

CITY OF HIGH SPRINGS



COMPREHENSIVE PLAN

CITY OF HIGH SPRINGS COMPREHENSIVE PLAN

ELEMENTS

Future Land Use Element

Transportation Element

Community Design Element

Conservation Element

Economic Development Element

Historic Preservation Element

Housing Element

Parks, Recreation and Open Space Element

Utility Element

Capital Improvements Element

Intergovernmental Coordination Element

Public School Facilities Element

Amended

June 25, 2015 by Ordinance No. 2015-01

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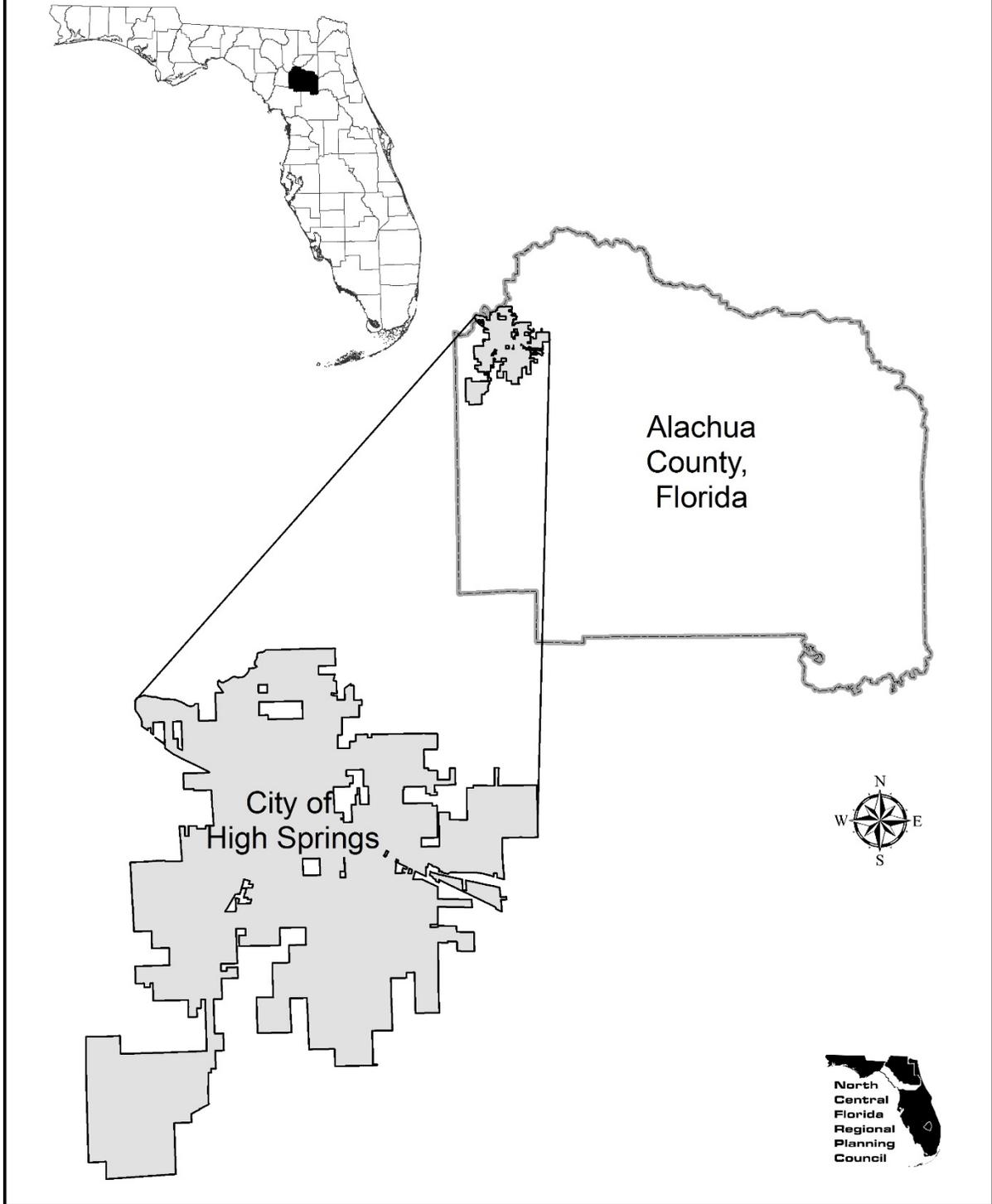
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SECTION ONE

VISION STATEMENT

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HIGH SPRINGS VISION STATEMENT

General

High Springs' future lies in its commitment to the City's historical past and to the conservation of its unique natural environment. The High Springs of the future will be a livable community that retains its small town character, the home to a diverse group of residents and businesses and a distinct community within the Alachua County family of citizens and towns.

Community Character

High Springs will maintain its small town atmosphere while accommodating new growth. Within its traditional city, the dynamics of preservation, revitalization and new development can co-exist and mutually contribute to a sense of place. Our gateways will reflect this community's distinct character and newly developing areas will offer a quality of life and character in keeping with the City's heritage. The City will strive to retain its identity through the maintenance of well-defined edges.

Downtown

High Spring's downtown will flourish as the community's cultural, social, governmental and commercial center. Its human scale will be retained as the new is blended with the old. A synergistic blend of commerce, business, entertainment, service, cultural and public activities will be encouraged and live work arrangements will be emphasized. The downtown will be interconnected, walkable and bikeable while functionally accommodating the automobile. The gateways to the downtown will reflect the traditional sense of place that has distinguished the City.

History

High Springs is committed to preserving its history. The preservation of the historic integrity of those buildings that contribute to this legacy will be vigorously pursued. The adaptive reuse of historic structures and landmarks will be encouraged and new development will be architecturally and functionally compatible with the historic character of High Springs.

Natural Resources

High Springs is committed to the stewardship of a remarkable natural environment. The karst geology of the region has produced the largest natural system of springs on earth and the water supply of our entire state is just below our feet. The responsibility for protecting these resources is embraced by the City. The City will also seek to expand the accessibility of these natural resources to others and to pursue opportunities for educating the public about the extraordinary importance and value of these resources.

Housing

High Springs will promote a diversity of housing type, density and setting. The City will seek to provide a wide variety of life style choice to residents of all ages and life circumstances. The affordability of housing is of high priority as is the long-term stability of housing value.

Neighborhoods

The conservation and revitalization of High Spring's traditional neighborhoods is of high priority. Neighborhoods will remain connected as integral parts of the community and empowered influence their own destiny and character.

Growth Management

High Springs is committed to providing an exceptional level of public services to those citizens that are here today and to those who will come in the future. The infrastructure and services required of this commitment will be provided in a timely and efficient manner, and funded by an equitable balance of cost and benefit. The City will seek to balance the conservation of open lands and environmentally sensitive lands with growth demands.

Connectivity

High Springs is and will remain a physically, culturally and economically connected city. No City can thrive in isolation. Physically, internal and external connectivity of roads, pedestrian and biking facilities, and eventually public transportation are essential to the City's prosperity. High Springs is culturally important to the region and the City will exercise leadership in strengthening cultural ties with its neighbors. Economically, High Springs recognizes its dependence on the economic health of the Gainesville / Alachua County region and is committed to a progressive role as an economic partner with its neighbors.

Community Assets

High Springs values its community assets. Its schools, parks, public buildings and public spaces are all an important part of the City's character and heritage. City will restore, renovate and expand these assets to provide a full complement of educational, recreational, cultural, social and medical services and facilities for its citizens.

Economy

High Springs is an expanding community looking for partners who will offer opportunities throughout all major sectors of employment.

High Springs values its roots and is planning for and embracing the future. High Springs will adopt a philosophy allowing for sustainable development that enhances economic opportunity and community well-being while protecting and restoring the natural environment, where appropriate. High Springs will encourage well-planned growth without sacrificing High Springs' natural beauty and rural home town character.

High Springs will offer attractive opportunities to interested businesses taking advantage of our key location, rail access, local ecological assets and beautiful surroundings. High Springs will protect our existing economic base and encourage future industrial and commercial growth.

Gateways to downtown will reflect the community's distinct character. Newly developing areas will offer appropriate sustainable opportunities to enhance the quality of life of our citizens by providing improved access to employment opportunities, services and goods through encouraged commercial, office and light industrial development. High Springs will capitalize on its short distance from a vibrant interstate transportation web and its utility infrastructure.

High Springs will foster and promote ecological tourism that takes advantage of its proximity to the Santa Fe, Suwannee and Ichetucknee Rivers and associated springs and capitalize on heritage tourist opportunities. High Springs will encourage re-investment in its natural and cultural resources.

Respecting Our Neighbors

High Springs cannot exist in isolation. Our actions will influence and impact our neighbors just as we are affected by their actions. High Springs will weigh every decision for consistency with its own vision but with a full awareness of the consequences of such action for other governments, organizations and citizens. High Springs will seek and promote the same consideration from its neighbors.

SECTION TWO
FUTURE LAND USE ELEMENT

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FUTURE LAND USE ELEMENT

GOALS, OBJECTIVES AND POLICIES

FLUE GOAL 1 - PROMOTE THE CITY AS AN EXCELLENT PLACE TO LIVE. ENSURE THE PRESERVATION AND THE IMPROVEMENT OF THE QUALITY OF LIFE THAT CURRENTLY EXISTS THROUGH THE EXPANSION OF ECONOMIC DEVELOPMENT. ENSURE THE ORDERLY AND EFFICIENT DEVELOPMENT OF LAND, WATER AND OTHER UNIQUE RESOURCES IN AND AROUND THE CITY. PRESERVE OUR HERITAGE AND SMALL TOWN VALUES.

FLUE OBJECTIVE 1.1 - Regional Context: The City will promote and nurture its role as a livable community within the North Central Florida and the County Region. The City will endeavor to promote beneficial principles and concepts embodied in the County Countywide Visioning process.

FLUE Policy 1.1.1 - The City will cooperate with the County and neighboring jurisdictions to further the beneficial principles and action strategies developed and adopted during the County Countywide Visioning Process.

FLUE Policy 1.1.2 - The City hereby adopts the following guiding principles:

1. Concentrate future growth within existing municipal boundaries;
2. Create greenbelts and open spaces as buffers between communities;
3. Preserve the unique character of existing downtowns and town centers;
4. Focus future annexations primarily on enclaves;
5. Promote fiscally efficient growth and land use patterns;
6. Protect private property rights;
7. Ensure equal participation by municipalities, residents and the County in planning for the unincorporated areas; and
8. Facilitate relationship building and communication between communities

FLUE Policy 1.1.3 - The City will cooperate with the County and neighboring jurisdictions to implement the following action strategies identified during the County Countywide Visioning Process pertaining to intergovernmental coordination by entering into new interlocal agreements to advance the countywide vision to:

1. Create a multi-jurisdictional task force to amend the Boundary Adjustment Act;
2. Pursue legislation to allow for easier annexation of enclaves; and
3. Adopt a new model template for “transition of service” agreements that distinguishes between urban and rural services.

FLUE Policy 1.1.4 - The City will cooperate with the County and neighboring jurisdictions to promote the following action strategies identified during the County Countywide Visioning Process to enhance the comprehensive planning process:

1. Develop special area plans within each community’s Reserve Area and Extraterritorial Reserve Area based on the countywide vision;
2. Create an incentive program to encourage private landowners to keep their lands in active agricultural use or as undeveloped preserve areas; and
3. Create a “Springs Protection” overlay district in the northwest quadrant of the County.

FLUE Policy 1.1.5 - The City will cooperate with the County and neighboring jurisdictions to implement the following action strategies identified during the County Countywide Visioning Process to direct growth toward existing centers:

1. Seek funds to provide technical planning assistance to all communities to implement these action strategies;
2. Seek funds to assist small towns in funding needed infrastructure improvements to build capacity and encourage downtown revitalization; and
3. Develop a countywide economic development strategy to identify opportunities for growth in each municipality consistent with each individual community's economic goals.

FLUE Policy 1.1.6 - The City shall continue to coordinate, through established processes, with agencies responsible for the implementation of any regional resource planning and management plan prepared pursuant to Chapter 380, Florida Statutes, as amended.

FLUE Policy 1.1.7 - The City shall require that all proposed development 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.

FLUE Policy 1.1.8 - The City shall develop an annexation policy. This would allow the City to preserve its entranceways, have access to an interstate interchange, and make land available for expansion of city utilities.

FLUE Policy 1.1.9 - The City, where appropriate, will develop an urban reserve plan, target lands for potential annexation, and develop orderly annexation incentives. It will also develop a public services plan to provide a basis for phased annexation.

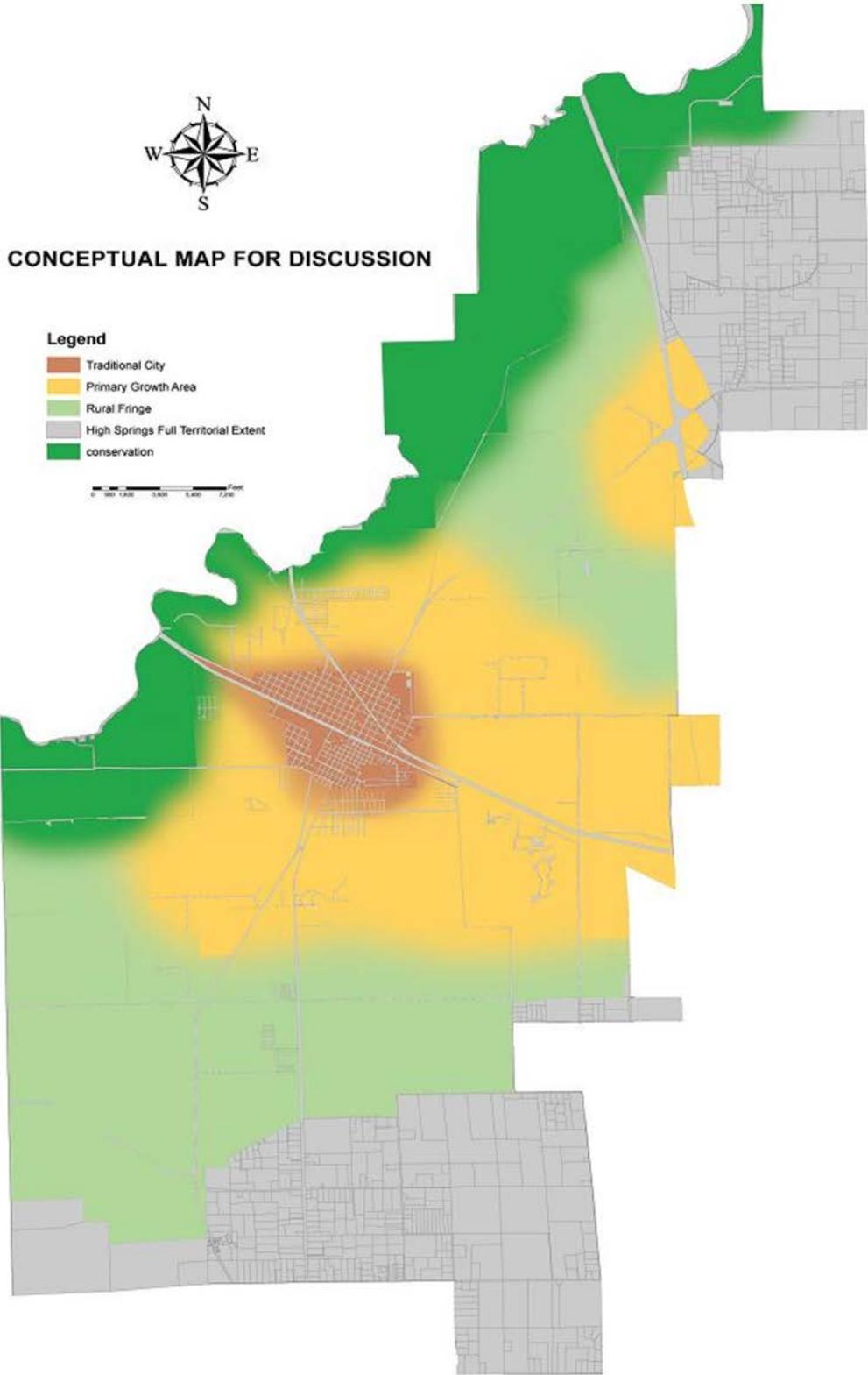
FLUE Policy 1.1.10 - Future Land Use and annexation policies will be in accord with and follow the urban reserve plan.

FLUE Policy 1.1.11 - The City shall require, as a condition of annexation of any new property into the City Limits, the granting or dedication of appropriate road rights-of-way for existing roads to accommodate present and future transportation and utility needs. In addition, there shall be adequate provision of easements across private property for required utility access.

FLUE Policy 1.1.12 - The City will continue to develop such interlocal agreement(s) with the County as may enhance the implementation of the urban reserve plan.

FLUE OBJECTIVE 1.2 - The Future Land Use Plan will reflect a variety of development types within the City each related to its geographic and historical context, the natural resources that influence it, the infrastructure that serves it and its function within a livable community. The Community Form of the City is intended to provide for a complete and balanced community providing for a variety and diversity of community interaction and economic activity while preserving its character and natural amenities.

FLUE Policy 1.2.1 - For purposes of establishing a "Community Form" for the City, the "Reserve Area" and the "Extraterritorial Reserve Area", four general categories are established as shown by FLUE Map 1.



FLUE MAP 1: COMMUNITY FORM

FLUE Policy 1.2.2 - The Traditional City is established for those areas appropriate for the following characteristics and activities:

1. Small town scale and character;
2. Mixed use;
3. Infill, revitalization and redevelopment;
4. Historic preservation;
5. Economic development;
6. Employment centers;
7. Retail and commercial services;
8. Public spaces and recreation;
9. Full urban services;
10. Interconnected street network; and
11. Protection of springs and aquifer recharge capacity.

Land Use Classifications (refer to FLUE Policy 1.14.2) that define The Traditional City include Residential Mixed (RM), Residential Suburban (RS), Mixed Use (MU), Commercial (C), Business/Commerce (BC), Business/Industrial (BI) and Public/Semi-Public (P/SP).

FLUE Policy 1.2.3 - A “Primary Growth Area” is established for those areas appropriate for the following characteristics and activities:

1. Mixture of traditional and conventional development;
2. Neighborhood activity centers;
3. Commercial corridors;
4. Employment centers;
5. Recreation and public open space;
6. Full urban services; and
7. Protection of springs and aquifer recharge capacity.

The “Primary Growth Area” coincides with the “Urban Service Area”. Land Use Classifications (refer to FLUE Policy 1.14.2) that define the “Primary Growth Area” include Residential Suburban (RS), Mixed Use (MU), Commercial (C), Business/Commerce (BC), Business/Industrial (BI) and Public/Semi-Public (P/SP).

FLUE Policy 1.2.4 - A “Rural Fringe” is established for those areas appropriate for the following characteristics and activities:

1. Predominantly agriculture and open space;
2. Low density residential;
3. Paved streets for new development;
4. Cluster residential;
5. Rural community centers;
6. Reduced level of service; and
7. Protection of springs and aquifer recharge capacity.

Land Use Classifications (refer to FLUE Policy 1.14.2) that define the “Rural Fringe” include Residential Rural (RR) and Public/Semi-Public (P/SP).

FLUE Policy 1.2.5 - “Conservation” is established for those areas appropriate for the following characteristics and activities:

1. Predominantly environmentally sensitive lands;
2. Publicly owned lands;
3. Very low residential density;
4. Protection of springs and aquifer recharge capacity; and
5. Very limited services.

The “Conservation” land use classification (refer to FLUE Policy 1.14.2) shall be applied to define environmentally sensitive lands and where valuable public resources may be endangered by urban development. Other land use designations may be applied within the areas generally identified as “conservation” depending upon the location and characteristics of specific lands.

FLUE OBJECTIVE 1.3 - The City will manage its growth to coincide with the availability of urban infrastructure and services required to support such growth.

FLUE Policy 1.3.1 - The City shall allocate amounts and types of Future Land Uses for residential, commercial, industrial, public, and recreation to meet the needs of the existing and projected future populations and to locate urban Future Land Uses in a manner where public facilities may be provided to serve such urban Future Land Uses.

FLUE Policy 1.3.2 - The City shall limit the extension of public utilities and services to areas within the city limits except where such extension is deemed appropriate to preserve the integrity of the utility or service or where public safety may otherwise be compromised. The City shall adopt as part of its utility policies and programs a provision whereby any extension of public facilities will be accompanied by annexation into the City.

FLUE Policy 1.3.3 - The “Urban Service Area”, as defined in FLUE Objective 1.4 shall constitute the City’s primary means of managing growth and of coordinating the provision of infrastructure and the delivery of services to support new development.

FLUE Policy 1.3.4 - Lands within the designated Urban Service Area shall be given priority for annexation. The annexation of such lands is presumed to be consistent with this Plan and in the best interests of the City. The City may also pursue the annexation of lands within the “Urban Service Area” by referendum. The act of annexation may not be construed to amend the Urban Service Area boundary as defined by FLUE Map 2 and FLUE Objective 1.4.

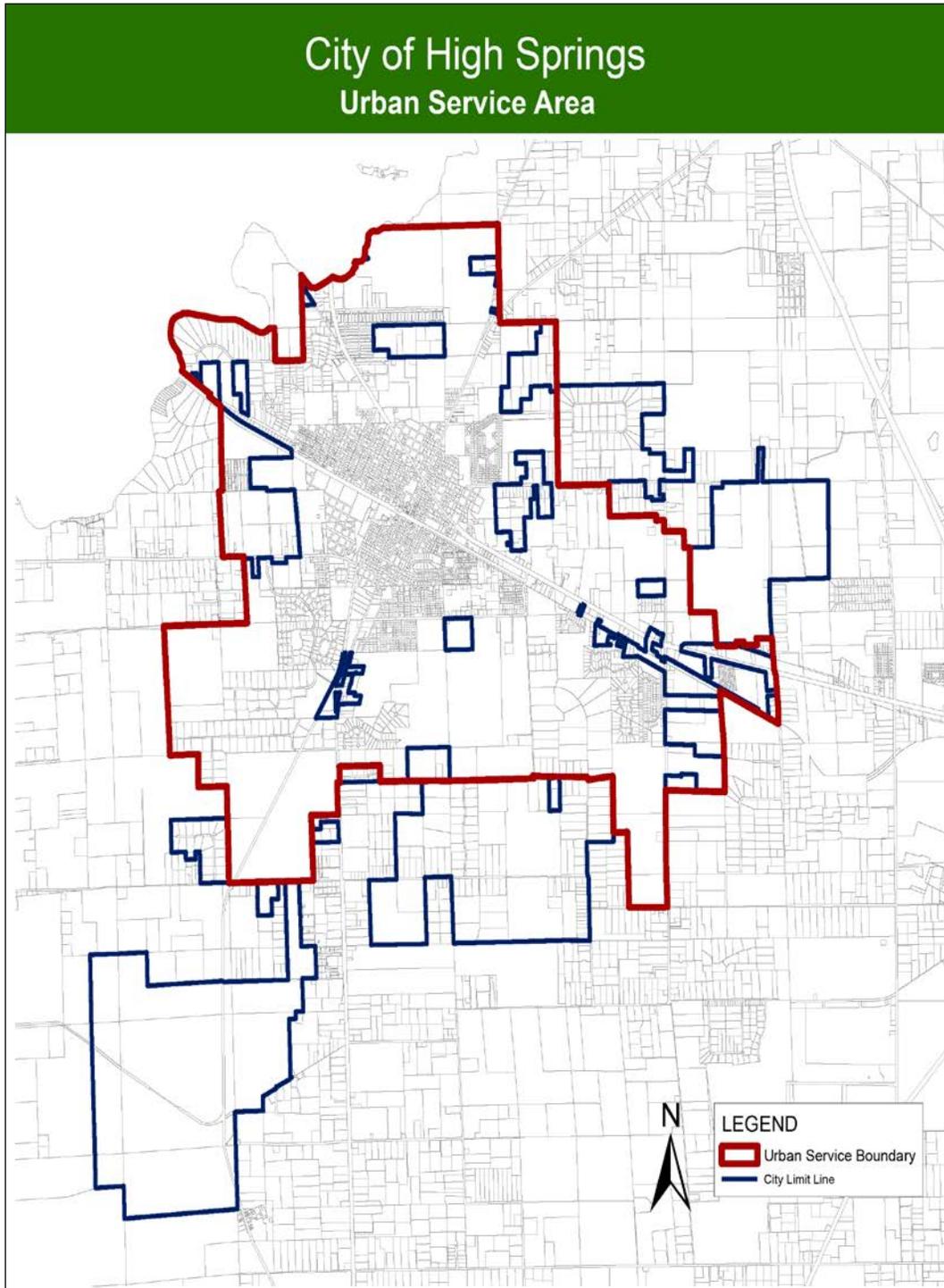
FLUE Policy 1.3.5 - Lands outside of the Urban Service Area boundary but lying within the designated Reserve Area may be considered for “voluntary” annexation under the Boundary Adjustment Act provided the City finds that the area to be annexed can fully meet the provisions of this Plan without amendment of the Urban Service Area boundary.

FLUE Policy 1.3.6 - The City will pursue such interlocal agreement(s) with the County and neighboring jurisdictions as may enhance the implementation of the growth management and annexation policies prescribed in this Plan.

FLUE Policy 1.3.7 - The City's Future Land Use policies will allow the siting of public, charter, and private schools in any land use classification except “BI Business/Industrial” and “CON – Conservation”.

FLUE Policy 1.3.8 - The siting of public school shall be in accordance with the standards and procedures established in the Public School Facilities Element and the Interlocal Agreement for Public School Facility Planning

FLUE OBJECTIVE 1.4 - The Urban Service Area boundary shall include those lands suitable for development within a ten-year planning period. The City will prioritize its capital investment to ensure that adequate public facilities are provided and that adopted levels of service are maintained within the Urban Service Area.



FLUE MAP 2: URBAN SERVICES AREA

FLUE Policy 1.4.1 - An Urban Service Area is hereby designated as shown by FLUE Map 2.

FLUE Policy 1.4.2 - The City will direct at least 90 percent of its new residential development through the year 2020 to the Urban Service Area.

FLUE Policy 1.4.3 - A target “gross ultimate density” of 1.0 dwelling unit per acre is established for the Urban Service Area. The gross ultimate density is established as a measure of the overall intensity of development within the Urban Service Area and shall not be construed as limiting or regulating the intensity of development of any specific site or property.

FLUE Policy 1.4.4 - A maximum “gross ultimate density” of 1.5 dwelling units per acre is established for the Urban Service Area. The “gross ultimate density” is established as a measure of the overall intensity of development within the Urban Service Area and shall not be construed as limiting or regulating the intensity of development of any specific site or property.

FLUE Policy 1.4.5 - All new commercial, industrial and institutional development will be located within the Urban Service Area except as expressly permitted under the Rural Fringe provisions of this Comprehensive Plan.

FLUE Policy 1.4.6 - Investment in public buildings and facilities by the City will be directed toward the Urban Service Area except where it can be demonstrated that the site requirements of the public building or facility cannot be met within the Urban Service Area or the use intended is inappropriate for location within the Urban Service Area.

FLUE Policy 1.4.7 - All public schools shall be sited within the Urban Service Area.

FLUE Policy 1.4.8 - The Capital Improvements Element of this Comprehensive Plan shall establish levels of service that clearly distinguish between urban standards that apply within the Urban Service Area and rural standards that apply outside of the Urban Service Area.

FLUE Policy 1.4.9 - The 2020 Long Range Transportation Plan shall identify transportation improvements required to fully serve development within the Urban Service Area including a schedule of improvements and the identification of funding sources and funding responsibilities. The Capital Improvements Element shall be amended to include a schedule of transportation improvements required to serve development within the Urban Service Area.

FLUE Policy 1.4.10 - The City shall amend the Utility Element of this Comprehensive Plan to include a Master Water Supply Plan and a Master Wastewater Management Plan to fully serve development within the Urban Service Area including a schedule of improvements and the identification of funding sources and funding responsibilities. The Capital Improvements Element shall be amended to include a schedule of utility improvements required to serve development within the Urban Service Area.

FLUE Policy 1.4.11 - Modifications to the boundary of the Urban Service Area may be considered by the City in accordance with the following criteria:

1. The land use designation(s) and other amendments to this Comprehensive Plan required to accommodate the area to be included within the Urban Service Area are consistent with the intent of this Comprehensive Plan and internally consistent with the various goals, objectives and policies of the various elements of the Plan;
2. The inclusion of the proposed area within the Urban Service Area is consistent with the intent and purposes of the Urban Service Area;
3. The inclusion of the proposed area within the Urban Service Area is consistent with the Master Thoroughfare Plan and the 2020 Long Range Transportation Plan contained in the Traffic Circulation Element or the City agrees to amend the Traffic Circulation Element to include the proposed area;

4. The inclusion of the proposed area within the Urban Service Area is consistent with the Master Water Supply Plan and the Master Wastewater Management Plan contained in the Utilities Element or the City agrees to amend the Utilities Element to include the proposed area; and
5. The inclusion of the proposed area within the Urban Service Area is consistent with the Public School Facilities Element or the City agrees to amend the Public School Facilities Element to include the proposed area.

FLUE Policy 1.4.12 - Lands located outside of the Urban Service Area may be developed in accordance with the Rural Fringe objectives and policies of this Element or in accordance with the following criteria and standards:

1. Residential development outside the Urban Service Area shall not exceed a gross density of one (1) dwelling unit per acre;
2. Development meet the design and improvement standards prescribed for development within the Urban Service Area;
3. Public water and sewer shall be provided at the sole expense of the developer;
4. Streets shall be designed and constructed at the sole expense of the developer to meet the standards prescribed for development within the Urban Service Area; and
5. All infrastructure required to satisfy the levels of service standards established by this Plan are provided at the sole expense of the developer.

FLUE Policy 1.4.13 - The City shall continue to follow the existing practice of opening public rights-of-way to encourage in-filling.

FLUE Policy 1.4.14 - The City shall provide for co-phasing of land development and transportation system development. The City may require a report from a Professional Engineer detailing the increase in traffic flow projected to be caused by a new development of 20 units or more. Development will only be allowed when the increased traffic generated by such developments is shown not to exceed the designated levels of service of roads servicing that development. If a development will increase traffic flow beyond the designated level of service of a roadway servicing that development, plans for improving such service and funding for construction must be assured by the City, the developer, or both, before development approval is given by the City.

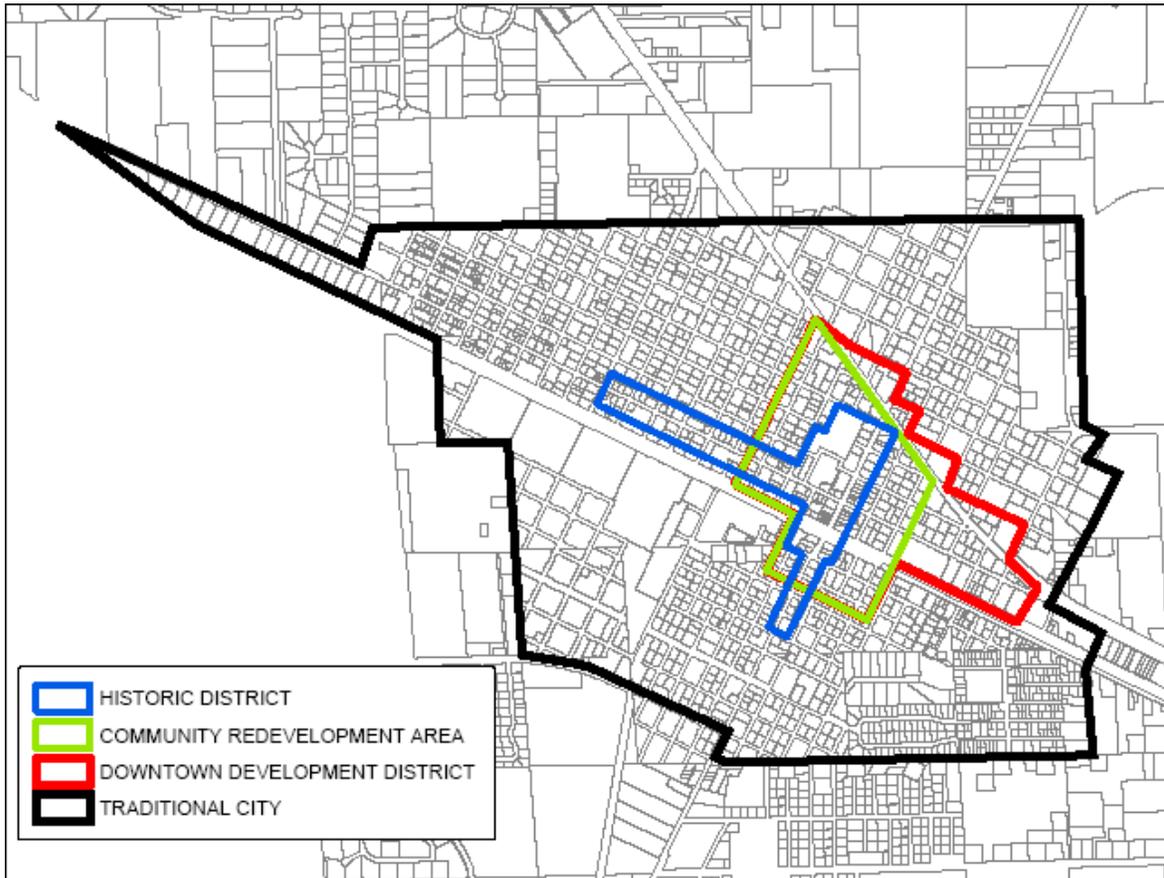
The City shall require that all new roads in developments will be paved in accordance with the standards outlined in the Land Development Code. Those subdivisions in which all lots have a minimum size of 20 acres or greater are exempt from this requirement. Access to these lots shall be by private easement or public right-of-way.

FLUE Policy 1.4.15 - The City shall continue to identify and designate blighted areas that are feasible for redevelopment or renewal, through the updating of the housing condition survey with U.S. Bureau of Census information.

FLUE Policy 1.4.16 - The City shall encourage and, where appropriate, allow innovative Future Land Uses. This may include the clustering of development on a property to preserve green space or to address development constraints provided it does not result in a density that exceeds the density specified for that property.

FLUE OBJECTIVE 1.5 - The City recognizes that the traditional center of the City is of unique value, contributes significantly to the character of the City and is worthy of special consideration and emphasis in this Comprehensive Plan and its implementation. The City will take steps to delineate its traditional areas and assets and take steps to retain their character while fostering a vibrant and economically robust traditional community.

FLUE Policy 1.5.1 - For purposes of emphasizing the traditional character for purposes of comprehensive planning, a “Traditional City Area of Emphasis” is hereby delineated and shown by FLUE Map 3. The delineated area encompasses the original platted area of the City and includes the Historic Business District, the Community Redevelopment Area, City Hall, the Library, the Civic Center, the sports complex, Post Office, the reservoir site (believed to be the location of the original settlement of the City), a significant portion of the business and industry that serve the City.



FLUE MAP 3: TRADITIONAL CITY AREA OF EMPHASIS

FLUE Policy 1.5.2 - The Traditional City Area of Emphasis will serve as an overlay planning district intended to conserve the historical and traditional character of this area while encouraging its development as a mixed use center and its function as the heart of the community. This concept recognizes that commercial, institutional, residential and recreational activities come together to create a sense of place and to provide a sustained balance among community, environment and economy.

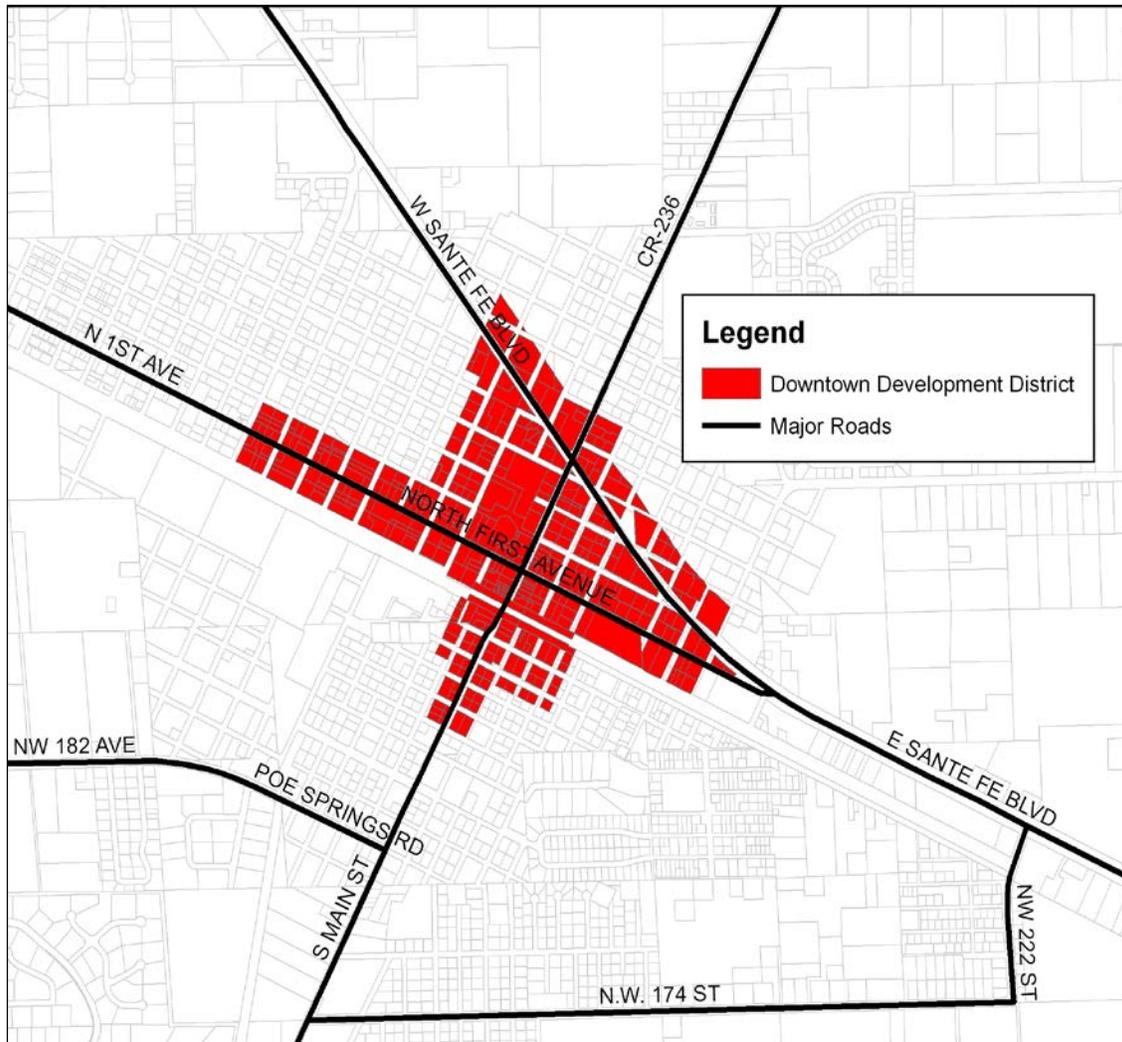
FLUE Policy 1.5.3 - The City shall pursue federal and state funds to redevelop and renew any identified blighted areas, where the City finds there is a competitive feasibility to receive such funding.

