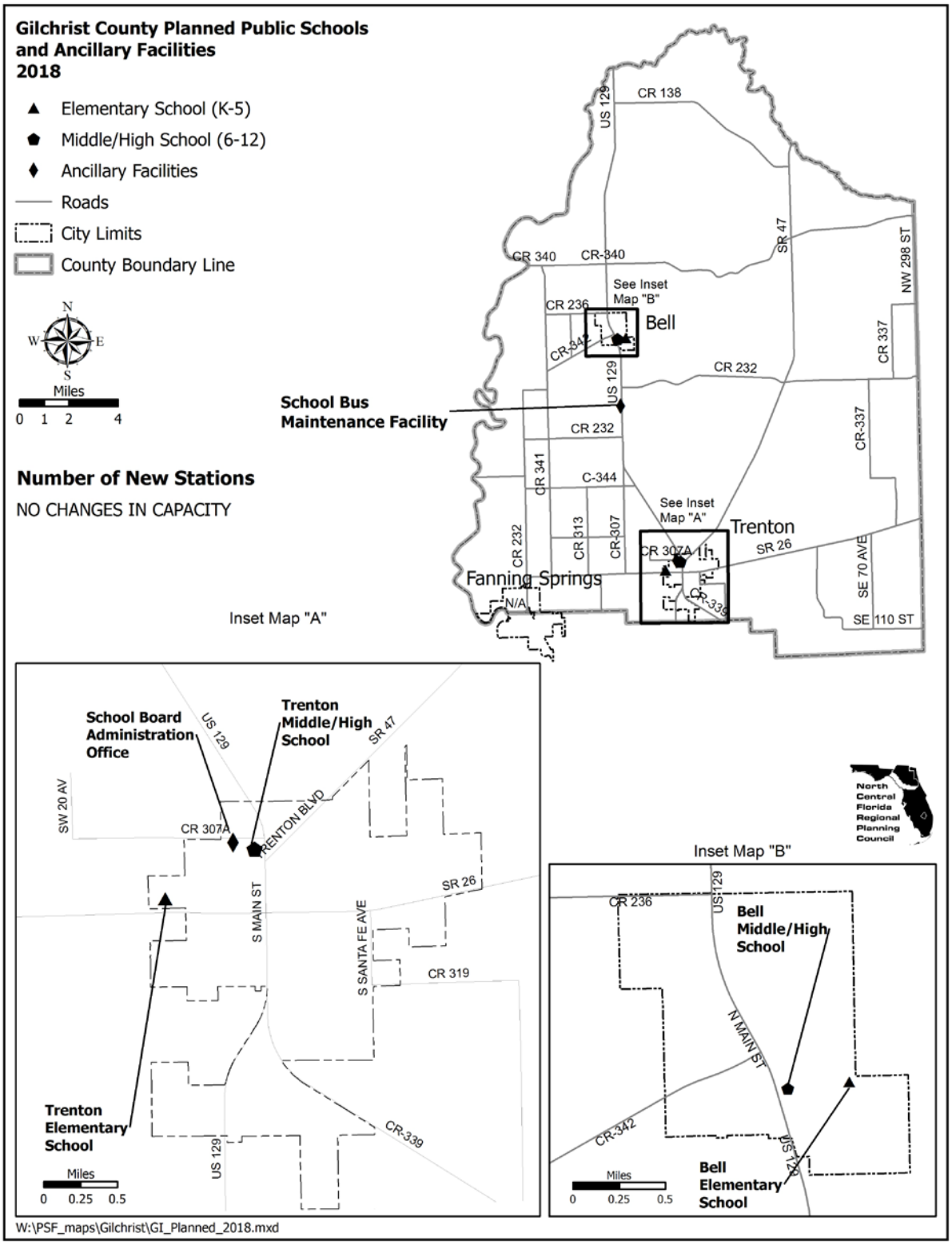

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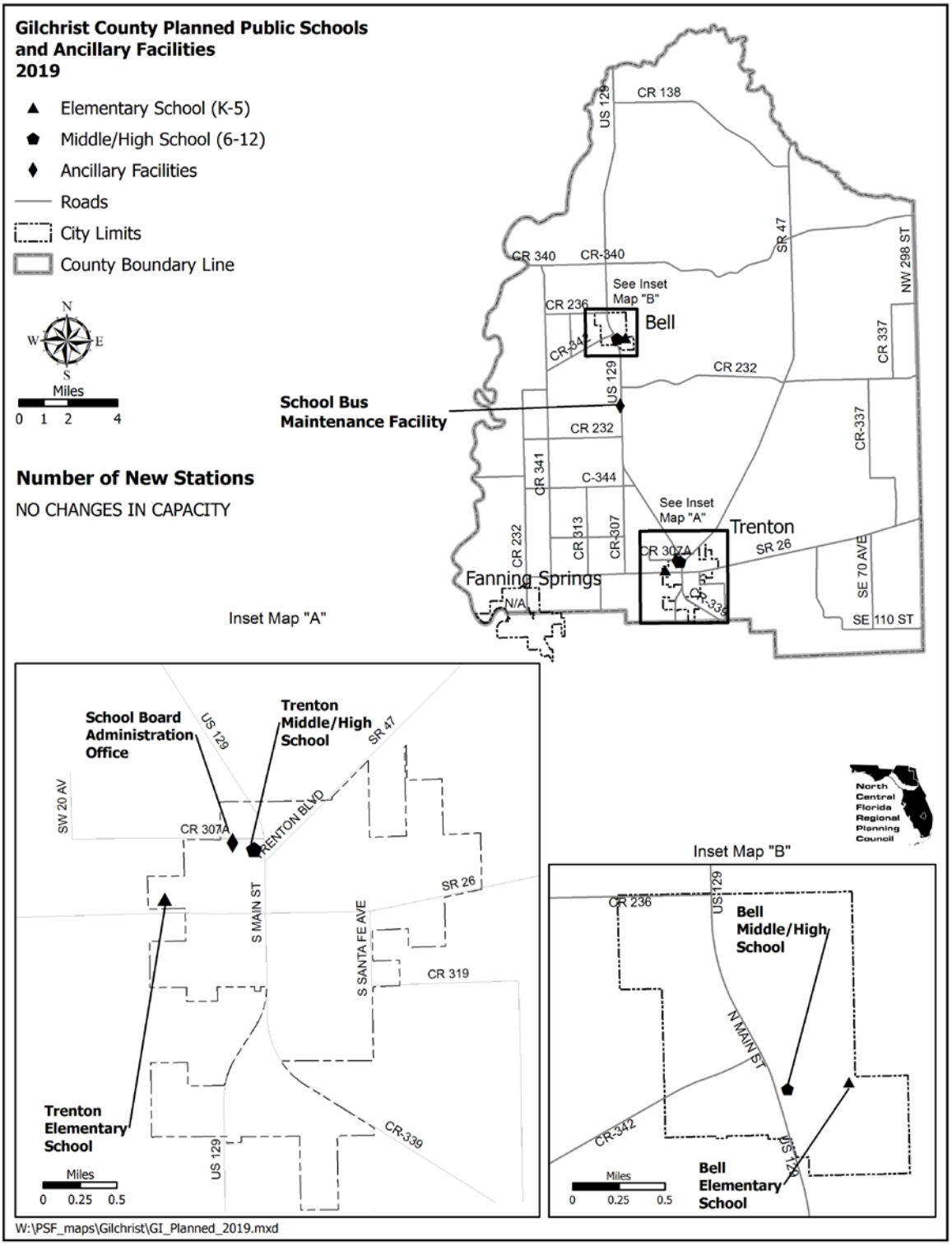

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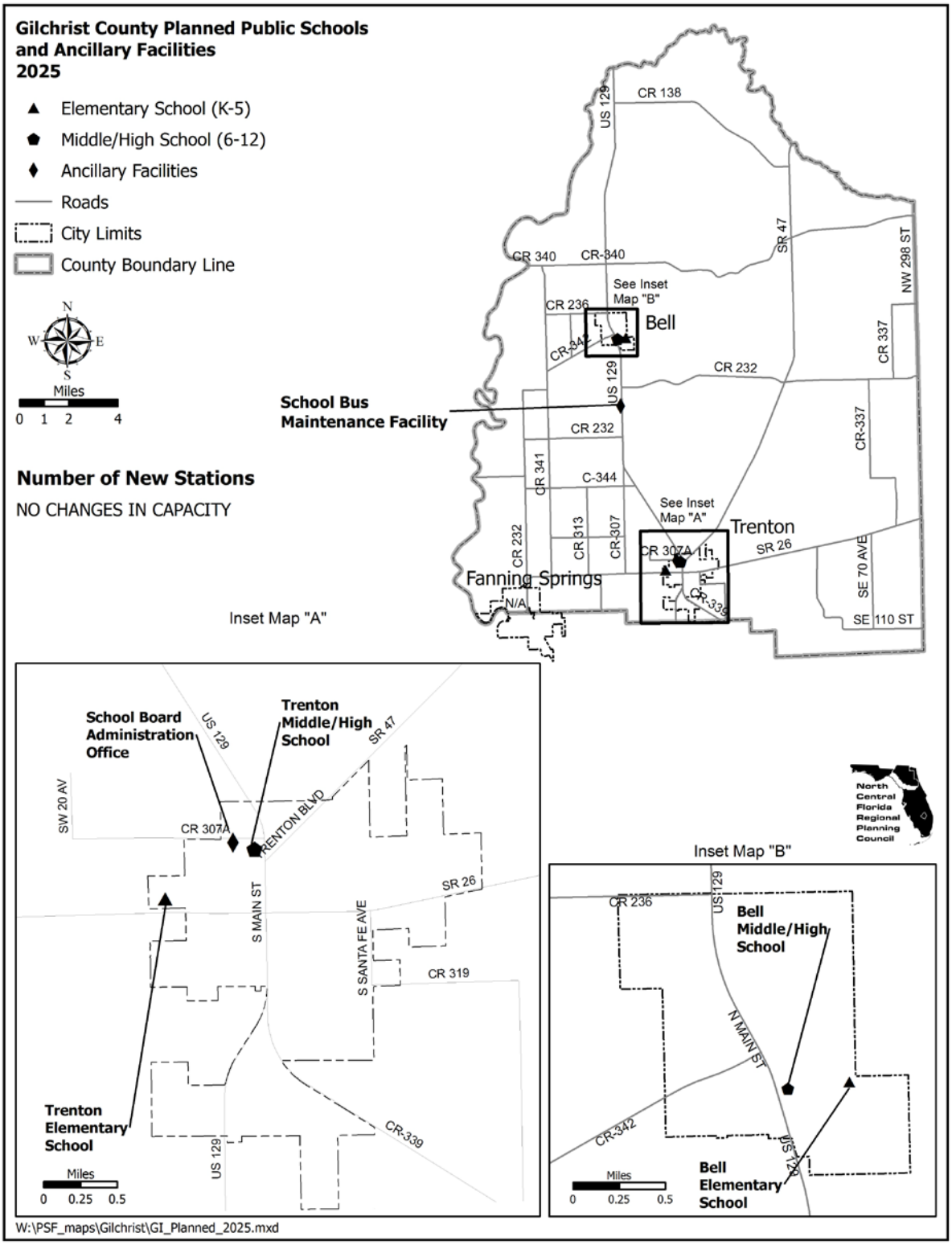

## APPENDIX B

## DEFINITIONS

CAPACITY: "Capacity" as defined by the Florida Inventory of School Houses Manual.