FLUE Policy 1.5.4 - The Community Redevelopment Area adopted on December 18, 1986 is hereby incorporated into this Comprehensive Plan by reference. The boundaries of the Community Redevelopment Area are shown by FLUE Map 3 and defined by Ordinance 86-27. The City will continue to implement the provisions of the Community Redevelopment Plan and will periodically

update the Plan including consideration of boundary alterations. It is the Policy of the City to direct appropriate urban infill and redevelopment investment into the Community Redevelopment Area.

FLUE OBJECTIVE 1.6 - The City recognizes and establishes its historic town center as the traditional center of economic, cultural and social life of the community. The City will provide for the development and redevelopment of the town center to accommodate the growth of the community while maintaining its small town and historic character.

FLUE Policy 1.6.1 - A “Downtown Development District” is established as shown by FLUE Map 4 and is intended to enhance and protect the unique character and ambiance of the community while promoting its positive development and redevelopment. The intent is not only to preserve old buildings, but also to preserve the heritage of the historic center of the City. It is not the intent to limit new construction to any one period or style but to preserve the integrity of historic buildings and to insure harmony of any new work constructed in the vicinity. All new construction and renovation within the downtown development district shall be designed in harmony with the dominant architectural style within the block where it is located.



FLUE MAP 4: DOWNTOWN DEVELOPMENT DISTRICT

FLUE Policy 1.6.2 - All new construction and renovation within the Downtown Development District shall require a “certificate of appropriateness”. The City shall continue to maintain design guidelines for development and redevelopment within the Downtown Development District.

FLUE Policy 1.6.3 - The general architectural guidelines for the Downtown Development District are derived from the community’s historical heritage. Two dominant types of architecture reflect this history:

1. A commercial architecture generally found along Main Street and in the “primary commercial core” and
2. A residential architecture common to the remainder of the downtown district. The description of each type is derived from the “National Register of Historic Places”.

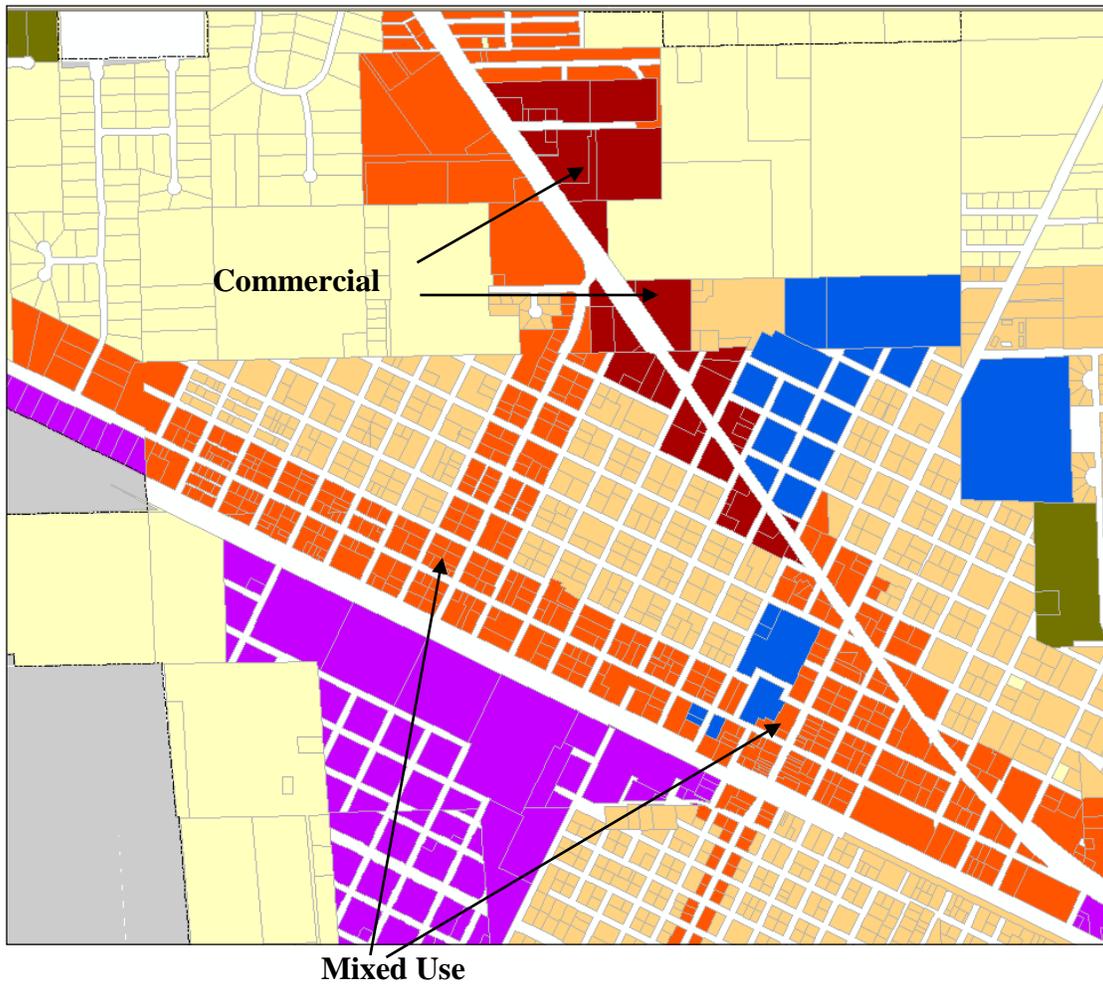
New development and renovation adhering to these guidelines shall be presumed to be compatible and appropriate. Deviations or alternatives to these guidelines shall require review to determine appropriateness within the District.

FLUE Policy 1.6.4 - The City shall continue to maintain in the Land Development Code “build-to-lines” for all streets and blocks within the “Downtown Development District”

FLUE Policy 1.6.5 - Within the Downtown Development District:

1. On-street parking is encouraged. On-street parking spaces adjoining a property may be credited toward meeting the off-street parking requirements established by the City.
2. Off-street parking may not be placed in front or side yards fronting on public streets nor between buildings and a public street.

The City shall continue to maintain in its Land Development Code parking standards and requirements for the Downtown Development District that include the shared use of downtown parking, provide credit for on-street and public parking facilities and continue exemptions related to historic preservation, main street frontages and tree preservation.



**FLUE MAP 5: PRIMARY COMMERCIAL CORE
DOWNTOWN DEVELOPMENT DISTRICT**

FLUE Policy 1.6.6 - Development and redevelopment within the “primary commercial core” as identified by FLUE Map 5 shall comply with the following standards:

1. Floor Area Ratio: Shall not exceed 3.0
2. Building height: Shall not exceed three stories or forty (40) feet in height whichever is least restrictive.
3. Scale: No single business entity shall occupy more than 25,000 square feet of gross floor area.

The City shall amend the Land Development Code to implement these standards.

FLUE Policy 1.6.7 - The City will conduct additional traffic studies for large scale retail projects exceeding 130,000 square feet of floor area to include an assessment of their impact on the level of service for major roadways within their trade area and an assessment of the impact on vehicle miles traveled.

FLUE Policy 1.6.8 - The City recognizes that form-based zoning emphasizing the type and scale of buildings and their relationship to other buildings and to the street should be given priority over the use of the building. The City also recognizes that the separation of uses required by conventional zoning may be undesirable and inconsistent with a town center and that a broad range of commercial, business, service, institutional and residential uses co-existing within a mixed use environment is desired. The City shall amend the Land Development Code to implement these standards.

FLUE Policy 1.6.9 - The City recognizes that some retail and business uses, especially those that rely heavily on automobile traffic, may not be compatible with the mixed use, pedestrian-oriented and human scale character of the town center. The City shall continue to maintain in the Land Development Code a zoning classification specifically designed for application within the “primary commercial core” and provides a list of permitted uses appropriate for the town center.

FLUE Policy 1.6.10 - The City shall give priority to the location of all municipal buildings and facilities and other public buildings and facilities that primarily serve the local citizenry as follows:

1. First Priority: Downtown Development District
2. Second Priority: Traditional City Area of Emphasis
3. Third Priority: Urban Service Area

Exceptions and variations to the above prioritization include the location of buildings and facilities based on engineering considerations; environmental considerations, service area considerations and facilities which may be incompatible with the surrounding development.

FLUE OBJECTIVE 1.7 - The City recognizes that, as the City grows, the demand for neighborhood centers will emerge. The City encourages such centers to develop in appropriate locations as mixed use centers meeting high design standards and serving as focal points for surrounding neighborhoods.

FLUE Policy 1.7.1 - Neighborhood Activity Centers shall emphasize a balance of mixed uses reflecting a traditional design consistent with the character of the City. A “Neighborhood Activity Center” accommodates commercial, office, services and residential uses along with public open spaces in the form of parks, plazas and walkways.

FLUE Policy 1.7.2 - The mix of uses or design of a “neighborhood activity” center should fall within the following guidelines:

1. Higher density residential use within 1/4 mile walking distance of the center.
2. Mixed-use retail and service uses with mixed residential should comprise the neighborhood center. The neighborhood center will typically be located with immediate access to and visibility from the major arterial roadway system.
3. Walkable streetscapes are encouraged. Free-standing and strip commercial are discouraged.
4. Parks, plazas, squares, schools, libraries, community centers or other public gathering places should be appropriately located throughout the neighborhood and neighborhood center.

FLUE Policy 1.7.3 - The City recognizes that, while the “neighborhood activity center” concept strongly encourages a planned approach to development, not all properties are of sufficient size or in a location that permits the inclusion of all elements of a mixed use plan. Such properties shall be encouraged to develop in a manner consistent with an overall “neighborhood community center” concept and in a manner that reflects the size and location of individual properties.

FLUE Policy 1.7.4 - The City recognizes that form-based zoning emphasizing the type and scale of buildings and their relationship to other buildings and to the street should be given priority over the use of the building in neighborhood activity centers. The City also recognizes that the separation of uses required by conventional zoning may be undesirable and inconsistent with a neighborhood activity center and that a mix of commercial, business, service and residential uses co-existing within a mixed use environment is desired.

Light industrial uses may also be included provided such uses and their related activities:

1. Can be accommodated within the design guidelines of the “neighborhood activity center”;
2. Are completely confined within enclosed structures; and
3. Do not generate noise, odor, vibration, or other characteristics not typical of the mixed use environment.

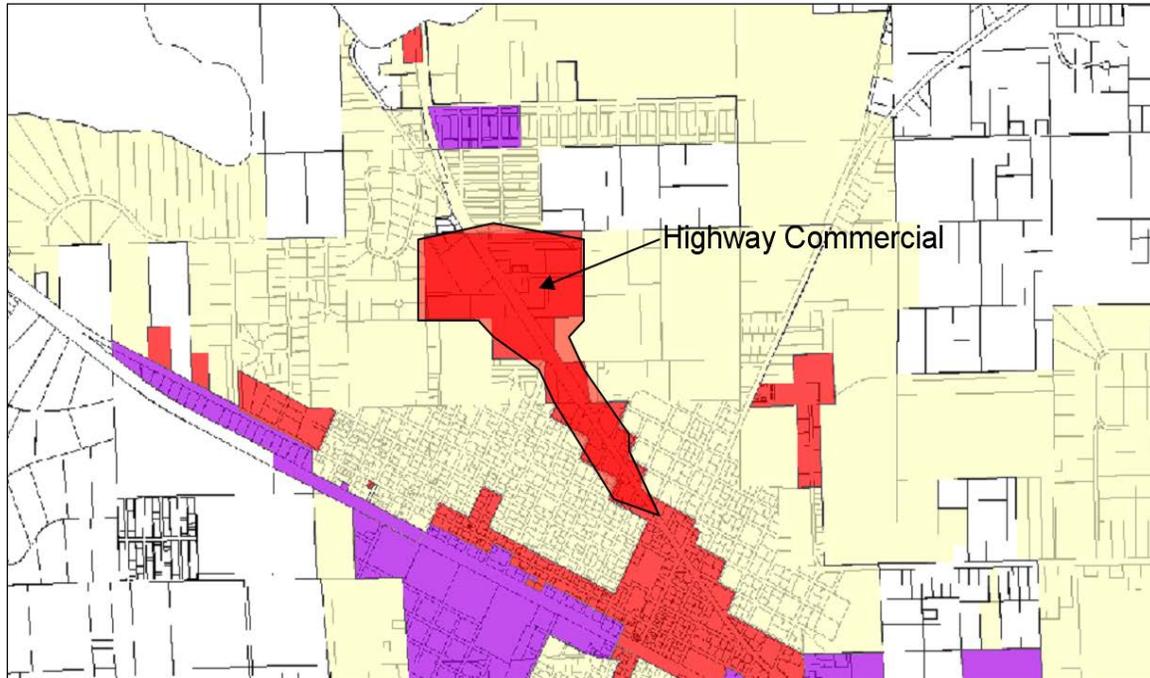
The City shall continue to maintain these standards in the Land Development Code.

FLUE Policy 1.7.5 - Nothing in these policies shall be construed to prevent a landowner holding property within or adjoining an established or planned neighborhood activity center from developing their property in accordance with the neighborhood activity center plan. The City may require the developer of a neighborhood activity center to design the center to incorporate isolated or adjoining properties if such action is found to further the objectives of this Plan.

FLUE Policy 1.7.6 - The City may, at its discretion, develop a Neighborhood Activity Center Master Plan to guide development of each neighborhood activity center and to include such Master Plan as an amendment to this Comprehensive Plan.

FLUE OBJECTIVE 1.8 - Highway commercial districts are established to recognize historic patterns of development and to accommodate retail, commercial services, and employment activities that are auto-oriented and require a location that can be easily accessed from the state and regional highway network.

FLUE Policy 1.8.1 - Highway commercial districts are designated by FLUE Map 6.

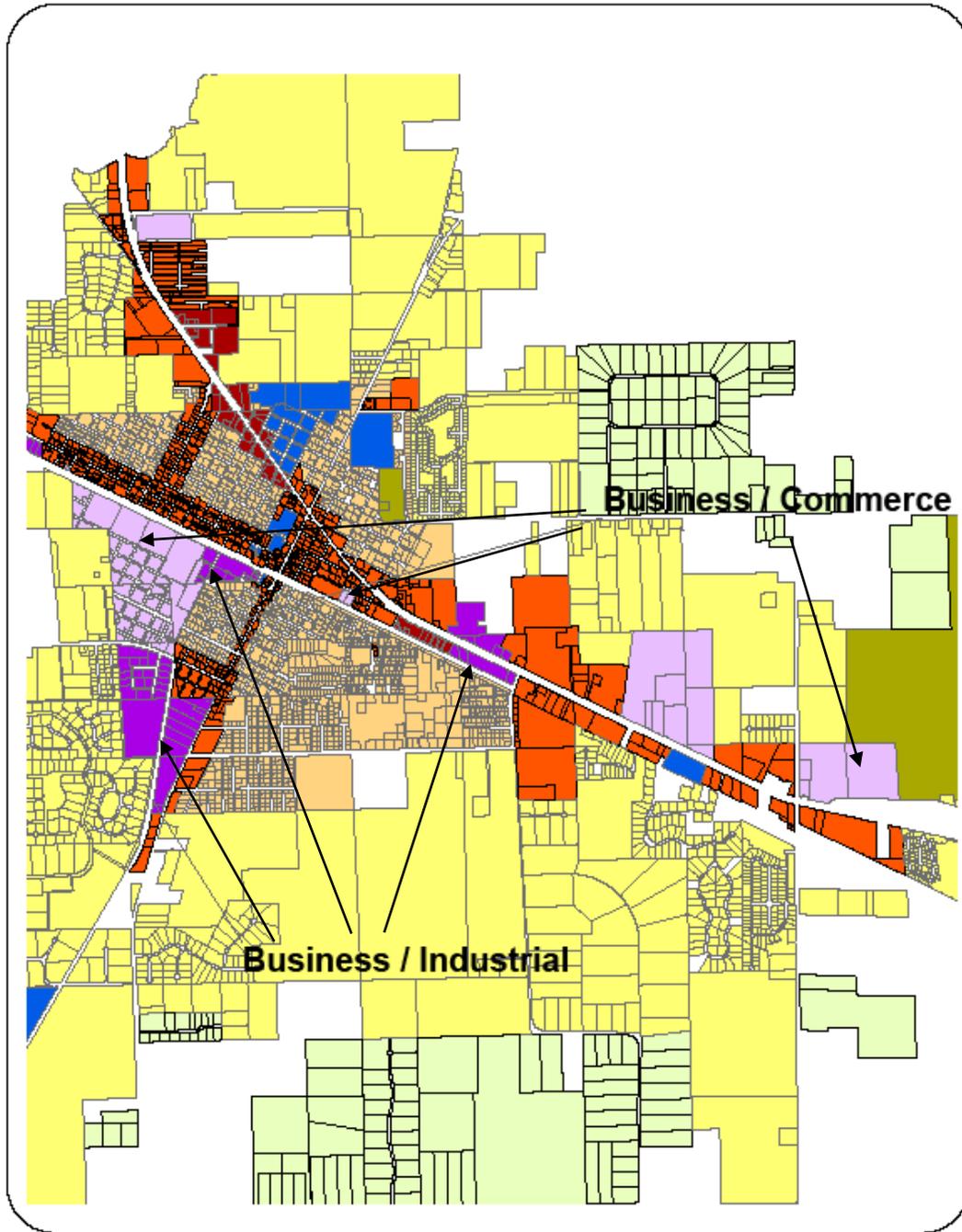


FLUE MAP 6: HIGHWAY COMMERCIAL DISTRICTS

FLUE Policy 1.8.2 - Highway commercial districts may accommodate a broad range of commercial, business and light industrial uses requiring direct highway access and generating high traffic volumes. The City will continue to maintain implementation of this policy in the Land Development Code to implement the intent of this policy.

FLUE Policy 1.8.3 - The management of access and highway capacity on US 441 is a high priority for the City. All new development, infill and redevelopment within the designated highway commercial districts shall comply with all objectives and policies of the Traffic Circulation Element of this Plan including access restrictions, cross access and shared access requirements and capacity enhancements. The City will continue to coordinate with the Florida Department of Transportation and the County regarding access to all state and county highways.

FLUE Policy 1.8.4 - The City will continue to apply its Highway Enhancement Standards along all designated highways as described in the Community Design Element of this Plan including required setbacks, general design standards, architectural design standards and landscaping standards. It is the expressed intent of the City to encourage the development and maintenance of attractive roadway frontages throughout the City and to discourage the use of roadway frontage for large and uninterrupted expanses of parking. The City will continue to maintain in the Land Development Code design guidelines for the highway enhancement zones.



FLUE MAP 7: BUSINESS AND INDUSTRIAL DISTRICTS

FLUE OBJECTIVE 1.9 - Business and Industrial Districts are established to recognize historic patterns of development and accommodate employment opportunities in areas where location and infrastructure are appropriate for commercial, office, institutional and light industrial uses. Two land use classifications are established under this objective to distinguish between areas that have historically accommodated industrial and more intense commercial uses and those areas suited for a mix of retail, business services, residential, institutional use, and light industry in a planned environment.

FLUE Policy 1.9.1 - The Business/Commerce (BC) classification is established to promote the development of employment opportunities and to provide for the business and commercial needs of the community. As an alternative, lands within the BC classification may accommodate residential and mixed use if master planned (refer to FLUE Policy 1.14.5) for compatibility with other business and commercial uses.

FLUE Policy 1.9.2 - Within the Business/Commerce (BC) classification, a master plan is required in the event:

1. Retail space exceeds 130,000 gross sq. ft.
2. Total non-residential space exceeds 300,000 gross sq. ft.

FLUE Policy 1.9.3 - The City recognizes that form-based zoning emphasizing the type and scale of buildings and their relationship to other buildings and to the street should be given priority over the use of the building in the Business/Commerce (BC) classification. The City also recognizes that the separation of uses required by conventional zoning may be undesirable and inconsistent in the BC classification and that a mix of commercial, business, service and residential uses co-existing within a mixed use environment is desired. The City shall continue to maintain these standards in the Land Development Code.

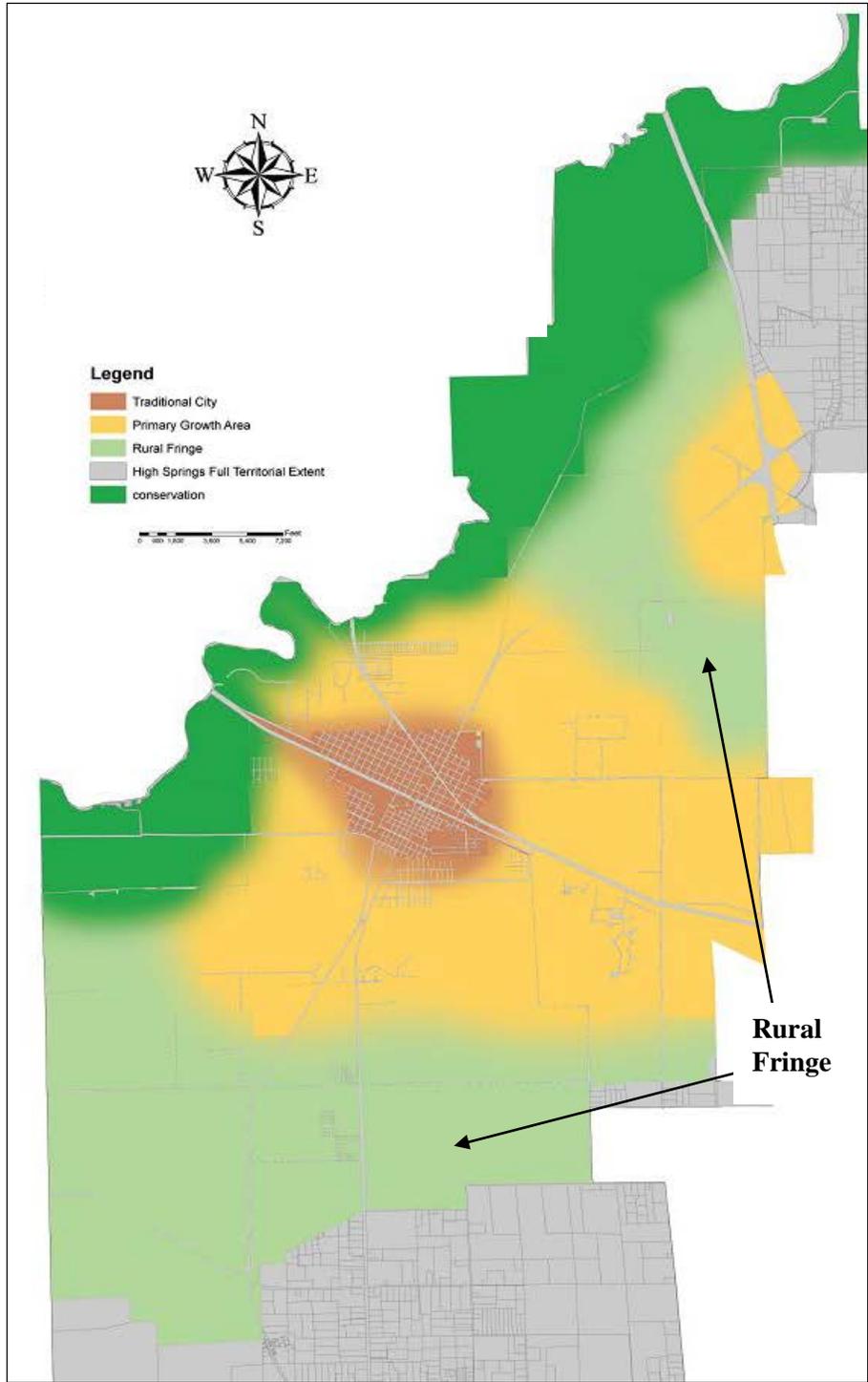
FLUE Policy 1.9.4 - The City will maintain in the Land Development Code procedures and standards for the master planning of lands within the Business/Commerce (BC) classification.

FLUE Policy 1.9.5 - The Business/Industrial (BI) classification is established to accommodate industrial and more intense business and commercial activities. Residential uses shall not be permitted in the BI classification.

FLUE Policy 1.9.6 - Within the Business/Industrial (BI) classification, a master plan is required in the event:

1. Retail space exceeds 130,000 gross sq. ft.
2. Total space exceeds 300,000 gross sq. ft.

FLUE Policy 1.9.7 - The City will maintain in the Land Development Code procedures and standards for the master planning of lands within the Business/Industrial (BI) classification.



FLUE MAP 8: RURAL FRINGE

FLUE OBJECTIVE 1.10 - A Rural Fringe is established for purposes of retaining rural character, preserving sensitive environmental features and regulating the timing and sequence of growth to coincide with the City’s ability to provide supporting infrastructure and services. The Rural Fringe shall include all incorporated areas not otherwise within the Urban Service Area. The Rural Fringe is intended to accommodate low density residential, agriculture, environmental conservation and very limited commercial uses.

FLUE Policy 1.10.1 - Open space shall be comprised of two types of land:

1. Primary Conservation Areas consist of lands that are frequently inundated, lands within the 100 year floodplain, wetlands, lands with significant geological features including sinkholes, and lands identified as having significant ecological or environmental value;
2. Secondary Conservation Areas consist of other lands that are permanently protected. Such lands typically consist of upland forest, meadows, pastures and farm fields.

FLUE Policy 1.10.2 - Lands designated or determined to be “Primary Conservation Areas” shall be permanently protected as a prerequisite for new development within the Rural Fringe. These sensitive lands are to be deducted from the total parcel acreage to derive the “Adjusted Tract Acreage” on which density will be based.

FLUE Policy 1.10.3 - No land owner or developer shall be required to designate more than 50% of the “Adjusted Tract Acreage” as “Secondary Conservation Area” although this provision shall not be construed to prevent additional areas from such designation. Full density credit shall be allowed for land in this category so that the development potential is not reduced by this designation.

FLUE Policy 1.10.4 - New development within the Rural Fringe shall be limited to low density residential development not exceeding a gross density of one (1) unit per five acres with the exception of development in compliance with Policy 1.4.13 (development with full urban infrastructure and services).

FLUE Policy 1.10.5 - The subdivision and development of land within the Rural Fringe may occur in accordance with one of the following options:

1. Conventional subdivision;
2. Conservation subdivision;
3. Cluster Subdivision;
4. Urban Subdivision in accordance with Policy 1.4.13

FLUE Policy 1.10.6 - “Conventional” subdivisions may be developed within the Rural Fringe in compliance with the following standards:

1. Lands designated or identified as “Primary Conservation” shall be permanently protected;
2. No lands designated or identified as “Primary Conservation” may be included within residential lots;
3. No lot may be less five (5) acres in size;
4. Private water wells and on-site wastewater treatment facilities may be utilized: and
5. All roadways shall be improved to standards prescribed by the City in its Land Development Code.

FLUE Policy 1.10.7 - “Conservation” subdivisions may be developed within the Rural Fringe in compliance with the following standards:

1. Lands designated or identified as “Primary Conservation” shall be permanently protected.
2. No lands designated or identified as “Primary Conservation” may be included within residential lots;
3. At least 50% of the “Adjusted Tract Acreage” is designated as “Secondary Conservation” and permanently protected;

4. The gross residential density of the subdivision does not exceed one (1) dwelling unit per five acres;
5. No residential lot may be less than one (1) acre in size;
6. Private water wells and on-site wastewater treatment facilities may be utilized; and
7. All roadways shall be improved to standards prescribed by the City in its Land Development Code.

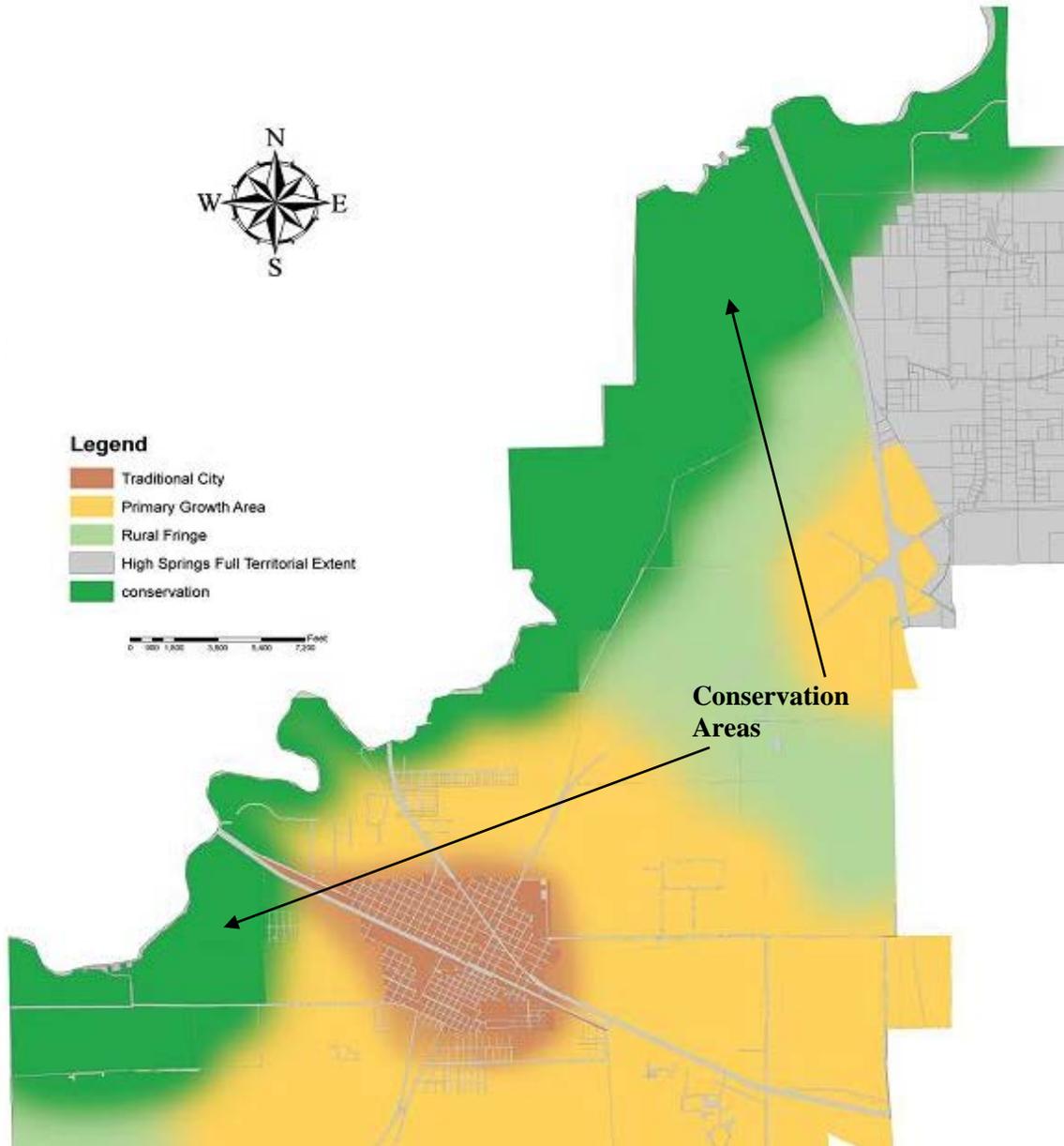
FLUE Policy 1.10.8 - "Cluster" Subdivisions permit the partial or phased development of lands within the Rural Fringe in anticipation of future urban services and may be developed in compliance with the following standards:

1. Lands designated or identified as "Primary Conservation" shall be permanently protected.
2. No lands designated or identified as "Primary Conservation" may be included within residential lots;
3. At least 20% of the "Adjusted Tract Acreage" is designated as "Secondary Conservation" and permanently protected;
4. The gross residential density of the subdivision does not exceed one (1) dwelling unit per acre;
5. No residential lot may be less than one-half (1/2) acre in size;
6. The development parcel shall be fully designed including the design and location of all required improvements to meet level of service and design standards established for development within the Urban Service Area; and
7. One (1) dwelling unit for each five acres of land within the tract may be developed utilizing private water supply and private wastewater treatment facilities including wells and on-site wastewater treatment provided that the connection of all lots to public water and wastewater facilities is guaranteed when services are available and that all other levels of service, design and improvement standards.

FLUE Policy 1.10.9 - The Future Land Use map of the City shall not contain an agricultural designation. It is the intent of the City that, when fully developed, the City will not have an agricultural district within the corporate limits. However, the City shall encourage the agricultural use of land, as follows:

1. Agricultural uses will be permitted on tracts of land of 5 acres or more,
2. Agricultural uses, excluding farm animals, will be permitted on less than five acres of land subject to standards of intensity and compatibility to be established by the Land Development Code.

Intensive agricultural operations such as feed lots, poultry operations, or dairies shall not be permitted.



FLUE MAP 9: CONSERVATION AREAS

FLUE OBJECTIVE 1.11 - Conservation Areas are established to protect and preserve environmentally sensitive and constrained lands and lands of significant archaeological and historic importance. Conservation areas are intended to accommodate natural ecosystems, floodplains, springs, wellfields, archaeological sites and very low density residential use.

FLUE Policy 1.11.1 - The Conservation (CON) classification is established to preserve areas with significant environmental and/ or ecological value and areas with historic, archaeological and/or public value.

FLUE Policy 1.11.2 - Within the Conservation (CON) classification, very low density residential is permitted not exceeding one dwelling unit per each ten (10) acres. The impervious surface ratio shall not exceed 0.10.

FLUE Policy 1.11.3 - The City will continue to maintain procedures and standards for the use of lands within the Conservation (CON) classification in the Land Development Code.

FLUE OBJECTIVE 1.12 - Restrict development within unsuitable areas due to flooding, improper drainage, springs, sinkholes and other environmental conditions where development may pose a hazard or degrade the environment of the City and Region.

FLUE Policy 1.12.1 - The City shall restrict development within unsuitable areas due to flooding, improper drainage, and adverse topographic and soil conditions, unless acceptable methods are formulated by the developer and approved by the City to solve the problems created by the unsuitable land conditions.

FLUE Policy 1.12.2 - The City shall prohibit development within sinkholes by assuring the enforcement of the applicable Suwannee River Water Management District regulations

FLUE Policy 1.12.3 - The City's Land Development Code shall regulate development within and below the 100-year riverine floodplain.

FLUE Policy 1.12.4 - The City will allow limited mining operations within the City with conditional use approval and upon approval of all required mining permits from the appropriate federal, state, and county agencies. Mining may take place only in areas with Business/ Industrial land-use designation.

FLUE Policy 1.12.5 - The following standards shall apply for the protection of public potable water well fields:

1. The first 300-foot radius around the well shall remain a zone of exclusion where no development activities shall be permitted. Open space and recreation are acceptable uses within this zone.
2. From a radius of 300 to 600 feet around the well, Future Land Uses shall be regulated to prohibit:
 - a. Landfills;
 - b. Facilities for the bulk storage, handling, or processing of hazardous materials;
 - c. Activities that require the storage, use, or transportation of restricted substances, agricultural chemicals, petroleum products, hazardous or toxic materials, medical waste, etc.;
 - d. Dairies, feedlots, or other commercial animal facilities;
 - e. Wastewater treatment plants, percolation ponds, and similar facilities;
 - f. Mining activities;
 - g. Excavation of waterways or drainage facilities which intersect the water table; and
 - h. All uses prohibited in High Aquifer Recharge Areas by FLUE Policy 1.12.7.

FLUE Policy 1.12.6 - The City shall require the developer to provide a study to indicate what effect the proposed development will have on environmentally sensitive lands in Development Constraint Areas. Stormwater discharge shall be retained and treated and there shall be no direct discharge into sinkholes or solution channels. Three conditions will be addressed:

1. Sinkholes and solution channels - There shall be no development within 50 feet. Natural vegetation will be required to remain or to be restored within a radius of 50 feet around sinkholes and solution channels to provide vegetative buffers for these Karst features. The function of these vegetative buffers, in conjunction with swales, berms, or other stormwater

management methods or structures, shall be the attenuation and treatment of stormwater runoff so as to prevent direct discharge of stormwater or discharge of untreated stormwater to sinkholes or solution channels.

2. Soils - Mitigation proposals shall be provided and implemented to minimize the adverse impacts of development upon soils. Development and construction activities shall be conducted to prevent erosion, sedimentation, and siltation.
3. Flood-prone areas, flood plains, and flood ways - Development impacts on adjacent areas, as well as to the areas proposed for development, shall be addressed. In addition, avoidance and mitigation plans shall be provided and implemented to ensure that the flood storage capacity and natural functions of the flood plains and flood ways are preserved.

FLUE Policy 1.12.7 - New development activities which involve handling or storing of hazardous materials may be prohibited in high aquifer recharge areas and, where permitted, shall be subject to the general requirements, siting prohibitions, storage facility standards, secondary containment requirements, and monitoring provisions of the County Hazardous Materials Management Code. Where such facilities exist and are proposed to be modified, development review and permitting activities shall include careful evaluation and implementation of engineering and management controls, setbacks and buffers, and monitoring. Existing facilities shall meet the requirements of the County Hazardous Materials Management Code pertaining to such facilities.

The City is located within a “high aquifer recharge area” as established by the Suwannee River Water Management District.

The following new uses shall be prohibited in high aquifer recharge areas unless it can be demonstrated that the material, in the quantity and/or solution stored or the conditions under which it is stored, does not pose a hazard to human health or the environment:

1. Wholesale bulk food storage;
2. Chemical manufacturing;
3. Pesticide manufacturing;
4. Auto salvage or junk yard;
5. Asphalt plant;
6. Battery reclamation or manufacturing;
7. Electronics manufacturing using halogenated solvents;
8. Any hazardous waste transfer site;
9. Any site defined by the Resource Conservation and Recovery Act as a treatment, storage, or disposal facility for hazardous waste;
10. Regional pesticide distribution site;
11. Underground storage tank for the storage of hazardous materials except underground petroleum storage tank systems subject to the County Underground Storage Tanks; and
12. Portland cement manufacturing to include Class C or D storage facilities as defined by the County Ordinance 91-6 in effect as of the date of adoption of this provision.

FLUE Policy 1.12.8 - The City will seek to acquire and will cooperate with other public and nonprofit agencies in the acquisition of the natural areas and open space both within the City and within the Urban Reserve. In furtherance of this policy, the City will take actions to identify and evaluate, in cooperation with other agencies, lands and resources that merit acquisition.

FLUE Policy 1.12.9 - 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.

FLUE OBJECTIVE 1.13 - Establish a Future Land Use Map to guide the development of land within the City.