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

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

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

EDUCATIONAL PLANT SURVEY: A systematic study of educational and ancillary plants and the determination of future needs to provide appropriate educational programs and services for each student.

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

FLORIDA INVENTORY OF SCHOOL HOUSES: An official inventory, which is based on design codes, of all district owned facilities.

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

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

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

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

PERMANENT STUDENT STATION: The floor area in a public school facility required to house a student in an instructional program.

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

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

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

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

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

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ILLUSTRATION A - I

FUTURE LAND USE PLAN MAP 2025

(Under Separate Cover)

ILLUSTRATION A - II
HISTORIC RESOURCES

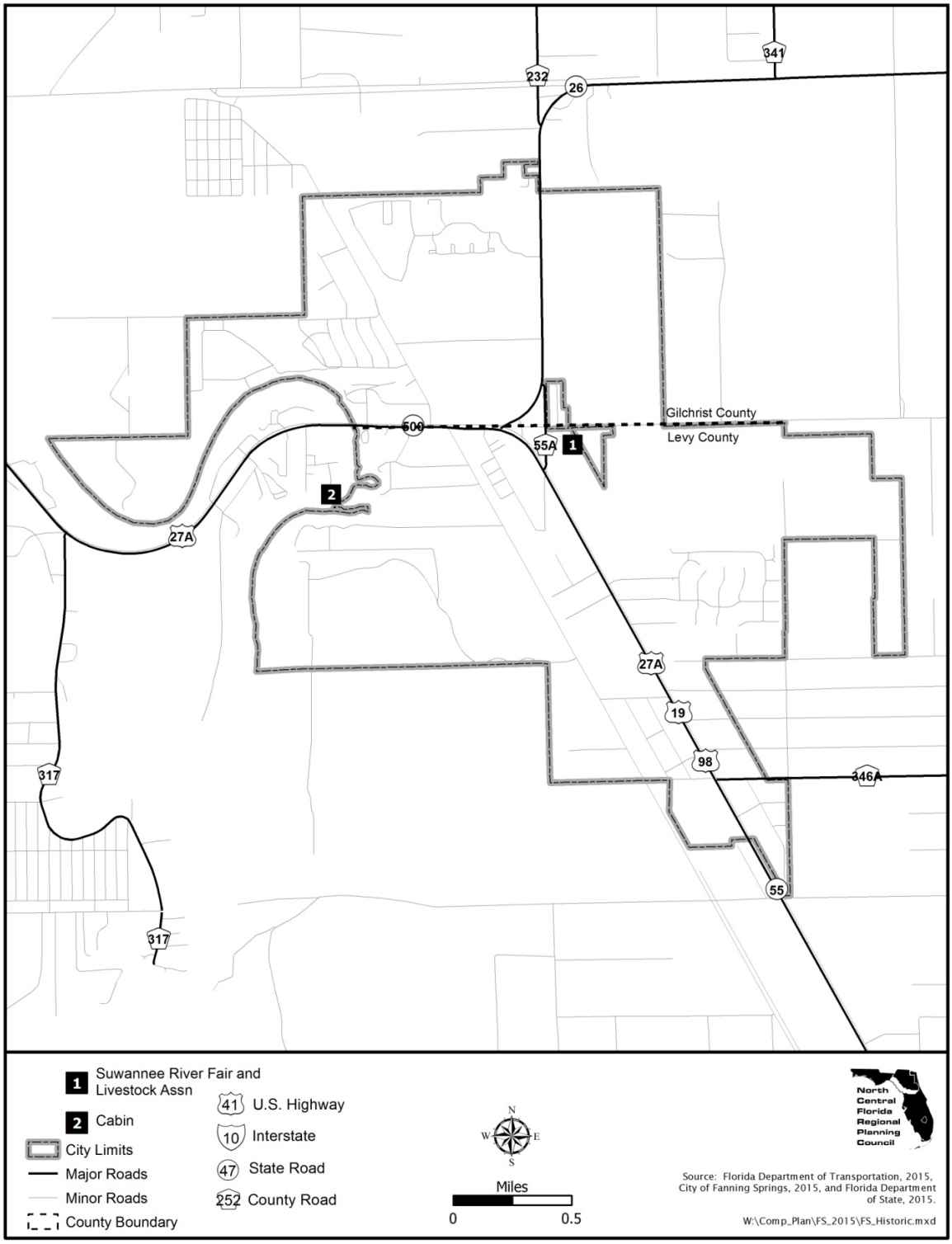

ILLUSTRATION A - III
EXISTING AND PLANNED WATERWELLS