FLUE Policy 1.13.1 - FLUE Map 10 is hereby adopted as the Future Land Use Map of the City. The City shall establish procedures for the review and amendment of the Future Land Use Map within the Land Development Code.

FLUE OBJECTIVE 1.14 - Establish future land use classifications to guide development of the City.

FLUE Policy 1.14.1 - The City shall allocate amounts and types of Future Land Uses for residential, commercial, industrial, public, and recreation to meet the needs of the existing and projected future populations and to locate urban Future Land Uses in a manner where public facilities may be provided to serve such urban Future Land Uses.

FLUE Policy 1.14.2 - Gross residential densities are established to serve as a guideline for evaluating residential development. Gross residential densities will be used for the following reasons:

1. To plan for public facilities and services such as schools, sewers, fire protection, parks, roads, and storm water management , the total number of persons living in an area must be known; while, the density of specific development sites is less significant.
2. For any given area with the same gross residential density, the total number of dwelling units - which relates to population - would remain the same regardless of the type of development or the distribution of land uses in that area. Thus, gross residential density allows greater flexibility of housing types in each area.
3. The concept of gross density encourages developers to allocate land for public facilities, such as schools, fire stations, roads, storm water management and parks, without being penalized for reduction in total dwelling units.
4. Gross residential density provides the developer with incentives to reduce overall site and housing costs, as well as to provide for more innovative design than is possible under conventional (net density) development.
5. Gross density encourages the protection of undevelopable conservation areas through the transfer of dwelling units on the property. However, there may be instances where the resulting net density will be inappropriate for a given site. These proposals shall be reviewed on an individual case basis.

The Land Development Code may establish standards and guidelines pertaining to net density within the various zoning districts and consistent with the intent of each zoning district as established by FLUE Policy 1.15.1.

FLUE Policy 1.14.3 - Non-Residential Intensity. The Land Development Code shall establish standards and guidelines for the intensity of non-residential development. Such standards and guidelines will promote compact design and the efficient use of land consistent with the intent of the specific zoning district. Standards and guidelines for non-residential intensity established within each zoning district shall be consistent with impervious surface ratios, maximum floor area standards, height restrictions and other intensity or bulk provisions specifically prescribed in this Comprehensive Plan and provide for the consideration of site characteristics, building function and

form, environmental constraints, open space requirements, parking requirements, stormwater management and the adequacy and design of infrastructure.

FLUE Policy 1.14.4 - Impervious Surface Ratio (ISR) is established as a primary determinant of design for development within the City. Impervious Surface Ratio is calculated as the area of impervious cover within a lot, tract, or parcel or within the total site being developed divided by the total area within the perimeter of such lot, tract, parcel, or development. Impervious Surface includes roads, parking areas, buildings, pools, patios, sheds, driveways, sidewalks and other impermeable construction including, but not limited to, streets and pavement. Vegetated water quality and stormwater management basins, vegetated swales and other vegetated conveyances for overland drainage shall not be calculated as impervious cover.

FLUE Policy 1.14.5 - Height Restrictions are established as a primary determinant of design for development within the City.

With the exception of development within the Business/Industrial land use category, no development shall exceed a height of forty (40) feet or three stories whichever is least restrictive.

Within the Business/Industrial land use category, no development shall exceed a height of eighty (80) feet.

The Land Development Code may provide for exceptions to these height restrictions for towers, spires, steeples and other structures.

FLUE Policy 1.14.6 - Master Plan Requirements. The master plan requirements prescribed in FLUE Policy 1.14.7 are intended to demonstrate sustainability by providing for interconnectivity, adequate infrastructure, multi-modal opportunities and land use compatibility. These requirements may be satisfied by the application of the planned development, traditional neighborhood development, major site plan and major subdivision provisions of the Land Development Code. –The City shall continue to maintain criteria and procedures for implementing this requirement in the Land Development Code.

FLUE Policy 1.14.7 - Land Use Classifications are established for application within the City.

Conservation (CON)

Residential Rural (RR), Residential Suburban (RS), Residential Mixed (RM)

Mixed Use (MU)

Commercial (C)

Business/Commerce (BC), Business/Industrial (BI)

Public/Semi-Public (P/SP)

Special Area Plans (refer to FLUE Policy 1.14.8)

LAND USE CLASSIFICATION: CONSERVATION		CON		
Purpose		Standards		
<p>It is the purpose of this category to depict those areas of the City that are now characterized, or appropriate to be characterized, as a natural resource feature worthy of conservation/preservation; and to recognize the significance of preserving such environmental features and their ecological functions.</p>		Residential Use	<p>Density: 1 dwelling unit per 10 acres.</p> <p>Impervious Surface Ratio: 0.10</p> <p>Maximum Building Height will be 3 story / 40 feet whichever is least restrictive.</p>	
<p>Use Characteristics</p> <p>Uses appropriate to and consistent with the CON classification include:</p>				
Primary Uses:	Environmental preserves; Open space; Ecological Parks			
Secondary Uses:	Public/Semi-Public; Very low density residential; Low intensity agriculture			
Prohibited Uses:	Commercial, Industrial, Schools and Mining			
<p>Locational Characteristics</p> <p>This category is generally appropriate to areas serving major ecological functions and features preserved in their natural state that greatly lessen the need for governmental urban support facility expenditures.</p>				
<p>Zoning Compatibility: Zoning districts compatible with the CON classification include</p>		<p>CON - Conservation P/SP - Public/Semi-Public</p>		

LAND USE CLASSIFICATION: RESIDENTIAL RURAL		RR		
Purpose			Standards	
<p>It is the purpose of this category to depict those areas of the City that are now developed, or appropriate to be developed, for agricultural activities or in a rural, very low density residential manner; and to recognize such areas as primarily well-suited agricultural and residential uses that are consistent with the rural, non-intensive qualities and natural resource features of such areas.</p>			Residential Use	<p>Density Range: 1 dwelling unit per 5 gross acres to 1 dwelling unit per 1 gross acre.</p> <ul style="list-style-type: none"> ▪ Maximum Building Height will be 3 story / 40 feet whichever is least restrictive.
<p>Use Characteristics</p> <p>Uses appropriate to and consistent with the RR classification include:</p>				
Primary Uses:	Agriculture; Open space; Low density residential			
Secondary Uses:	Public/Semi-Public; Neighborhood Commercial		Non-Residential Use	<ul style="list-style-type: none"> ▪ Impervious Surface Ratio: 0.70 ▪ Height: 40 feet or 3 stories.
Prohibited Uses:	Industrial Uses, Mining			
<p>Locational Characteristics</p> <p>This category is generally appropriate to locations where use and development characteristics are rural in nature and not within the Urban Service Area.</p>				
Zoning Compatibility: Zoning districts compatible with the RR classification include:		<p>CON - Conservation RE - Rural Estate R1 - Low Density Single Family Residential PD - Planned Development P/SP - Public/Semi-Public</p>		

LAND USE CLASSIFICATION: RESIDENTIAL SUBURBAN		RS		
Purpose			Standards	
<p>It is the purpose of this category to depict those areas of the City that are now developed, or appropriate to be developed, in a suburban, low density residential manner; and to recognize such areas as primarily well-suited for residential uses that are consistent with the suburban, non-intensive qualities and natural resource characteristics of such areas.</p>			Residential Use	<ul style="list-style-type: none"> ▪ Density Range: 1.0 – 4.0 dwelling units per gross acre. ▪ Maximum Building Height will be 3 story / 40 feet whichever is least restrictive.
<p>Use Characteristics</p> <p>Uses appropriate to and consistent with the RS classification include:</p>				
Primary Uses:	Residential Public/Semi-Public; Neighborhood		Non-Residential Use	<ul style="list-style-type: none"> ▪ Impervious Surface Ratio (ISR): .70 ▪ Height: 40 feet or 3 stories.
Secondary Uses:	Commercial; Schools, Community Centers; Recreation			
Prohibited Uses:	Industrial Uses, Mining			
<p>Locational Characteristics</p> <p>This category is appropriate within the Urban Service Area where use and development characteristics are suburban residential in character and where urban infrastructure and services are available.</p>				
Zoning Compatibility: Zoning districts compatible with the RS classification include:	<p>CON - Conservation</p> <p>R1 - Low Density Residential</p> <p>R1a - Single Family Residential</p> <p>R2 - Single Family Residential</p> <p>R3 - Single Family Residential</p>		<p>RM - Mixed Residential</p> <p>TDD - Traditional Development</p> <p>PD - Planned Development</p> <p>P/SP - Public/Semi-Public</p>	

LAND USE CLASSIFICATION: RESIDENTIAL MIXED		RM	
Purpose		Standards	
<p>It is the purpose of this category to depict those areas of the city that are now developed, or appropriate to be developed, in a low to moderate intensive residential manner; and to recognize such areas as primarily suited for residential uses that are consistent with urban qualities, transportation facilities, and rural resource characteristics of such areas. The RM category accommodates a mix of higher density single family and multi-family uses and highly compatible retail, office, and institutional uses.</p>		Residential Use	<ul style="list-style-type: none"> ▪ Density Range: 1.0 – 4.0 dwelling units per gross acre ▪ Accessory dwelling units are allowed to: <ul style="list-style-type: none"> • Create new housing units while respecting the look and scale of single family neighborhoods • Increase the housing stock of existing neighborhoods in a manner than is less intensive than alternatives • Allow for more efficient use of existing housing stock and infrastructure • Provide a mix of housing that responds to changing family needs (life cycle housing) and smaller households • Provide a means for residents, particularly seniors, single parents, and families with grown children, to remain in their homes and neighborhoods, and obtain extra income, security, companionship, and services; and • Provide a broader range of affordable and accessible housing ▪ Impervious Surface Ratio (ISR): .70 ▪ Maximum Building Height will be 3 story / 40 feet whichever is least restrictive
Use Characteristics			
Uses appropriate to and consistent with the RM classification include:			
Primary Uses:	Residential/Residential Equivalent		
Secondary Uses:	Public/Semi-Public; Neighborhood Commercial; Transient Accommodations; Schools		
Prohibited Uses:	Industrial Uses, Mining		
		Non-Residential Use	<ul style="list-style-type: none"> ▪ Impervious Surface Ratio (ISR): .70 ▪ Height: 40 feet or 3 stories ▪ Non-residential uses shall visually conform to the residential character of the neighborhood and primarily serve the needs of the neighborhood in which they are located in order to reduce vehicle miles traveled.
Locational Characteristics			
<p>This category is generally appropriate to areas serviced by the complete range of urban services with a particular emphasis on the availability of transit services and recreation/open space facilities; in areas where development characteristics are urban in nature; and in areas of close proximity to employment centers, community shopping centers, and arterial collector highway facilities.</p>			
Zoning Compatibility: Zoning districts compatible with the RM classification include:	CON - Conservation R1 - Low Density Residential R1a - Single Family Residential R2 - Single Family Residential R3 - Single Family Residential		RM - Mixed Residential TDD - Traditional Development PD - Planned Development P/SP - Public/Semi-Public

LAND USE CLASSIFICATION: MIXED USE		MU	
Purpose		Standards	
<p>It is the purpose of the mixed use category is to achieve a more balanced mix of uses to increase convenience and provide greater transportation choices. When a variety of uses are located in close proximity to each other, walking and bicycling become practical alternatives to automobile travel. Such areas would support objectives for increased mobility and reduced congestion. Infill development success can be enhanced by planning a mutually supportive mix of uses. The mixing of uses can add variety and vitality to an area, making it a more attractive, interesting place to live. In addition, convenient commercial and personal services, readily accessible to work sites and residential areas, and convenient cultural or recreational amenities can enhance the attractiveness of infill development. Infill development can fill gaps to benefit the entire neighborhood including existing residents, for instance by providing a grocery store or a park where none exists. Commercial, service, and institutional areas are encouraged in appropriate locations and in a mixed use configuration.</p>		Residential Use	<ul style="list-style-type: none"> ▪ Maximum Density: 12 dwelling units per gross acre. ▪ Residential Equivalent Use: 36 beds per gross acre. ▪ Transient Accommodations: 36 dwelling units (rooms) per gross acre. ▪ Impervious Surface Ratio (ISR)- 0.80 ▪ Maximum Building Height will be 3 story / 40 feet whichever is least restrictive.
Use Characteristics Uses appropriate to and consistent with the MU classification include:			<ul style="list-style-type: none"> ▪ Impervious Surface Ratio (ISR)- 0.80
Primary Uses:	Residential, Residential Equivalent, Office, Retail Commercial; Personal/Business Service; Commercial/Business Service; Transient Accommodation	Non-Residential Use	<ul style="list-style-type: none"> ▪ Maximum Building Height will be 3 story / 40 feet whichever is least restrictive
Secondary Uses:	Public/Semi-Public; Institutional, Schools	Mixed Use	<ul style="list-style-type: none"> ▪ Shall not exceed, in combination, the respective number of units per acre and floor area ratio permitted, when allocated in their respective proportion of the total lot area.
Prohibited Uses:	Industrial Uses, Mining		
<p>Locational Characteristics This category is generally appropriate to locations within the urban area that are appropriate for more intensive residential, office and retail commercial uses. These are typically in close proximity to and served by the arterial highway network where mixed use developments allow interaction among land uses and encourage mass transit and non-vehicular trips.</p>			
Zoning Compatibility: Zoning districts compatible with the MU classification include		CON - Conservation C1 - Neighborhood Commercial C2 - General Commercial C3 - Highway Commercial MU - Mixed Use BC - Business/Commerce TCBD - Traditional Town Center	PD - Planned Development TDD - Traditional Development RM - Residential Mixed R-1 - Single Family Residential R-1A - Single Family Residential R-2 - Single Family Residential R-3 - Single Family Residential P/SP - Public/Semi-Public

LAND USE CLASSIFICATION: COMMERCIAL		C	
Purpose		Standards	
It is the purpose of this category to accommodate commercial and business services including retail and employment uses generally oriented to major highways and high traffic volume intersections.		Non-Residential Use	<ul style="list-style-type: none"> ▪ Impervious Surface Ratio (ISR)- 0.90 ▪ Maximum Building Height will be 3 story / 40 feet whichever is least restrictive. ▪ Requires master plan if: <ul style="list-style-type: none"> ▪ Retail space exceeds 130,000 gross sq. ft. ▪ Total non-residential space exceeds 300,000 gross sq. ft.
Use Characteristics Uses appropriate to and consistent with the C classification include:		Residential Use	<ul style="list-style-type: none"> ▪ Density: 12 dwelling units per gross acre. ▪ Impervious Surface Ratio (ISR)- 0.90 ▪ Maximum Building Height will be 3 story / 40 feet whichever is least restrictive.
Primary Uses:	Retail stores and services; offices; and civic uses suitable for high traffic volume highway location	Mixed Use	<ul style="list-style-type: none"> ▪ Shall not exceed, in combination, the respective number of units per acre and floor area ratio permitted, when allocated in their respective proportion of the total lot area.
Secondary Uses:	Public/Semi-Public; Institutional, Transient Accommodations, Residential, Schools		
Prohibited Uses:	Industrial Uses, Mining		
Locational Characteristics This category is generally appropriate to areas serviced by the complete range of urban services with access to major roadways.			
Zoning Compatibility: Zoning districts compatible with the C classification include		CON - Conservation C1- Neighborhood Commercial C2- General Commercial C3- Highway Commercial P/SP - Public/Semi-Public	

LAND USE CLASSIFICATION: BUSINESS / COMMERCE		BC	
Purpose		Standards	
It is the purpose of this category to identify those areas of the city that are now developed, or appropriate to be developed, for business, research, commercial, retail and/or light industrial uses in a business park environment, including uses generally oriented to major highway and high traffic; and to encourage the reservation and use of consolidated areas for business, retail, commercial and light industrial use in a manner and location consistent with surrounding use, transportation facilities, and natural resource characteristics.		Non-Residential Use	<ul style="list-style-type: none"> ▪ Impervious Surface Ratio (ISR)- 0.80 ▪ Requires master plan if: <ul style="list-style-type: none"> • Retail space exceeds 130,000 gross sq. ft. • Total space exceeds 300,000 gross sq. ft.
		Residential Use	<ul style="list-style-type: none"> ▪ Maximum Density – 12 dwelling units per gross acre.
Use Characteristics Uses appropriate to and consistent with the BC classification include:		Mixed Use	<ul style="list-style-type: none"> ▪ Requires master plan. ▪ Shall not exceed, in combination, the respective number of units per acre and impervious surface ratio permitted, when allocated in their respective proportion of the total lot area.
Primary Uses:	Research/Development; Light Manufacturing / Assembly; Wholesale/Distribution; Storage / Warehouse; Commercial; Retail, Business Services; Offices; Single-Family and Multi-Family Residential	Access / Circulation	<ul style="list-style-type: none"> ▪ Internal vehicular circulation system required. ▪ External vehicular connection to major roadway network and adjoining properties required.
Secondary Uses:	Public/Semi-Public; Institutional, Transient Accommodations;	Adjoining Residential Use	<ul style="list-style-type: none"> ▪ An appropriate buffer to be established by the Land Development -Code shall be provided in and between the BC designated land and adjoining land designated as RR, RS, or RM.
		Other	<ul style="list-style-type: none"> ▪ Maximum Building Height will be 3 story / 40 feet whichever is least restrictive. ▪ All development in the BC category shall demonstrate sustainability by providing for interconnectivity, utility infrastructure planning and multi-modal provisions.
Locational Characteristics This category is generally appropriate to locations of sufficient size to encourage a business / commerce park environment with provisions for internal circulation and service access in locations suitable for business, retail, commercial and light industrial use with minimal adverse impact on adjoining uses, and with good access to transportation and utility facilities such as the major roadway network and rail facilities.			
Zoning Compatibility: Zoning districts compatible with the BC classification include	C1- Neighborhood Commercial C2- General Commercial C3- Highway Commercial	BC - Business/Commerce PD - Planned Development TDD - Traditional Development P/SP - Public/Semi-Public	

LAND USE CLASSIFICATION: BUSINESS / INDUSTRIAL		BI	
Purpose		Standards	
<p>It is the purpose of this category to identify those areas of the city that are now developed, or appropriate to be developed, for business, retail, commercial and/or light industrial use; and to encourage the reservation and use of consolidated areas for business, commercial and light industrial use in a manner and location consistent with surrounding use, transportation facilities, and natural resource characteristics.</p>		Non-Residential Use	<ul style="list-style-type: none"> ▪ Impervious Surface Ratio (ISR)- 0.90 ▪ Maximum Building Height : Eighty (80) feet ▪ Requires master plan if: <ul style="list-style-type: none"> ▪ Retail space exceeds 130,000 gross sq. ft. ▪ Total non-residential space exceeds 300,000 gross sq. ft.
Use Characteristics		Adjoining Residential Use	<ul style="list-style-type: none"> ▪ An appropriate buffer to be established by the Land Development Code shall be provided in and between the BI designated land and adjoining land designated as RR, RS, or RM.
Uses appropriate to and consistent with the BI classification include:			
Primary Uses:	Research/Development; Light Manufacturing / Assembly; Wholesale/Distribution; Storage / Warehouse; Commercial & Business Services; Offices.		
Secondary Uses:	Public/Semi-Public; Institutional, Transient Accommodations, Mining		
Prohibited Uses:	Residential		
Locational Characteristics			
<p>This category is generally appropriate to locations of sufficient size to encourage an industrial and/or business park environment with provisions for internal service access in locations suitable for light industrial use with minimal adverse impact on adjoining uses, and with good access to transportation and utility facilities such as major roadway network and rail facilities.</p>			
Zoning Compatibility: Zoning districts compatible with the BI classification include		C1 - Neighborhood Commercial C2 - General Commercial C3 - Highway Commercial BC - Business Commerce IND - Industrial PD - Planned Development P/SP - Public/Semi-Public	

LAND USE CLASSIFICATION: PUBLIC/ SEMI-PUBLIC		P/SP	
Purpose		Standards	
It is the purpose of this category to provide suitable locations for public activities and institutional uses necessary to serve an urban population.		Non-Residential Use	<ul style="list-style-type: none"> ▪ Impervious Surface Ratio (ISR)- 0.90 ▪ Maximum Building Height will be 3 story / 40 feet whichever is least restrictive.
Use Characteristics		Residential Use	<ul style="list-style-type: none"> ▪ Density: 12 dwelling unit per gross acre. ▪ Residential Equivalent: Maximum of 35 beds per gross acre.
Uses appropriate to and consistent with the P/SP classification include:			
Primary Uses:	School; Hospitals; Medical Clinics; Religious Institutions; Cemeteries; Nursing homes; Child Day Care; Fraternal Organizations, Civic Organizations, Municipal Building, Major Above Ground Utilities, Rights-of-Way and Substations, and other Institutional Facilities and Similar Uses. Non-private, quasi-industrial uses producing external effects such as Airports; Wastewater Treatment Plants; Power Plants; Vehicle Maintenance Yards; and Similar Uses		
Secondary Uses:	Residential, Residential Equivalent		
Locational Characteristics			
Due to the broad spectrum of public service levels and accessibility requirements as the intensity of uses varies each use must be evaluated and located on the basis of individual merits.			
Zoning Compatibility: Zoning districts compatible with the P/SP classification include		CON - Conservation P/SP - Public/Semi-public	

FLUE Policy 1.14.8 - Special Area Plans. The City may adopt Special Area Plans that are specific to districts, neighborhoods, activity centers and other areas of the City. Such amendments are intended to provide flexibility in the:

1. Mixing of uses and the intensity of uses,
2. Design,
3. Configuration and sharing of infrastructure, and
4. Demonstrated advancement of the objectives and policies of this plan.

Special Area Plans may be initiated by the City at its discretion. The City may consider the petition of landowners, citizens and community organizations in its decisions regarding the initiation of a Special Area Plan.

FLUE OBJECTIVE 1.15 - Continue to maintain and implement a land development code consistent with Florida Statutes, as amended, and the provisions of this Comprehensive Plan.

FLUE Policy 1.15.1 - The City will continue to maintain its Land Development Code consistent with the goals, objectives and policies of this Future Land Use Element.

The following zoning districts established by the Land Development Code shall be consistent with this comprehensive plan.

Residential Districts

R1 - Residential. The R-1 district is intended to accommodate single family residences and agricultural activities in areas that are appropriate for low density development. Gross residential density shall not exceed 1.0 dwelling units per acre where central water and sewer facilities are provided and 1.0 dwelling unit per five (5) acres (0.2 dwelling units per acre) on well and septic tank.

R1A - Residential. The R1A district is intended to accommodate single family residences in areas that are appropriate for low density development where water and sewer facilities are provided. Gross residential density shall not exceed 2.0 dwelling units per acre.

R2 - Residential. The R-2 district is intended to accommodate single family detached residential uses, other than mobile homes, in areas that are appropriate for moderate density development where water and sewer facilities are provided. Gross residential density shall not exceed 4.0 dwelling units per acre.

R3 - Residential. The R-3 district is intended to accommodate single family detached residential uses, including Class "A" mobile homes, in areas that are appropriate for moderate density development where water and sewer facilities are provided. Gross residential density shall not exceed 4.0 dwelling units per acre.

Commercial/Residential

C1 - Commercial/Residential. The C1 district is intended to accommodate office uses and residential uses including multi-family and single family. Gross residential density shall not exceed twelve (12.0) dwelling units per acre.

C2 - Commercial/Residential. The C2 district is intended to accommodate general retail, commercial, office and service activities and residential uses including multi-family and single family. Businesses in this district require location convenient to automotive and pedestrian traffic. Gross residential density shall not exceed twelve (12.0) dwelling units per acre.

C3 - Commercial/Residential. The C3 district is intended to accommodate more intense commercial activities that typically require large land areas and access to high volume traffic corridors. Multi-family, attached single family and mobile home parks are permitted. Detached single family and duplexes may be permitted as accessory uses.

Industrial/Commercial

IND - Industrial/Commercial. The IND district is intended for manufacturing, industrial activity, wholesaling, warehousing, and distribution. Commercial and business uses including retail uses are permitted.

Overlay Districts

H - Historic District. The H district is intended as an overlay district intended to preserve historic landmarks, properties and areas.

HE - Highway Enhancement. The HE district is intended to provide enhanced controls over signs, landscaping, setbacks, architectural controls, and green-space requirements for the main roadways through, and entrances to the City.

Planned Development Districts

PD - Planned Development. The PD district provides design flexibility by allowing a development plan to regulate the use and intensity of use of a specific site. The application of the PD district is optional for the landowner or developer. The uses and intensity of uses permitted within a PD district shall be those uses permitted by the underlying zoning district.

The following zoning classifications or districts included in the Land Development Code shall remain consistent with this comprehensive plan.

CON - Conservation. The CON district is intended to preserve lands that are environmentally sensitive or have ecological and/or archaeological significance. Residential use shall not exceed one (1.0) dwelling unit per ten (10) acres. Non-residential uses shall be restricted to very low intensity uses related to the conservation of the district's character.

RE - Rural Estate. The RE district is intended to accommodate low density development within the Rural Residential land use category.

RM - Residential Mixed. The RM district is a form-based district intended to accommodate a mixture of residential types and densities within a traditional urban setting.

TND - Traditional Neighborhood Development. The TND district provides design flexibility by allowing a development plan to regulate the use and intensity of use of a specific site. The application of the TND District is optional for the landowner or developer. The TND district is intended to encourage traditional neighborhood development including mixed use, walkability, compact design and the reduction of automobile use. The residential density within a TND district may be increased by 50% of the density prescribed by the underlying land use classification.

MU - Mixed Use. The MU district is a "form-based" district intended to encourage the mixing of uses, the maintenance of traditional streetscapes and neighborhood design, walkability and the reduction of reliance on the automobile and the preservation of human scale architecture and design.

TCBD - Traditional Central Business District. The TCBD district is a "form-based" district to be applied within the traditional downtown. The TCBD district is intended to maintain the "main street" character of the downtown and to encourage the mixing of retail, office, institutional and residential uses within an environment of shared infrastructure.

P/SP - Public/Semi-Public. The P/SP district is intended to accommodate public uses including public buildings, public facilities, public open space and public recreation facilities.

BC - Business/Commerce. The BC district is intended to accommodate a broad range of commercial, business, research and light industrial uses that provide employment opportunities and expansion of the City's economic base. The BC district is also intended to accommodate mixed use and residential development under a master plan concept.

FLUE Policy 1.15.2 - The City's Land Development Code will continue to allow the siting of public, charter, and private schools in any zoning district except Business/Industrial and Conservation.

FLUE Policy 1.15.3 - All residential, commercial and industrial uses shall be required to connect to and use the City water system when available.

All residential, commercial and industrial uses shall be required to connect to and use the City sewer system when available.

FLUE Policy 1.15.4 - The City will maintain provisions in the Land Development Code pertaining to the location, design and impact mitigation for large scale commercial projects exceeding 130,000 square feet in floor area and additional assessments of economic, traffic and environmental impacts shall be conducted prior to their approval.

FLUE Policy 1.15.5 - The City shall regulate non-conforming lot sizes, uses of land, and structures. Non-conformities shall be permitted to continue until they are voluntarily removed. However, non-conformities shall not be enlarged upon, expanded, intensified, or extended. Certain non-conforming structures may be renovated and repaired to promote the safety and general appearance and to avoid the deterioration and shabby appearance that can come from long term non-conformities.

FLUE Policy 1.15.6 - Non-conforming undeveloped lots that were lawfully permitted at the effective date of this plan, when conforming in all other respects except set back requirements, may be developed upon a finding that the property cannot be utilized as proposed without deviations. If the deviations are necessitated by the size or shape of the lot, the property may be developed as proposed if there is no significant adverse impact on surrounding properties, public health, or safety.

FLUE Policy 1.15.7 - Lawful, non-conforming uses of land may be permitted to continue provided a non-conforming use is not enlarged, increased, or intensified and, provided that if the non-conforming use ceases for any reason (except governmental action which impedes access to the premises) for a period of six consecutive months, any subsequent use shall conform with this plan.

FLUE Policy 1.15.8 - A lawful non-conforming structure may continue as long as it remains otherwise lawful and provided:

1. It may not be enlarged or altered in any way that would increase its non-conformity.
2. If it is destroyed by any means to the extent that exceeds 50 percent or more of its replacement value, it shall not be reconstructed except in conformity with this plan.
3. Should such structure be moved for any reason for any distance whatever, it shall thereafter conform to this plan. Notwithstanding any other provisions for non-conforming structures, any structure used for single family residential purposes and maintained as a non-conforming structure may be enlarged or replaced with a similar structure so long as that enlargement or replacement does not create new non-conformities or increase the extent of the existing non-conformity.

FLUE Policy 1.15.9 - Lawful non-conforming use of a structure may be permitted provided:

1. No existing structure devoted to such use shall be enlarged, extended, etc. without changing the use of the structure to a permitted use.
2. Any non-conforming use of a structure or structure and premises may be changed to another non-conforming use of the same character or a more restricted non-conforming use provided such alternate non-conforming use is equally or more appropriate to the district than the previous non-conforming use.

3. Any structure or structure and premises in combination in which a non-conforming use is superseded by a permitted use shall thereafter conform to this plan.
4. If a non-conforming use of a structure or structure and premises ceases for any reason (except where governmental action impedes access to the premises) for a period of six consecutive months, any subsequent use shall conform to this plan.

Should a structure containing a non-conforming use be destroyed by any means to the extent that exceeds 50 percent or more of its replacement value, its status as a non-conforming use shall be terminated and any reconstruction shall be in conformity with this plan.

FLUE Policy 1.15.10 - The City shall adopt regulations prohibiting the use of a temporary structure for any purpose other than during City approved events or during a period of declared emergency. A temporary structure is any structure that does not meet the City's building codes.

FLUE Policy 1.15.11 - The City shall coordinate review of all proposed development plans with the Suwannee River Management District for developments proposed within the drainage basin of any designated priority water body. This will provide the Suwannee River Management District an opportunity to review such development to determine if the development is consistent with the approved management plans within that basin.

FLUE Policy 1.15.12 - The City shall require the developer to submit development plans for all proposed development within the drainage basin of any designated priority water body to the Suwannee River Management District. This submittal will allow review and comment by the Suwannee River Management District as to the consistency of the proposed development with any approved management plans within such basin prior to development review by the City.

FLUE Policy 1.15.13 - The City shall require adequate planning, financing, construction and dedication of public utilities to support proposed development.

FLUE Policy 1.15.14 - The City shall require developers to provide neighborhood utilities in site and development plans and to provide specific provisions for:

1. Ownership of utility and property,
2. Financing of operations and required capital improvements,
3. Dedication of road rights-of-way of sufficient size to accommodate present and future utility needs, and
4. Adequate provision of easements across private property for use of the required utilities.

FLUE Policy 1.15.15 - The City shall permit facilities for the distribution of utilities, through the Conditional Use Permit process, within any zoning district. For the purposes of this policy, utilities shall be defined as water, sewer, gas, telephone land lines, and television cable.

FLUE Policy 1.15.16 - Except as permitted in FLUE Policy 1.15.17 all utility operations and facilities (except electrical substations) shall be sited in areas classified as commercial, business/commerce, business/industrial or public/semi-public, and subject to additional restrictions imposed by the Land Development Code, in areas classified as mixed use, residential or conservation.

FLUE Policy 1.15.17 - The City shall implement, through its Land Development Code, rules for the siting of communication towers within the City.

FLUE Policy 1.15.18 - 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.

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SECTION THREE
TRANSPORTATION ELEMENT

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TRANSPORTATION ELEMENT

GOALS, OBJECTIVES AND POLICIES

TC GOAL 1 - TO ESTABLISH AND MAINTAIN A SAFE, CONVENIENT, AND EFFICIENT AUTOMOBILE, BICYCLE AND PEDESTRIAN TRANSPORTATION SYSTEM, CAPABLE OF MOVING PEOPLE AND GOODS THROUGHOUT THE CITY.

TC OBJECTIVE 1.1 - Adopt and maintain a Master Thoroughfare Plan that establishes a network of roadways adequate to serve the existing community and accommodate the transportation needs required to implement the Future Land Use Plan.

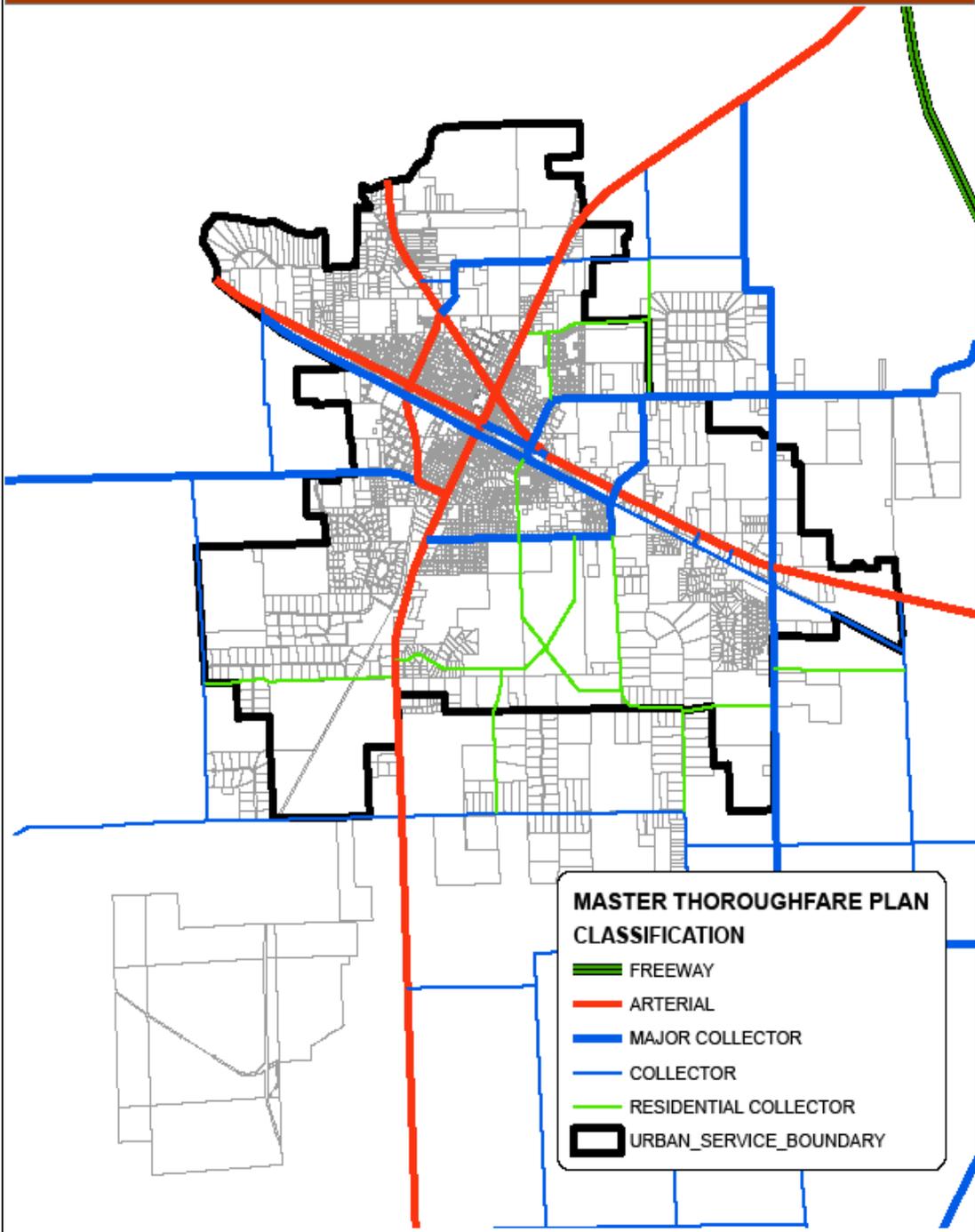
TC Policy 1.1.1 - The City hereby adopts a Master Thoroughfare Plan as shown by TC Map 1.

TC Policy 1.1.2 - For purposes of implementing the Master Thoroughfare Plan, the City hereby adopts the following roadway classifications:

1. Arterials
2. Major Collectors
3. Collectors
4. Residential Collectors

The roadway classifications are designated by TC Map 1.

City of High Springs
Master Thoroughfare Plan



TC MAP 1: MASTER THOROUGHFARE PLAN

TC Policy 1.1.3 - The City shall adopt minimum right-of-way requirements for new roadways containing the following criteria:

1. Arterials Roadways - 150-foot right-of-way;
2. Major Collectors Roadways - 100-foot right-of-way except where modified by “Context Sensitive Design” guidelines;
3. Collectors – 80-foot right-of-way except where modified by “Context Sensitive Design” guidelines;
4. Residential Collectors – 60-foot right-of-way;
5. Local Roadways - 60-foot right-of-way with swale & drainage; and
6. Local Roadways - 50-foot right-of-way with curb & gutter except where modified by “Context Sensitive Design” guidelines.

TC Policy 1.1.4 - The City shall adopt a “Corridor Preservation Ordinance” to preserve future roadway corridors as prescribed by the Master Thoroughfare Plan.

TC Policy 1.1.5 - The Master Thoroughfare Plan shall be reviewed for modification in conjunction with the consideration of amendments to the adopted Urban Service Area.

TC OBJECTIVE 1.2 - Adopt and maintain a Long Range Transportation Plan that identifies the transportation needs required to support the growth of the City through the Year 2025.

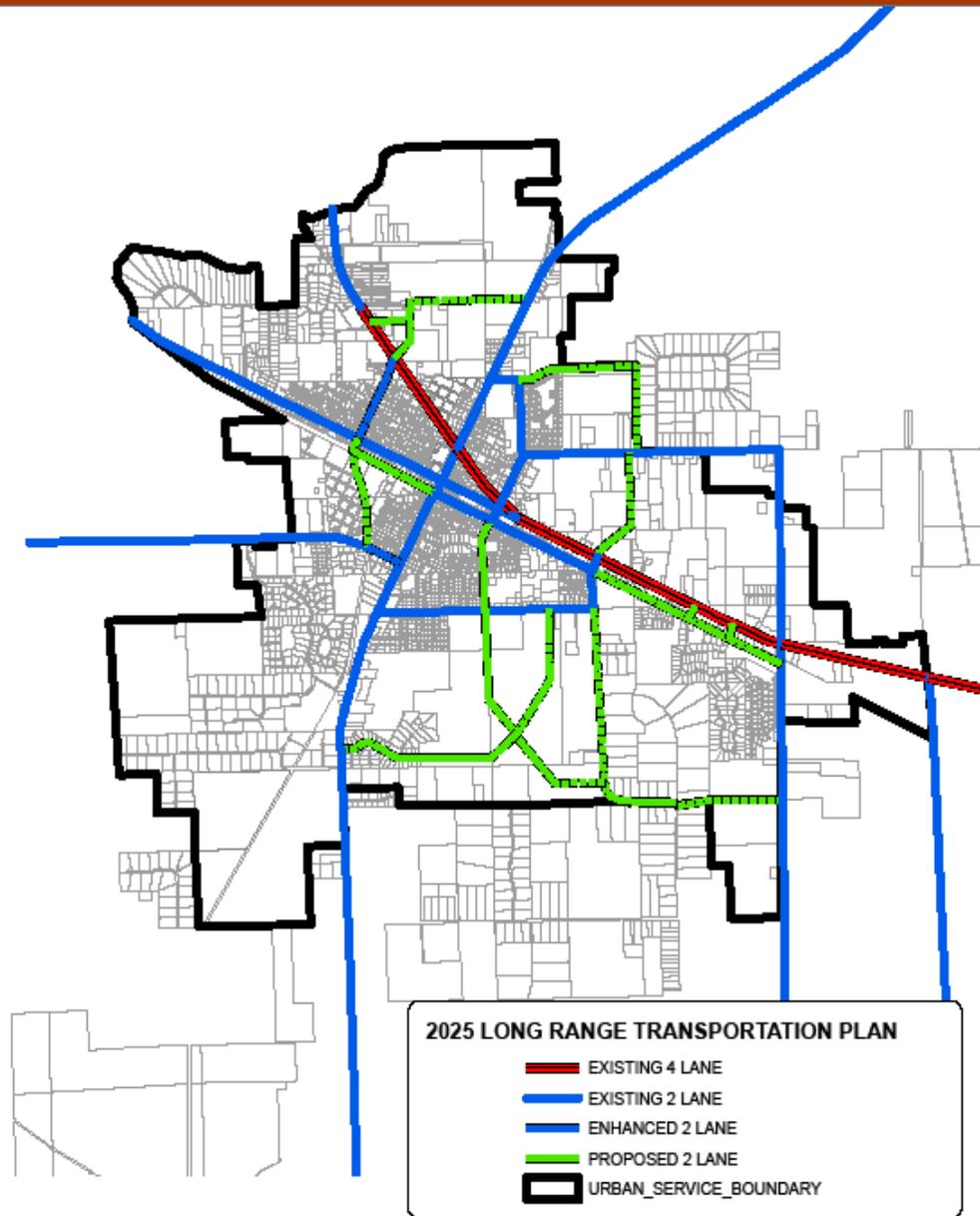
TC Policy 1.2.1 - The City hereby adopts the 2025 Long Range Transportation as shown by TC Map 2.

TC Policy 1.2.2 - For purposes of implementing the 2025 Long Range Transportation, the following roadway classifications are established:

1. Arterials
2. Major Collectors
3. Collectors
4. Residential Collectors

The roadway classifications are designated by TC Map 2.

City of High Springs
2025 LONG RANGE TRANSPORTATION PLAN



TC MAP 2: 2025 LONG RANGE TRANSPORTATION PLAN

TC OBJECTIVE 1.3 - Vehicular Level of Service Standards shall be adopted and maintained to maximize the efficient use and safety of roadway facilities and to coordinate capital improvement planning with land use decisions to meet the requirement that adequate roadway facilities be available concurrent with the impacts of development in accordance with the latest version of the Level of Service Handbook developed by the Florida Department of Transportation Systems Planning Office.

TC Policy 1.3.1 - The City hereby adopts the County Corridor Design Manual by reference. New construction and reconstruction of roadways within the city shall conform to the guidelines and standards prescribed in the Corridor Design Manual. The City shall amend the Land Development Code to incorporate the standards and guidelines prescribed in the Corridor Design Manual.

TC Policy 1.3.2 - Establish and maintain adopted levels of service on all classifications of roadways within the City. The following level of service standards are adopted:

Vehicular Level of Service Standards for Major Roadways

DESIGNATION OR CLASSIFICATION	LEVEL OF SERVICE STANDARD
State Highways	C
County Maintained Roadways	D
City Maintained Arterials	D
City Maintained Major Collectors	D
City Maintained Collectors	D

TC Policy 1.3.3 - Design bicycle facilities to include the following considerations:

1. Bike paths, lanes and shoulders planned for designated roadways, in coordination with adjacent uses and appropriate to different roadway types as prescribed in the Corridor Design Manual; and
2. Facilities which meet standards set by Florida Department of Transportation, American Association of State Highway Transportation Officials, and local regulating agencies Facilities which are well marked and signed, and which are designed for ease of maintenance.

TC Policy 1.3.4 - Design pedestrian facilities for designated roadways in urban and suburban areas to include the following considerations:

1. Continuous sidewalks, free of obstruction, buffered from traffic by landscape or setbacks, and shaded where appropriate;
2. Clearly marked crosswalks at intersections, with handicapped provisions;
3. Traffic control signals with safe crossing time for pedestrians; and
4. Street furnishings, including benches, trash receptacles, bus shelters, and lighting, as appropriate to the surroundings.

TC Policy 1.3.5 - To maintain level of service standards and to preserve the function and character of its downtown, the City shall give high priority to the development of an alternative or bypass route. The plan consists of the following elements:

1. The enhancement of 9th Street from its intersection of US 441 to its intersection with US 27;
2. The construction of a new segment of 9th Street through the CSX property to its intersection with Poe Springs Road;

3. The enhancement of Poe Springs Road from the intersection of the 9th Street extension to US 27/41;
4. The enhancement of Palm Avenue/ 222nd Street from its intersection with US 27/41 to its intersection with US 441;
5. “Context sensitive” solutions applied to all segments;
6. Construction of roundabouts as primary traffic control at all major points of convergence; and
7. “Context sensitive” redesign of the Main Street / 1st Ave intersection and the US 441 / 1st Avenue intersection.

TC OBJECTIVE 1.4 - The transportation system of the City shall be designed to foster transportation choice by requiring a high degree of connectivity.

TC Policy 1.4.1 - The City will take steps to develop and maintain a major roadway spacing of approximately 1/2 mile as shown by the Master Thoroughfare Plan.

TC Policy 1.4.2 - All local roadways developed to serve new development shall maintain a spacing of approximately 1/4 mile for through and connecting streets. The City shall maintain standards within its Land Development Code to implement this TC Policy.

TC Policy 1.4.3 - All new development shall be required to meet an overall connectivity standard of 1.4 based on the “Link-Node Ratio” method or 50 or more polygons per square mile as determined by the “polygon method”. The City shall include methodologies and standards for the application of this connectivity ratio in its Land Development Code.

OBJECTIVE TC 1.5 - Design roadway improvements and new roadways with patterns of access which enhance the functionality of the overall transportation system and maintain the capacity of the major roadway network.

TC Policy 1.5.1 - The City will implement standards for access management on City roadways, including considerations to:

1. Limit the placement of median openings;
2. Limit the spacing of roadway connections for private property;
3. Encourage internal and between-property access; and
4. Undertake land use planning based on nodal development concepts

TC Policy 1.5.2 - Provide the access needed for each business in a way which does not diminish the capacity of the street to carry traffic, and which allows for landscape and safe sidewalks. This pattern shall utilize the following:

1. Restrict curb cuts around the intersection for major streets, or within the intersection of secondary streets;
2. Require regular spacing for all other curb cuts;
3. Allow adjacent properties to share entrances at these curb cuts;
4. Align curb cuts with median breaks; and
5. In instances in which the configuration of property lines does not permit joint access, allow a single curb cut for each affected property.

TC Policy 1.5.3 - Define a pattern for access across property lines which will allow the users of commercial institutions to travel between uses without returning to the roadway. This pattern shall utilize the following:

1. Interconnect parking areas on separate properties to accommodate potential cross traffic;
2. Where the building placement is standard, require access across property lines in front of the building line; and
3. Where reverse frontage building placement is used, require cross access at the rear of the property line.

TC Policy 1.5.4 - The City will continue to maintain access management standards that implement the policies of this plan in the Land Development Code.

TC OBJECTIVE 1.6 - Capital Improvements

TC Policy 1.6.1 - The City shall, as part of the capital improvement scheduling of roadway improvements, review all proposed roadway improvements to determine if such improvement will further the direction of the Future Land Use Plan Element. Where the roadway is operated and maintained by another jurisdictional authority, the City shall notify such jurisdiction, in writing, if any identified roadway improvement plans are not consistent with the provisions of the Future Land Use plan element.

TC Policy 1.6.2 - The City will prepare an annual list of roadway improvements for the Metropolitan Transportation Planning Organization and the County Department of Public Works, for forwarding to Florida Department of Transportation for inclusion in the five-year plan, and present them at their annual workshops. The City will maintain close contact with these organizations to ensure these projects are placed in the five-year plan. One commissioner, or other City representative, will be appointed to represent the City at these meetings.

TC Policy 1.6.3 - Roadway projects shall be evaluated and ranked for inclusion in the Capital Improvement Program in order of priority generally according to the following guidelines, taking into account restrictions on use of different funding sources as detailed in the Capital Improvements Element.

- Priority 1 New public facilities and modifications to existing public facilities that eliminate public hazards, including, but not limited to modifications to rural roads identified.
- Priority 2 New public facilities and modifications to existing public facilities that are required by contractual obligation or legal mandates.
- Priority 3 The repair, remodeling, renovation or replacement of obsolete or worn out facilities that contribute to achieving or maintaining adopted Level of Service standards.
- Priority 4 New and expanded facilities that reduce or eliminate deficiencies relative to Level of Service standards for existing demands. Projects to address deficiencies to serve existing development or approved vested development in urban service areas designated in the Future Land Use Element shall have priority within this category.
- Priority 5 New or expanded facilities, including land acquisition, that are needed to maintain adopted Level of Service for new development and redevelopment during the next ten (10) years. Projects to serve new development within the Urban Service Area designated in the Future Land Use Element shall have priority within this category.

TC Policy 1.6.4 - The City shall require that new development bear the full cost of all internal transportation improvements and a proportionate share of the cost of all transportation facilities impacted by new development. The City will adopt and implement a Proportionate Share Mitigation Ordinance in accordance with State statutes.

TC Policy 1.6.5 - The City will investigate alternative sources of funding for road and street construction.

TC Policy 1.6.6 - In accordance with Section 163.3180(5)(h)1.c. and 163.3180(5)(h)2. Florida Statutes, 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.

TC GOAL 2 - TO ESTABLISH AND MAINTAIN A BALANCED TRANSPORTATION SYSTEM THAT SUPPORTS THE LAND USE, ECONOMIC, COMMUNITY CHARACTER, ENVIRONMENTAL, HOUSING AND OTHER OBJECTIVES OF THIS COMPREHENSIVE PLAN.

TC OBJECTIVE 2.1 - Apply “Context Sensitive Design” to enhance natural and historic resources and scenic quality and to avoid, minimize, and mitigate adverse impacts upon natural, cultural, historic and economic resources and scenic quality during the siting, design, construction, operation, and maintenance of the transportation system.

TC Policy 2.1.1 - The City shall establish multimodal street cross-sections, design standards, and operational measures to ensure that streets are safe, convenient and appealing for all modes of travel including automobiles, trucks, bicycles and pedestrians. Strategies shall include marked crosswalks, wider sidewalks, on-street parking, traffic calming, raised medians, adequate drainage or other appropriate safety enhancements that reduce hazardous conflicts between modes and that are consistent with the planned functions of the roadway. The County Corridor Design Manual prescribes the roadway cross-sections, design standards and streetscapes for a variety of roadway classifications and settings and is adopted by reference. The standards shall be applied within the City, as follows:

Roadway / Corridor design by Development Type & Setting

CORRIDOR TYPE	DEVELOPMENT TYPE	SETTING
Main Street	Core Commercial Mixed Use Activity Center	Traditional City Urban Service Area
Arterial / Urban Activity Center	Highway Commercial/ Industrial	Urban Service Area Highway Commercial Districts
Arterial / Rural Cluster	Low Density Residential	Rural Fringe
Arterial / Rural Agricultural	Agricultural	Rural Fringe
Collector / Urban Activity Center	Mixed Use Residential	Traditional City Urban Service Area
Collector / Rural Cluster	Low Density Residential	Rural Fringe
Collector / Rural Agricultural	Agricultural	Rural Fringe
Neighborhood Street / Urban Activity Center / Village Center	Mixed Use Residential	Traditional City Urban Service Area
Neighborhood Street / Neighborhood / Neighborhood Center	Mixed Use Residential	Traditional City Urban Service Area
Neighborhood Street / Rural Cluster	Low Density Residential Cluster	Rural Fringe
Neighborhood Street / Rural Agricultural	Low Density residential / Large Lot	Rural Fringe All

All descriptions refer to the Corridor Design Manual

TC Policy 2.1.2 - The City shall incorporate traffic calming into new road and street design. New development shall incorporate traffic calming in road and street design for review during the site plan and/or subdivision approval process.

TC Policy 2.1.3 - Roundabouts are the preferred design for the design of intersections and shall take precedence over four-way stops or signalization for the management of traffic at converging roadways. The City will continue to maintain design standards for roundabouts in the Land Development Code.

TC Policy 2.1.4 - The City shall ensure that adequate off-street parking is provided and that parking areas are designed to adequately serve the land uses the areas support. The following guidelines shall apply:

1. Minimum off-street parking standards shall be prescribed by the Land Development Code;
2. Facilitate cross access;
3. Allow a parking bonus for properties which share both cross access and a common entrance drive.
4. Shared parking is encouraged;
5. Parking areas between the buildings they serve and the public street is discouraged;
6. Landscaping shall be used to breakup large expanses of parking;
7. Pedestrian access from the parking space to the building shall be required;
8. Pervious pavements are encouraged;
9. The Land Development Code may include provisions for the treatment of infrequently used spaces with pervious materials; and
10. Provide a parking credit for the preservation of large trees

TC Policy 2.1.5 - The City shall adopt a parking plan for the downtown core and implement this plan by amendment of the Land Development Code. The Downtown Parking Plan will consider the following provisions:

1. Maximum parking allowances for downtown activities;
2. No off-street parking requirements for Main Street businesses and other appropriate activities and locations;
3. The enhancement of common parking facilities to satisfy parking demand;
4. The implementation of innovative parking techniques such as “back-in angle” parking; and
5. Other parking management strategies and techniques.

New activity centers may submit a parking plan during the development approval process to achieve Objectives similar to those described for the downtown core.

SECTION FOUR

COMMUNITY DESIGN ELEMENT

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COMMUNITY DESIGN ELEMENT

GOALS, OBJECTIVES AND POLICIES

CD GOAL 1 - IMPLEMENT A PROGRAM TO PROVIDE LIVABLE ROADWAYS THROUGHOUT THE CITY.

CD OBJECTIVE 1.1 - Pedestrian & Bicycle Design. Provide an integrated safety-oriented pedestrian walkway and bicycle system to provide mobility choices, reduce reliance on vehicular travel and provide convenient access to schools, recreational facilities, services and businesses.

CD Policy 1.1.1 - Design pedestrian facilities for designated roadways in urban and suburban areas to include the following considerations;

1. Continuous sidewalks, free of obstruction, buffered from traffic by landscape or setbacks, and shaded where appropriate;
2. Clearly marked crosswalks at intersections, with handicapped provisions;
3. Traffic control signals with safe crossing time for pedestrians; and
4. Street furnishings, including benches, trash receptacles, bus shelters, and lighting, as appropriate to the surroundings in urban settings.

CD Policy 1.1.2 - Design bicycle facilities for designated roadways to include the following considerations:

1. Bike paths, lanes and shoulders planned for designated roadways, in coordination with adjacent uses and appropriate to different roadway types;
2. Facilities which meet standards set by Florida Department of Transportation, American Association of State Highway Transportation Officials, and local regulating agencies; and
3. Facilities which are well marked and signed, and which are designed for ease of maintenance.

CD Policy 1.1.3 - Plan and budget for the construction and maintenance of pedestrian and bicycle facilities for designated roadways simultaneously with roadway planning.

CD Policy 1.1.4 - Provide bike lockers or storage racks at major destinations.

CD Policy 1.1.5 - Encourage private development to provide pedestrian and bicycle facilities by reducing parking requirements.

CD Policy 1.1.6 - Provide new standards which require median islands for pedestrian safety to be included in the design of roadways having two or more travel lanes in each direction.

CD OBJECTIVE 1.2 - Roadway Landscaping. Insure that all roadway improvements and new roadways are appropriately landscaped.

CD Policy 1.2.1 - Design roadway landscaping to include the following considerations:

1. Planting which follows guidelines for vehicular safety;
2. Landscaping in both the right-of-way and the medians;
3. Planting which is self-sustaining, with low cost, low maintenance plant materials, flowering where possible;
4. Preservation of existing vegetation where feasible; and
5. Landscaping which is planned to emphasize the different character of each roadway and the adjacent uses.

CD Policy 1.2.2 - Undertake planning and budgeting for landscape installation and for ongoing maintenance simultaneously with roadway planning.

CD Policy 1.2.3 - Encourage flexibility of design regulations and innovation for quality projects to develop an appropriate mix of the following elements: pavement widths curb and gutter, mailboxes, landscaping, sodding, entrance signs, street and consideration of right-of-way width, function and the blending of aesthetic elements should be pursued. If necessary, additional easements areas could be considered to supplement the right-of-way width.

CD Policy 1.2.4 - Provide development incentives to encourage private development to provide enhanced landscaping.

CD Policy 1.2.5 - Provide new standards which encourage the design of required retention facilities as landscaped amenities, with shallow slopes and limited fencing.

CD Policy 1.2.6 - Encourage the provision of landscaping by requiring upright curb (allowing landscaping) for collector and arterial roadways in the urban service area

CD Policy 1.2.7 - Require canopy street trees between sidewalks and vehicular travel lanes along all proposed residential streets at a minimum of every fifty (50) feet.

CD OBJECTIVE 1.3 - Enhancing the Appearance of Major Corridors. Protect the visual character of major roadway corridors.

CD Policy 1.3.1 - The City will establish Highway Enhancement Zones at each entrance to the City. These buffer zones will have additional sign restrictions, landscape requirements, special setbacks, architectural controls, and specified green-space requirements. The Highway Enhancement Zone will exist as an overlay to these areas and is distinct from the land-use designation for the area. These buffer zones will apply to all Future Land Use designations that fall within the overlay.

The Highway Enhancement Zone overlay will apply to the roads listed below. The full range of controls (i.e., green space, setbacks, landscaping, signs, and architectural controls) will apply to the entrance portion of the arterials. Closer in to the downtown the range of controls will be adjusted (i.e., landscaping, signs, and architectural controls). The Highway Enhancement Zone will extend 300 feet from each side of the right-of way of the highway.

The following roads constitute the entrances to the City:

US 441 from Alachua

US 41/441 from Columbia County

US 27 from Columbia County

US 27/41 from Newberry

CR 340/Poe Springs Road from Gilchrist County

CR 236/North Main Street

CD Policy 1.3.2 - The City will establish architectural controls for future development and for renovations to commercial and industrial facilities in the areas affected by the Highway Enhancement Zone overlay and for facilities in the Historic District. These architectural controls will not apply to single-family residences.

CD Policy 1.3.3 - Designate scenic corridors with input from the City Commission, Plan Board, citizen groups, and pertinent agencies. Criteria for selecting specific corridors for further consideration should include the following:

1. Protect and enhance corridors which are predominantly residential;

2. Protect roadways with significant tree cover;
3. Protect roadways with significant environmental sensitivity;
4. Preserve roadways with predominantly rural character; and
5. Unify and connect different neighborhoods.

CD Policy 1.3.4 - Undertake planning for scenic corridors together with community or neighborhood planning where appropriate.

CD Policy 1.3.5 - Preserve natural and historic features in the process of improving existing roadways or building new facilities, and in the process of developing adjacent properties.

CD Policy 1.3.6 - Preserve existing stands of trees, and provide new tree planting associated with any roadway expansion or new construction.

CD Policy 1.3.7 - Provide design standards to emphasize the gateway character of designated roadways at the entrances to the City.

CD Policy 1.3.8 - Provide guidelines for new development in designated corridors, to deal with such design features as access management, parking and building placement, and landscape.

CD Policy 1.3.9 - Give preferential treatment for pedestrians instead of vehicles on scenic corridors.

CD OBJECTIVE 1.4 - Ensure Compatibility. Insure that all roadway improvements and new roadways throughout the City are compatible with their surrounding neighborhoods.

CD Policy 1.4.1 - Establish a mechanism for determining that roadway design is compatible with its surroundings, with urban standards for new development in urbanizing areas, rural standards for development in rural areas, and enhanced suburban standards for suburban areas.

CD Policy 1.4.2 - To facilitate community understanding of issues, encourage early neighborhood-based input regarding roadway improvements.

CD Policy 1.4.3 - Include roadway design related issues as part of the development review process.

CD GOAL 2 - PROVIDE A GREATER VARIETY OF ALLOWABLE DEVELOPMENT PATTERNS, WHICH ENCOURAGE GOOD COMMUNITY DESIGN AND WHICH REFLECT THE CHARACTER OF THE SURROUNDINGS.

CD OBJECTIVE 2.1 - Ensure Compatibility. Ensure that new community development is compatible with its surroundings.

CD Policy 2.1.1 - Establish a mechanism for determining neighborhood design which is compatible with its surroundings, with urban standards for new development in urbanizing areas, rural standards for development in rural areas, and enhanced suburban standards for suburban areas.

CD Policy 2.1.2 - To facilitate community understanding of issues, encourage early neighborhood-based input regarding rezonings which require public hearing.

CD Policy 2.1.3 - Include design related issues as part of the neighborhood planning process.

CD OBJECTIVE 2.2 - Options for Good Neighborhood Design. Provide more options within the land development code which encourage good neighborhood design.

CD Policy 2.2.1 - Continue to maintain a Traditional Neighborhoods Development option permitting traditional development patterns as an alternative. The patterns will consider:

1. Neighborhood identity - compatibility of components of the neighborhood, distinctively designed streets and public spaces, entrance gateways, and natural features emphasized;

2. Residential variety and diversity - varied residential densities, a mixture of housing types, ancillary dwellings, and home-based employment opportunities;
3. Compatible planning- compatible land use relationships, incorporated open space, active uses facing public spaces, utilization of school sites as parks, and coordinated utilities placement;
4. Central place- non-residential neighborhood serving uses at a central gathering place, with pedestrian friendly environments;
5. Linkages- interconnection of internal neighborhood components and interconnection to the surroundings via a basic grid network of access and open space;
6. Movement - walkable and shaded blocks and streets with sidewalks and crosswalks, facilities for bicycles, and transit stops where appropriate;
7. Cars and streets - streets narrow enough to discourage speeding, but with room for on-street parking on one side, encouraging cars stored toward the back of the lot, possibly accessible by alleys, allowing shared driveways and duplex or quadruple garages at the rear lot line;
8. Street-friendly housing - housing which is close to and faces the street, with active uses and porches on the front, and windows and doors establishing visual connection to the street - garages located to the side or rear;
9. Social spaces - a variety of sizes and uses of open space is provided in each neighborhood, encouraging both active and passive uses and fostering interaction between neighbors; and
10. Design which is sensitive to natural, manmade, and cultural context, climate-appropriate design and materials, limited fill, water-wise landscape, preserved natural features, design features from local history and culture.

CD Policy 2.2.2 - The Traditional Neighborhood Development option shall be applied only to areas within the Urban Service Area.

CD Policy 2.2.3 - As an incentive to implement the Traditional Neighborhood Development option, Traditional Neighborhood Development projects are permitted to develop at increased density and intensity as may be established in the Future Land Use Element

CD OBJECTIVE 2.3 - Traditional Urban Pattern. Make it possible to develop in a traditional urban pattern in the “Traditional City” and other urbanizing areas of the City.

CD Policy 2.3.1 - The “Traditional City” and those areas within the City which may be considered as urban in character, or which are moving in that direction as designated in the Future Land Use Element, shall be targeted for community planning to determine appropriate modifications to land development and other regulations.

CD Policy 2.3.2 - Amendments to the land development code, aside from the Traditional Neighborhood Development considerations (above), shall be considered which will allow future residential development or redevelopment in urbanizing areas to assume a more urban character. This shall include such considerations as:

1. Relatively narrow residential streets;
2. Houses close to the street;
3. Front porch easements;
4. Garages set back to the rear of the property;
5. Block patterns providing alleys; and
6. Granny flats.

CD Policy 2.3.3 - Within the Urban Service Area, allow for development of new communities with a wider range of internal mixed uses, including:

1. Mixed density housing;
2. Local-serving goods and services;
3. Civic uses; and
4. Small scale employment.

CD Policy 2.3.4 - Allow for the consideration of home-based employment in both existing and new communities, where appropriate.

CD OBJECTIVE 2.4 - Subdivision Design within the Urban Service Area. Refine subdivision regulations for application within the Urban Service Area to allow for alternative design within the existing suburban development pattern.

CD Policy 2.4.1 - Where conditions permit, design communities around a grid network of street, or a modified grid, which will improve interconnections between neighborhoods, and to surrounding neighborhood-serving uses.

CD Policy 2.4.2 - Encourage the design of neighborhoods to be more directly responsive to site conditions.

CD Policy 2.4.3 - Promote subdivisions with buildings set close to the street, a pleasant walking and biking environment, a mix of homes, abundant affordable housing, parks and public open space, pleasant amenities such as street trees and benches, and buffer zones between streams, wetlands, sinkholes and other environmental features.

CD Policy 2.4.4 - Encourage for the design of communities, subdivisions, site plans and individual buildings which follow criteria for energy efficiency.

CD Policy 2.4.5 - Revise setback requirements to allow porch easements in subdivision design, and to allow living areas of house to be closer to the street than garage areas.

CD Policy 2.4.6 - Allow for development of new communities with a wider range of internal mixed uses, including:

1. Mixed density housing;
2. Local-serving goods and services;
3. Civic uses; and
4. Small scale employment.

CD Policy 2.4.7 - Allow for the consideration of home-based employment in both existing and new communities, where appropriate

CD OBJECTIVE 2.5 - Rural Character. Provide an option within the land development code which allows for developments of a specifically rural character.

CD Policy 2.5.1 - Homes should be clustered to protect farmlands, wetlands, wildlife habitat, open space, Viewsheds, and other significant environmental areas. Homes should be set back from rivers, streams, and wetlands, and should not be built in floodplains.

CD Policy 2.5.2 - Define an alternative set of development standards which may be used for residential developments in rural areas, including the following considerations:

1. Encourage a rural development pattern: variable lot sizes, shared driveways, no curbs, variable set-backs, and no sidewalk;

2. Build rural roadways discourage wide roads which are disruptive of community allow local streets to be designed as narrow curving roads leave existing vegetation, up to edge of road trees arching over roadway stop signs and speed bumps; and
3. Describe a rural approach to buffering and fencing, berms with vegetation, split rail fencing brick columns with wrought iron green or black chain link with planting discourage walls and cinder block or stockade wood fencing.

CD Policy 2.5.3 Define standards to integrate commercial developments into rural settings which will enhance the quality of the rural environment and provide appropriately scaled local serving goods and services and small scaled employment. This should include the following:

1. Locate interior to or adjacent to new development where applicable;
2. Architecturally compatible with rural surroundings, and residential in appearance;
3. Not more than two stories;
4. Having on-street parking where with side or rear parking otherwise, with permeable surfaces allowed, and with a reduced number of spaces required where appropriate; and
5. Signage and lighting of rural character, at ground level, externally lit.

CD Policy 2.5.4 - Adopt standards for rural village development, which cluster housing and supporting commercial, and preserve open space.

CD GOAL 3 - PROVIDE A FRAMEWORK WITHIN WHICH COMMERCIAL AREAS CAN BE DEVELOPED IN A MANNER WHICH ENHANCES THE CITY'S CHARACTER AND AMBIANCE.

CD OBJECTIVE 3.1 - Access & Circulation. Encourage clear and efficient patterns of movement for access and circulation.

CD Policy 3.1.1 - Define a pattern which provides the access needed for each business in a way which does not diminish the capacity of the street to carry traffic, and which allows for landscape and safe sidewalks. This pattern shall utilize the following:

1. Restrict curb cuts around the intersection for major streets, and within the intersection of secondary streets;
2. Require regular spacing for all other curb cuts;
3. Allow adjacent properties to share entrances at these curb cuts;
4. Align curb cuts with median breaks; and
5. In instances in which the configuration of property lines does not permit joint access, allow a single curb cut for each affected property.

CD Policy 3.1.2 - Define a pattern for access across property lines which will allow the users of commercial institutions to travel between uses without returning to the roadway. This pattern shall utilize the following:

1. Interconnect parking areas on separate properties to accommodate potential cross traffic;
2. Where the building placement is standard, require access across property lines in front of the building line; and
3. Where reverse frontage building placement is used, require cross access at the rear of the property line.

CD OBJECTIVE 3.2 - Parking Design. Provide desirable configurations of parking.

CD Policy 3.2.1 - Design parking layouts to facilitate cross access.

CD Policy 3.2.2 - Allow a parking bonus for properties which share both cross access and a common entrance drive.

CD Policy 3.2.3 - Provide a parking credit for the preservation of trees within the parking area.

CD Policy 3.2.4 - Allow up to 25% of required parking area to be in a permeable surface such as turf block, plastic egg crate, gravel, or grass.

CD Policy 3.2.5 - Screen parking areas from the sidewalk, using low walls or landscape buffers

CD Policy 3.2.6 - Allow parking at sides and at rear of buildings, where the reverse frontage building layout is used.

CD Policy 3.2.7 - Amend the regulations requiring loading docks for all commercial facilities, making the requirement optional, appropriate to the specific conditions of the development proposal.

CD Policy 3.2.8 - Allow off-site parking where appropriate in urban settings.

CD OBJECTIVE 3.3 - Streetscape. Produce a streetscape with pedestrian amenities, with safe and pleasant means to walk around in the commercial environment and to access the adjacent neighborhoods.

CD Policy 3.3.1 - Provide shaded sidewalks across the front property line and along the front edge of the buildings.

CD Policy 3.3.2 - Ensure that sidewalks interconnect with existing or future sidewalks on adjacent properties and on the public right-of-way.

CD Policy 3.3.3 - Design the layout of parking bays within parking lots to facilitate safe and convenient walking to building entrances.

CD Policy 3.3.4 - Require that pedestrian environments be lighted for safety.

CD Policy 3.3.5 - Where appropriate, provide pedestrian amenities, such as seating and other street furniture.

CD Policy 3.3.6 - The City will establish regulations that allow only one gas station or gas station in combination with other uses, at any road intersection. In addition, the following standards must be satisfied:

1. No gas station, or a gas station in combination with any other uses, may be closer than 300 feet to any other gas station;
2. Gas pumps and related canopies may not be located in front of the building line along any public street; and
3. Any new gas station, or gas station in combination with other uses, or currently operating gas station that goes through substantial external renovations, will be regulated by the City's architectural controls.

CD Policy 3.3.7 - The City will establish regulations that allow only one fast-food type restaurant at any road intersection. In addition, the following standards must be satisfied:

1. No fast-food restaurant may be closer than 300 feet to any other fast-food restaurant;
2. Drive-thru windows may not be located in front of the building line along any public street; and

3. Any new fast-food restaurants, or currently established restaurants that go through substantial external renovations, will be subject to applicable architectural controls. (A fast-food restaurant is defined, for purposes of this plan, as any restaurant that provides drive-up/drive-through service.)

CD OBJECTIVE 3.4 - Landscape Treatment. Provide for well-designed landscape treatment.

CD Policy 3.4.1 - Provide regularly spaced shade trees along the roads and adjacent to sidewalks.

CD Policy 3.4.2 - Where new development encroaches on existing stands of trees adjacent to the roadway, retain a viable strip of the existing vegetation at the front property line.

CD Policy 3.4.3 - Design retention areas as landscaped site amenities. Where retention areas must be fenced, paint the fencing dark green or black and provide landscaping.

CD Policy 3.4.4 - Separate parking areas from the sidewalk by a 3' tall visually opaque planted strip, allowing breaks for pedestrian passage.

CD Policy 3.4.5 - Amend standards for landscape in parking lots to allow for innovative solutions.

CD OBJECTIVE 3.5 - Commercial Environment. Affect the design of new commercial structures to provide an organized and purposeful character for the whole commercial environment.

CD Policy 3.5.1 - Coordinate site planning between properties.

CD Policy 3.5.2 - Design building patterns that create public spaces and street edges, utilizing the reverse frontage layout where appropriate.

CD Policy 3.5.3 - Coordinate building patterns that cross property lines. This should include the following considerations:

1. Facades that are aligned;
2. Similar landscape;
3. Continuous sidewalks and landscape along the building fronts;
4. Compatible scale, materials, signage, and details;
5. A safe, well lit pedestrian walkway network provided throughout commercial development sites; and
6. Integrate drive-troughs into the overall building design.

CD Policy 3.5.4 - Design fronts of commercial buildings with transparent facades, and clearly marked entrances related to a walkable environment.

CD Policy 3.5.5 - Provide building guidelines for commercial development which reflect the climate and history of the City.

CD Policy 3.5.6 - Allow architectural conditions to be applied during rezoning or the site plan review process.

CD OBJECTIVE 3.6 - Public Buildings & Places. Create public buildings and public spaces that inspire community pride.

CD Policy 3.6.1 - The City, in cooperation with the Community Redevelopment Authority and the Mainstreet Program, shall undertake a study to determine the appropriate percentage of all public building construction projects, including schools, to be earmarked for aesthetic features including trees, art, interior galleries, plazas, fountains, murals, or clock towers. This study should include various interest groups to inform, educate and build consensus for public buildings that inspire community pride.

CD Policy 3.6.2 - The City, in cooperation with the Community Redevelopment Authority and the Mainstreet Program, shall undertake a study to determine the appropriate amount of all capital improvement projects, especially street and highway projects, to be earmarked for sidewalks, bikeways, signs, landscaping, lighting, and related aesthetic improvements. This study should include various interest groups to inform, educate, and build consensus for public spaces that inspire community pride.

GOAL CD 4 - PRESERVE THE HISTORIC CHARACTER AND HERITAGE OF THE CITY

CD OBJECTIVE 4.1 - Historic Preservation Program. The City will continue to implement and enforce its historic resource preservation provisions related to historic structures.

CD Policy 4.1.1 - The City, shall establish a process for designating historic structures and sites and further, establish guidelines for the maintenance and adaptive reuse of historic structures and sites.

CD Policy 4.1.2 - The City shall maintain a listing of all known archaeological and historic sites within the City. This list shall be updated as new information regarding the prehistoric or historic significance of a site is identified and provided to the City by the state historical officer.

CD Policy 4.1.3 - The City shall continue to implement its historic preservation ordinances for the purpose of identifying buildings, streetscapes and neighborhoods of historic significance; to require preservation; to regulate rehabilitation; and to assure that new construction is in harmony as to size, scale and general appearance with historic structures.

CD OBJECTIVE 4.2 - Preserve Historic Character. Apply historic design standards to all new redevelopment and redevelopment within designated historic areas

CD Policy 4.2.1 - The City shall continue to maintain design standards and guidelines for the maintenance and renovation of historic properties and for new development and redevelopment within designated historic areas.

CD Policy 4.2.2 - Protect areas of known archaeological and historic value from incompatible development and ensure that newly discovered areas uncovered during excavation are examined by the appropriate authorities

CD GOAL 5 - PROVIDE FOR THE IMPLEMENTATION OF COMMUNITY DESIGN CONSIDERATIONS.

CD OBJECTIVE 5.1 - Livable Roadways. Define implementation procedures for livable roadways.

CD Policy 5.1.1 - Consider the application of all components of livable roadways toward the computation of impact fees.

CD Policy 5.1.2 - Utilize Livable Roadway principles in the review of capital improvement projects and private development proposals.

CD Policy 5.1.3 - Continue to provide support to community and civic groups which undertake voluntary roadway landscape programs in their local communities through education and assistance in addressing requirements.

CD Policy 5.1.4 - Establish funding sources for roadway enhancements, including but not limited to:

1. 1% of construction costs as a minimum for landscape programs; and
2. Beatification grants from state and national sources.

CD Policy 5.1.5 - Establish a design review procedure to insure that livable roadway components are included in planning for all roadway improvements and new construction.

CD OBJECTIVE 5.2 - Commercial Design Guidelines. Provide for the implementation of the commercial design guidelines.

CD Policy 5.2.1 - The City shall continue to maintain commercial design standards and guidelines within the Land Development Code. These design standards and guidelines may address:

1. Site planning;
2. Building orientation & design;
3. Façade design;
4. Building materials;
5. Vehicular circulation & parking;
6. Pedestrian and bicycle amenities;
7. Loading areas and accessory equipment;
8. Signage;
9. Landscaping; and
10. Lighting.

CD OBJECTIVE 5.3 - Create safer, more livable communities that foster interaction between people and discourage criminal activities through their environment and design.

CD Policy 5.3.1 - Provide incentives for developers which will encourage commercial developments to follow this pattern. Safe, healthy and stable neighborhoods are a key component in the livability of a community. The presence of criminal activity directly impacts the quality of life of community residents. Land use and design are tied to the activities – desirable and undesirable – that occur in our community. As such, methods to improve public safety in neighborhoods and to provide a secure environment for residents should be an integral part of planning efforts. Crime Prevention through Environmental Design is one technique that can be utilized to help create safe communities. Crime Prevention through Environmental Design is the proper design and effective use of the built environment that can lead to a reduction in the fear and incidence of crime and an improvement of the quality of life. Crime Prevention through Environmental Design tries to create through design techniques a community with “eyes on the street” that provides a kind of natural protection from criminal activity. Crime Prevention through Environmental Design also encourages a mix of land uses and integrated neighborhood design that maintains neighborhood vitality and builds community and resident interaction.

CD Policy 5.3.2 - Support the incorporation of public safety considerations and Crime Prevention through Environmental Design techniques into project design and review for future development and redevelopment in the City.

CD Policy 5.3.4 - Crime Prevention through Environmental Design techniques and principles that should be utilized in new development to achieve safe, livable communities include, but are not limited to:

1. Natural Surveillance - the placement of physical features, mix of activities and uses, people and lighting in such a way as to maximize visibility.
2. Natural Access Control – the use of sidewalks, entrances, landscaping and fences to provide physical guidance to and from entrances and exits and to prevent public access from dark or unmonitored areas.
3. Territorial Reinforcement - the use of physical attributes that express ownership, such as pavement treatments, landscaping, art, signage, screening and fences; and
4. Maintenance – the use of low maintenance landscaping and lighting treatments and the upkeep of property to facilitate the Crime Prevention through Environmental Design principles.

SECTION FIVE

CONSERVATION ELEMENT

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CONSERVATION ELEMENT

GOALS, OBJECTIVES AND POLICIES

CON GOAL 1 - THE CITY WILL GUIDE URBAN AND RURAL DEVELOPMENT IN SUCH A WAY AS NOT TO ADVERSELY AFFECT THE COMMUNITY'S NATURAL RESOURCES, AND THUS, ENSURE THE HIGHEST ENVIRONMENTAL QUALITY.

CON OBJECTIVE 1.1 - The City shall meet or exceed the minimum air quality standards established by the Florida Department of Environmental Protection.