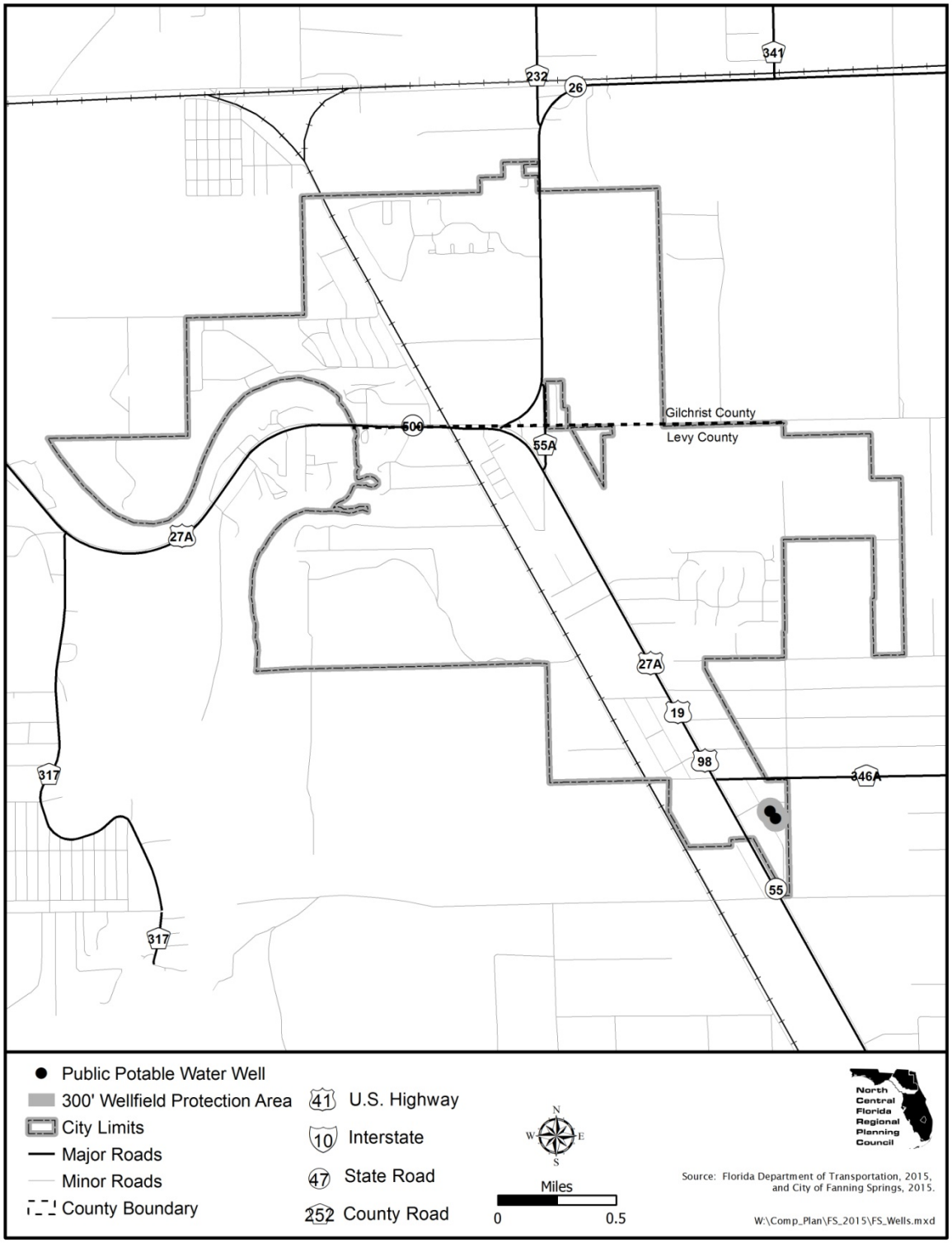

ILLUSTRATION A - IV
RIVER AND LAKES

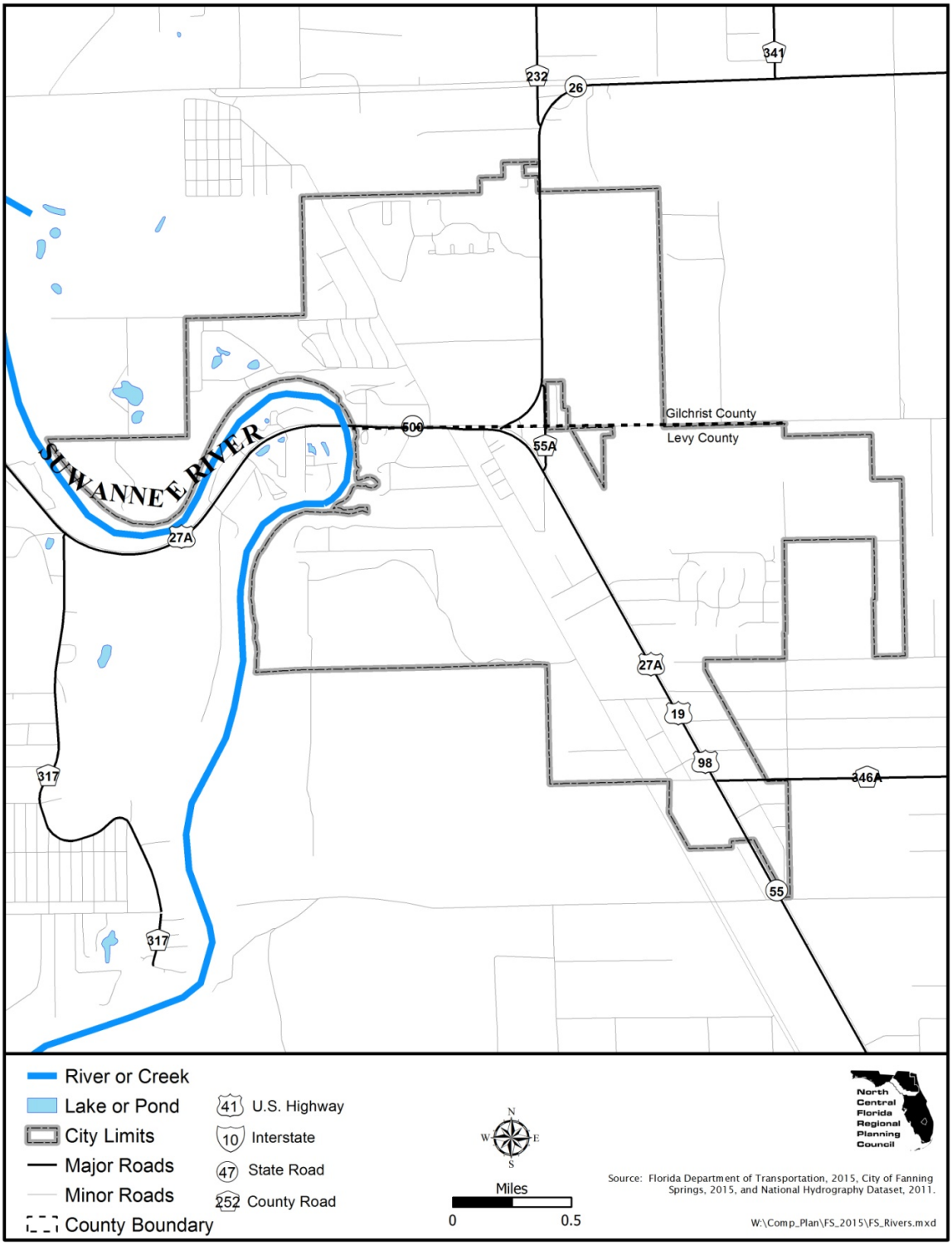

ILLUSTRATION A - V
FLOOD PRONE AREAS

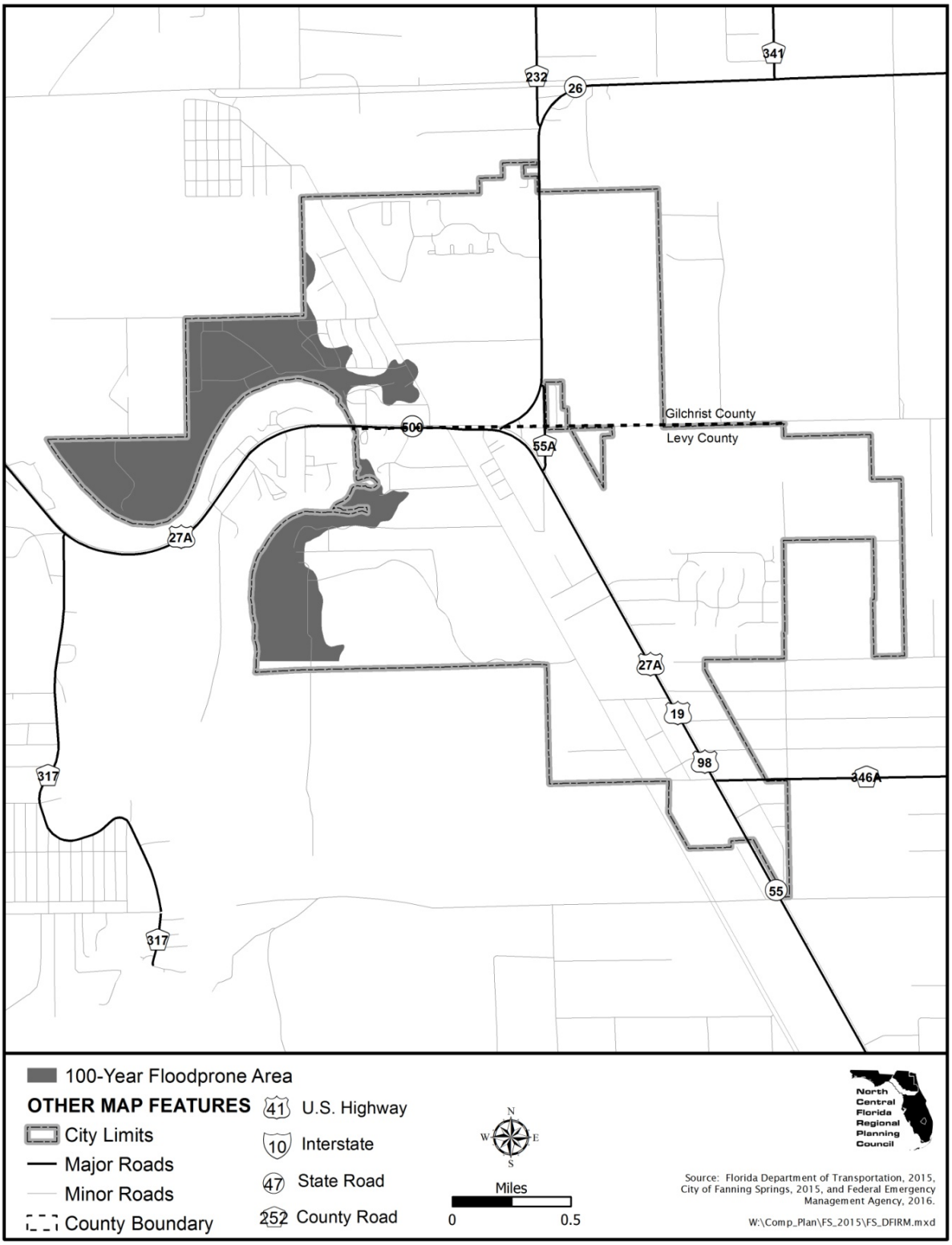

ILLUSTRATION A - VI
WETLANDS

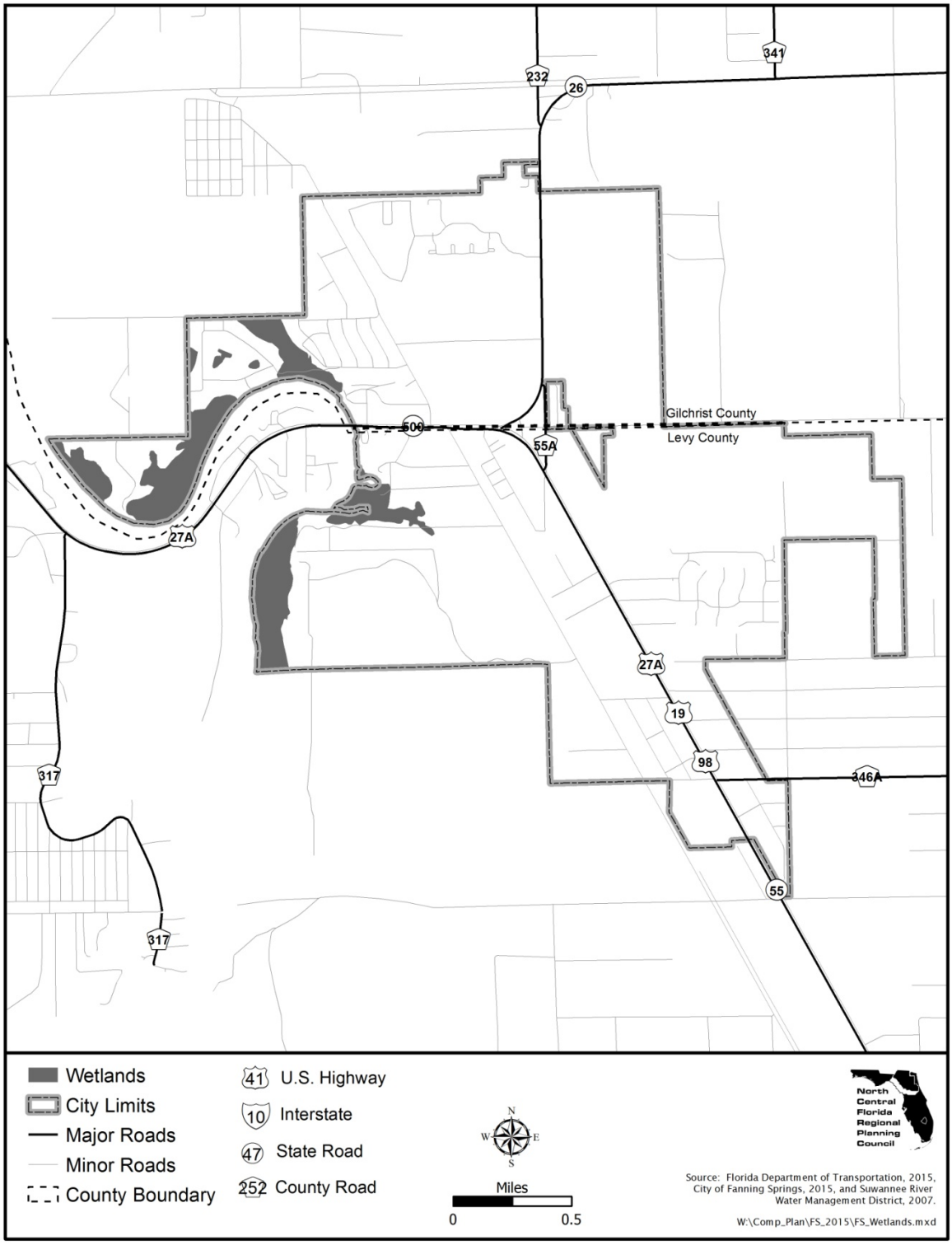

ILLUSTRATION A - VII
MINERALS

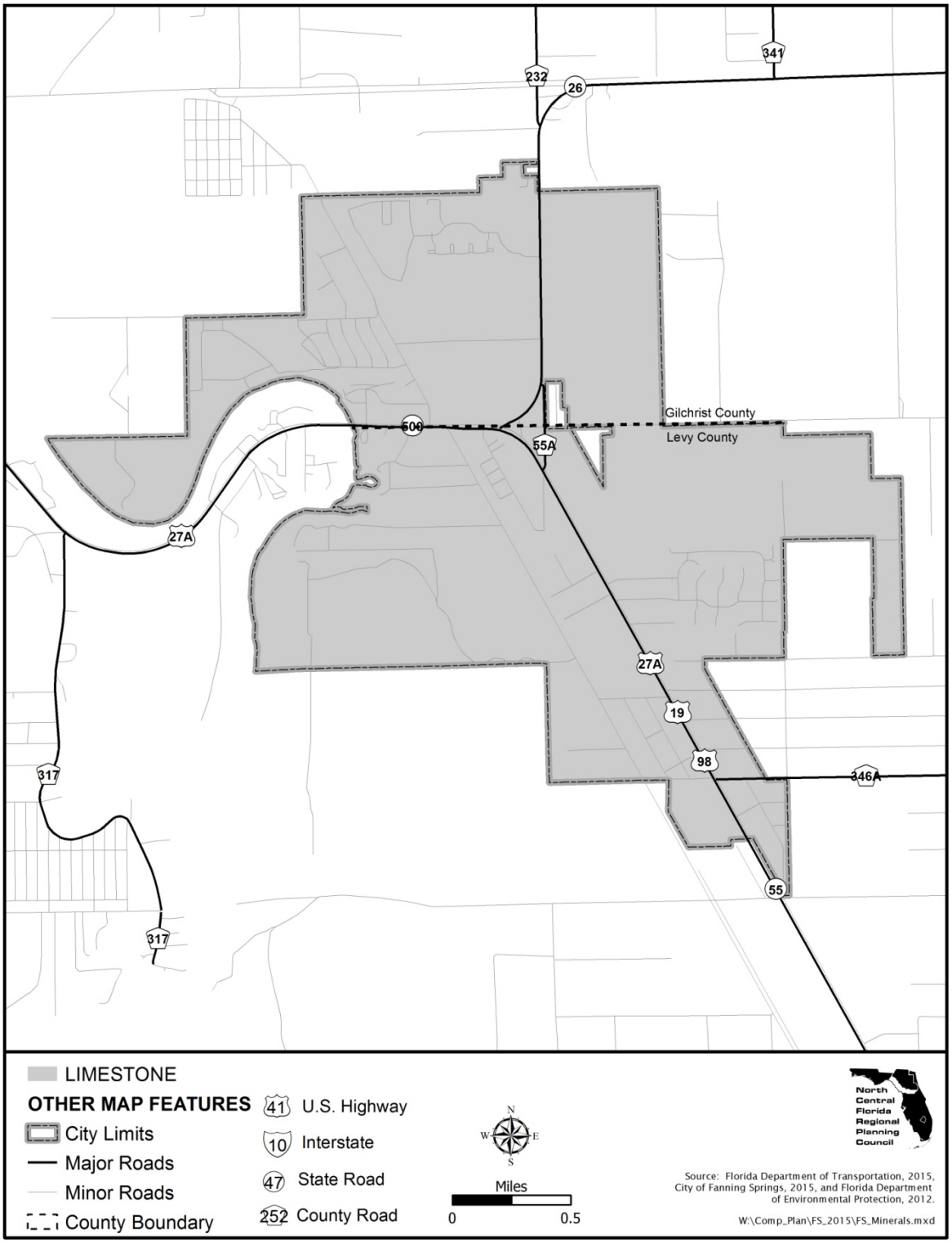

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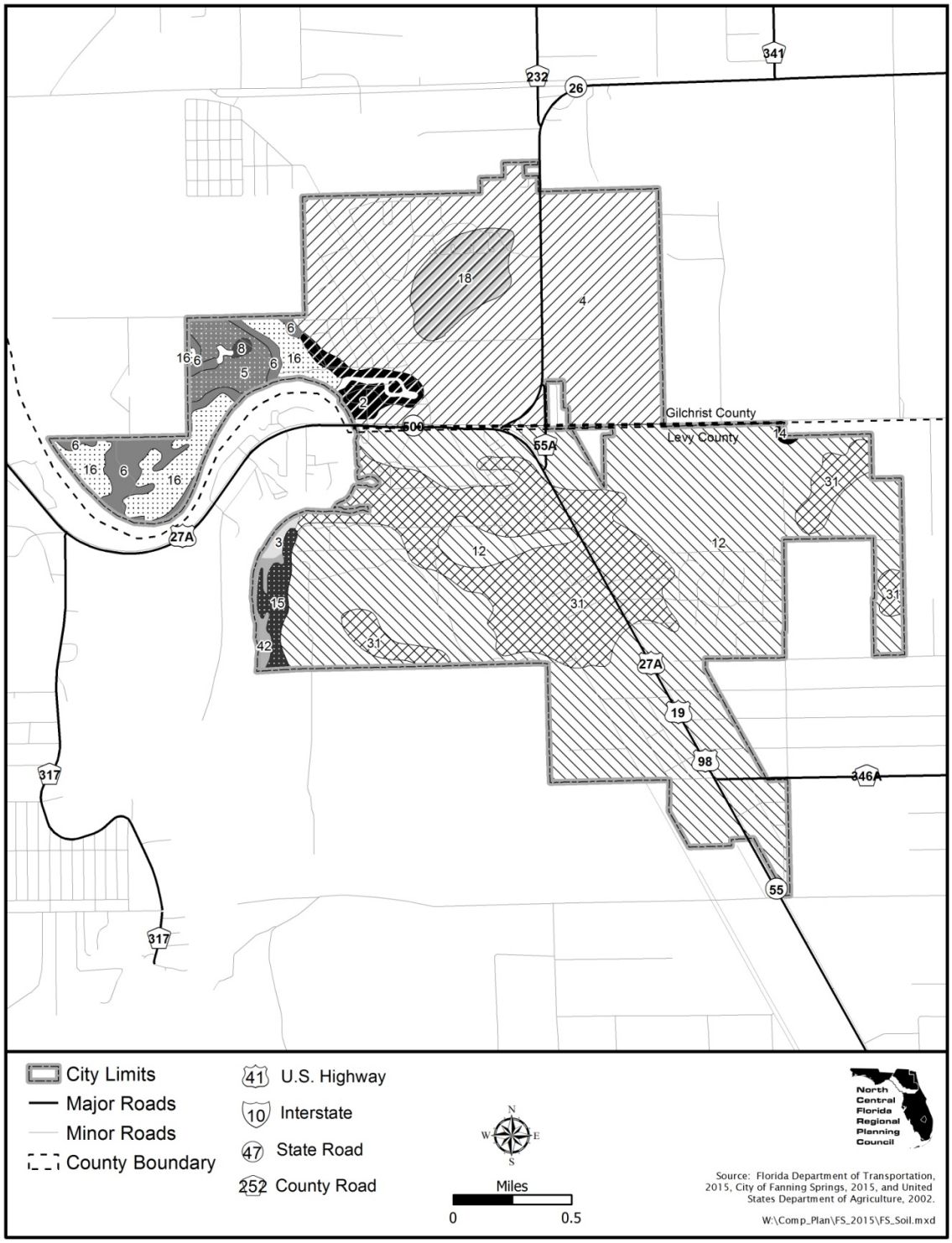
ILLUSTRATION A - VIII
SOIL ASSOCIATIONS



LEGEND FOR ILLUSTRATION A - VIII
SOIL ASSOCIATIONS

| KEY NUMBER [a] | SOIL ASSOCIATION | CHARACTERISTICS |
|---|---|---|
| 1 | Otela-Penney | Fine sand complex with 0 to 5 percent slope. This soil is moderately well drained and has a very thick layer of fine sandy loam and sandy clay loam subsoil. (4)[b] |
| 2 | Resota | Fine sand with 0 to 5 percent slope. This soil series consists of moderately well drained deep sandy soils on nearly level to sloping ridges. (5)[b] |
| 3 | Ridgewood | This soil consists of thick layers of somewhat poorly drained fine sand with 0 to 5 percent slope. It occurs on broad flatwoods and along transitional areas of uplands. (6)[b] |
| 4 | Osier-Elloree Complex | This frequently flooded soil type is found in well defined drainage ways and adjacent to streams and rivers. It consists of thick layers of fine sand with 0 to 2 percent slopes. (16)[b] |
| 5 | Otela-Tavares | Fine sand complex with 0 to 8 percent slope. This soil is moderately well drained nearly level to sloping soils and consists of a very thick layer of fine sand. (32)[b] |