CON Policy 1.1.1 - The City's Land Development Code will continue to require that all appropriate air quality permits be obtained prior to the issuance of final development orders so that minimum air quality levels established by the Florida Department of Environmental Protection are maintained in the City.

CON Policy 1.1.2 - All new development must meet State and Federal guidelines for air emissions.

CON Policy 1.1.3 - Owners of facilities that become sources of emissions in non-compliance will be required to correct the problem.

CON Policy 1.1.4 - The City shall reduce the impact of automobile emissions and noise by requiring vegetative buffer strips along arterial roadways.

CON Policy 1.1.5 - The City will assign priority to paving high-use, unpaved roads due to their effect on the air quality and develop and implement a plan for paving those roads that are considered a problem.

CON OBJECTIVE 1.2 - The City shall maintain a high quality potable water supply within the City.

CON Policy 1.2.1 - The City shall, as part of the development review process, require the coordination and approval of development plans with the Florida Department of Environmental Protection and the Suwannee River Water Management District to assist the City in ensuring protection of its current and projected water sources.

CON Policy 1.2.2 - 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.

CON Policy 1.2.3 - The City shall identify and make recommendations for the purchase of environmentally sensitive lands under available conservation programs such as those administered by the Florida Department of Environmental Protection and the Suwannee River Water Management District.

CON Policy 1.2.4 - The City will adopt and adhere to the Suwannee River Water Management District stormwater regulations contained in Rule 40B-4 and 40B-400, Florida Administration Code.

CON Policy 1.2.5 - The City shall require all new developments to manage stormwater runoff in accordance with the Suwannee River Water Management District regulations listed in CON Policy 1.2.4.

CON Policy 1.2.6 - The City shall require management practices, as determined by state and federal regulations, for agriculture, commercial, and domestic Future Land Uses to reduce runoff and soil erosion.

CON Policy 1.2.7 - The City will review all development and road construction for proper consideration and routing of stormwater runoff.

CON OBJECTIVE 1.3 - The City shall protect the natural functions of the 100-year floodplain so that the flood carrying and flood storage capacities are maintained. These functions will be maintained in accordance with the established policies and regulations of the Suwannee River Water Management District contained in Rule 40B-4 and 40B-400, Florida Administration Code.

CON Policy 1.3.1 - The City's Land Development Code shall continue to regulate development within the 100 year to 25-year riverine floodplain. The following standards shall apply for the protection of this area.

1. Residential Future Land Uses may be considered up to a maximum density of one dwelling unit per acre. Inhabited floors shall be elevated above the level of the 100-year floodplain;
2. Development within the floodplain shall not result in the loss of flood storage capacity. Development within the 25 to 100-year floodplain shall not negatively impact adjoining properties;
3. Parking areas in commercial and industrial areas shall not be filled to the 100-year flood elevation;
4. The following specific uses will not be allowed in the 25 to 100 year floodplain: placing, depositing, or dumping of solid waste, commercial processing, storing, or disposal of pesticides, herbicides, domestic waste, (except for residential on-site sewage disposal systems), industrial waste, toxic, bio-hazardous, or hazardous materials or radioactive materials; and
5. Industrial uses shall not be permitted.

CON Policy 1.3.2 - The City's Land Development Code shall regulate development within the 10 to 25-year floodplain. The following standards shall apply:

1. Residential densities may be considered at a maximum density of one dwelling unit per 2.5 acres. Inhabited floors shall be elevated above the level of the 100-year floodplain;
2. Industrial uses shall not be permitted;
3. Commercial uses other than recreation oriented business shall not be allowed; and
4. The uses not allowed in Policy 1.3.1 (D) and (E) of this plan will not be allowed in the 25 to 10 year floodplain.

CON Policy 1.3.3 - The City's Land Development Code shall continue to contain regulations for protection of the area below the 10-year floodplain. The following standards shall apply below the 10-year floodplain:

1. The annual floodplain shall be left in its natural state;
2. Permitted uses include passive recreation (with no impervious surfaces except existing boat ramps), forestry and non-animal agricultural pursuits, open space, and other low intensity uses which maintain the function of the floodplain; and
3. Commercial and industrial uses shall not be permitted.

CON Policy 1.3.4 - In accordance with the Suwannee River Water Management District regulations contained in Rule 40B-4, Florida Administration Code, the City's Land Development Code shall continue to address development setbacks from the ordinary high water line.

CON Policy 1.3.5 - The City shall prohibit the location of any structure, other than permitted docks, piers, or walkways within a wetland.

CON OBJECTIVE 1.4 - The quality and quantity of the City's groundwater resources shall not be degraded. The City will continue to protect Development Constraint Areas as shown on the map in the Future Land Use section of this Comprehensive Plan.

CON OBJECTIVE 1.5 - Protect and conserve the quality and quantity of groundwater resources to ensure long term public health and safety, potable water supplies from surficial, intermediate, and Floridian aquifers, and the ecological integrity of natural resources.

CON Policy 1.5.1 - The City will use data provided by the Suwannee River Water Management District to identify areas of high aquifer recharge potential within the City limits and within the Urban Reserve Area. The Suwannee River Water Management District's current mapping shows the entire City as an area of high aquifer recharge potential. These areas shall be designated on the City's future Land Use maps.

CON Policy 1.5.2 - The City will work with the County and the Suwannee River Water Management District to achieve regional aquifer recharge protection Objective. The City will follow guidelines consistent with accepted engineering practices that require:

1. Stormwater retention/detention basin depth consistent with Suwannee River Water Management District requirements for Karst sensitive areas where applicable; and
2. The use of swales and drainage easements.

CON Policy 1.5.3 - Once these Objectives are established the City will revise their regulations accordingly to ensure that the aquifer is protected from degradation from stormwater runoff.

CON Policy 1.5.4 - The City will maintain a wellhead protection ordinance for existing and future public water wells in accordance with the Future Land Use Element of this Comprehensive Plan.

CON Policy 1.5.5 - Proposed development around sinkholes and/or ponds will be subject to special review procedures in order to protect their function as recharge areas. Direct stormwater runoff into sinkholes will not be allowed. No clearing or filling of sinkholes will be allowed without review and approval by the City Commission.

CON Policy 1.5.6 - The City will mandate that all abandoned wells and all wells to be abandoned must be plugged in accordance with Florida Department of Environmental Protection regulations.

CON Policy 1.5.7 - The stormwater drainage regulations will be in accordance with the Suwannee River Water Management District policies and require retention of stormwater runoff to maximize groundwater recharge while protecting areas of high aquifer recharge potential.

CON Policy 1.5.8 - The City shall maintain a street-cleaning program to reduce the pollution from stormwater runoff.

CON OBJECTIVE 1.6 - The City will protect and maintain significant natural geologic features such as special Karst features- springs, caves and sinkholes in their natural condition.

CON Policy 1.6.1 - Significant geologic features, such as springs, caves, sinkholes, and other karst features shall be identified and evaluated for their importance to the overall natural resource system of the City, County, and Region.

CON Policy 1.6.2 - Outstanding geologic features such as certain springs, sinkholes, and caves shall be considered for acquisition, provided appropriate protective management can be assured.

CON Policy 1.6.3 - In instances where geologic features function as habitats for listed species, special protection will be provided commensurate with the character of the habitat.

CON Policy 1.6.4 - Significant geologic features shall be accurately identified on development proposals. The Development Review Committee shall require strategies for protecting these features during construction and after development.

These strategies shall address:

1. Inclusion of significant geologic features as part of common open space;
2. Utilization of principles of good landscape design to incorporate features as aesthetic elements;
3. Pretreatment of stormwater run-off, in accordance with County and water management district rules and regulations, prior to discharging to karst geology features; and
4. The identification of the appropriate level of treatment of wastewater effluent prior to discharge to any karst geology features; and perimeter edge buffering around features to maintain natural context, edge vegetation, and structural protection. The Land Development Code shall include standards and procedures consistent with this policy.

CON Policy 1.6.5 - The City shall cooperate with the County and neighboring municipalities on the protection of groundwater within any watershed having the Florida aquifer exposed in sinks or open pits to potentially harmful deposition of atmospheric and other non-point source surface pollution where citizens of the County may be affected.

CON Policy 1.6.6 - The City shall cooperate with the County and neighboring municipalities to establish management strategies for sinkholes and sinkhole prone areas that protect water quality, hydrologic integrity, and ecological value.

CON Policy 1.6.7 - The City will cooperate with the County and regional and state agencies to acquire, in fee simple or less-than-fee simple title, lands within the City and its Urban Reserve for the preservation of natural resources and ecological integrity.

CON Policy 1.6.8 - The City will take steps to acquire the site identified as the “High Springs Reservoir”. If acquired, the City will implement a management plan giving priority to the restoration and conservation of natural communities and the preservation of threatened or endangered animal species that may exist on the site.

CON OBJECTIVE 1.7 - The City shall eliminate, where practical, Future Land Use practices that result in soil erosion.

CON Policy 1.7.1 - The City shall prohibit the use of off-road recreational vehicles in areas that are susceptible to erosion.

CON Policy 1.7.2 - Areas cleared of vegetation for development shall be re-vegetated to prevent wind or water erosion within ninety days of initial land clearing activity when no approved landscape plan exists or no active development order has been issued.

CON Policy 1.7.3 - The City will work with state and regional agencies regarding protections from soil erosion.

CON OBJECTIVE 1.8 - The City will protect endangered and threatened flora and fauna from adverse impacts due to loss of critical habitat.

CON Policy 1.8.1 - The City shall protect species of special concern, threatened, or endangered species by use of conservation easements, transfer of development rights, fees, simple acquisition and zoning in accordance with state and federal regulations.

CON Policy 1.8.2 - The City shall protect those areas containing endangered plant or animal species by requiring the natural habitat be protected. The City shall follow the guidelines established by the Florida Department of Environmental Protection as they apply to the protection of endangered species.

CON Policy 1.8.3 - The City will maintain a land clearing and landscaping ordinance to help protect threatened flora and to maintain the native species. Development in areas containing protected flora and fauna will be in accordance with all state and federal requirements.

CON Policy 1.8.4 - The City shall identify those areas containing endangered plant or animal species through the requirement of a site-specific survey of undeveloped parcels by the developer prior to issuance of development orders or building permits. This survey will be part of the site and development plan review process.

CON Policy 1.8.5 - The City will work with state and regional agencies regarding the protection of local flora and fauna.

CON Policy 1.8.6 - The City shall require ten percent of the area of all parking lots shall be landscaped, including at least one tree for every 10,000 square feet of paving.

CON OBJECTIVE 1.9 - The City shall develop a waste disposal management program for the proper collection, recycling, storage, and disposal of solid waste.

CON Policy 1.9.1 - The City will maintain a recycling program for waste disposal whenever possible.

CON Policy 1.9.2 - The City will continue their program of grinding yard waste to provide material for individual composting.

CON OBJECTIVE 1.10 - 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.

CON Policy 1.10.1 - 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.

CON Policy 1.10.2 - 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.

CON Policy 1.10.3 - 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.

CON Policy 1.10.4 - 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.

CON Policy 1.10.5 - 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.

SECTION SIX

ECONOMIC DEVELOPMENT ELEMENT

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ECONOMIC DEVELOPMENT ELEMENT

GOALS OBJECTIVES AND POLICIES

ECON GOAL 1 - TO CREATE AN ECONOMIC CLIMATE THAT PROMOTES ECONOMIC DIVERSITY AND GROWTH BY ENCOURAGING A STABLE LOCAL ECONOMY COMPATIBLE WITH PLANNED GROWTH, ECONOMIC OPPORTUNITIES, AND PROSPERITY FOR ALL RESIDENTS WITH AN IMPROVED QUALITY OF LIFE.

ECON OBJECTIVE 1.1 - The City, in concert with community organizations, will promote employment opportunities for community residents.

ECON Policy 1.1.1 - The City will promote the availability of employment for all that desire it, regardless of ability, race, creed, sex, age, or national origins. This may be accomplished by:

1. Coordinating with public and private agencies to identify and help individuals requiring special assistance to obtain and maintain employment.
2. Encourage local employers to provide labor market information.
3. Encourage public schools and the local community college and university to determine what vocational and professional training is necessary and available for the current and future labor market needs with the possibility of setting up satellite programs in or near the community.

ECON OBJECTIVE 1.2 - The City will encourage cooperation and assist with private and public efforts to attract new, and expand existing, business firms in the community.

ECON Policy 1.2.1 - The City Commission should continue to sponsor economic activities that will enhance the local economy. One method to consider would be the provision of incentives, as appropriate, for job creation.

ECON OBJECTIVE 1.3 - The City will encourage the conservation and enhancement of the natural and cultural resources of the community.

ECON Policy 1.3.1 - Economic development should be pursued without endangering the quality of life in the City.

1. The natural environment should be protected.
2. The City should be beautified.
3. The historic heritage of the community should be preserved.

ECON OBJECTIVE 1.4 - The core downtown business district should continue to be revitalized.

ECON Policy 1.4.1 - Additional parking areas should be provided.

ECON Policy 1.4.2 - The downtown area should concentrate on businesses that would be of interest to tourists. This does not preclude the placement of other businesses in the downtown area. Other, non-tourist related businesses may include restaurants, professional services, and general merchandise.

ECON OBJECTIVE 1.5 - The City Commission will cooperate with other community organizations to formulate an economic development strategic plan.

ECON Policy 1.5.1 - A five-year economic development plan should be prepared in concert with the City's Comprehensive Plan.

1. Submit a list of projects that includes their relative priority, timing, and cost;
2. Each project should have an impact statement as to its affect upon each of the other nine elements of the City's comprehensive plan; and
3. The location of businesses should be encouraged in areas that maximize the use of existing public facilities.

SECTION SEVEN

HISTORIC PRESERVATION ELEMENT

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HISTORIC PRESERVATION ELEMENT

GOALS, OBJECTIVES AND POLICIES

HP GOAL 1 - THE CITY WILL ENCOURAGE A VIBRANT HISTORIC DISTRICT IN THE DOWNTOWN BUSINESS AREA AND ADJACENT RESIDENTIAL NEIGHBORHOODS.

HP OBJECTIVE 1.1 - The City will develop regulations to preserve the integrity of contributing historic buildings and ensure new construction is compatible with historic buildings.

HP Policy 1.1.1 - The City will require that all plans for alteration of contributing historic buildings be carefully reviewed to assure preservation of historic characteristics.

HP Policy 1.1.2 - The City will require new construction to be in harmony with historic buildings in the vicinity as to materials, scale, height, placement, and use.

HP Policy 1.1.3 - The City will assist owners in the historic district in applying for and securing appropriate permits and to assure compliance with historic preservation ordinances.

HP Policy 1.1.4 - The City Commission will appoint a Historic Preservation Advisory Committee whose duties shall include the following:

1. Update the official inventory of historic resources and submit to the City Commission recommendations and documentation concerning updates;
2. Develop programs to stimulate public interest in historic neighborhood conservation, to participate in the adaptation of existing codes, ordinances, procedures and programs to reflect historic neighborhood conservation policies and goals;
3. Explore funding and grant sources and advise property owners concerning what might be available for identification, protection, enhancement, perpetuation, and use of historic architectural, archaeological and cultural resources;
4. Cooperate with other agencies and governments in planning proposed and future projects to reflect historic preservation concerns and policies; assist in the development of proposed and future Land Use plans;
5. Advise property owners and local government agencies concerning the proper protection, maintenance, enhancement and preservation of cultural resources;
6. Advise the Commission on the effects of local governmental actions on the historic resources;
7. Review and recommend sites, buildings, structures, objects, or districts, both public and private, for listing on the National Register and on the Local Register of Historic Places; and
8. Notify the Zoning Administrator, who shall take appropriate action when it appears that a property or building is not in compliance with the Historic Preservation regulations.

HP Policy 1.1.5 - One member of the Historic Preservation Advisory Committee will be appointed as the ombudsman for any project located in the Historic District that may come before the Plan Board or City Commission. The ombudsman will serve as the City's advocate in helping to insure that all requirements of the Historic Preservation ordinance are met.

HP Policy 1.1.6 - The Historic Preservation Advisory Committee will produce a report to the City Commission, for their approval, that sets out examples of the styles of buildings that would be acceptable in the historic district. This will serve as a guidance document for the City. This report will be updated, on an as needed basis, at the direction of the City Commission.

HP OBJECTIVE 1.2 - The City will facilitate access to the Historic District for motor vehicle and pedestrian activity. In addition, the City will structure the use of parking and traffic flow such that it fosters the Historic District.

HP Policy 1.2.1 - The City will continue the downtown beautification efforts by maintaining the existing landscaping, benches, lights, and other improvements.

HP Policy 1.2.2 - The City will expand, as funds become available, the beautification efforts by expanding landscaping, benches, lights, etc. throughout the historic district, concentrating initially on the traffic arterials and collectors. A possible source of funding may include expansion of the tax-increment finance district.

HP Policy 1.2.3 - The City will maintain all existing parking, especially the angled parking along Main Street, and identify additional property in the downtown area that could be utilized for parking. Funding could come from tax-increment finance funds or economic development grant funds.

HP OBJECTIVE 1.3 - As appropriate, the City will selectively expand the existing historic district to cover significant groupings of historic structures and individual landmarks and sites of historic significance not currently in the district.

HP Policy 1.3.1 - The City will work with local organizations like the High Springs Historical Society to inform and encourage owners of historic structures and surrounding property owners to agree to be included in the historic district.

HP Policy 1.3.2 - The City will use a portion of the tax-increment finance funds to build or improve public buildings, roads, sidewalks, plantings, and etcetera's in the historic district.

HP Policy 1.3.3 - Reexamine the boundaries of the Historic District and identify areas that would merit inclusion in the district.

HP Policy 1.3.4 - The City will, in cooperation with the Historic Preservation Advisory Committee and the High Springs Historical Society, conduct research to support the nomination of the "Reservoir site" to the National Register of Places, for nomination as a Florida Heritage Site, and for designation as a local historic district or landmark. The City will explore the feasibility of constructing a museum or other permanent building on the site.

HP OBJECTIVE 1.4 - Improve the quality of buildings in the historic district.

HP Policy 1.4.1 - The City will endeavor to encourage a strong business environment in the downtown historic district so owners can charge sufficient rent to justify improvements.

HP Policy 1.4.2 - The City will assist in Identifying historic-improvement funding in the form of low-interest loans or grants that may be available to owners in the historic district. The granting of tax breaks may also be appropriate to contributing structures within the historic district.

HP Policy 1.4.3 - The City will exercise allowable exemptions from certain building code requirements in the historic district to make renovations of buildings economically feasible.

SECTION EIGHT

HOUSING ELEMENT

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HOUSING ELEMENT

GOALS, OBJECTIVES AND POLICIES

HOU GOAL 1 - THE CITY WILL PROMOTE DECENT, SAFE, AND SANITARY HOUSING WITH A SUITABLE LIVING ENVIRONMENT FOR ALL RESIDENTS.

HOU OBJECTIVE 1.1 - The City shall promote the maintenance of a safe and sanitary housing stock and the elimination of substandard housing conditions. The City will ensure that existing and future building codes are enforced.

HOU Policy 1.1.1 - The City will review and revise its existing building codes, as necessary.

HOU Policy 1.1.2 - The City will continue to use its Codes Enforcement Board to ensure that codes are properly enforced.

HOU Policy 1.1.3 - The City will review and revise its ordinances, codes, regulations, and permitting to decrease unreasonable restraint on housing, development, and rehabilitation.

HOU OBJECTIVE 1.2 - The City shall make available, through the Future Land Use policies, Future Land Uses appropriate for extremely low-, very low, and low and moderate income families and mobile and modular homes in conformance with the Future Land Use Element of this Comprehensive Plan.

HOU Policy 1.2.1 - The City's Future Land Use policies and building regulations shall allow:

1. Residential structures as small as 600 square feet (heated and cooled area) in size;
2. Low cost housing in the form of mobile homes (as defined in Chap. 320.8035, Florida Statutes, as amended) and modular homes (as defined in Chap. 553.38, Florida Statutes, as amended) shall be permitted in designated residential subdivisions and mobile home parks provided:
 - a. All mobile and modular homes are securely anchored and meet applicable safety codes of the City;
 - b. Those mobile and modular homes placed in residential subdivisions shall meet the following minimum requirements:
 - (1) The width is no less than 25 percent of the total length;
 - (2) The pitch of the home's roof has a minimal rise of one foot for each five feet of horizontal run;
 - (3) The roof is finished in a type of shingle commonly used in standard residential construction;
 - (4) The exterior siding consists of wood, hardboard, aluminum, or other comparable building material similar in composition, appearance, and durability to exterior siding commonly used in standard residential construction;
 - (5) A continuous permanent skirting, unpierced except for required ventilation and access shall completely enclose the area between the floor line of the home and the ground; and
 - (6) All towing equipment, including the tongue, axles, wheels, transporting lights, etc. shall be removed.
3. Those mobile or modular homes placed in mobile home parks shall meet the following minimum requirements:
 - a. A continuous permanent skirting, unpierced except for required ventilation and access shall completely enclose the area between the floor line of the home and the ground; and

- b. All towing equipment, including the tongue, axles, wheels, transporting lights, etc. shall be removed.

HOU OBJECTIVE H 1.3 -The City shall, using the Florida Building Code, establish and enforce provisions for the structural and aesthetic improvement of housing through adoption of minimum housing standards.

HOU Policy 1.3.1 - The City shall address the need for affordable housing by utilizing the following potential funding sources based upon past and current efforts:

1. Grants;
2. Volunteer efforts; and
3. State and federal projects

HOU Policy 1.3.2 - The City shall implement housing rehabilitation through the Community Development Block Grants, State Housing Initiatives Partnership funds, and other funding sources that may become available.

HOU Policy 1.3.3 - The City shall continue to identify, apply for, and administer grant funding to improve housing stock for extremely low-, very low, and low-income families. This may be accomplished either internally or through the services of an outside consultant.

HOU Policy 1.3.4 - The City shall identify historically significant housing and promote the conservation and restoration of housing that has special historic, architectural or aesthetic values.

HOU OBJECTIVE H 1.4 - The City shall continue to require that relocation housing is available as a prerequisite to housing rehabilitation or neighborhood revitalization activities which result in the displacement of residents.

HOU Policy 1.4.1 - 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.

SECTION NINE
PARKS, RECREATION,
AND
OPEN SPACE ELEMENT

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PARKS, RECREATION, AND OPEN SPACE ELEMENT

GOALS, OBJECTIVES AND POLICIES

POS GOAL 1 - THE CITY WILL PROVIDE A COMPREHENSIVE PROGRAM FOR RECREATION THAT INCLUDES ACTIVE AND PASSIVE RECREATION, CULTURAL, AND LEISURE ORIENTED EDUCATIONAL PROGRAMS.

POS OBJECTIVE 1.1 - A system of parks and recreation facilities meeting the needs of the population shall be in place to provide for the acceptable levels of service.

POS Policy 1.1.1 - The City's level of service for total developed acreage of neighborhood, community and urban parks will require two acres per 1,000 people.

POS Policy 1.1.2 - The City will strive to locate future parks at, nearby or adjoining existing school sites through coordination with the County School Board, where feasible.

POS Policy 1.1.3 - Existing joint-use agreements with schools shall be maintained and the joint development of future school recreational areas should be coordinated between the school's administration and the City.

POS Policy 1.1.4 - Adequate and qualified levels of staff shall be maintained to ensure that recreational programs are cost effective and properly administered as defined by the City Commission.

POS Policy 1.1.5 - Handicapped individuals shall have access to all City owned or operated recreational facilities.

POS Policy 1.1.6 - The City will prepare and implement a management plan for the possible development of vacant lands currently owned or being considered for acquisition by the City for use as parks or recreation facilities. At a minimum the management plan shall address properties acquired and that have not been targeted for development within the next ten-year planning horizon. The management plan shall consist of:

1. Site specific inventory and assessment of the physical characteristics of each site shall be completed and maintained;
2. This assessment shall include an evaluation of the sites natural systems, and their relation to the ecology. Management and conservation techniques, as outlined in the Conservation Element, shall be utilized to restore degraded natural systems; and
3. Recommendation shall be made regarding the appropriate intensity of recreational activity development to minimize natural resource degradation.

POS Policy 1.1.7 - Measures will be developed to alleviate the financial burden of user fees on lower income residents. Very-low income households are defined as those households with gross incomes of less than fifty percent of the median income in the area of the City. The low-income group is those households with gross incomes of fifty to eighty percent of the median income.

POS Policy 1.1.8 - The City's Recreation Director will prepare an annual inventory of the City's parks and recreation equipment. This report will be presented to the City Commission in May so that the recommendations contained in the report may be considered during the budget process. The report will contain recommendations concerning new facilities, expansion of existing facilities, and the need for additional equipment.

POS Policy 1.1.9 - The City will take steps to acquire the site identified as the "High Springs Reservoir". If acquired, the City will implement a management plan giving priority to the development of this site as a cultural, historical and environmental learning center and as a central attraction associated with the traditional city center. The management plan will emphasize the connectivity of the site with the historic downtown, the elementary and middle school, the civic center, the sports complex and other

important features. The site may accommodate limited recreational activity; to the extent such activities are consistent with the historical and environmental attributes of the site. The City will explore the feasibility of constructing a museum or other permanent building on the site.

POS Policy 1.1.10 - The City will seek opportunities to extend the extensive greenway and recreational trail systems that both exist and are proposed for the Region within the City limits and the Urban Reserve.

POS Policy 1.1.11 - The City will seek to provide multi-purpose connections (pedestrian, bike, equestrian, etc.) between the recreational, cultural, and historical sites within the City and the extensive system of parks, greenways, and recreational trails that adjoin the City limits and the Urban Reserve. Map 5-2A designates routes and corridors for the development of this trail system.

POS Policy 1.1.12 - The City will seek to provide new and enhanced public access to water bodies and water features where such access can be provided without compromising the ecological integrity and natural functions of the water body or feature.

POS Policy 1.1.13 - The Traditional City Area of Emphasis will serve as an overlay planning district intended to conserve the historical and traditional character of this area while promoting infill, redevelopment and reinvestment, encouraging its development as a mixed use center, and reinforcing its function as the heart of the community. This concept recognizes that commercial, institutional, educational, residential, and recreational activities come together to create a sense of place and to provide a sustained balance among community, environment, and economy.

POS OBJECTIVE 1.2 - The City will promote the recreational aspects of the cultural and natural history of the City.

POS Policy 1.2.1 - The City will assist the Historical Society by distributing informational material on its historical landmark program. Maps furnished by the Historical Society provide for self-guided walking/riding tours of these sites as well as scenic routes in the City.

POS Policy 1.2.2 - Access to existing and future recreational facilities and historical sites will continue to be provided in a manner that does not endanger the integrity of these sites and their historical resources.

POS OBJECTIVE 1.3 - The City will provide an open space system that utilizes environmentally sensitive areas, promotes visual appeal, provides relief from expanses of development, and offers opportunities for passive outdoor recreation.

POS Policy 1.3.1 - Incentives and Land Development Code shall be enforced that regulate the use of Development Constraint Areas in development plans and promotes an integrated open space system. All residential developments requiring site and development plan approval shall reserve in perpetuity those conservation areas for which protection is required pursuant to those policies given in the Conservation Element.

POS Policy 1.3.2 - Electric utility corridors and transportation rights-of-way shall be considered as part of the integrated open space system. Development regulations shall be applied which protect affected natural resources from adverse impacts of utility development, construction, and design. An assessment of any proposed corridors would determine the appropriateness of the corridor and its size and routing.

POS Policy 1.3.3 - Site development plans shall be reviewed to ensure that development will not jeopardize vital ecological linkages between natural systems and that the integrity of the open space system will be maintained. Site plans should be designed to link on-site open space areas with off-site parcels of open space land, where applicable.

POS OBJECTIVE 1.4 - The City will provide adequate funding to achieve the appropriate levels of service in a cost-effective manner.

POS Policy 1.4.1 - A revenue search and grants shall be among the means utilized by the City to fund parks and recreational areas. Use of other mechanisms shall be utilized, if feasible.

POS Policy 1.4.2 - Existing joint-use and contractual agreements between the county and other governmental units shall be continually monitored to ensure cost effectiveness and that the City's needs are served.

POS OBJECTIVE 1.5 - The City will foster a spirit of cooperation between the public and private sectors to coordinate and further this element's recreation and open space goals.

POS Policy 1.5.1 - Development of residential areas shall provide common useable recreation and open space to augment public recreational facilities and to provide direct, convenient facilities for area residents. The City will require all developers to set aside appropriate park space in their development plans. As an alternative, and solely at the discretion of the City Commission, the developer may make a cash deposit to the Recreation Trust Fund. The amount of this deposit will be determined by the value of the land prior to development plus the value of the improvements that would be required. This option will not be available to developers of Type I subdivisions of 20 units or more.

The City hereby adopts the following as the minimum standards for parks and recreation in new or expanding developments:

One acre of land will be set aside for parks and recreation for every 50 units to be developed. The amount of land required will be pro-rated based on the one acre per 50 units standard. The minimum set aside will be one-half acre. Developments of five units or less are exempt from this standard.

Park Size	Options*	Number Required
0.5 acres	A, B, C, D, K, M, N	2
>0.5 to 1.0 acres	A, B, C, D, K, M, N	3
>1.0 to 2.0 acres	A, B, C, D, E, F, G, J, K, M, N	4*
>2.0 acres	A, B, C, D, E, F, G, H, I, J, K, L**, M, N	6*

* Not more than two of any one option

** No other options are required if Option L (Golf Course) is selected

Options list:

- | | | | | |
|--------------------------------|----------------------|-----------------------------|---|-----------------------|
| A. Walking Path/Exercise Trail | B. Swings | C. Picnic Table and Benches | D. Picnic Shelter | E. Tennis Court |
| F. Basketball Court | G. Racquetball Court | H. Softball Field | I. Volleyball Court | J. Shuffleboard Court |
| K. Kiddy Park Equipment | L. Golf Course | M. Bicycle Trails | N. Other items as approved by the City Commission | |

In addition, at least two specimen-size shade trees must be provided for each acre, or fraction thereof, set aside for parks and recreation.

POS Policy 1.5.2 - To acquire lands, funds, or both to gain additional parks necessary to support residential development, such needs shall be met using the following methods, as acceptable to the City Commission:

The developer shall dedicate land of suitable size, dimension, topography and general character to serve as a park or a substantial portion thereof, which will meet local level park needs created by the development. Total land area to be dedicated must reflect the appropriate standard for parks as established by the City Commission. Adjacent developments may, and are encouraged to, combine the areas required to form a larger park area for use by those developments.

Deposit in a Recreational Trust Fund, to be administered by the City Commission, an amount of money equal to or exceeding the value of the required dedicated land and improvements/equipment by existing procedures as established by the City. This option will not be available to Type I subdivisions of 20 or more units.

Monies deposited pursuant to the requirements of this subsection shall be expended for the sole purpose of providing, maintaining, and managing parks.

This deposit shall be a precondition to final subdivision plat approval.

The developer may, at his or her option, provide a park and recreation area consistent with the City's standards that will be dedicated to the use of residents living in the subdivision. In this case, the subject facility shall be established within the boundaries of the residential development. It shall be under the responsibility of a Homeowners Association, or equivalent body, for assuming the long term maintenance and operation of the facility. Approval of the subdivision plat shall require depiction of the neighborhood park area and the presence of Home Owners Association documents. Recorded covenants running in perpetuity (subject to cancellation only by the City) with the land shall restrict the use of the land to a park for recreation purposes.

POS Policy 1.5.3 - The City will allow Parks and Recreation banking. This concept will allow a developer to build a park or recreation area larger than required for a designated development. The developer will then be able to allocate the "excess" to another developer who may need to meet the level of service but who does not desire to develop a park or recreation area. Developers of private recreation areas will not be eligible for this option.

POS OBJECTIVE 1.6 - The City shall in accordance with the provisions of § 163.3177 (14) Florida Statutes, as amended, establish an urban service boundary for the purposes of promoting compact, contiguous urban development.

POS Policy 1.6.1 - The City shall adopt a Master Parks and Recreation Plan. This Plan shall identify facilities and establish standards to ensure the development of a parks and recreation that supports long range growth demand.

POS Policy 1.6.2 - The Major Parks and Recreation Plan shall give priority to potable recreational needs generated by infill, redevelopment and new development within the Urban Service Boundary.

POS Policy 1.6.3 - The City shall develop and maintain a Parks and Recreation Capital Improvement Program designed to maintain levels of service throughout the City while giving priority to recreational needs generated by infill, redevelopment and new development within the Urban Service Area Boundary.

SECTION TEN

UTILITY ELEMENT

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UTILITY ELEMENT
SOLID WASTE SUB-ELEMENT

GOALS, OBJECTIVES, AND POLICIES

SW GOAL 1 - HIGH SPRINGS SHALL ENSURE AN ENVIRONMENTALLY SOUND AND EFFICIENT SOLID WASTE MANAGEMENT SYSTEM THAT UTILIZES RESOURCE RECOVERY, RECYCLING, AND SOURCE REDUCTION.

SW OBJECTIVE 1.1 - The City will maintain or improve the existing efficiency of the solid waste management system.

SW Policy 1.1.1 - All collection components of the system shall be conducted in a manner which are consistent with the City codes.

SW Policy 1.1.2 - The private franchised collectors and City disposal operation shall be monitored annually to ensure that the City's fee schedule is adequate for the collection and disposal of solid waste is maintained as outlined by High Springs policy.

SW Policy 1.1.3 - The City shall ensure that the solid waste collection system has capacity to accommodate at least 4.15 pounds per capita per day.

SW Policy 1.1.4 - The level of service standard shall continue to provide for the disposal of all solid waste, with the exception of hazardous materials, generated by High Spring's population as projected in the Solid Waste Management Plan as required by Chapter 403.706, Florida Statutes, as amended. The level of service standard for solid waste disposal shall, at a minimum, be 2.0 tons per household per year.

SW OBJECTIVE 1.2 - The volume of solid waste disposed of in landfills shall be reduced through resource recovery programs, where environmentally sound and economically feasible.

SW Policy 1.2.1 - The City shall monitor and assess resource recovery technology, and implement those programs that are determined to be most effective and efficient. These may include any or all of the following:

1. Implement the reuse and recycling of materials including, but not limited to glass, paper, aluminum, metal and plastics.
2. Maintain and enforce procedures for the removal and recycling of abandoned solid waste objects and materials.

SW Policy 1.2.2 - The City shall continue its efforts to educate and encourage citizens to recycle containers and avoid products that do not lend themselves to recycling through programs given by private organizations and information from other sources.

SW OBJECTIVE 1.3 - The City will continue to ensure the development and implementation of programs and legislation that monitor and ensure proper waste disposal activities.

SW Policy 1.3.1 - The City will prohibit improper disposal of solid and hazardous waste by strict enforcement of applicable codes in accordance with Chapter 403, Florida Statutes, as amended, and Rule 62-701 and 62-730, Florida Administrative Code.

SW Policy 1.3.2 - The City shall continue to pursue the development of programs, policies and other measures to substantially reduce littering and unauthorized dumping. High Springs' codes shall be amended as necessary to regulate the illegal disposal of solid waste.

SW OBJECTIVE 1.4 - The City will provide the facilities and services necessary to meet the projected needs of the solid waste management system for the next twenty years by developing and implementing a Solid Waste Capital Improvements Program.

SW Policy 1.4.1 - The City shall develop a financial plan to provide adequate funds for expansion, renewal, and replacement of the solid waste system on an annual basis to replace equipment and facilities as needed.

HAZARDOUS MATERIALS SUB-ELEMENT

GOALS, OBJECTIVES AND POLICIES

HM GOAL 1 - THE CITY WILL PARTICIPATE IN A SAFE, ENVIRONMENTALLY SOUND, AND EFFICIENT CITYWIDE HAZARDOUS MATERIALS MANAGEMENT SYSTEM IN COOPERATION AND COMPLIANCE WITH ALACHUA COUNTY HAZARDOUS WASTE PROGRAMS. FURTHER, HIGH SPRINGS WILL PARTICIPATE IN PLANNING, TRAINING, AND ENFORCEMENT PROGRAMS IN COOPERATION WITH ALACHUA COUNTY.

HM OBJECTIVE 1.1 - The City, with assistance from the County and other resources, will increase public awareness of the nature, harmful effects, and proper disposal methods associated with hazardous materials and hazardous wastes through public information programs. Information on source reduction and recycling of hazardous materials and wastes shall also be made available.

HM Policy 1.1.1 - All appropriate public agencies and organizations should develop and implement public information programs. A City staff member shall be assigned as a public information contact to answer questions, to disseminate current information to the public, to provide information programs to schools, and to advise the commercial sector on the proper handling of hazardous materials.

HM Policy 1.1.2 - The City shall disseminate information on hazardous waste source reduction and recycling to homeowners and businesses.

HM OBJECTIVE 1.2 - The City shall continue to provide, through the use of trained police and fire department staff, and in coordination with the Alachua County Emergency Response Team and the Local Emergency Planning Committee, adequate emergency response and clean-up capabilities for the uncontrolled or accidental release of hazardous materials.

HM Policy 1.2.1 - The City shall continue to provide training for and equip all involved public service personnel to insure adequate, efficient, and safe response to hazardous materials incidents on a permanent basis.

HM Policy 1.2.2 - The City will establish appropriate regulations that enable the collection of operating costs from parties responsible for the cause of hazardous material incidents.

HM Policy 1.2.3 - The City shall join with Alachua County, when/if a county system becomes available, to establish and maintain a hazardous materials data base (accessible to all county municipalities) which will identify the characteristics, locations, types and quantities of hazardous materials for emergency response purposes.

HM Policy 1.2.4 - The City shall maintain a database consisting of a listing of the hazardous materials stored or handled by each facility within its Fire Department service zone. In addition, the City shall, with assistance from Florida Department of Environmental Protection's underground storage tank registration program, compile a list of all known underground storage tanks within the same fire service zone. This will include both commercial and privately owned facilities.

STORMWATER DRAINAGE AND AQUIFER RECHARGE SUB-ELEMENT

GOALS, OBJECTIVES AND POLICIES

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

SWAR OBJECTIVE 1.1 - The City will enforce stormwater drainage regulations that provide for the protection of natural drainage features and ensure future development utilizes stormwater management systems compatible with the Suwannee River Water Management District and High Springs regulations.

SWAR Policy 1.1.1 - The City's policy for stormwater management will be consistent with those of the Suwannee River Water Management District.

SWAR Policy 1.1.2 - All stormwater management projects will, as a minimum, meet all of the Florida Department of Environmental Protection and Suwannee River Water Management District requirements for such projects. The level of service standards for water quality shall be treatment of the first-inch of runoff. Compliance with the design and performance standards in Rule 40B-4 and 40B-400, Florida Administrative Code, to ensure the water quality standards of Rule 62-302, Florida Administrative Code, are met and to ensure the water quality is not degraded below the minimum conditions necessary to maintain their classifications as established in Rule 62-302, Florida Administrative Code, is required.