| 6 | Otela-Jonesville Seaboard | Fine sand complex with 0 to 5 percent slope. This soil is moderately deep, well drained and has a thick layer of fine sand over layers of sandy clay loam and sandy clay subsoil. (31)[b] |
| 7 | Orsino | Consisting of deep moderately well-drained sandy soils on nearly level to gently sloping, low flat ridges with 0 to 8 percent slope gradients. (3)[b] |
| 8 | Bluff Sandy Loam | This soil which is occasionally flooded consists of very poorly drained, nearly level sandy clay loam with 1 to 2 percent slopes. (20)[c] |
| 9 | Ousley-Sparr | This complex which is occasionally flooded consists of deep, moderately well-drained fine sand. (42)[b] |
| 10 | Gator-Bluff Muck Complex | Nearly level, very poorly drained, moderately deep muck soils that occur in swampy areas, and wet flood plains. The thick lays over sandy clay loam and stratified loamy fine sand soil. (16)[b] |
| 11 | Otela-Candler | Fine sand complex consists of excessively drained, nearly level to moderately steep soils on upland areas with a thick layer of sand over loamy sand subsoil. (12)[b] |
| 12 | Kershaw | Gently sloping, fine sand complex located mainly in the uplands. This soil is excessively drained with a thick layer of fine sand. |

[a] Numbers refer to those areas on Illustration A-VIII covered by the referenced soil association.