SWAR Policy 1.1.3 - The City will continue to enforce ordinances to provide the following:

1. New developments are required to manage runoff from the 25-year frequency, 24 hour duration design storm on-site such that post-development runoff rates, volumes, and pollutant loads do not exceed pre-development conditions.
2. Stormwater engineering, design, and construction standards for on-site systems are provided.
3. Erosion and sediment controls are used during development.
4. Periodic inspection and maintenance of on-site systems is required to insure that they continue to function as designed.

SWAR Policy 1.1.4 - The City will develop buffer zone requirements for areas adjacent to natural drainage features such as sinkholes and areas draining toward the Santa Fe River, as delineated in the Future Land Use Element of this Comprehensive Plan.

SWAR Policy 1.1.5 - The City will develop regulations concerning limitations on encroachment, alteration, and compatible use of riverine flood plains, as delineated in the Conservation Element of this Comprehensive Plan.

SWAR Policy 1.1.6 - The City shall review all development and road construction within its jurisdiction for proper consideration and routing of stormwater runoff, as delineated in the Stormwater Sub-Element of this Comprehensive Plan.

SWAR Policy 1.1.7 - As existing roads which drain into sinkholes are improved and/or upgraded, plans shall be implemented to prevent the direct discharge of stormwater to sinkholes or other natural or manmade geological features which provide, or may provide, a direct connection to the aquifer.

SWAR OBJECTIVE 1.2 - The quality and quantity of groundwater available to the City shall be protected from degradation.

SWAR Policy 1.2.1 - The City will use data provided by the Suwannee River Water Management District to identify areas of "high aquifer recharge potential" within the City limits and within the Urban Reserve Area.

SWAR Policy 1.2.2 - Using the Suwannee River Water Management District information, as it becomes available, the City will identify and map areas with the greatest groundwater recharge potential. The Suwannee River Water Management District's current mapping shows the entire City as an area of "high aquifer recharge potential".

SWAR Policy 1.2.3 - Areas identified under Policy 1.2.2 shall be classified as areas of "high aquifer recharge potential" and shall be so designated on the City's future Land Use maps.

SWAR Policy 1.2.4 - The City's development review process shall provide protection for these areas of "high aquifer recharge potential" from inappropriate development, filling, and direct stormwater runoff and shall be consistent with Suwannee River Water Management District policies. Appropriate local planning, development design standards, and special construction practices shall be required to ensure both short and long term mitigation of impacts on groundwater created by activities occurring in high aquifer recharge areas. The following provisions apply:

1. All new development or modifications to existing development shall provide stormwater treatment consistent with Policies 1.1.1, 1.1.2 and 1.1.3 of the Stormwater and Aquifer Recharge Sub-Element.
2. All stormwater basins in high aquifer recharge areas shall be designed and constructed to provide for at least three (3) feet of unconsolidated solid materials such as sand, silts and clays between the surface of limestone bedrock and the bottom and sides of the stormwater basin.
3. Corrective action to retrofit or upgrade existing hazardous material facilities consistent with standards applicable to new facilities shall be required by the County. The Alachua County Hazardous Materials Management Code and development regulations establish guidelines and minimum compliance standards for existing facilities.

New development activities which involve handling or storing of hazardous materials may be prohibited in high aquifer recharge areas and, where permitted, shall be subject to the general requirements, siting prohibitions, storage facility standards, secondary containment requirements, and monitoring provisions of the Alachua County Hazardous Materials Management Code. Where such facilities exist and are proposed to be modified, development review and permitting activities shall include careful evaluation and implementation of engineering and management controls, setbacks and buffers, and monitoring. Existing facilities shall meet the requirements of the Alachua County Hazardous Materials Management Code pertaining to such facilities.

4. The following new uses shall be prohibited in high aquifer recharge areas unless it can be demonstrated that the material, in the quantity and/or solution stored or the conditions under which it is to be stored, does not pose a hazard to human health or the environment:
 - a. Wholesale bulk fuel storage;
 - b. Chemical manufacturing;
 - c. Pesticide manufacturing;
 - d. Auto salvage or junk yard;
 - e. Asphalt plant;
 - f. Battery reclamation or manufacturing;
 - g. Electronics manufacturing using halogenated solvents;

- h. Any hazardous waste transfer site;
- i. Any site defined by the Resource Conservation and Recovery Act as a treatment, storage, or disposal (Transferred Storage Disposal) facility for hazardous waste;
- j. Regional pesticide distribution site;
- k. Underground storage tank for the storage of hazardous materials except underground petroleum storage tank systems subject to Alachua County Underground Storage Tanks; and
- l. Portland cement manufacturing to include Class C or D storage facilities as defined by Alachua County Ordinance 91-6 in effect as of the date of adoption of this provision.

SWAR Policy 1.2.5 - The City shall cooperate with Alachua County, the Suwannee River Water Management District, and other entities to improve aquifer recharge data. Upon completion and adoption of such studies by the appropriate entities, the City shall amend the Comprehensive Plan to adopt the high aquifer recharge area identified by the study.

SWAR OBJECTIVE 1.3 - The City's policies shall protect current and future sources of potable water from degradation and shall be consistent with Suwannee River Water Management District policies.

SWAR Policy 1.3.1 - The City will continue to enforce its wellhead protection ordinance for existing and future well sites, as delineated in the Future Land Use Element of this Comprehensive Plan.

SWAR Policy 1.3.2 - The City shall be consistent with the Alachua County and Florida Department of Environmental Protection ordinances and rules as they apply to underground storage tanks.

SWAR Policy 1.3.3 - Proposed development around sinkholes will be subject to special review procedures in order to protect groundwater resources from runoff and to protect their function as recharge areas. No direct channeling of stormwater runoff into sinkholes or other recharge areas shall be allowed. No clearing or filling of sinkholes will be allowed without review and approval by the City Commission.

Additional references to sinkholes are contained in the Future Land Use and Conservation Elements of this Comprehensive Plan.

SWAR Policy 1.3.4 - The City shall mandate, in accordance with Florida Department of Environmental Protection rules and regulations, that all abandoned wells will be plugged. The City shall undertake to identify the existence of unused and/or abandoned wells that have not been plugged.

POTABLE WATER SUB-ELEMENT

GOALS, OBJECTIVES AND POLICIES

PW GOAL 1 - HIGH SPRINGS SHALL PURSUE A POTABLE WATER SUPPLY THAT DOES NOT ADVERSELY DEplete THE FRESHWATER RESOURCE AND IS SAFE, ENVIRONMENTALLY SOUND, AND EFFICIENT. WATER RATES SHALL BE SET TO ENCOURAGE CONSERVATION AND THE EXTENSION OF SERVICE SHALL BE REGULATED TO DISCOURAGE URBAN SPRAWL.

PW OBJECTIVE 1.1 - Per capita consumption of residential potable water, using the year 1999 as the base year, shall not increase at a rate greater than 110 percent of population growth.

PW Policy 1.1.1 - The City shall implement a progressive water-rate structure that will discourage excessive water use.

PW Policy 1.1.2 - The City shall maintain a rate schedule of connection and service fees at an adequate level to ensure necessary annual operation and maintenance funds, capital improvements, and renewal and replacement funds to the potable water system.

PW Policy 1.1.3 - It shall be the policy of the City to provide water service to any property outside the recognized City Limits. Any service to an area outside the City Limits shall be at a rate determined by the City Commission but, at no time, will it be less than the rate charged City residents or industries. This policy will discourage urban sprawl brought about by the availability of City services outside the City Limits. It will also maximize the use of the current treatment facility and its associated distribution system.

PW Policy 1.1.4 - The City shall require the extension of potable water facilities within the Urban Service Boundary as a prerequisite for new development including reimbursement for developer contributions that advance or accelerate projects included in the Potable Water Capital Improvements Program.

PW OBJECTIVE 1.2 - The potable water system for the City shall be maintained at accepted water quality standards to protect the health of the potable water users.

PW Policy 1.2.1 - The City shall meet or exceed the water quality standards contained in Rule 62-550, Florida Administrative Code.

PW Policy 1.2.2 - The City, to the extent practical, shall ensure the provision of potable water supplies to users of the system during or after natural or man-made catastrophes by establishing and maintaining emergency operating procedures for the wells, treatment plant, and storage tanks. This plan will contain, as a minimum, emergency operating procedure for the treatment plant, an up-to-date system map to allow rapid isolation of broken mains and services, and a pre-determined procedure for operation of the storage tank to allow maximum usage.

PW OBJECTIVE 1.3 - The City will ensure sufficient quantities of potable water to service sectors defined in the Future Land Use Element of this comprehensive plan. System expansion shall be regulated to ensure service consistent with the Policies of this Objective.

PW Policy 1.3.1 - A per capita consumption of 135 gallons per day will be used to establish the level of service for residential areas of High Springs. This figure will also serve as the baseline value for establishing compliance with Objective 1.1 of this sub-element.

PW Policy 1.3.2- To ensure continued availability of adequate service to High Springs the City shall, on an annual basis, evaluate the treatment, distribution, and storage systems for adequacy based on known or anticipated development or annexation for the next 12-month period. At such time as the review shows that the system is at or exceeding 75 percent of its design capacity the City shall commission a study of the system and recommendations as to how best to meet anticipated demand. At such time that the review indicates the system is at 80 percent of design capacity the City shall hire an engineering firm to design the necessary expansions to the treatment plant, distribution system, and storage facilities. These plans will be accepted and construction started on improvements to the system before the plant reaches 85 percent of its design capacity.

PW Policy 1.3.3 - All areas within the City will be eligible for service. However, service will not be mandatory until such time that the Utilities Department deems such service can be provided on an economical basis. Developers in such areas shall be responsible for the installation of water lines, services, and connection to existing facilities in accordance with the policies of the City. The developer must pay the full cost of the extension even if the line passes property that may, in the future, be a user of the service. At such time as the undeveloped property requires service, the developer of the property shall be charged for a pro-rated share of the water main installation and that amount shall be refunded to the original developer who paid for the water main.

PW Policy 1.3.4 - Single residential properties in the City shall be eligible for water service as determined by the City Commission. Connection charges and provision of services shall be at the prevailing rates and in accordance with the policies of the City.

PW OBJECTIVE 1.4 - The City will provide the facilities necessary to meet the projected needs of the its potable water system for the next ten years by developing and implementing a Potable Water Master Plan and a Potable Water Capital Improvements Program.

PW Policy 1.4.1 - The City shall investigate and, with the help of appropriate consultants, purchase property for the siting of an additional well field(s) and treatment plant(s).

PW Policy 1.4.2 - The City shall investigate and, with the help of appropriate consultants, purchase property for the siting of an additional storage tank and pumping station.

PW Policy 1.4.3 - The City shall investigate the expansion of the existing treatment plant when necessary to provide increased capacity in response to continued development. If expansion is not feasible then the City shall consider the development of a new well field and treatment plant as recommended by its consultants.

PW OBJECTIVE 1.5 - The City shall establish an urban service boundary for the purposes of promoting compact, contiguous urban development.

PW Policy 1.5.1 - The City shall adopt a Master Potable Water Plan. This Plan shall identify facilities and establish standards to ensure the development of a potable water system that supports long range growth demand.

PW Policy 1.5.2 - The Major Potable Water Plan shall give priority to potable water needs generated by infill, redevelopment and new development within the Urban Service Boundary.

PW Policy 1.5.3 - The City shall develop and maintain a Potable Water Capital Improvement Program designed to maintain levels of service throughout the City while giving priority to potable water needs generated by infill, redevelopment and new development within the Urban Service Area Boundary.

WASTEWATER SUB-ELEMENT

GOALS, OBJECTIVES, AND POLICIES

WW GOAL 1 - THE CITY SHALL PURSUE THE DEVELOPMENT, OPERATION AND MAINTENANCE OF ENVIRONMENTALLY SOUND AND EFFICIENT WASTEWATER COLLECTION, TREATMENT, AND DISPOSAL SYSTEMS THAT PROTECT THE PUBLIC HEALTH.

WW OBJECTIVE 1.1 - The City will work with the appropriate agencies to ensure the provision, operation, and maintenance of sanitary sewer systems that protect the health of the public and the resource values of the natural environment as a top priority.

WW Policy 1.1.1 - All wastewater treatment and disposal systems shall, at a minimum, be operated consistent with all local, state, and federal standards.

WW Policy 1.1.2 - The City shall maintain a rate schedule of connection and service fees at an adequate level to ensure necessary annual operation and maintenance funds, capital improvements, and renewal and replacement funds to the centralized collection and treatment system.

WW Policy 1.1.3 - It shall be the policy of the City to not provide wastewater service to any property outside the recognized City Limits. If there is an imminent health danger, the City may authorize the extension of its lines outside the recognized City Limits to serve only the affected area. Any service to an area outside the City Limits shall be at a rate determined by the City Commission but, at no time, will it be less than the rate charged City residents or industries. This policy will discourage urban sprawl brought about by the availability of City services outside the City Limits. It will also maximize the use of the current treatment facility and its associated collection system.

WW Policy - 1.1.4 The City shall require the extension of potable water facilities within the Urban Service Boundary as a prerequisite for new development including reimbursement for developer contributions that advance or accelerate projects included in the Potable Water Capital Improvements Program.

WW Policy 1.1.5 - All areas within the City will be eligible for service. However, service will not be mandatory until such time that the Utilities Department deems such service can be provided on an economical basis. Developers in such areas shall be responsible for the installation of collection lines, services, and connection to existing facilities in accordance with the policies of the City. The developer must pay the full cost of the extension even if the line passes property that may, in the future, be a user of the service. At such time as the undeveloped property requires service, the developer of the property shall be charged for a pro-rated share of the collection main installation and that amount shall be refunded to the original developer who paid for the collection main.

WW Policy 1.1.6 - Single residential properties in the City shall be eligible for wastewater service as determined by the City Commission. Connection charges and provision of services shall be at the prevailing rates and in accordance with the policies of the City.

WW Policy 1.1.7 - The City shall not allow on-site sewage disposal for new development within the Urban Service Area. The City shall allow, where consistent with Florida Department of Environmental Protection rules, the use of on-site sewage disposal systems as appropriate outside of the Urban Service Boundary. On-site systems may be septic tanks-with on or off-site disposal, as appropriate to the scope of the project.

WW Policy 1.1.8 - To ensure continued development of the central business district such that it may continue as a viable business center, the City shall undertake the installation of a wastewater collection, treatment, and disposal system for this district as soon as it is economically feasible.

WW OBJECTIVE 1.2 - The City shall ensure, either publicly or through private contract, the provision of future sewer service consistent with projected needs.

WW Policy 1.2.1 - The City shall ensure the provision of sanitary systems coordinated with other public or private facilities as required. Consideration of the public health shall be the first priority, followed by environmental considerations.

WW Policy 1.2.2 - Development requiring centralized collection and treatment shall connect to an existing system if the existing system has sufficient capacity and is located such that the connection can be made at reasonable cost to the developer.

WW OBJECTIVE 1.3 - In accordance with Rule 62-600, Florida Administrative Code, the City may permit the use of package treatment plants within the Urban Service Boundary as a temporary basis in anticipation of the extension of the centralized system. Package treatment plants shall not be permitted outside the Urban Service Boundary.

WW Policy 1.3.1 - Package Treatment Plants shall be required to connect, at the option of the City, to a centralized system when a central system becomes available.

WW Policy 1.3.2 - When a private sanitary sewer facility is phased out and connected to a centralized system, the connection charges shall be borne by the owner of the private system.

WW OBJECTIVE 1.4 - The City will provide the facilities necessary to meet the projected needs of the its wastewater collection and treatment system for the next ten years by developing and implementing a Wastewater Capital Improvements Program.

WW Policy 1.4.1 - The City shall investigate and, with the help of appropriate consultants, purchase property for the siting of a wastewater treatment plant and effluent disposal area.

WW OBJECTIVE 1.5 - The City shall establish an urban service boundary for the purposes of promoting compact, contiguous urban development.

WW Policy 1.5.1 - The City shall adopt a Master Wastewater Treatment Plan. This Plan shall identify facilities and establish standards to ensure the development of a wastewater treatment system that supports long range growth demand.

WW Policy 1.5.2 - The Major Wastewater Treatment Plan shall give priority to wastewater demand generated by infill, redevelopment and new development within the Urban Service Boundary.

WW Policy 1.5.3 - The City shall develop and maintain a Wastewater Treatment Capital Improvement Program designed to maintain levels of service throughout the City while giving priority to wastewater demands generated by infill, redevelopment and new development within the Urban Service Area Boundary.

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SECTION ELEVEN

CAPITAL IMPROVEMENTS ELEMENT

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CAPITAL IMPROVEMENTS ELEMENT

GOALS, OBJECTIVES AND POLICIES

CIE GOAL 1 - The City shall undertake reasonable policies to provide needed lands, public facilities, and equipment that will protect investments in existing facilities, maximize their use and promote orderly compact urban growth, to benefit all residents within its jurisdiction.

CIE OBJECTIVE 1.1 - Capital improvements will be provided to correct existing deficiencies, maintain or replace existing, worn-out, or obsolete facilities, and accommodate desired future growth.

CIE Policy 1.1.1 - The City will establish a Capital Improvement Program as an integral part of the annual budget. The program will include a five-year Schedule of Improvements as included in this element.

CIE Policy 1.1.2 - The Capital Improvement Program will list specific projects ranked by priority. Each project will be identified by location, estimated cost, and possible sources of funding.

CIE Policy 1.1.3 - The City will include in the annual Capital Improvement Program a schedule and the necessary funding for all maintenance and replacement of existing facilities, equipment, and roads.

CIE Policy 1.1.4 - The City shall establish, as part of the annual budgeting process, the following criteria for the evaluation of proposed capital improvement projects:

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

CIE Policy 1.1.5 - Each element of the comprehensive plan will be reviewed for possible inclusion of projects in the Plan.

CIE OBJECTIVE 1.2 - The City shall continue to 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.

CIE Policy 1.2.1 - 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

Vehicular Level of Service Standards shall be adopted and maintained to maximize the efficient use and safety of roadway facilities and to coordinate capital improvement planning with land use decisions to meet the requirement that adequate roadway facilities be available concurrent with the impacts of development in accordance with the latest version of the Level of Service Handbook developed by the Florida Department of Transportation Systems Planning Office.

The following level of service standards are adopted on all classifications of roadways within the City:

Vehicular Level of Service Standards for Major Roadways

DESIGNATION OR CLASSIFICATION	LEVEL OF SERVICE STANDARD
State Highways	C
County Maintained Roadways	D
City Maintained Arterials	D
City Maintained Major Collectors	D
City Maintained Collectors	D

SANITARY SEWER LEVEL OF SERVICE STANDARDS FACILITY TYPE / LEVEL OF SERVICE STANDARD

Community Sanitary - Taken From Wastewater Sub-Element

The City shall pursue the development, operation and maintenance of environmentally sound and efficient wastewater collection, treatment, and disposal systems that protect the public health.

The City will work with the appropriate agencies to ensure the provision, operation, and maintenance of sanitary sewer systems that protect the health of the public and the resource values of the natural environment as a top priority.

All wastewater treatment and disposal systems shall, at a minimum, be operated consistent with all local, state, and federal standards.

The City shall maintain a rate schedule of connection and service fees at an adequate level to ensure necessary annual operation and maintenance funds, capital improvements, and renewal and replacement funds to the centralized collection and treatment system.

All areas within the City will be eligible for service. However, service will not be mandatory until such time that the Utilities Department deems such service can be provided on an economical basis. Developers in such areas shall be responsible for the installation of collection lines, services, and connection to existing facilities in accordance with the policies of the City. The developer must pay the full cost of the extension even if the line passes property that may, in the future, be a user of the service. At such time as the undeveloped property requires service, the developer of the property shall be charged for a pro-rated share of the collection main installation and that amount shall be refunded to the original developer who paid for the collection main.

Single residential properties in the City shall be eligible for wastewater service as determined by the City Commission. Connection charges and provision of services shall be at the prevailing rates and in accordance with the policies of the City.

The City shall allow, where consistent with Florida Department of Environmental Protection rules, the use of on-site sewage disposal systems as appropriate. On-site systems may be septic tanks or package treatment plants, with on or off-site disposal, as appropriate to the scope of the project.

The City shall ensure, either publicly or through private contract, the provision of future sewer service consistent with projected needs.

The City shall ensure the provision of sanitary systems coordinated with other public or private facilities as required. Consideration of the public health shall be the first priority, followed by environmental considerations.

Development requiring centralized collection and treatment shall connect to an existing system if the existing system has sufficient capacity and is located such that the connection can be made at reasonable cost to the developer.

In accordance with Rule 62-600, Florida Administrative Code, the City shall permit the use of package treatment plants.

Package Treatment Plants shall be required to connect, at the option of the City, to a centralized system when a central system becomes available.

When a private sanitary sewer facility is phased out and connected to a centralized system, the connection charges shall be borne by the owner of the private system.

The City will provide the facilities necessary to meet the projected needs of the its wastewater collection and treatment system for the next ten years by developing and implementing a Wastewater Capital Improvements Program.

SOLID WASTE DISPOSAL LEVEL OF SERVICE STANDARDS

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Solid Waste	2.31 tons per capita per year

STORMWATER LEVEL OF SERVICE STANDARDS

Retention Ponds Standards as specified in Rule Swales, etc. 62-302, 40B-4, and 40B-400 Florida Administrative Code for design standards and the first inch of runoff

POTABLE WATER LEVEL OF SERVICE STANDARDS

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Private Individual Water Wells	Not Applicable
Community Potable Water Systems	135 gallons per capita per day

RECREATION LEVEL OF SERVICE STANDARDS

Two acres per 1,000 population

PUBLIC SCHOOL FACILITIES LEVEL OF SERVICE STANDARDS

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

CIE Policy 1.2.2 - The City’s Land Development Code shall contain provisions that require that public facilities that serve such development have a capacity that meets or exceeds the adopted level of service standard at the time the development order is issued.

CIE OBJECTIVE 1.3 - The City shall include subdivision improvement standards within the Land Development Code which, where required by such regulations, the developer shall provide paved streets, install sidewalks, street signs, street lights, fire hydrants, curbs and gutters, install water mains and stormwater facilities.

CIE Policy 1.3.1 - The City’s Land Development Code shall require that all proposed subdivisions which include an existing street or streets shall be required to improve the street(s) to conform to the standards established within the land development regulations.

CIE Policy 1.3.2 - The City will maintain its ordinances requiring that developers install necessary improvements within their developments as delineated in the Future Land Use policies.

CIE OBJECTIVE 1.4 - Future development will bear a proportionate share of the cost of public improvements required to maintain adopted Level of Service standards.

CIE Policy 1.4.1 - The City’s Land Development Code 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 or exceeded.

CIE Policy 1.4.2 - The City shall replace or renew the City’s public facilities damaged due to storm surge or flood only where such facility can meet minimum requirements for flood proofing.

CIE OBJECTIVE 1.5 - The City will manage its public finances - both operating and capital - sufficiently to ensure the provision of needed capital improvements for previously issued development orders and for future development and redevelopment.

CIE Policy 1.5.1 - The City will systematically estimate revenues and expenditures of the general fund and enterprise funds annually.

CIE Policy 1.5.2 - 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.

CIE Policy 1.5.3 - Except to protect public health and safety, the City will not provide municipal facilities to any area or individual outside of the City limits.

CIE Policy 1.5.4 - The City will ensure that adequate Capital Improvement funds will be provided so that the City’s Plan will be consistent with the State of Florida Plan and concurrent with the City’s own growth management strategy.

FIVE YEAR SCHEDULE OF IMPROVEMENTS

2015-2019

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

Source: Florida Department of Transportation Five-Year Work Program 2015-2019 and School District Five-Year Work Plan 2014-2019.

PROCEDURE FOR MONITORING AND EVALUATION OF CAPITAL IMPROVEMENTS ELEMENT

The role of monitoring and evaluation of the Capital Improvements Element is important to the effectiveness of the City's planning program.

The estimates of revenues and expenditures by fiscal trend analysis and the projected revenue/expenditure gaps will provide information about the City's ability to maintain the adopted level of service standards for public facilities. Therefore, the Capital Improvements Element requires a continuous program for monitoring and evaluation, and pursuant to Chapter 163, Part 11, 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 Clerk and the City Commission. They shall consider the following points during the annual review to assist in the determination of findings and recommendations to the City Commission:

1. The review of the criteria used to evaluate capital improvement projects in order to ensure that projects are being ranked in their appropriate order of priority (See Policy 1.5.1);
2. Consider the need for any corrections, updates and modifications concerning costs, and revenue sources;
3. Assess the City's effectiveness in maintaining the adopted level of service standards;
4. Review the impacts of service provisions of other local, regional or state agencies upon the City's ability to maintain the adopted level of service standards;
5. Assess the financial capacity of the City to undertake scheduled capital improvements;
6. Examine the efforts by the City to secure grants or private funds, whenever available, to finance the provision of needed capital improvements;
7. Review the consistency of the Capital Improvements Element with the other elements of the Comprehensive Plan and most particularly its support of the Future Land Use Element;
8. Examine the City's ability to provide public facilities within respective geographic service areas in order to determine any need for boundary modification or adjustment; and
9. Determine the appropriateness of including within the 5-Year Schedule of Improvements those identified improvements needed for the latter part of the planning period.

The findings and recommendations of the City Clerk will be transmitted to the City Commission for review at a scheduled public hearing. The City Commission shall direct City staff to provide the Plan Board with an updated five-year schedule of Improvements and any drafts for amendments to the Capital Improvements Element as deemed necessary by the City Commission.

The Plan Board shall consider the annual review 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, 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:

- a. For Sanitary Sewer, Solid Waste, Drainage and Potable Water Facilities
 1. 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. A development order or permit may be issued at the time of issuance of a certificate of occupancy or its function equivalent, if the necessary facilities and services are in place and available to serve the new development; or
 3. At the time the development order or permit is issued, the necessary public facilities and services are guaranteed in an enforceable development agreement, pursuant to Section 163.3220, Florida Statutes, as amended, or an agreement or development order issued pursuant to Chapter 380, Florida Statutes, as amended, to be in place and available to serve new development at the time of the issuance of a certificate of occupancy or its functional equivalent.
- b. For Parks and Recreation Facilities
 1. At the time the development order or permit is issued, the necessary facilities and services are in place or under actual construction; or
 2. A development order or permit is issued subject to the condition that, at the time of the issuance of a certificate of occupancy or its functional equivalent, the acreage for the necessary facilities and services to serve the new development is dedicated or acquired by the City, or funds in the amount of the developer's fair share are committed; and
 - a. A development order or permit is issued subject to the conditions that the necessary facilities and services needed to serve the new development are scheduled to be in place or under actual construction not more than one year after issuance of a certificate of occupancy or its functional equivalent as provided in the City's adopted 5-Year Schedule of the Capital Improvements Element; or
 - b. At the time the development order or permit is issued, the necessary facilities and services are the subject of a binding executed agreement which requires the necessary facilities and services to serve the new development to be in place or under actual construction not more than one year or under actual construction not more than one year after issuance of a certificate of occupancy or its functional equivalent; or

- c. At the time the development order or permit is issued, the necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to Section 163.3220, Florida Statutes, as amended, or an agreement or development order issued pursuant to Chapter 380, Florida Statutes, as amended, to be in place or under actual construction not more than one year after issuance of a certificate of occupancy or its functional equivalent.
 - c. For Transportation Facilities
 - 1. At the time a development order or permit is issued the necessary facilities and services are in place or under construction; or
 - 2. A development order or permit is issued subject to the conditions that the necessary facilities and services needed to serve the new development are scheduled to be in place or under actual construction nor more than three years after issuance of a certificate of occupancy or its function equivalent as provided in the City's 5-Year Schedule of the Capital Improvements Element. The schedule of capital improvements may recognize and include transportation projects included in the first three years of the applicable, adopted Florida Department of Transportation five-year work program.
 - 3. At the time the development order or permit is issued, the necessary facilities and services are the subject of a binding executed agreement which requires the necessary facilities and services to serve the new development to be in place or under actual construction nor more than three years after the issuance of a certificate of occupancy or its functional equivalent; or
 - 4. At the time a development order or permit is issued the necessary facilities and services are guaranteed on an enforceable development agreement, pursuant to Section 163.3220, Florida Statutes, as amended, or an agreement or development order issued pursuant to Chapter 380, Florida Statutes, as amended, to be in place or under actual construction not more than three years after issuance of a certificate of occupancy or its functional equivalent.
 - 4. 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 County's 5-Year Schedule of the Capital Improvements Element; or
 - c. A final subdivision or site plan approval for residential uses is issued, subject to the execution of a legally binding mitigation agreement between the applicant, School Board and the 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.

CONCURRENCY DETERMINATION PROCEDURES

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

1. Transportation;
2. Sanitary Sewer;
3. Solid Waste;
4. Drainage;
5. Potable Water;
6. Recreation and Open Space; and
7. Public School Facilities

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

1. For development orders and permits, the following determination procedures shall apply:
 - a. If an applicant desires to determine whether there is sufficient capacity to accommodate their proposed project, the Land Development Code Administrator shall make an informal non-binding determination of whether there appears to be sufficient capacity in the public facilities and services to satisfy the demands of the proposed project. If there appears to be insufficient capacity, the Land Development Code Administrator shall then make a determination of what public facilities or services would be deficient if the proposed project were approved.
 - b. There are certain development approvals that are ineligible to receive concurrency reservation because they are too conceptual and consequently do not allow an accurate assessment of public facility impacts. These development approvals are land use amendments to the Comprehensive Plan and rezoning requests. Those development approvals shall receive a non-binding concurrency determination.
 - c. Any concurrency determination, whether requested as part of an application for development approval or without an application for development approval, is a non-binding determination of what public facilities and services are available at the date of inquiry. The issuance of a Certificate of Concurrency Compliance shall be the only binding action which reserves capacity for public facilities and services.
2. For roadways, the following determination procedures shall apply:
 - a. The City shall provide level of service information as set forth in the most recent Data and Analysis Report in support of the City's Comprehensive Plan. If this level of service information indicates a level of service failure, the applicant may either:
 - (1) Accept the level of service information as set forth in the most recent Data and Analysis Report supporting the City's Comprehensive Plan; or
 - (2) Prepare a more detailed Highway Capacity Analysis as outlined in the Highway Capacity Manual, 2010, or
 - (3) Conduct a speed and delay study following the procedures outlined by the Florida Department of Transportation, Traffic Engineering Office in its Manual for Uniform Traffic Studies.

- b. If the applicant chooses to do a more detailed analysis the applicant shall:
 - (1) Submit the completed alternative analysis to the Land Development Code Administrator for review; and
 - (2) The Land Development Code Administrator shall review the alternative analysis for accuracy and appropriate application of the methodology.
 - c. If the alternative methodology, after review and acceptance by the Land Development Code Administrator, indicates an acceptable level of service, the alternative methodology shall be used in place of the most recent data and analysis to support the City's Comprehensive Plan.
3. For sanitary sewer, solid waste, drainage, potable water, and recreation and open space, the following determination procedures shall apply:
- a. The City shall provide level of service information as set forth in the most recent Data and Analysis Report in support of the City's Comprehensive Plan.
 - b. If such level of service information indicates that the proposed project would not result in a level of service failure, the concurrency determination would be that adequate facility capacity at acceptable levels of service was available.
 - c. If such level of service information indicates that the proposed project would result in a level of service failure, the concurrency determination would be that adequate facility capacity at acceptable levels of service was not available at the date of application or inquiry.
4. For Public School Facilities the following determination procedures shall apply:

Determination of Adequate Public School Facilities Capacity -

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

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

Public School Facilities Concurrency Availability Standard -

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

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

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

Reservation of Public School Facilities Capacity -

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

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

CERTIFICATE OF CONCURRENCY COMPLIANCE

A Certificate of Concurrency Compliance shall only be issued upon final development approval. The Certificate of Concurrency Compliance shall remain in effect for the same period of time as the development order or permit granting final development approval. If the development approval does not have an expiration date, the Certificate of Concurrency Compliance shall be valid for 12 months from the date of issuance.

Unless development commences on or before the expiration date of the Certificate of Concurrency Compliance, the reserved capacity is forfeited by the applicant.

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

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 as often as necessary. In addition, changes can be made to the Capital Improvements Element by ordinance if the changes are limited to the technical matters listed in Chapter 163, Part II, Florida Statutes, as amended.
2. No development order shall be issued which would require the City Commission 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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SECTION TWELVE

INTERGOVERNMENTAL COORDINATION

ELEMENT

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INTERGOVERNMENTAL COORDINATION ELEMENT

GOALS, OBJECTIVES, AND POLICIES

ICE GOAL 1 - THE CITY SHALL CONTINUE TO PARTICIPATE IN ALL RELEVANT INTERGOVERNMENTAL COORDINATING MECHANISMS OPERATING IN THE REGION TO IMPROVE THE EFFECTIVENESS, EFFICIENCY, AND EQUITY OF PUBLIC POLICY MAKING FOR THE CITY.

ICE OBJECTIVE 1.1 - The City will join with all, and/or participate in, coordinating authorities in the region as is appropriate to collaborate in intergovernmental planning and policymaking.

ICE Policy 1.1.1 - The City will use the services of the North Central Florida Regional Planning Council, and any other available mediator, to resolve intergovernmental disputes pertaining to the comprehensive plan.

ICE Policy 1.1.2 - The City is and will continue to be a member of Alachua County League of Cities and have a member of the City Commission represent the City.

ICE Policy 1.1.3 - The City will seek meetings and working relations with Alachua, Columbia, and Gilchrist counties on matters of mutual concern.

ICE Policy 1.1.4 - The City will seek meetings with the County regarding the designation of "Activity Centers". Currently, the City has two urban activity centers - "Downtown" and the "High Springs Plaza" and a designated "Rural Employment Center". Additional centers may be required in the future.

ICE Policy 1.1.5 - The City will participate in all relevant countywide task force studies. Currently, these include: impact fees, fire assessments, fire contracts, recycling of waste materials, recreation funding, joint planning, greenbelt, and others as appropriate.

ICE Policy 1.1.6 - The City will cooperate with the County and neighboring jurisdictions in the planning and development review pertaining to the location, design and impact mitigation for the large scale retail establishments.

ICE OBJECTIVE 1.2 - The City will review existing intergovernmental relations and agreements to ensure they are beneficial to the residents of the City.

ICE Policy 1.2.1 - The City shall evaluate the mutual aid agreement with the County sheriff's office and the fire/rescue assistance agreement.

ICE Policy 1.2.2 - The City will enter future mutually beneficial interlocal agreements ensuring that they are not only benefiting others.

ICE OBJECTIVE 1.3 - The City will comply with the rules and regulations of all relevant State and Regional agencies that have authority in the City.

ICE Policy 1.3.1 - Each of the elements of this comprehensive plan has been prepared with the presumption that they will be coordinated and implemented with the goals, objectives and policies of state, regional, and other local governmental agencies that have an authority and influence on the City.

ICE Policy 1.3.2 - The City will circulate its comprehensive plan to other governmental agencies for review and comment on matters of mutual concern. The City will seek to learn more about the comprehensive plans of other governmental agencies in the region so that incompatible uses can be identified early on and discussed to ensure cooperative agreements. This will be accomplished by ensuring that the City maintains a presence on the North Central Florida Regional Planning Council board.

ICE Policy 1.3.3 - The City will engage in cooperative/collaborative planning with other governmental agencies.

ICE Policy 1.3.4 - The City will work closely with all regulated private utilities serving the community to ensure adequate planned capacity will be available as the community grows in population and geographic size.

ICE OBJECTIVE 1.4 - The City will seek financial assistance from all relevant funding agencies.

ICE Policy 1.4.1 - The City will continue to seek appropriate housing and economic development grants through the Community Development Block Grant program.

ICE Policy 1.4.2 - The City will continue to seek appropriate assistance from state agencies and departments. These include, but are not limited to:

1. The Florida Department of Transportation to improve appropriate arterial and collector roads.
2. The Florida Department of Community Affairs for housing and economic assistance.
3. The Florida Department of Environmental Protection for possible acquisition and use of abandoned railroads.
4. The Florida Historical Preservation Board for possible identification of local historical buildings.
5. The Florida Department of Environmental Protection, the Suwannee River Water Management District, and the United States Department of Agricultural/Rural Development Agency for assistance with funding for wastewater collection and treatment.

ICE OBJECTIVE 1.5 - The City will coordinate the objectives and policies of this comprehensive plan with the County School Board. This coordination will include the establishment of a policy to address a joint process with the School Board for collaborative planning and decision-making concerning population projections and school siting.

ICE Policy 1.5.1 - The City will employ the following procedure to ensure intergovernmental coordination with the County School Board for the location of educational facilities within the City:

1. Upon receipt of a written notice from the School Board informing the City of the acquisition or leasing of property to be used for new educational facilities, the City shall notify the School Board within 45 days as to the consistency of the site with the City's comprehensive plan; and
2. The City shall determine the consistency with the City's comprehensive plan of any educational capital improvement projects, for which such compliance determination has been requested by the School Board.

ICE Policy 1.5.2 - The following procedure will be utilized by the City to govern the collaborative planning program between the City and the County School Board:

1. Upon receipt of the annual report specified in Chapter 235, Florida Statutes, as amended, whereby the School Board would notify the City of any additions to the School Five Year School Facilities Plan, the City shall respond to the receipt in accordance with Policy 1.5.1. of this Element.
2. The City shall coordinate the decennial United States Census Bureau's preliminary counts with the School Board to help ensure accuracy and consistency of data.

3. The City shall coordinate population estimates and projections conducted by the City as part of its planning process with the School Board as requested, and at a minimum, once each year as part of the review of the School Facilities Plan.

ICE Policy 1.5.3 - In order to address the extension of public facilities subject to concurrency to existing or new schools, all expansions or new construction of public, charter, or private schools shall require site and development plan approval.