[b] County soil type reference number.

Source: U.S. Department of Agriculture, Soil Conservation Service. Soil Survey of County, September 1992.

ILLUSTRATION A - IX
FUTURE TRANSPORTATION 2025

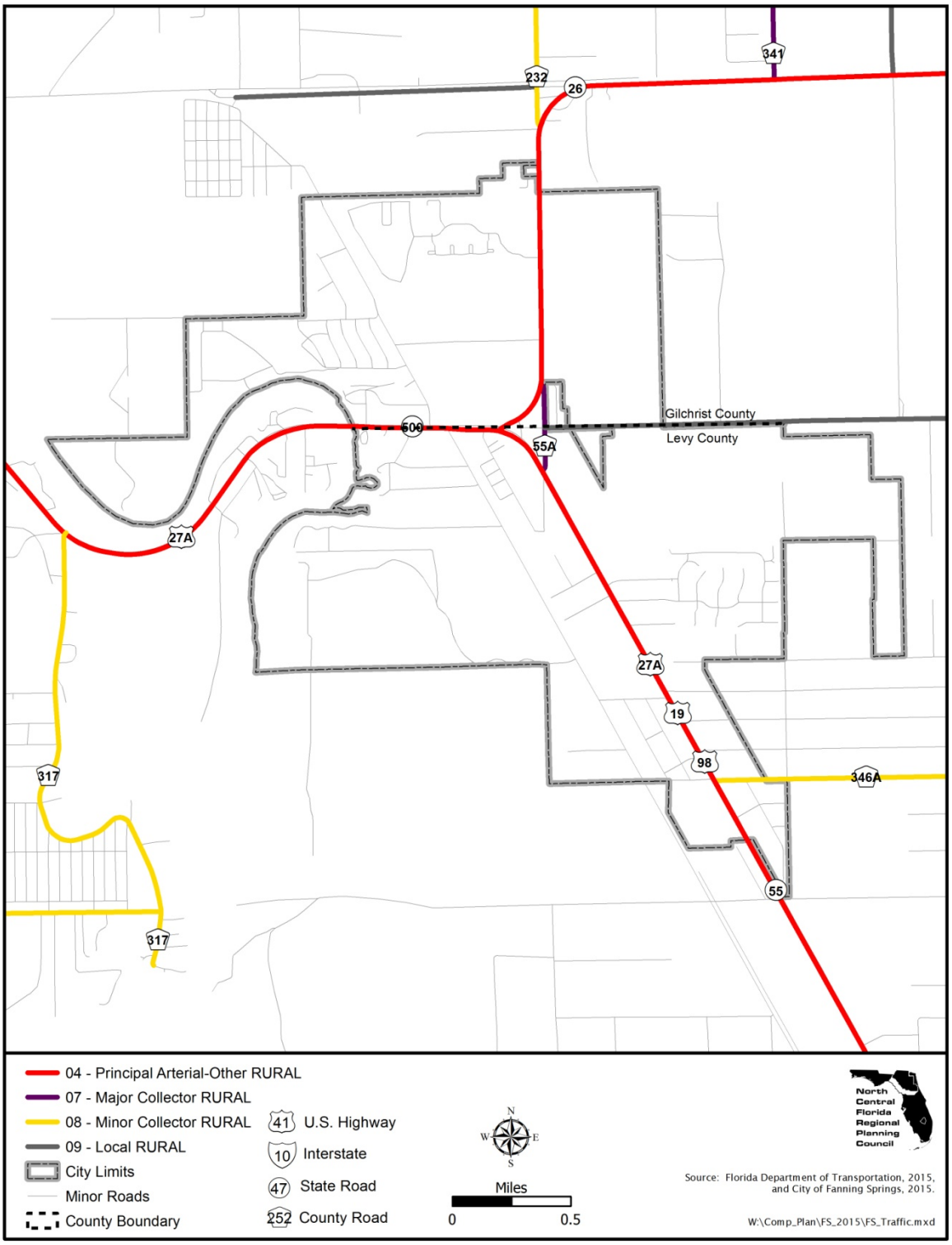


ILLUSTRATION A - X
CITY OF FANNING SPRINGS
DESIGNATED URBAN DEVELOPMENT AREA

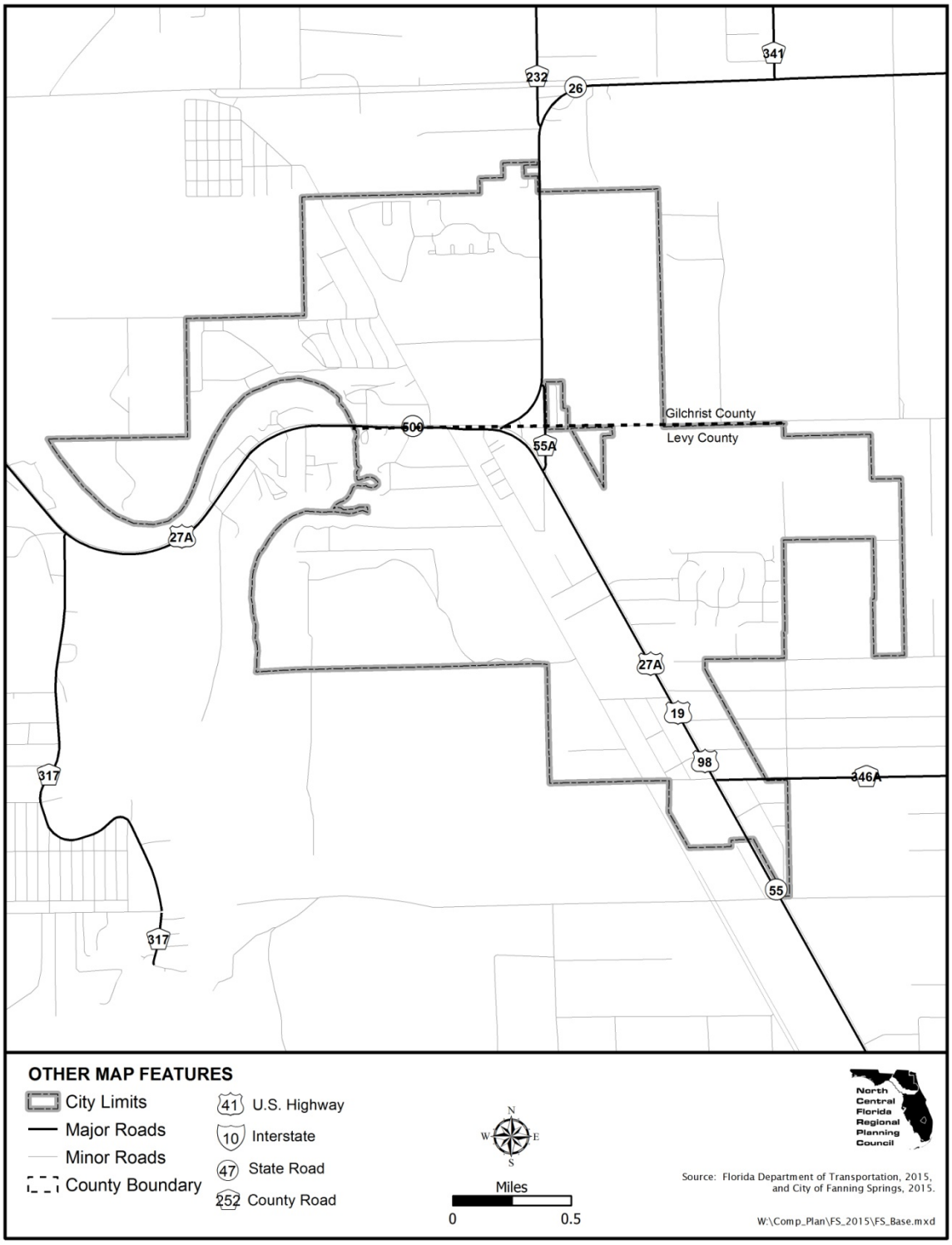


ILLUSTRATION A - XI
BICYCLE AND PEDESTRIAN FACILITIES MAP 2025

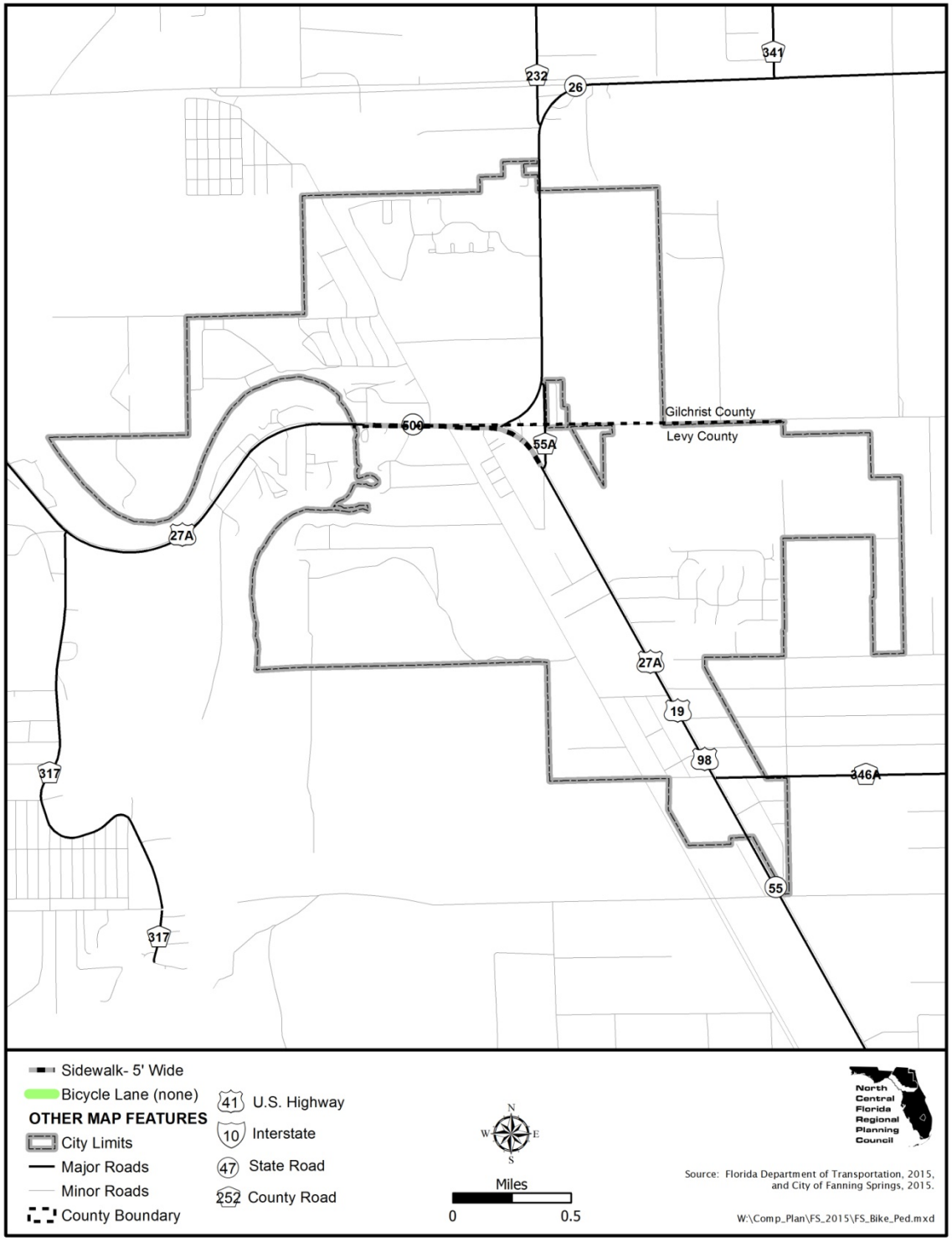


ILLUSTRATION A - XII
HIGH GROUND WATER AQUIFER RECHARGE AREA

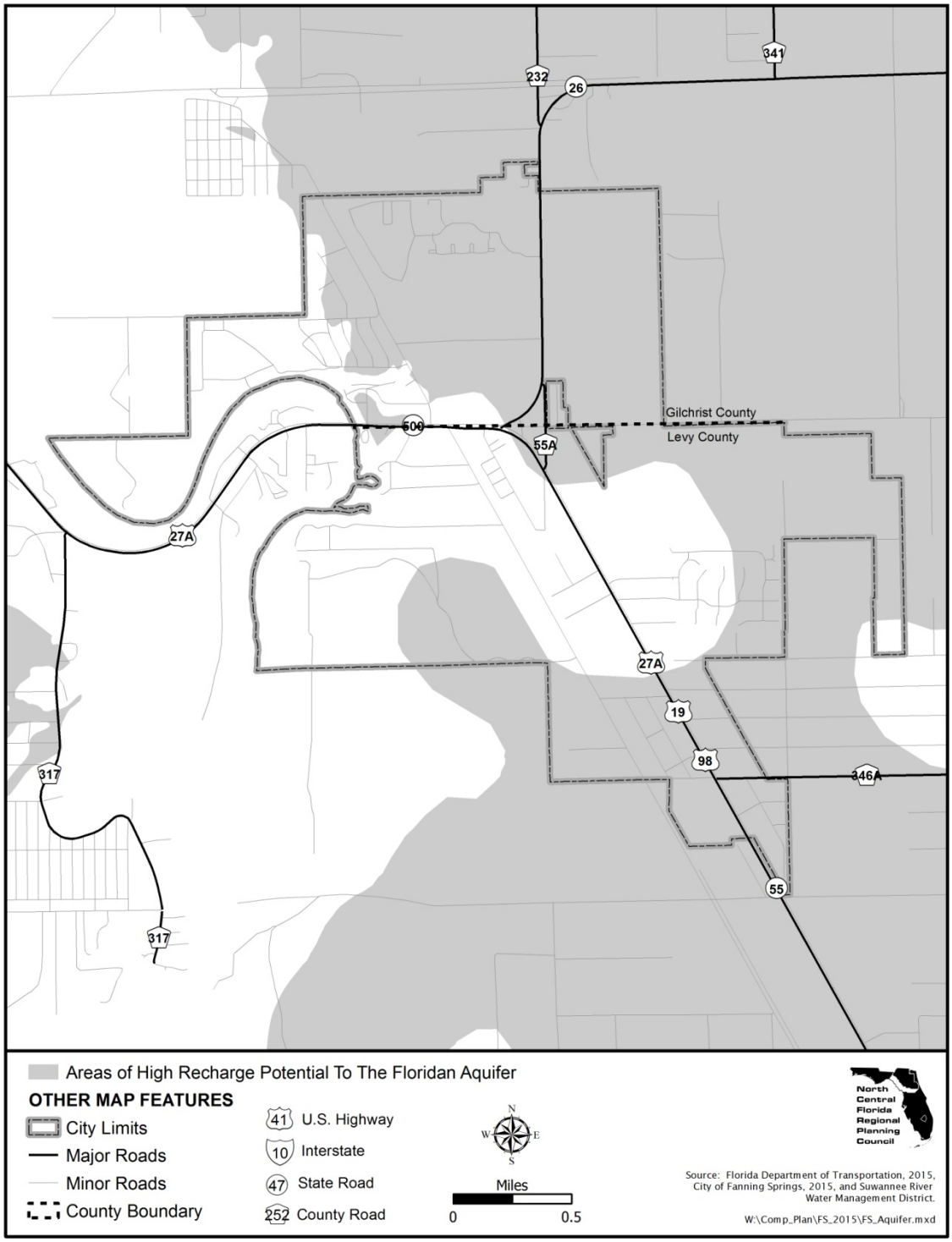


ILLUSTRATION A - XIII
EMERGENCY EVACUATION ROUTES MAP 2025

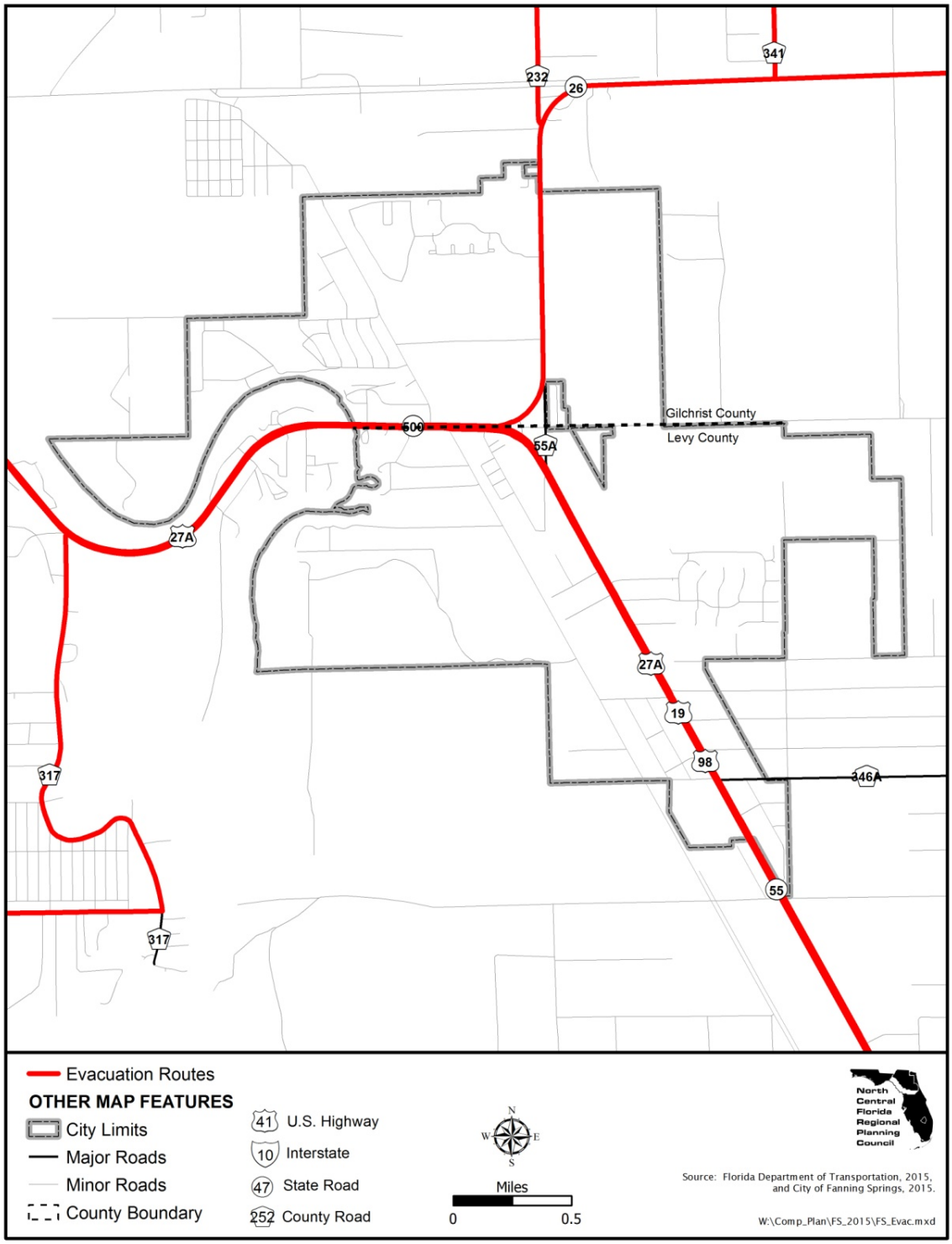


ILLUSTRATION A - XIVa

REGIONALLY SIGNIFICANT NATURAL RESOURCES - GROUNDWATER RESOURCES

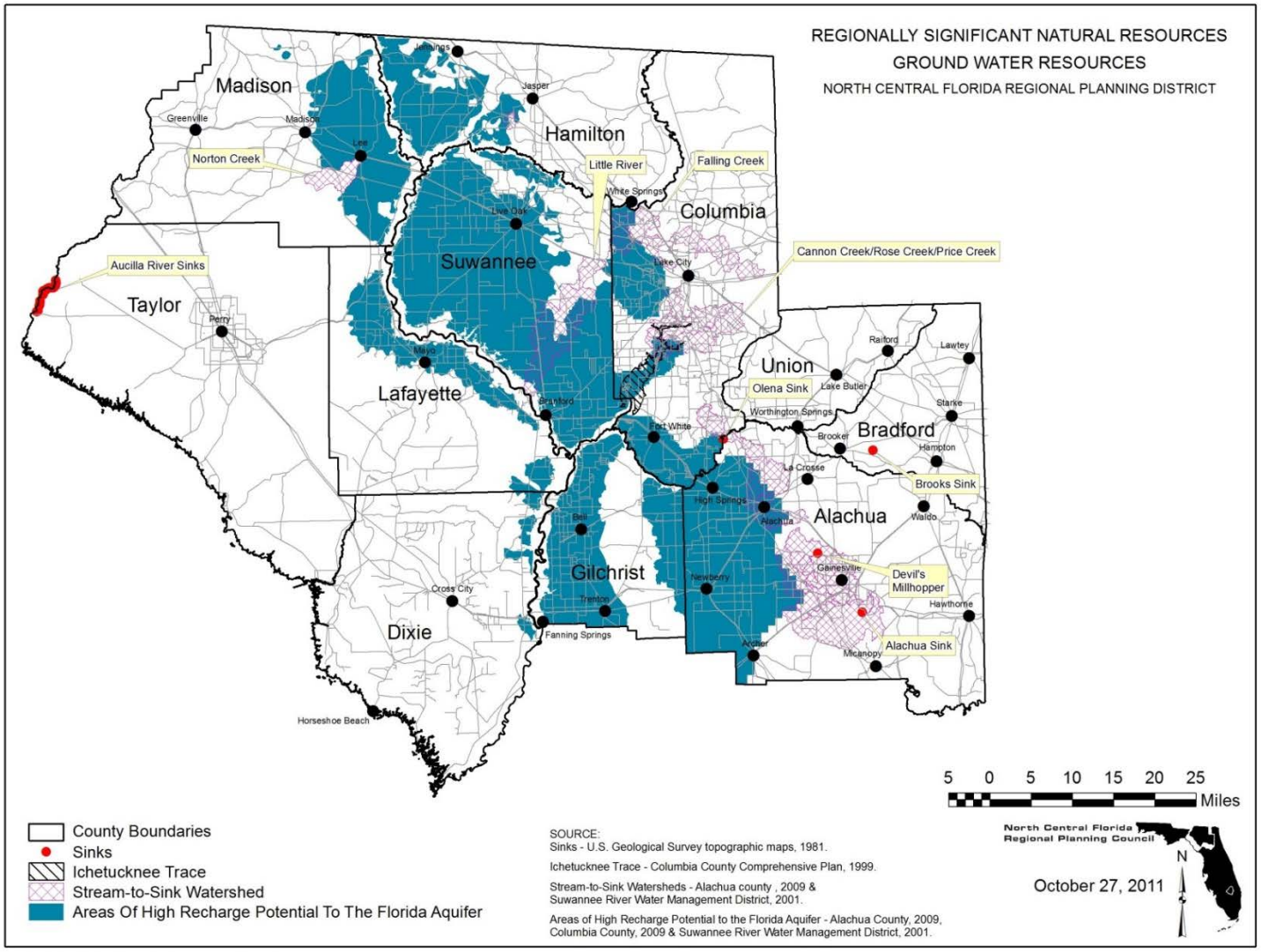