TABLE ICE-1
INTERGOVERNMENTAL COORDINATION

GOVERNMENTAL UNIT	FUTURE LAND USE	TRANSPORTATION CIRCULATION	HOUSING	WATER/WW/ GARBAGE/ HAZMAT/ DRAINAGE /ETC.	CONSERVATION	PARKS AND RECREATION	INTER GOVERNMENTAL COORDINATION	CAPITAL IMPROVEMENTS
Adjoining cities (Alachua/Newberry)	Annexation/ Urban Reserve						Alachua County League of Cities/Interlocal Agreement	
Alachua County	Activity Centers, Urban Reserve, Growth Management	County Roads	Public Assistance	Solid Waste Disposal	Environmental Services	County Parks	Interlocal Agreement	Impact Fees and Revenue Options
Columbia and Gilchrist County	Incompatible Future Land Uses							Mutual Fire, Police, and Emergency Assistance
Alachua County School Board	Location and Acquisition of New Schools					Shared Playgrounds and Recreation Areas		Siting Coordination
Suwannee River Water Management District	Regulatory			Regulatory	Regulatory			
North Central Florida Regional Planning Council	Regulatory and Comprehensive Plan Review	Major Highways, Metropolitan Transportation Planning Organization	Community Development Block Grant Assistance	Regulatory	Regulatory		Member	
Florida Department of Transportation	Planning for Federal and State Highways	Federal and State Highways		Stormwater			Metropolitan Transportation Planning Organization	Funding for Highway Improvements
Florida Department of Health	Septic Tank Siting and Permitting		Public Assistance	Regulatory				

GOVERNMENTAL UNIT	FUTURE LAND USE	TRANSPORTATION CIRCULATION	HOUSING	WATER/WW/ GARBAGE/ HAZMAT/ DRAINAGE /ETC.	CONSERVATION	PARKS AND RECREATION	INTER GOVERNMENTAL COORDINATION	CAPITAL IMPROVEMENTS
Florida Department of Environmental Protection	Wetlands Regulation, Recreation, Waste Water Treatment Plants			Regulatory	Regulatory	Regulatory and Recreation Grants		
Florida Department of Agriculture and Consumer Services	Comprehensive Plan Review	Comprehensive Plan Review	Comprehensive Plan Review, Community Development Block Grants	Comprehensive Plan Review	Comprehensive Plan Review	Comprehensive Plan Review	Comprehensive Plan Review	Comprehensive Plan Review
Florida Department of Economic Opportunity	Regulatory				Regulatory	Regulatory		
Secretary of State	Historic Preservation		Historic Preservation grants					

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SECTION THIRTEEN

PUBLIC SCHOOL FACILITIES ELEMENT

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PUBLIC SCHOOL FACILITIES ELEMENT

GOALS OBJECTIVES AND POLICIES

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

PSFE OBJECTIVE 1.1 - Land Use and School Capacity Coordination. It is the objective of City to coordinate land use decisions [see definition] with school capacity planning. This objective will be accomplished recognizing the School Board's statutory and constitutional responsibility to provide a uniform system of free and adequate public schools, and the City's authority for land use, including the authority to approve or deny petitions for future land use, rezoning, and subdivision and site plans for residential development that generate students and impact the County school system.

PSFE Policy 1.1.1 - Coordinated Map Series. The City, in conjunction with the School Board and the Municipalities, shall annually update and maintain a public school facilities map series as supporting data and analysis. This map series including the planned general location of schools and ancillary facilities for the five-year planning period and the long-range planning period, will be coordinated with the City's Future Land Use Map or Map Series. The Map Series shall include at a minimum:

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

PSFE Policy 1.1.2 - Coordinating School Capacity with Growth. The City shall coordinate land use decisions and rezonings with the School Board's Long Range Facilities Plans over the five-year, ten-year and 20-year periods.

PSFE Policy 1.1.3 - Geographic Basis for School Capacity Planning. For purposes of coordinating land use decisions with school capacity planning, the School Concurrency Service Areas that are established for high, middle and elementary schools as part of the Interlocal Agreement for Public School Facility Planning shall be used for school capacity planning. The relationship of high, middle and elementary capacity and students anticipated to be generated as a result of land use decisions shall be assessed in terms of its impact on the:

1. School system as a whole; and
2. Applicable School Concurrency Service Areas.

For purposes of this planning assessment, existing or planned capacity in adjacent School Concurrency Service Areas shall not be considered.

PSFE Policy 1.1.4 - Criteria for Evaluating Land Use and Development Applications. In reviewing land use decisions, the School Board may address the following issues as applicable:

1. Available school capacity or planned improvements to accommodate the enrollment resulting from the land use decision;
2. The provision of school sites and facilities within neighborhoods;
3. The co-location of parks, recreation and neighborhood facilities with school sites;

4. The linkage of schools, parks, libraries and other public facilities with bikeways, trails, and sidewalks for safe access;
5. Traffic circulation, in the vicinity of schools including the provision of off-site signalization, signage, access improvements, sidewalks to serve schools and the inclusion of school bus stops and turnarounds;
6. Encouraging the private sector to identify and implement creative solutions to developing adequate school facilities in residential developments; and
7. Whether the proposed location is consistent with any local government's school design and planning policies.

PSFE Policy 1.1.5 - School Board Report to City. The School Board shall report its findings and recommendations regarding the land use decision to the City. If the School Board determines that capacity is insufficient to support the proposed land use decision, the School Board shall include its recommendations to remedy the capacity deficiency including estimated cost and financial feasibility. The School Board shall forward the Report to all municipalities within the County.

PSFE Policy 1.1.6 - City to Consider School Board's Report. The City shall consider and review the School Board's comments and findings regarding the availability of school capacity in the evaluation of land use decisions.

PSFE Policy 1.1.7 - Capacity Enhancement Agreements. Where feasible and agreeable to the City, School Board, affected jurisdictions and the applicant, Capacity Enhancement Agreements shall be encouraged to ensure adequate capacity is available at the time the school impact is created. The School Board's Long Range Facilities Plans over the five-year, ten-year and 20-year periods shall be amended to incorporate capacity modification commitments established by Capacity Enhancement Agreements.

PSFE Policy 1.1.8 - Educational Facilities Benefit District Funding Option. The School Board and local governments may consider establishment of Educational Facilities Benefit Districts as a funding option if needed to achieve or maintain financial feasibility.

PSFE Policy 1.1.9 - School Board to Report to the Elected Officials Group. The School Board will annually provide a cumulative report of land use decisions and the effect of these decisions on public school capacity to the Elected Officials Group – comprised of representatives of the School Board, the County and the municipalities within the County – established by the Interlocal Agreement for Public School Facility Planning.

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

PSFE OBJECTIVE 2.1 - Implementation of School Concurrency. The City shall coordinate with the School Board to assure the future availability of adequate public school facility capacity through its authority to implement school concurrency.

PSFE Policy 2.1.1 - Amendment of Interlocal Agreement. The City shall maintain the Interlocal Agreement for Public School Facility Planning to implement school concurrency in concert with the School Board and the municipalities. The Interlocal Agreement shall be consistent with the goals, objectives and policies of this Element.

PSFE Policy 2.1.2 - Ordinance Implementing School Concurrency. The City shall implement the provisions for public school concurrency management through its Land Development Code.

PSFE OBJECTIVE 2.2 - Level of Service Standards. The City shall ensure that the capacity of public schools is sufficient to support new residential subdivisions, plats and/or site plans at the adopted level of service standards within the period covered by the five-year schedule of capital improvements and the long range planning period.

PSFE Policy 2.2.1 - Uniform Application of Level of Service Standards. The level of service standards established herein shall be applied consistently by all the local governments within the County and by the School Board district-wide to all schools of the same type.

PSFE Policy 2.2.2 - Level of Service Standards. The uniform, district-wide level of service standards shall be 100 percent of Program Capacity for elementary, middle, and high schools. This level of service standard shall apply to all school concurrency service areas as adopted in the Interlocal Agreement.

For combination schools, the School Board shall separately determine the capacity of each school to accommodate elementary, middle and high students and apply the level of service standard prescribed above for elementary, middle and high levels respectively.

PSFE Policy 2.2.3 - Amendment of Level of Service Standard. If there is agreement to amend the level of service standards, it shall be accomplished by the execution of an amendment to the Interlocal Agreement by all parties and the adoption of amendments to the local government comprehensive plans. The amended level of service standards shall not be effective until all plan amendments are effective and the amendment to the Interlocal Agreement for Public School Facility Planning is fully executed. Changes to level of service standards shall be supported by adequate data and analysis showing that the amended level of service standard is financially feasible, and can be achieved and maintained within the period covered by the first five years of the School Board's Five-Year Work Program. After the first five-year schedule of capital improvements, the capacity shall be maintained within each subsequent five-year schedules of capital improvements.

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

PSFE Policy 2.3.1 - School Concurrency Service Areas Maps. School Concurrency Service Areas for high, middle and elementary schools shall be as adopted in the Interlocal Agreement. School Concurrency Service Areas, boundaries shall be included as a part the Data and Analysis supporting this Element and included in the Public School Facilities Element Map Series as part of that supporting data.

PSFE Policy 2.3.2 - Criteria for School Concurrency Service Areas. School Concurrency Service Areas, shall be established to maximize available school capacity and make efficient use of new and existing public schools in accordance with the level of service standards, taking into account minimization of transportation costs, limitations on maximum student travel times, the effect of court approved desegregation plans, and recognition of the capacity commitments resulting from the local governments within the County's development approvals within the School Concurrency Service Areas, and contiguous School Concurrency Service Areas.

School Concurrency Service Areas boundaries shall consider the relationship of school facilities to the communities they serve including of urban reserve and extra-territorial designations under the "Boundary Adjustment Act" and the effect of changing development trends.

PSFE Policy 2.3.3 - Modifying School Concurrency Service Areas. The City, in coordination with the School Board, the County and other Municipalities, shall require that prior to adopting a modification to School Concurrency Service Areas, the following standards will be met:

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

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

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

PSFE Policy 2.4.2 - Exemptions. The following residential developments are exempt from the school concurrency requirements:

1. Single family lots of record that received final subdivision or plat approval prior to the effective date of the Public School Facilities Element, or single family subdivisions or plats actively being reviewed at the time of adoption of the Public School Facilities Element that have received preliminary subdivision approvals and there is no lapse in the development approval status and has not expired;
2. Multi-family residential development that received final site plan approval prior to the effective date of the Public School Facilities Element, or multi-family site plans actively being reviewed at the time of adoption of the Public School Facilities Element that have received preliminary site plan approvals and there is no lapse in the development approval status and has not expired;
3. Amendments to subdivisions or plat and site plan for residential development that were approved prior to the effective date of the Public School Facilities Element, and which do not increase the number of students generated by the development;
4. Age restricted developments that prohibit permanent occupancy by persons of school age. Such restrictions must be recorded, irrevocable for a period of at least thirty (30) years and lawful under applicable state and federal housing statutes. The applicant must demonstrate that these conditions are satisfied; and

5. Group quarters that do not generate students that will be housed in public school facilities, including residential facilities such as local jails, prisons, hospitals, bed and breakfast, motels and hotels, temporary emergency shelters for the homeless, adult halfway houses, firehouse dorms, college dorms exclusive of married student housing, and religious non-youth facilities.

PSFE Policy 2.4.3 - Student Generation Rates and Costs per Student Station. Student generation rates used to determine the impact of a particular development application on public schools, and the costs per student station shall be determined in accordance with professionally accepted methodologies and adopted annually by the School Board in the 5-Year District Facilities Work Program.

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

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

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

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

1. Adequate school facilities will be in place or under construction within three years after the issuance of the final subdivision, final development order; or,

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

PSFE Policy 2.4.7 - Reservation of Capacity. A determination of adequate school capacity shall indicate a temporary commitment of capacity of necessary school facilities for purposes of development review and approval for a period not to exceed one (1) year from Preliminary Development Plan Approval or until a Final Development Order is issued, whichever occurs first, or as specified for phased projects in the City's Land Development Code.

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

PSFE OBJECTIVE 2.5 - Proportionate Share Mitigation. The City, in coordination with the School Board, shall provide for mitigation alternatives that are determined by the School Board to be financially feasible and will achieve and maintain the adopted level of service standard consistent with the adopted School Board's financially feasible Five-Year Work Program.

PSFE Policy 2.5.1 - Mitigation Options. Mitigation may be allowed for those developments that cannot meet the adopted level of service standards. Mitigation options shall include options listed below for which the School Board assumes operational responsibility through incorporation in the adopted School Board's financially feasible Five-Year District Facilities Work Program and which will maintain adopted level of service standards.

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

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

PSFE Policy 2.5.3 - Mitigation to Meet Financial Feasibility. Mitigation shall be directed to projects on the School Board's financially feasible Five-Year District Facilities Work Program 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 which shall be executed prior to the City's issuance of the final development order. If the School Board agrees to the mitigation, the School Board must commit in the agreement to placing the improvement required for mitigation on its Five-Year District Facilities Work Program.

PSFE Policy 2.5.4 - Calculating Proportionate Share. The applicant's total proportionate share obligation to resolve a capacity deficiency shall be based on the following:

NUMBER OF STUDENT STATIONS (BY SCHOOL TYPE) = NUMBER OF DWELLING UNITS BY HOUSING TYPE X STUDENT GENERATION MULTIPLIER (BY HOUSING TYPE AND SCHOOL TYPE)

PROPORTIONATE SHARE AMOUNT = NUMBER OF STUDENT STATIONS (BY SCHOOL TYPE) X COST PER STUDENT STATION FOR SCHOOL TYPE.

The above formula shall be calculated for each housing type within the proposed development and for each school type (elementary, middle or high) for which a capacity deficiency has been identified. The sum of these calculations shall be the proportionate share amount for the development under review.

The School Board average cost per student station shall only include school facility construction and land costs, and costs to build schools to emergency shelter standards when applicable.

The applicant's proportionate-share mitigation obligation shall be credited toward any other impact or exaction fee imposed by local ordinance for the same need, on a dollar-for-dollar basis, at fair market value.

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

PSFE Policy 2.6.1 - Development, Adoption and Amendment of the School Board Five-Year District Facilities Work Program.

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

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

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

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

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

PSFE Policy 3.1.2 - Coordination of Future School Facilities and Sites. As of July 1, 2008 all new public schools built within the City will be coordinated with the School Board to verify consistency between the location of public school with the City's Future Land Use Map, ensure that the new schools are proximate and consistent with existing and proposed residential areas, serve as community focal points, are co-located with other appropriate public facilities when possible, and shall have the on-site and off-site infrastructure necessary in place to support the new school.

PSFE Policy 3.1.3 - Future Land Use Map to Designate Land Use Classifications Where Schools Are Permitted. Schools shall be permitted in all Future Land Use Categories within the City except as restricted by PSFE Policy 3.1.4.

PSFE Policy 3.1.4 - Schools Prohibited in Specified Areas. The following areas shall be avoided when locating future educational facilities in the City:

1. Environmentally sensitive areas as determined in accordance with the conservation policies of the County (see the Conservation and Open Space Element);
2. Existing or designated industrial districts (except for vocational schools); and
3. Any area where the nature of existing or proposed adjacent land uses would endanger the safety of students or decrease the effective provision of education.

PSFE OBJECTIVE 3.2 - Encourage Schools as Focal Points of Community Planning and Design

PSFE Policy 3.2.1 - Enhance Community/Neighborhood Design. The City, in conjunction with the School Board shall promote the neighborhood concept in new developments or redevelopment by encouraging the use of existing schools as neighborhood centers or focal points.

PSFE Policy 3.2.2 - Location of Elementary and Middle Schools. Elementary and middle schools are encouraged to locate:

1. Within existing or proposed residential areas or neighborhood activity centers, and
2. Near existing or designated public facilities such as parks, recreational areas, libraries, and community centers to facilitate the joint use of these areas.

PSFE OBJECTIVE 3.3 - Standards for School Site Design. The City will establish standards for school siting and site design to provide security and safety of children and to provide a functional educational environment.

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

PSFE Policy 3.3.2 - Compatibility of Adjacent Uses. The City shall review development proposals for compatibility of uses adjacent to existing schools and known future school sites.

PSFE Policy 3.3.3 - School Accessibility. The City shall coordinate with the School Board to require that both existing school facilities and proposed school sites are accessible from and integrated into a planned system of sidewalks, bike trails, and bikeways.

PSFE Policy 3.3.4 - Bus Stops. The City shall, in cooperation with the School Board, develop and adopt design standards for school bus stops and turnarounds in new developments and re-development projects.

PSFE Policy 3.3.5 - Safe Ways to School. To reduce hazardous walking conditions consistent with Florida's safe ways to school program, the City, in coordination with the School Board, shall implement the following strategies:

1. New developments adjacent to school properties shall be required to provide a right-of-way and a direct safe access path for pedestrian travel to existing and planned school sites, and shall connect to the neighborhood's existing pedestrian network;
2. For new development and redevelopment within two miles of an existing or planned school, the City shall require sidewalks along the property for the corridor that directly serves the school, or qualifies as an acceptable designated walk or bicycle route to the school;
3. To ensure continuous pedestrian access to public schools, priority will be given to cases of hazardous walking conditions pursuant to Section 1006.23, Florida Statutes, as amended, and specific provisions for constructing such facilities will be included in the schedule of capital improvements adopted each fiscal year; and
4. Evaluate school zones to consider safe crossing of children along major roadways, including possible speed limit reductions in school zones; and prioritize areas for sidewalk improvements including: schools with a high number of pedestrian and bicycle injuries or fatalities, schools requiring courtesy busing for hazardous walking conditions, schools with significant walking populations, but poor pedestrian and bicycle access, and schools needing safety improvements.

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

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

1. The location of schools proximate to urban residential development and contiguous to existing school sites, and which provide potential focal points for community activities, including opportunities for shared use and co-location with other community facilities;
2. The location of elementary schools proximate to and, within walking distance of the residential neighborhoods served;
3. Elementary schools should be located on local or collector streets, Middle and high schools should be located near arterial streets;
4. Compatibility of the school site with present and future land uses of adjacent property considering the safety of students or the effective provision of education;

5. Whether existing schools can be expanded or renovated to support community redevelopment and revitalization, efficient use of existing infrastructure, and the discouragement of urban sprawl;
6. Site acquisition and development costs;
7. Safe access to and from the school site by pedestrians, bicyclists and motor vehicles;
8. Existing or planned availability of adequate public facilities and services to support the School;
9. Environmental constraints that would either preclude or render infeasible the development or significant expansion of a public school on the site;
10. Adverse impacts on archaeological or historic sites listed in the National Register of Historic Places or designated by the affected local government as a locally significant historic or archaeological resource;
11. The proposed location is consistent with the local government comprehensive plan, storm water management plans, or watershed management plans;
12. The proposed location is not within a velocity flood zone or floodway, as delineated on pertinent maps identified or referenced in the applicable comprehensive plan or Land Development Code;
13. The proposed site can accommodate the required parking, circulation and queuing of vehicles; and
14. The proposed location lies outside the area regulated by Section 333.03, Florida Statutes, as amended, regarding the construction of public educational facilities in the vicinity of an airport.

PSFE OBJECTIVE 3.5 - School Development Standards. The City shall establish development standards for schools to achieve compatibility with surrounding neighborhoods and the community.

PSFE Policy 3.5.1 - School Development Standards. The City shall require the development of school sites to be consistent with the following standards provided these provisions are not in conflict with the State Requirements for Educational Facilities or unless the City Commission approves changes or modifications:

1. The location, arrangement, and lighting of play fields and playgrounds shall be located and buffered as may be necessary to minimize impacts to adjacent residential property;
2. The following minimum size guidelines have been recommended by the School Board :

Elementary School	25 acres
Middle School	35 acres
High School	65 acres

Sites containing less than specified by guidelines may be accepted if deemed suitable by the School Board for the intended educational purpose
3. Maximum height of the school structure shall adhere to the height requirements established for the zoning district for the school site zoning district;
4. Building setbacks from property lines for all schools shall adhere to the minimum building setback requirements established for the zoning district for the school site zoning district;
5. All parking areas on school sites shall adhere to the minimum setback requirements established for the zoning district;

6. Access to school sites shall be governed by the City's, the County's and Florida Department of Transportation's access management regulations, including installation by the, or other party as determined by the City, of all access-related improvement required by such regulations. All school sites shall be connected to the existing network paved roads;
7. The site shall be required to provide bicycle/pedestrian connections to sidewalks, trails, and bikeways internal or adjacent to residential neighborhoods, including the provision of safe roadway crossings; and
8. Development of the site shall be consistent with applicable wetland policies contained within the Conservation Element of this plan.

PSFE OBJECTIVE 3.6 - Coordination of Supporting Infrastructure. The City shall coordinate with the School Board's plans for supporting infrastructure.

PSFE Policy 3.6.1 - Coordination of Planned Improvements. The City shall annually update and amend the Capital Improvements Element to include the School Board's Five-Year Work Program to reflect the infrastructure required to support new school facilities.

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

PSFE OBJECTIVE 4.1 - School Board Representation

PSFE Policy 4.1.1 - Appointed Local Planning Agency and Plan Board Members. The City will include a representative appointed by the School Board on the Local Planning Agency and Plan Board.

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

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

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

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

PSFE OBJECTIVE 4.3 - Student Enrollment and the Population Projections. The City will coordinate with the School Board, the County and the municipalities to maintain and update student enrollment and population projections.

PSFE Policy 4.3.1 - Annual Revision and Distribution. The City will coordinate and base its plans upon consistent projections of the amount, type, and distribution of population growth and student enrollment. Countywide five-year population and student enrollment projections shall be revised annually.

PSFE Policy 4.3.2 - Enrollment Projections. The School Board shall use student population projections based on information produced by the demographic and education estimating conferences pursuant to Section 216.136, Florida Statutes, as amended, and the Florida Department of Education's Capital Outlay Full-Time Equivalent. The School Board may request adjustment to the projections based on actual enrollment and development trends. In formulating such a request the School Board will coordinate with the Cities and County regarding development trends, enrollment projections and future population projections.

PSFE Policy 4.3.3 - Planning Data. The School Board will consider City generated data on growth and development to allocate the projected student enrollment into school attendance zones.

PSFE Policy 4.3.4 - The School District's Five-Year District Facilities Work Program. No later than August 15th of each year, the School Board shall submit to the City the district's tentative Five Year District Facilities Work Program. The program will be consistent with the requirements of Sections 1013.31 and 1013.35, Florida Statutes, as amended, and include projected student populations apportioned geographically, an inventory of existing school facilities, projections of facility space needs, information on relocatables, general locations of new schools for the five-, ten-, and 20-year time periods, and options to reduce the need for additional student stations. The program will be financially feasible for a five-year period. The City shall review the program and provide comments to the School Board within 30 days on the consistency of the program with the local comprehensive plan, including the capital improvements element and whether a comprehensive plan amendment will be necessary for any proposed educational facility.

PSFE Policy 4.3.5 - Educational Plant Survey. At least one year prior to preparation of each Educational Plant Survey, the Staff Working Group established by PSFE Policy 4.2.1 will assist the School Board in an advisory capacity in preparation of the survey. The Educational Plant Survey shall be consistent with the requirements of Section 1013.31, Florida Statutes, as amended, and include at least an inventory of existing educational facilities, recommendations for new and existing facilities, and the general location of each in coordination with local government comprehensive plans. The Staff Working Group will evaluate and make recommendations regarding the location and need for new schools, significant expansions of existing schools, and closures of existing facilities, and the consistency of such plans with the local government comprehensive plan.

PSFE Policy 4.3.6 - Growth and Development Trends. The City will provide to the School Board on an annual basis and in accordance with a schedule described in the Interlocal Agreement, a report on growth and development trends for the preceding calendar year within their jurisdiction. These reports will include the following:

1. The type, number, and location of residential units which have received development plan approval;
2. Information regarding comprehensive land use amendments which have an impact on school facilities;
3. Residential building permits and / or certificates of occupancy issued for the preceding year and their location;
4. The identification of any development orders issued which contain a requirement for the provision of a school site as a condition of development approval; and
5. Other information relevant to monitoring for school concurrency.

PSFE OBJECTIVE 4.4 - School Site Selection, Expansions and Closures. The City, in conjunction with the School Board, shall implement an effective process for identification and selection of school sites and for the review of significant expansions and closures

PSFE Policy 4.4.1 - Advisory Committee. The School Board will establish a School Planning Advisory Committee for the purpose of reviewing potential sites for new schools, proposals for significant school expansions and potential closure of existing schools. Based on information gathered during the review, the School Planning Advisory Committee will submit recommendations to the Superintendent of Schools. The School Planning Advisory Committee will be a standing committee and will meet on an as needed basis. In addition to appropriate representatives of the School Board staff, the School Planning Advisory Committee will include at least one staff member of the County, a staff representative from each of the cities, and a diverse group of community members.

PSFE Policy 4.4.2 - New School Sites. When the need for a new school site is identified in the Five Year Facilities Work Program, the School Planning Advisory Committee will develop a list of potential sites in the area of need. The list of potential sites for new schools will be submitted to the City with jurisdiction for an informal assessment regarding consistency with this Element, Based on the information gathered during this review, and the evaluation criteria set forth in this Element, the School Planning Advisory Committee will make a recommendation to the Superintendent of one or more sites in order of preference.

PSFE Policy 4.4.3 - Expansions and Closures. For significant expansions and potential closures, the School Planning Advisory Committee will make appropriate recommendations to the Superintendent.

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

PSFE OBJECTIVE 4.5 - Capital Funding Management. The City will support School Board efforts to effectively and efficiently manage capital funds and resources.

PSFE Policy 4.5.1 - Alternative Funding Strategies. The City shall support the School Board in its efforts to research and support alternative funding for school capital needs, including, but not limited to, educational benefit units, and Community Development Districts.

PSFE Policy 4.5.2 - Private Partnering. The City shall coordinate with the School Board to encourage the private sector to identify and implement creative solutions, such as joint use facilities and alternative design, as well as requiring land dedication and requiring adequate school facilities in residential developments.

PSFE Policy 4.5.3 - Support for Creative Partnerships. The City shall support the School Board by giving priority consideration for development approvals when property owners provide donation of site(s), reservation or sale of school sites at pre-development prices, construction of new facilities or renovations to existing facilities, and provide transportation alternatives.

PSFE OBJECTIVE 4.6 - Maximize Co-location Opportunities. The City shall maximize co-location opportunities between the City, the School Board, and other jurisdictions.

PSFE Policy 4.6.1 - Co-location of Facilities. The City shall co-locate public facilities such as parks, recreational areas, libraries, and community centers with schools to the extent possible. The City will seek for opportunities to co-locate and share use of County facilities when preparing updates to the Comprehensive plan's schedule of capital improvements and when planning and designing new, or renovating existing, community facilities.

PSFE Policy 4.6.2 - Collaboration on Co-location. Upon notice by the School Board that it is considering acquisition of a school site, the City shall promptly notify the School Board of the City's interest, if any, in joint acquisition or co-location for other public facilities.

PSFE Policy 4.6.3 - Joint Use Agreements. The City and the School Board shall, where feasible, enter into agreements for joint-use facilities, to include but not be limited to, schools, community centers, libraries and parks.

PSFE Policy 4.6.4 - Emergency Preparedness. To build new school facilities, and rehabilitate existing facilities and expansions, to be designed to serve as and provide emergency shelters as required by Section 1013.372, Florida Statutes, as amended, the City will coordinate with the School Board and adjacent municipalities on requirements for such efforts.

PSFE OBJECTIVE 4.7 - School Site Identification. The City, in conjunction with the School Board, shall implement an effective process for identification of school sites.

PSFE Policy 4.7.1 - School Site Identification. The City shall coordinate with the School Board to identify and acquire future school sites prior to or concurrent with changes in urban service lines, land use, zoning or approval of projects generating new students.

PSFE Policy 4.7.2 - Use of Dedicated Property. Require within any developer agreement, zoning condition, or development order condition that any property required to be conveyed for public services to the City may be transferred to or leased to the School Board, with or without consideration to develop educational facilities, and conversely, if the School Board deems any donated property through a developer agreement, zoning condition or development order condition unsuitable for a school site, then it may transfer or lease said property to the City for any public use with or without consideration. In the event that a school site acquired by the City and transferred to or leased to the School Board is no longer used for educational purposes, such site shall be returned to the City under terms specified in the transfer or lease agreement. Said agreements and conditions may provide that any such properties may be transferred directly to the School Board.

PSFE Policy 4.7.3 - Use of Surplus Property. Before disposing of surplus property, the City shall notify the School Board and conversely, the School Board shall notify the City.

PSFE Policy 4.7.5 - Conveyance of School Sites. The City shall facilitate the conveyance or lease of land, as required by the School Board and consistent with this Element, to address the impact of residential dwelling units on the school system.

PSFE Policy 4.7.6 - Density Transfer. The City shall, consistent with this Comprehensive Plan, allow for the transfer of the entitled density of a school site, onto existing developable areas of the parent site proposed for residential development or redevelopment.

PSFE GOAL 5 - MONITORING AND EVALUATION OF PUBLIC SCHOOL FACILITIES ELEMENT

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

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

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

PSFE Policy 5.1.3 - Annual Meeting of the City and the School Board. On an annual basis, the City and the School Board will conduct a workshop on implementing the Public School Facilities Element and Interlocal Agreement

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

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

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

APPENDIX A

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ILLUSTRATION A - I
FUTURE LAND USE PLAN MAP 2025

(Under separate cover)