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ILLUSTRATION A-XIVb

REGIONALLY SIGNIFICANT NATURAL RESOURCES - NATURAL SYSTEMS

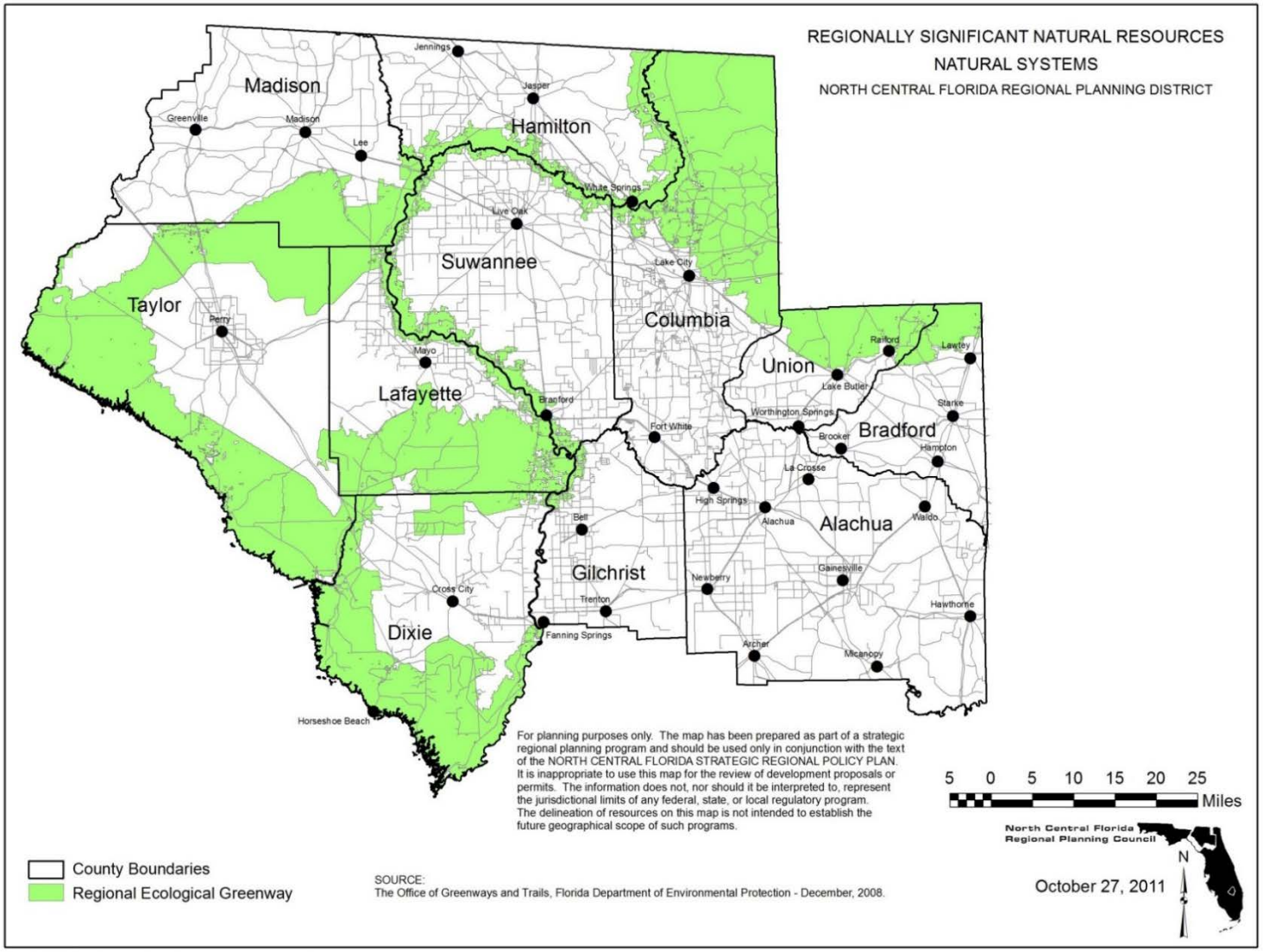


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ILLUSTRATION A-XIVc

REGIONALLY SIGNIFICANT NATURAL RESOURCES - PLANNING AND RESOURCE MANAGEMENT AREAS I

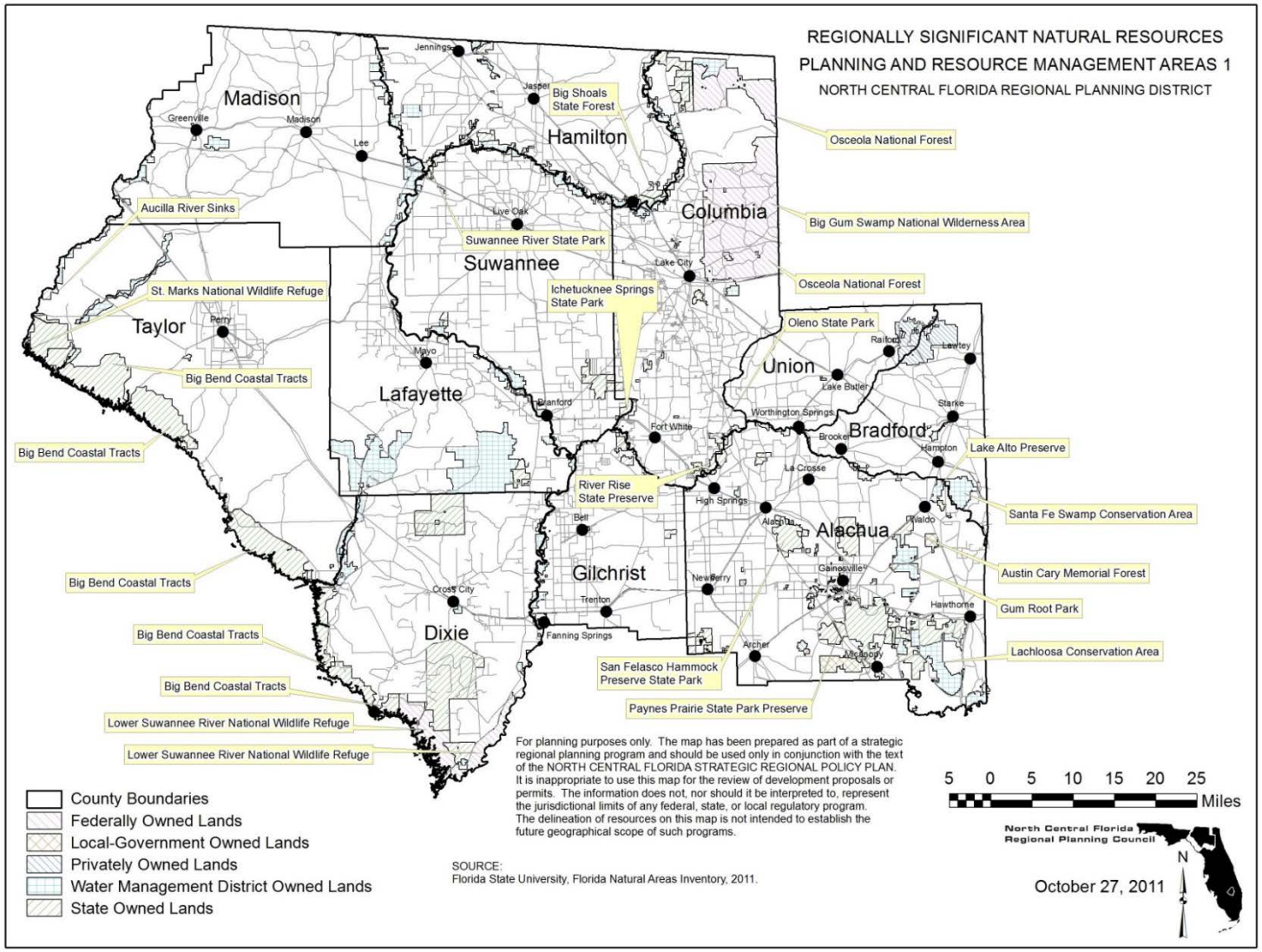


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ILLUSTRATION A-XIVd

REGIONALLY SIGNIFICANT NATURAL RESOURCES - PLANNING AND RESOURCE MANAGEMENT AREAS 2

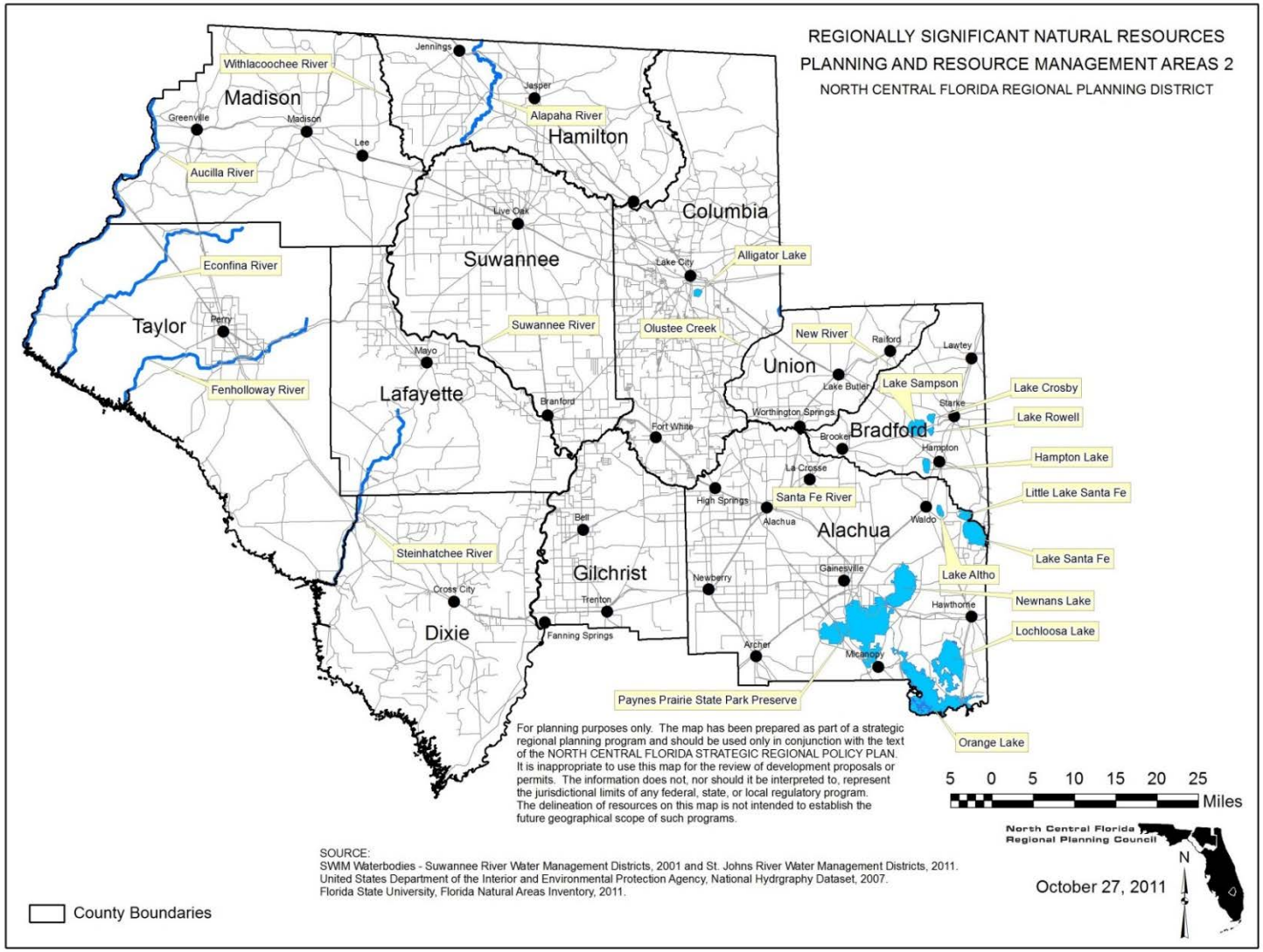


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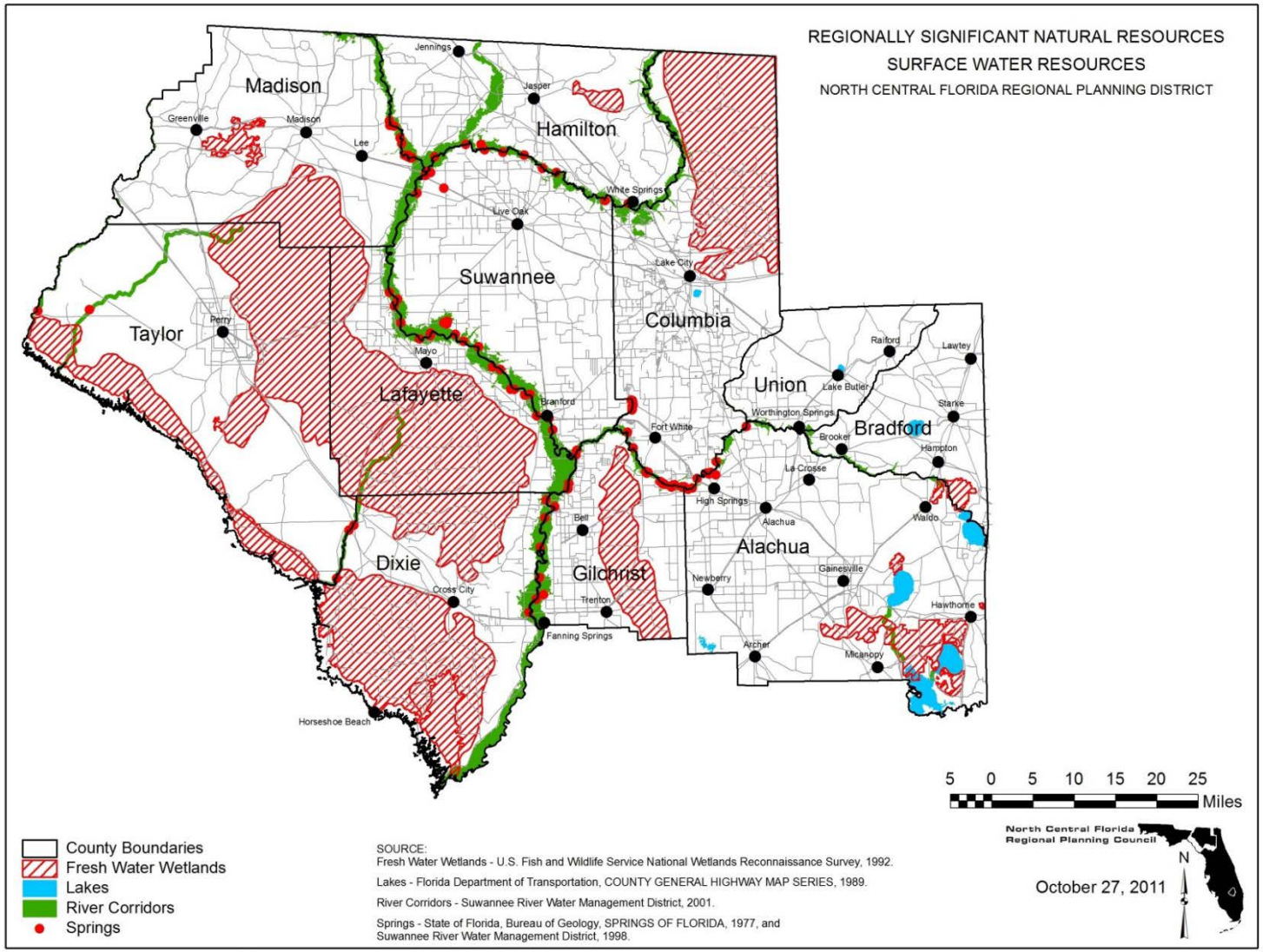
ILLUSTRATION A-XIVe

REGIONALLY SIGNIFICANT NATURAL RESOURCES - SURFACE WATER RESOURCES

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