ILLUSTRATION A - II HISTORICAL RESOURCES

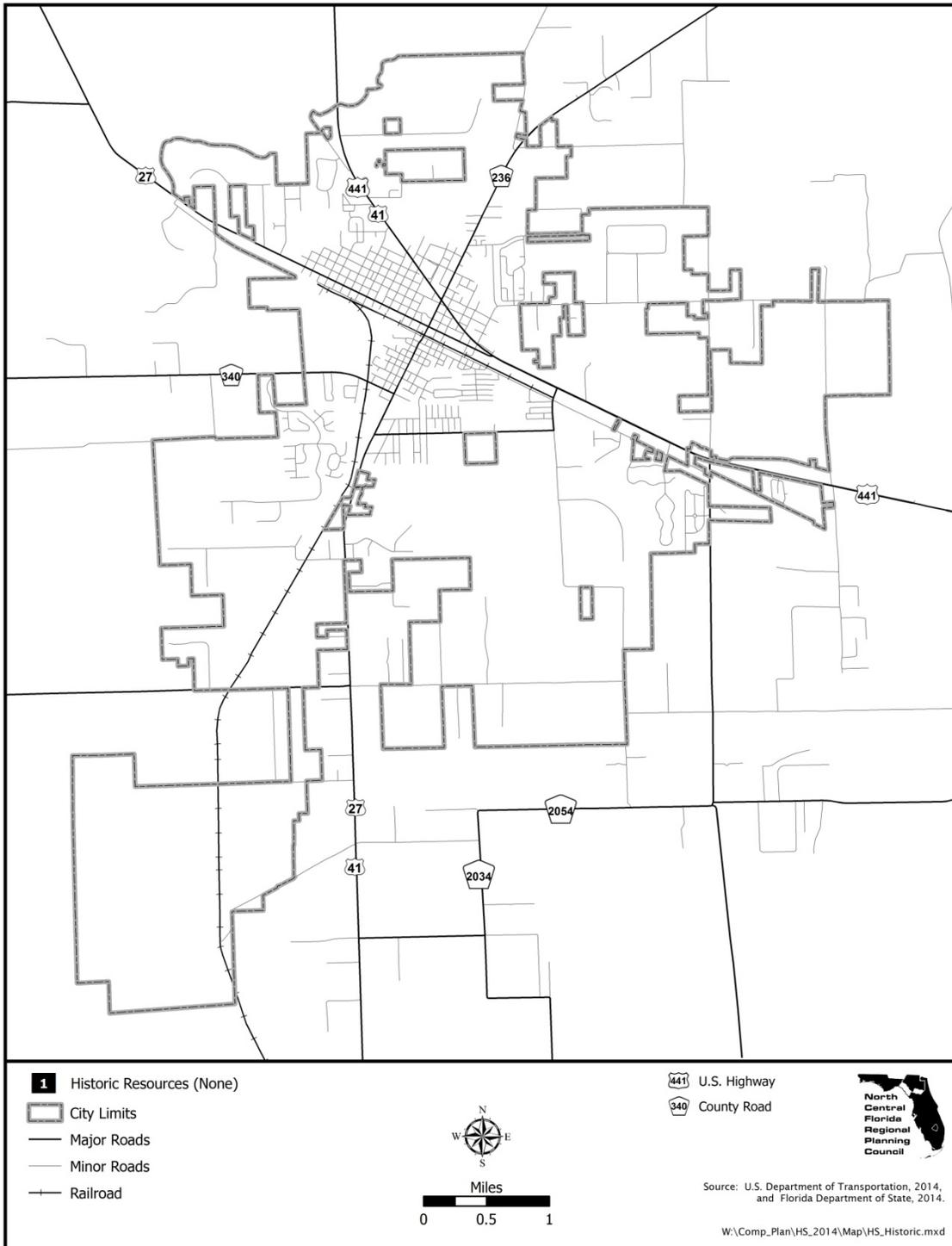


ILLUSTRATION A - III
 WATERWELLS

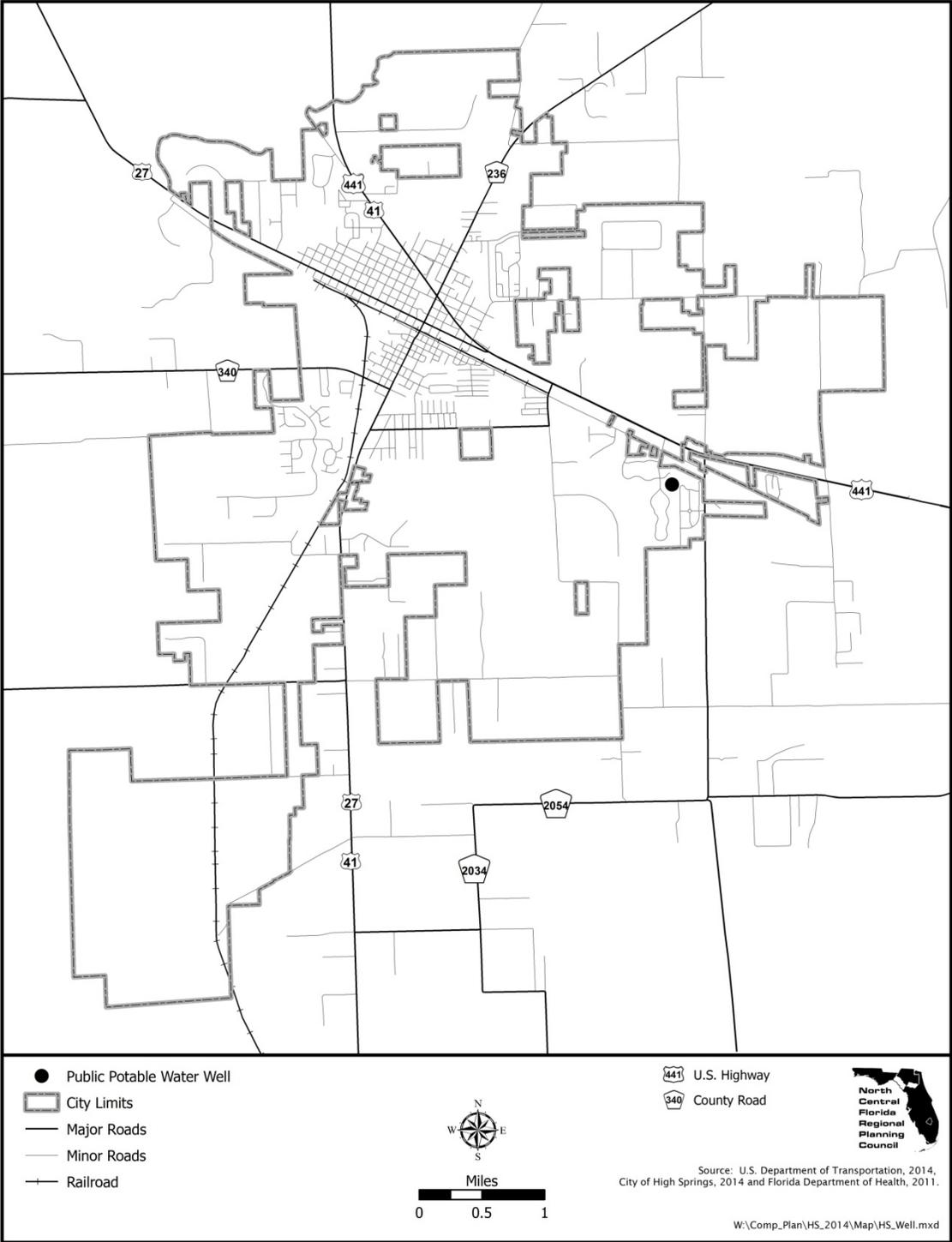


ILLUSTRATION A - IV RIVERS AND LAKES

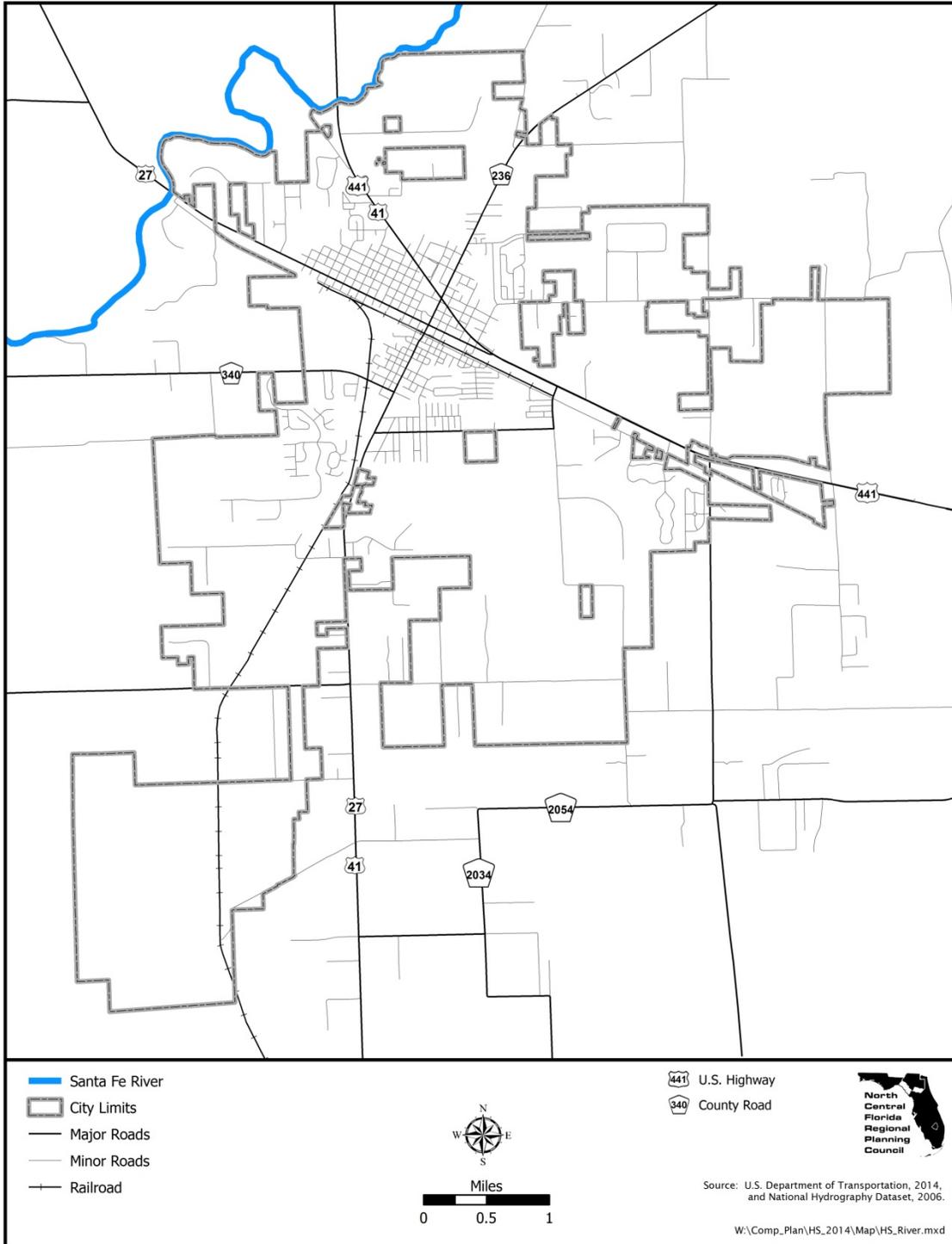


ILLUSTRATION A - V FLOOD PRONE AREAS

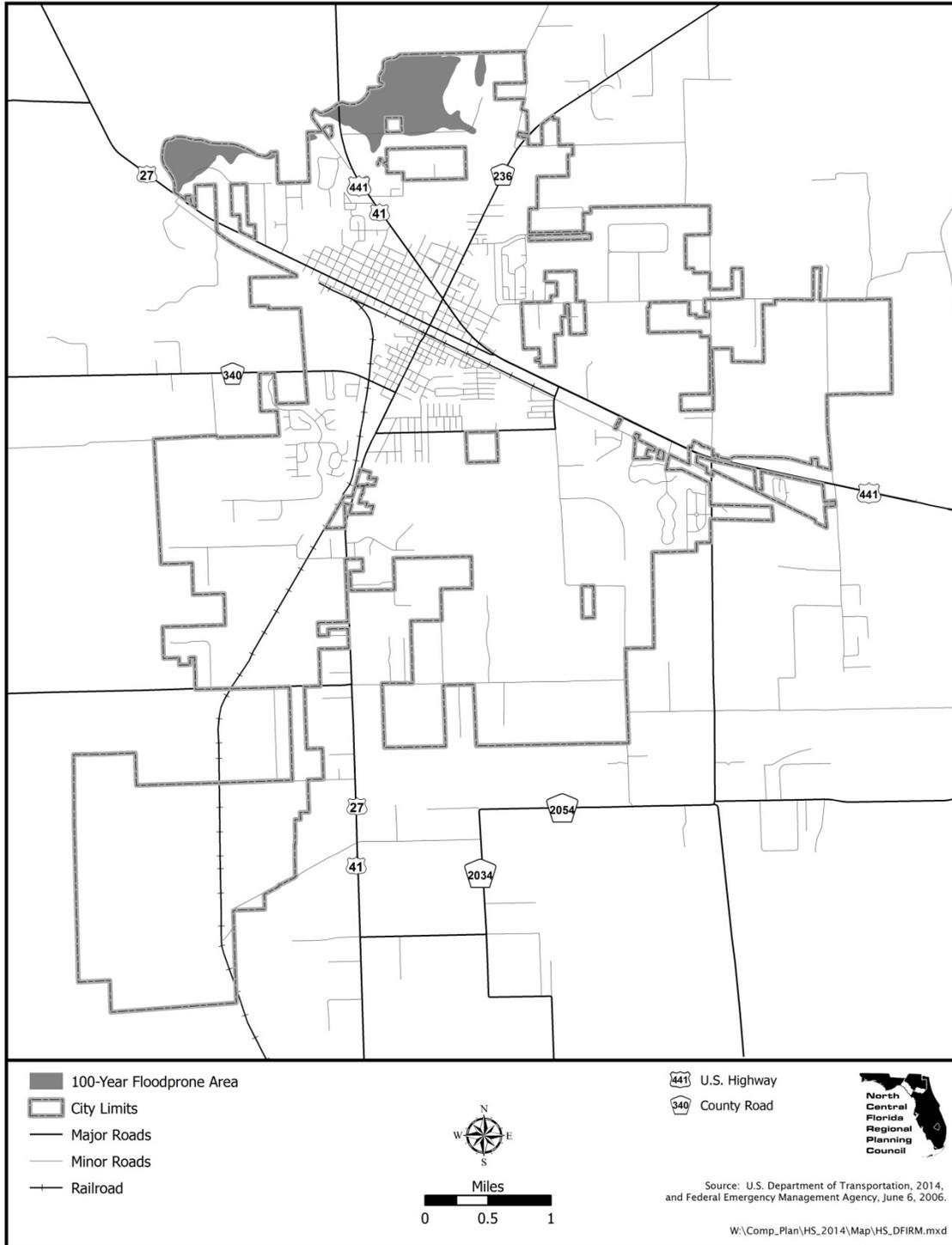


ILLUSTRATION A - VI
WETLANDS

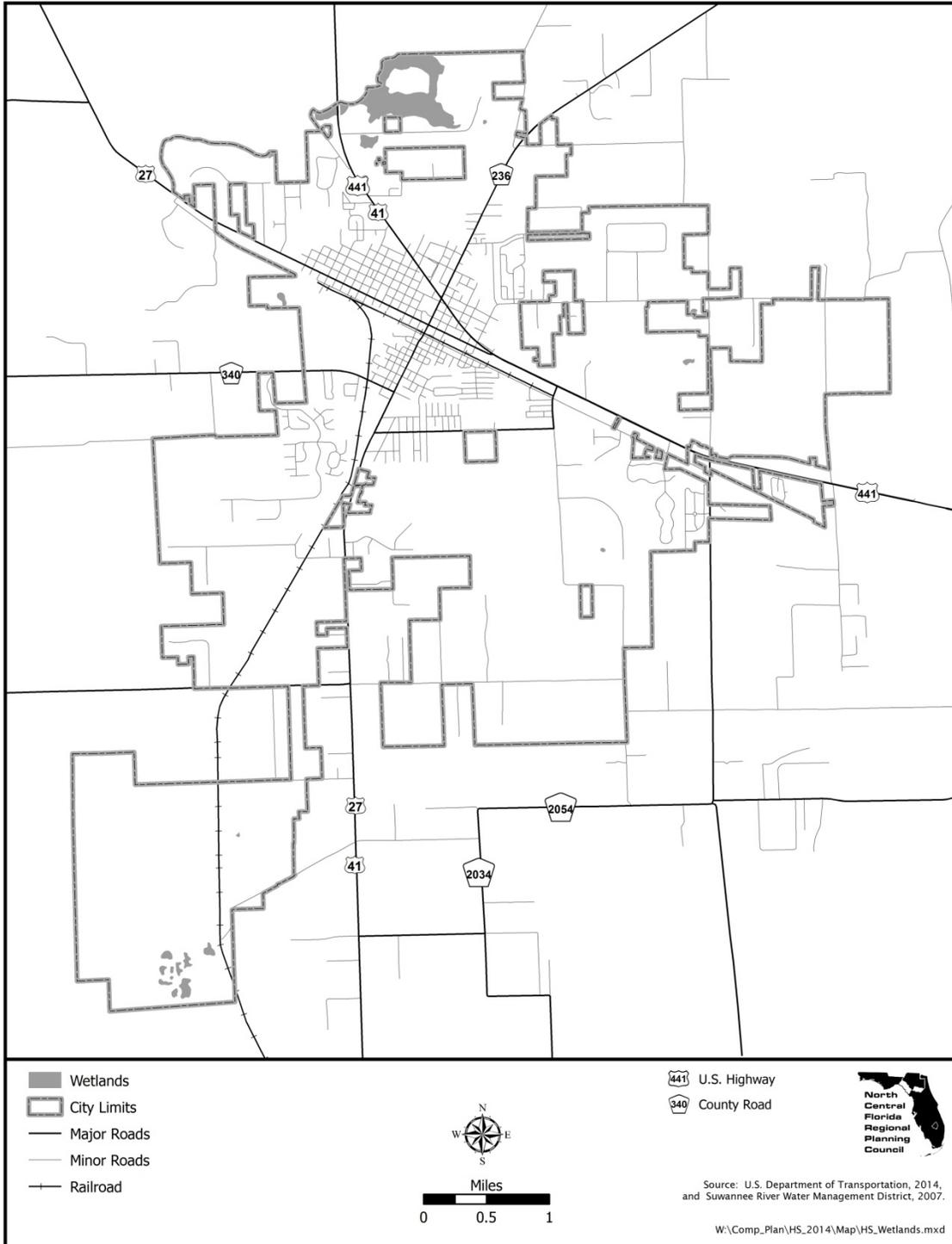


ILLUSTRATION A - VII MINERALS

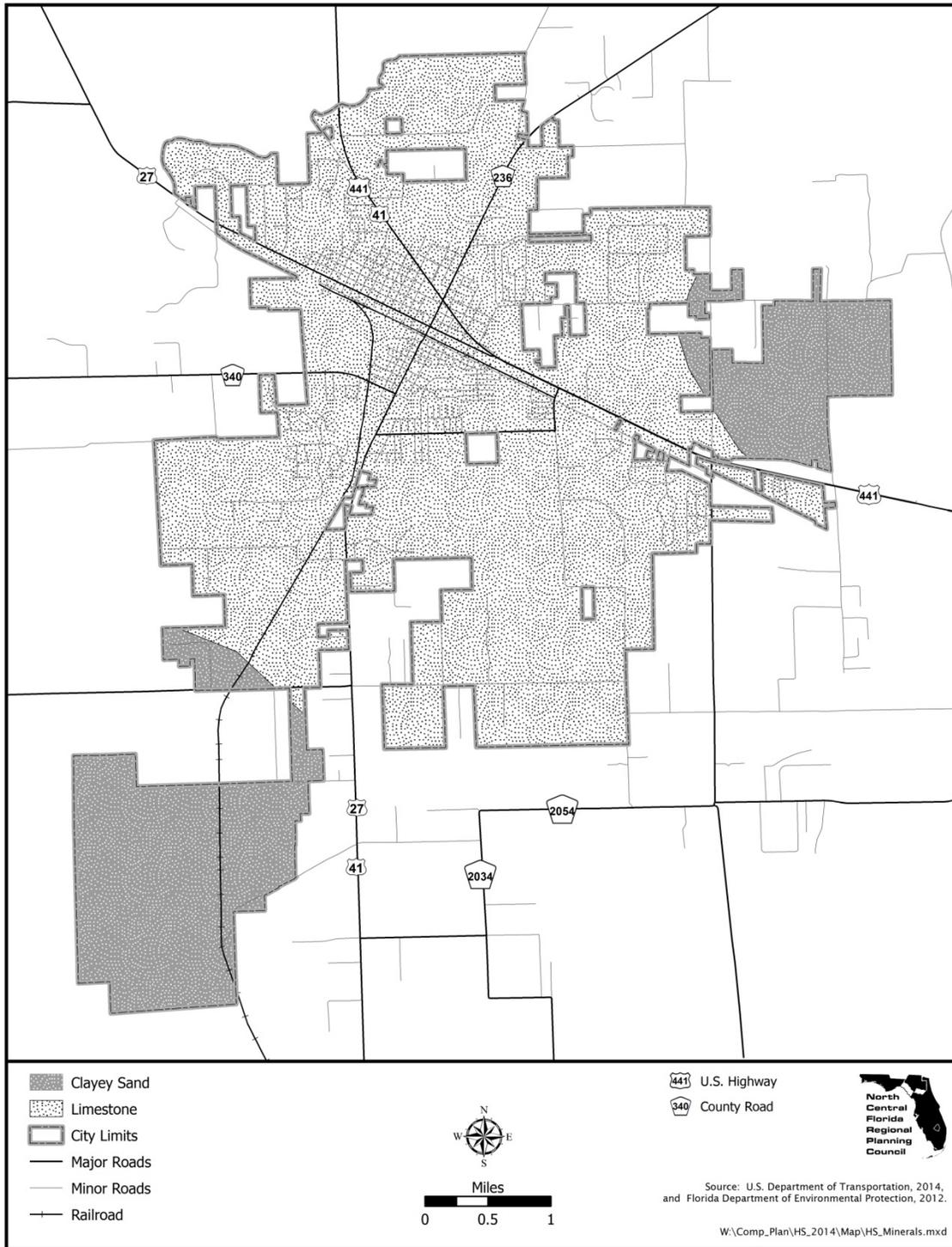


ILLUSTRATION A - VIII SOIL ASSOCIATIONS

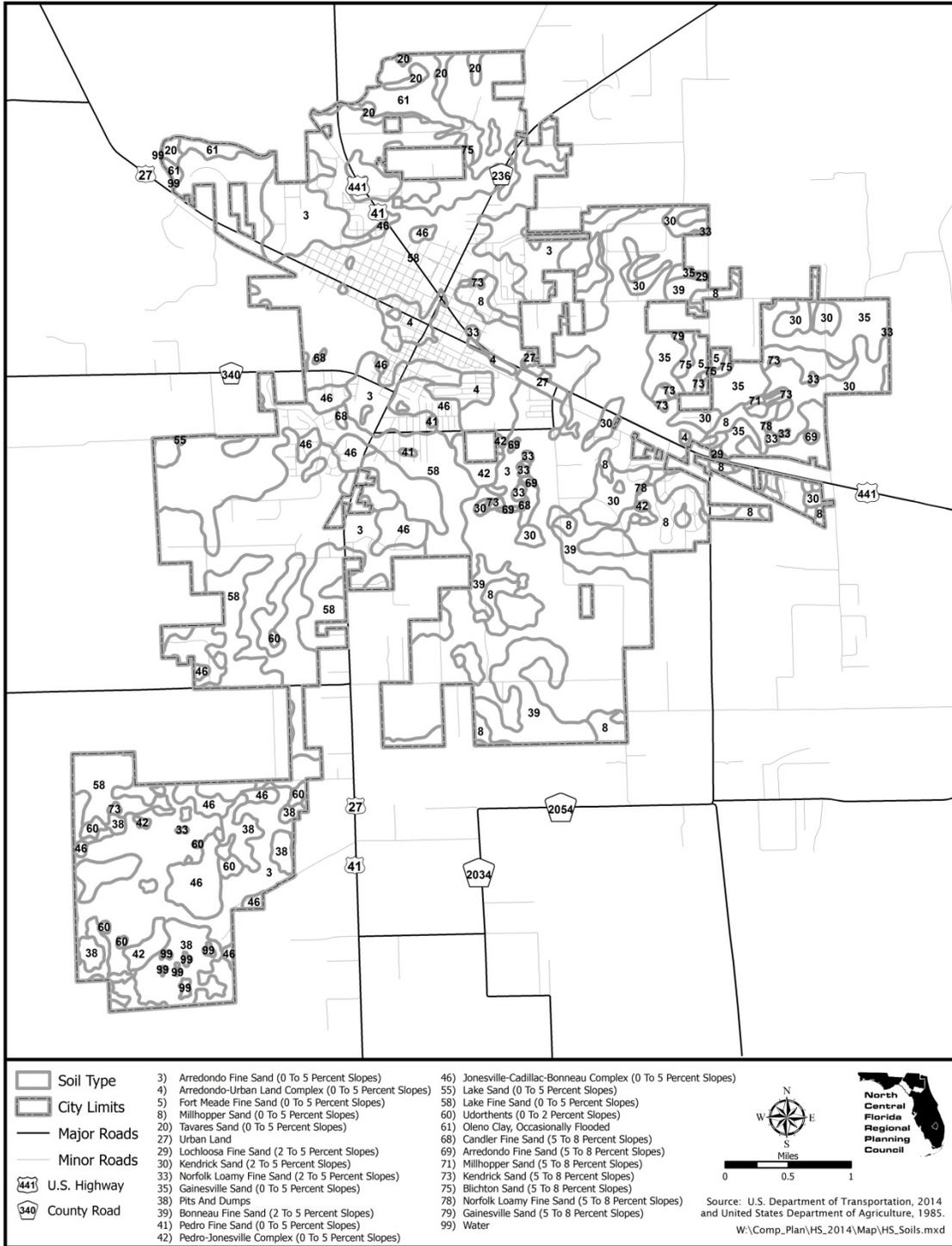


ILLUSTRATION A - IX
 TRANSPORTATION MAP 2025

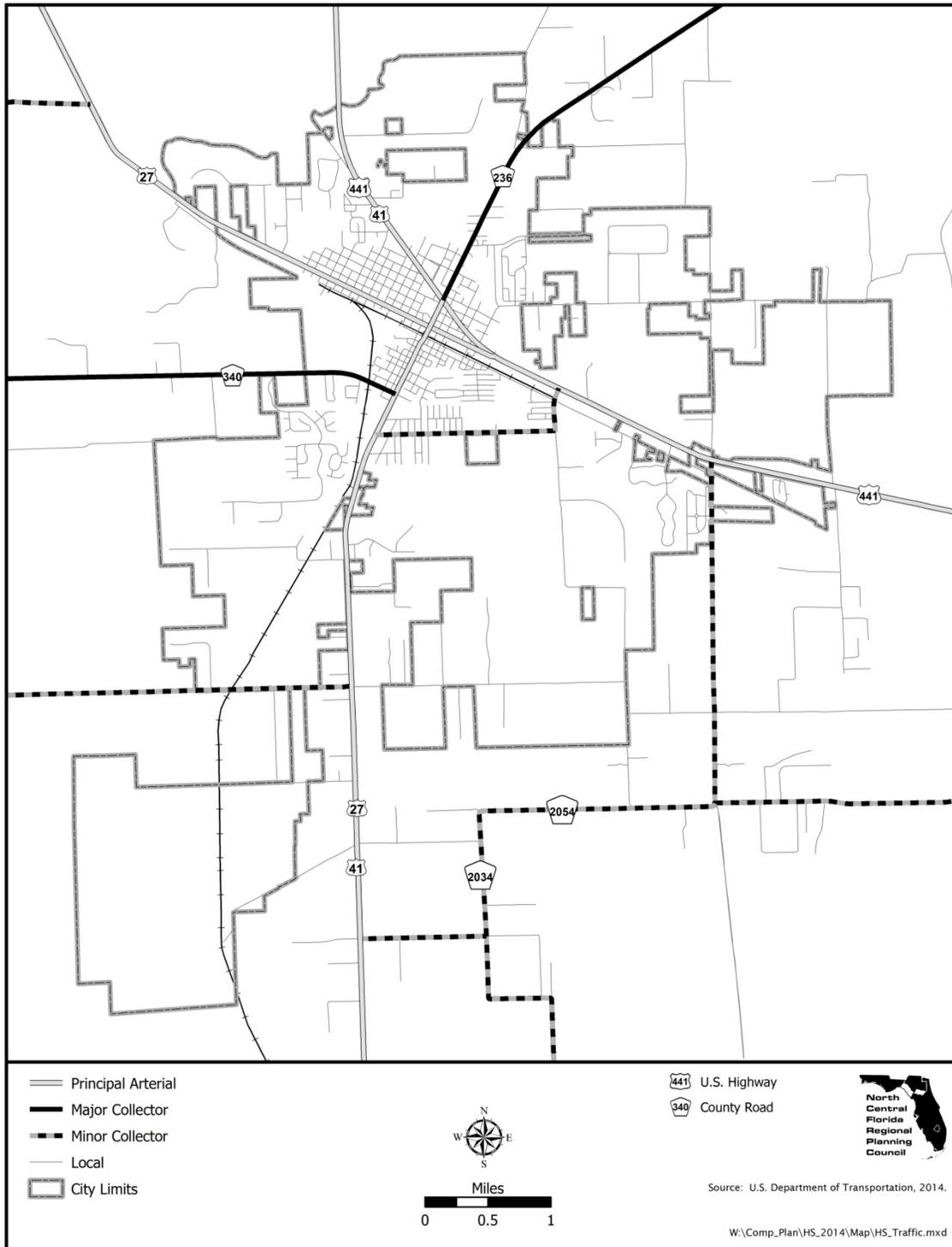


ILLUSTRATION A - X
 HIGH GROUNDWATER AQUIFER RECHARGE AREAS

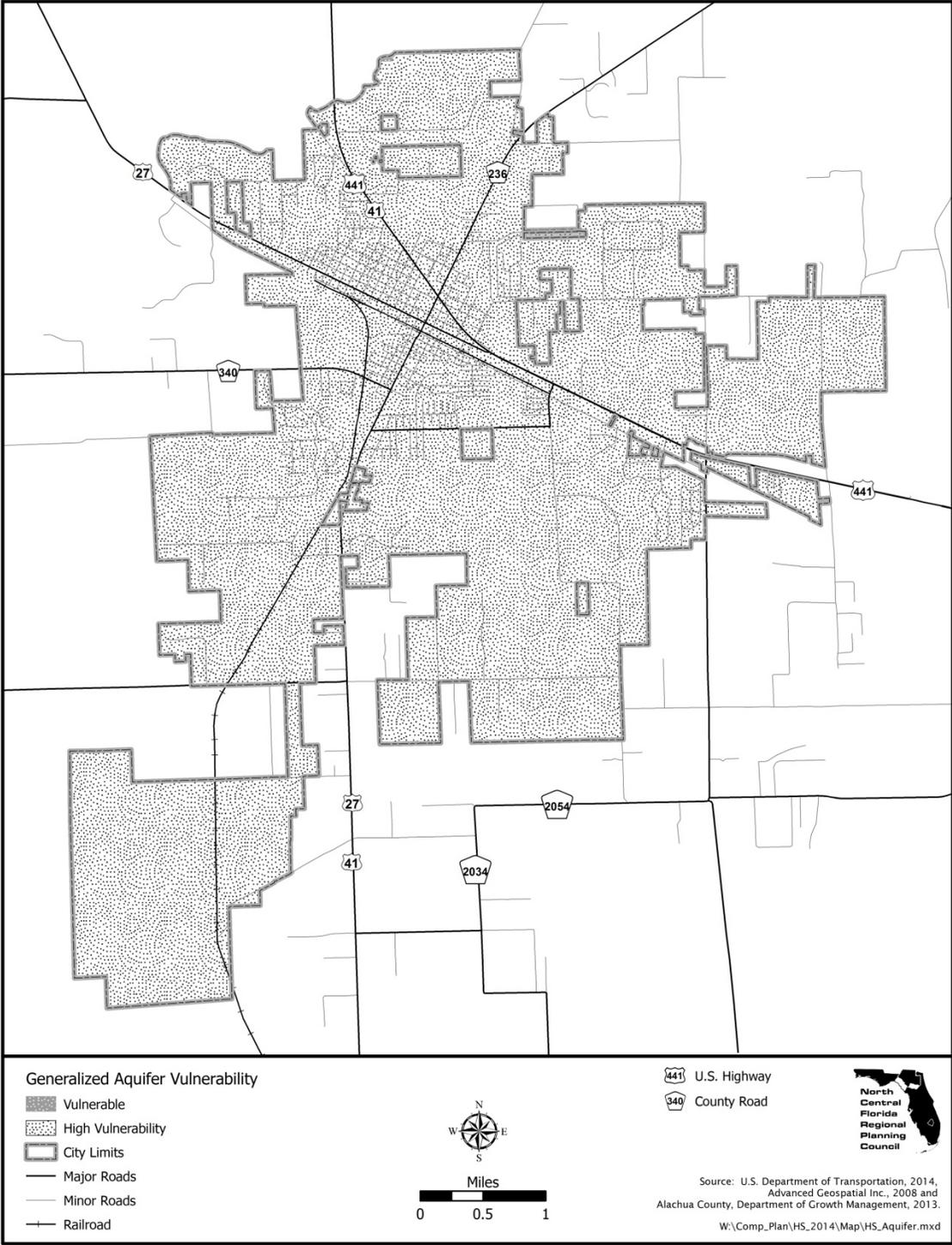


ILLUSTRATION A - XI
 BICYCLE AND PEDESTRIAN FACILITIES

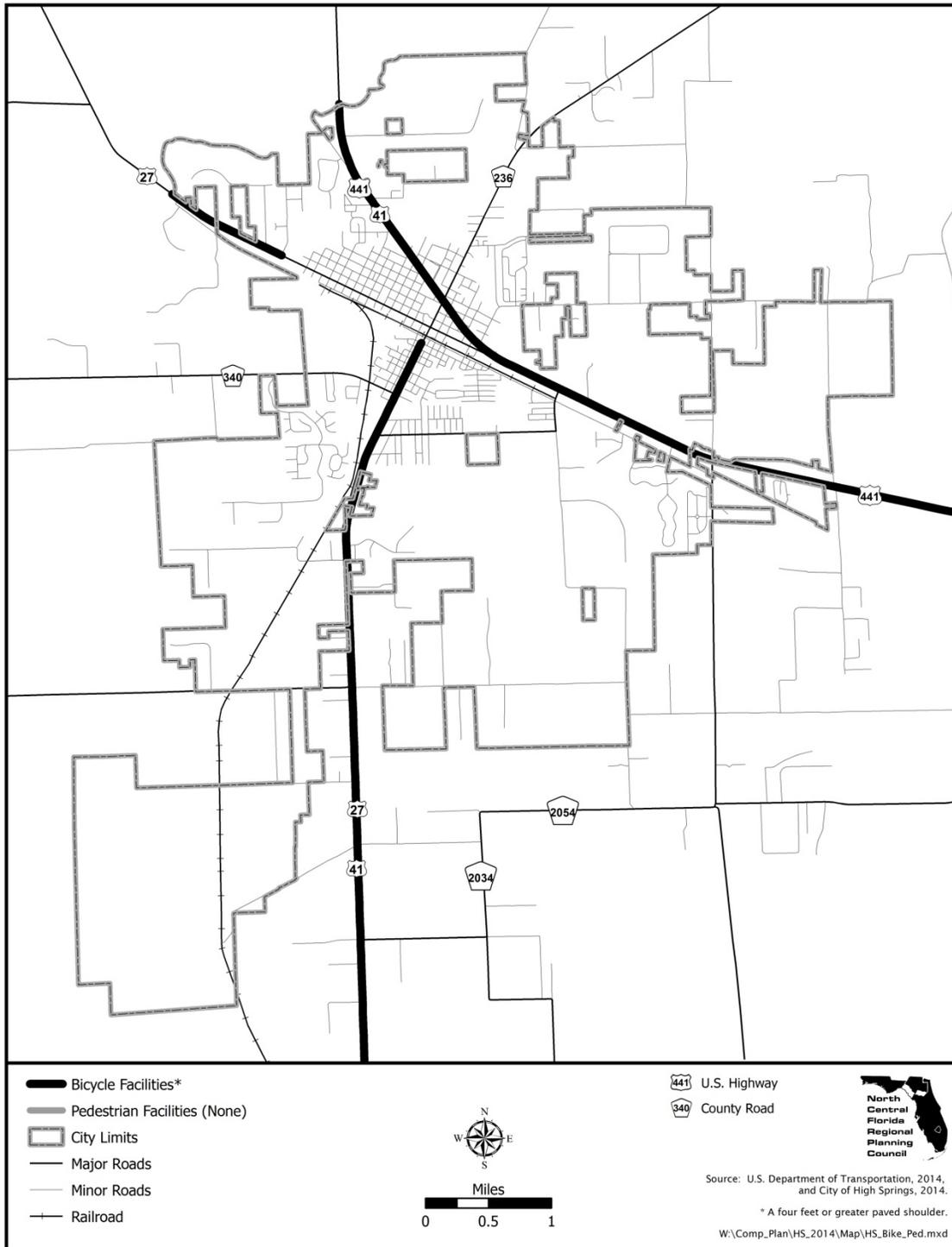
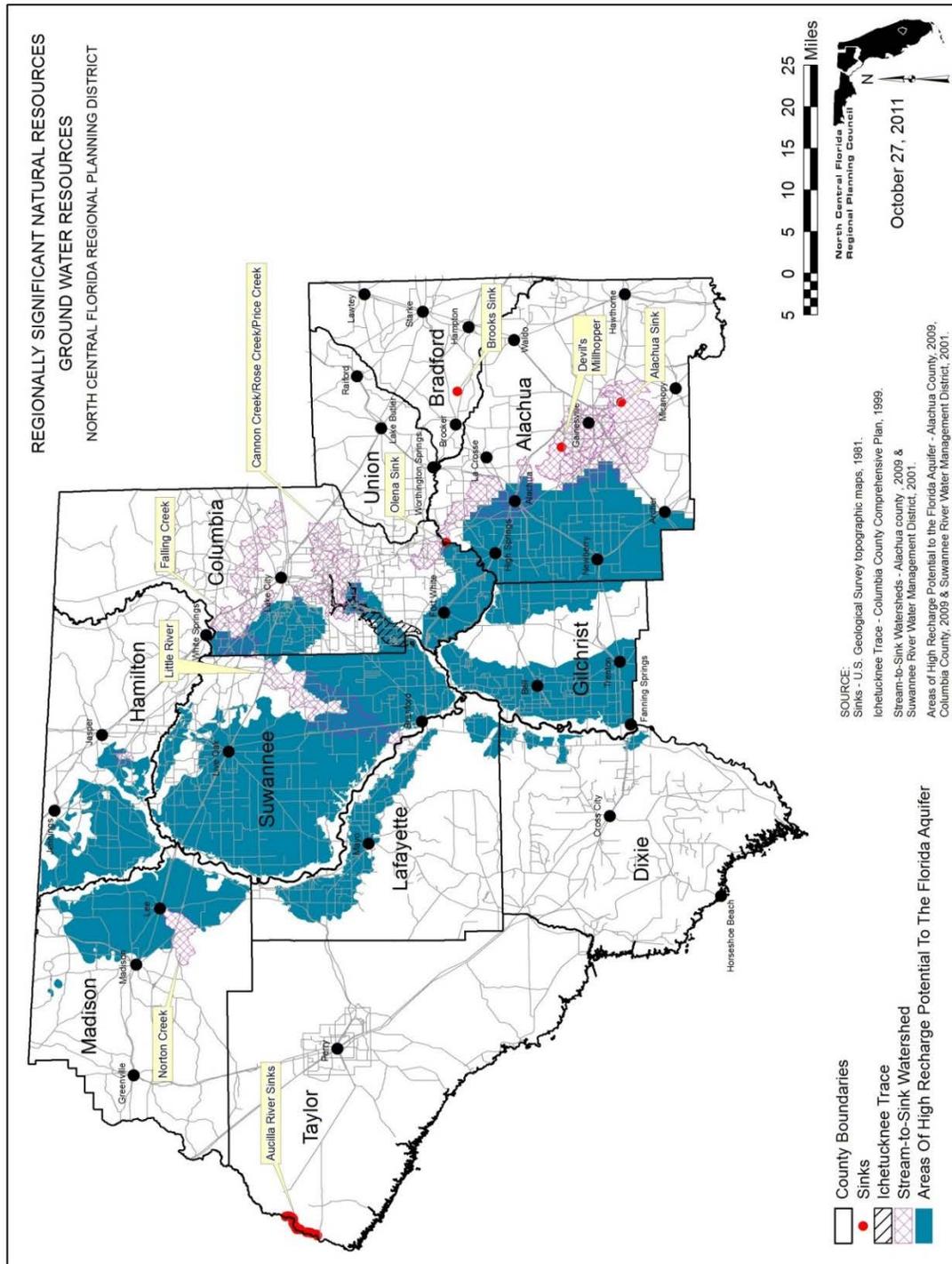


ILLUSTRATION A - XII-A
 REGIONALLY SIGNIFICANT NATURAL RESOURCES
 GROUNDWATER RESOURCES



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ILLUSTRATION A - XII-B
 REGIONALLY SIGNIFICANT NATURAL RESOURCES
 NATURAL SYSTEMS

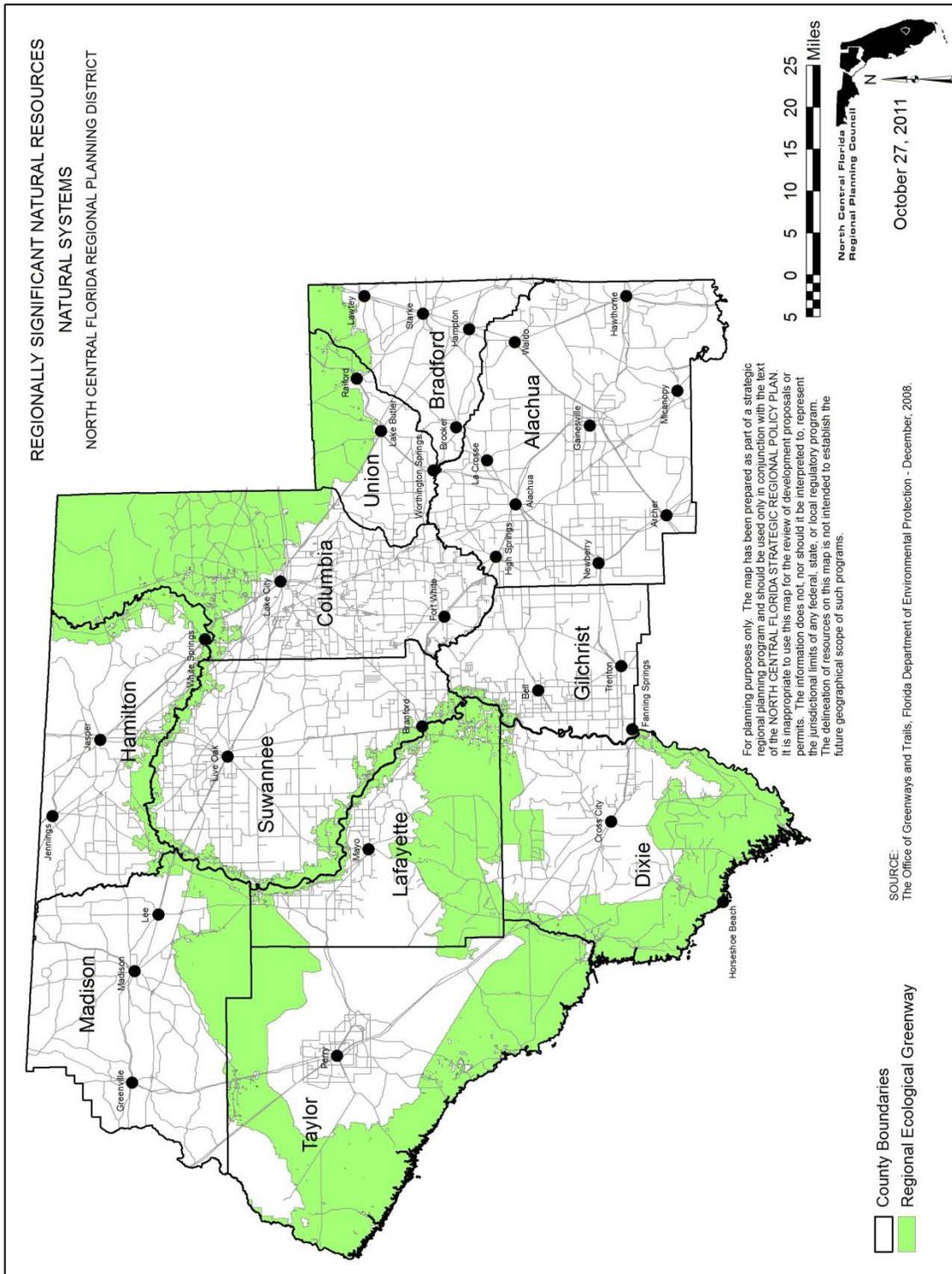
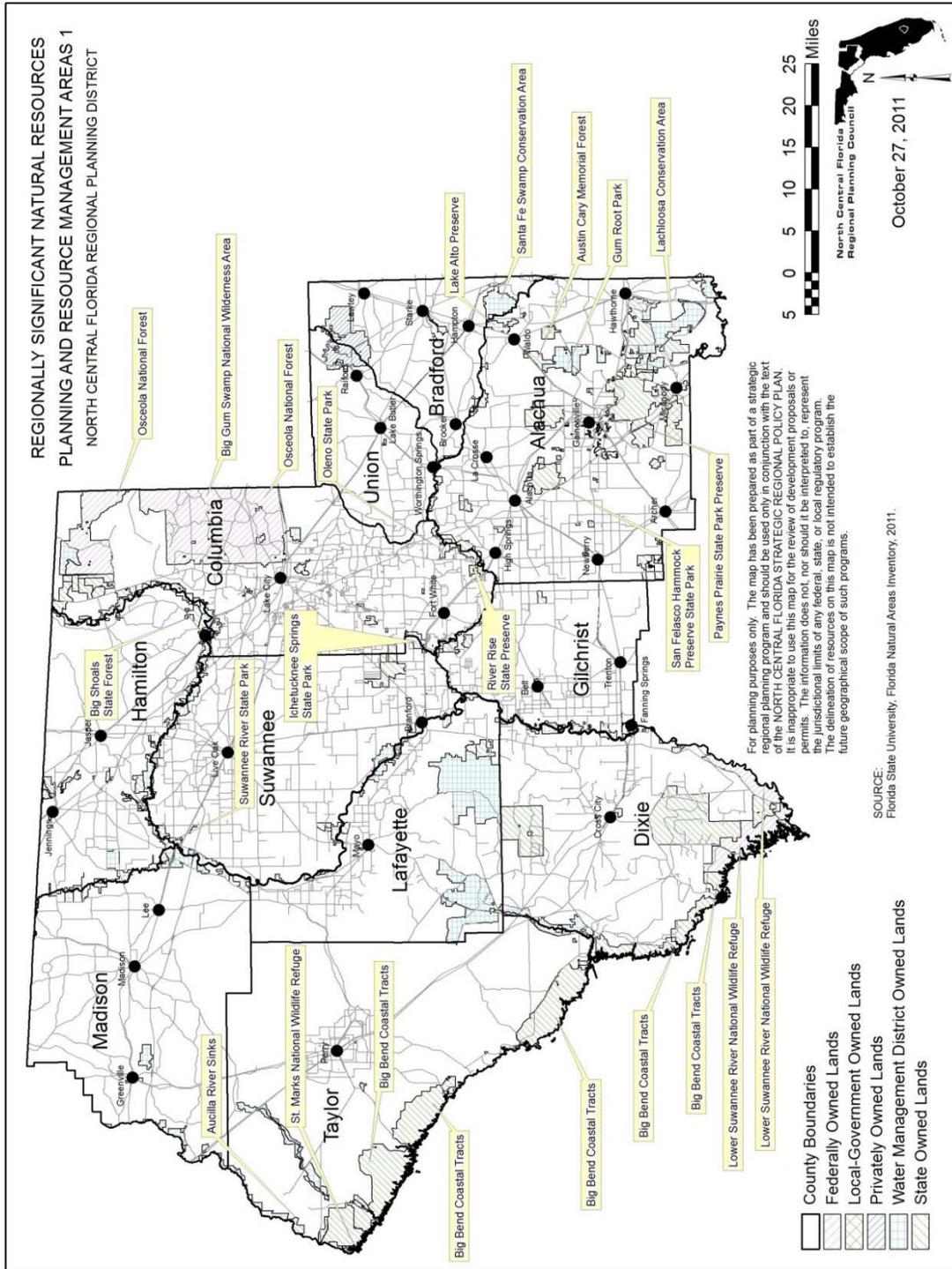
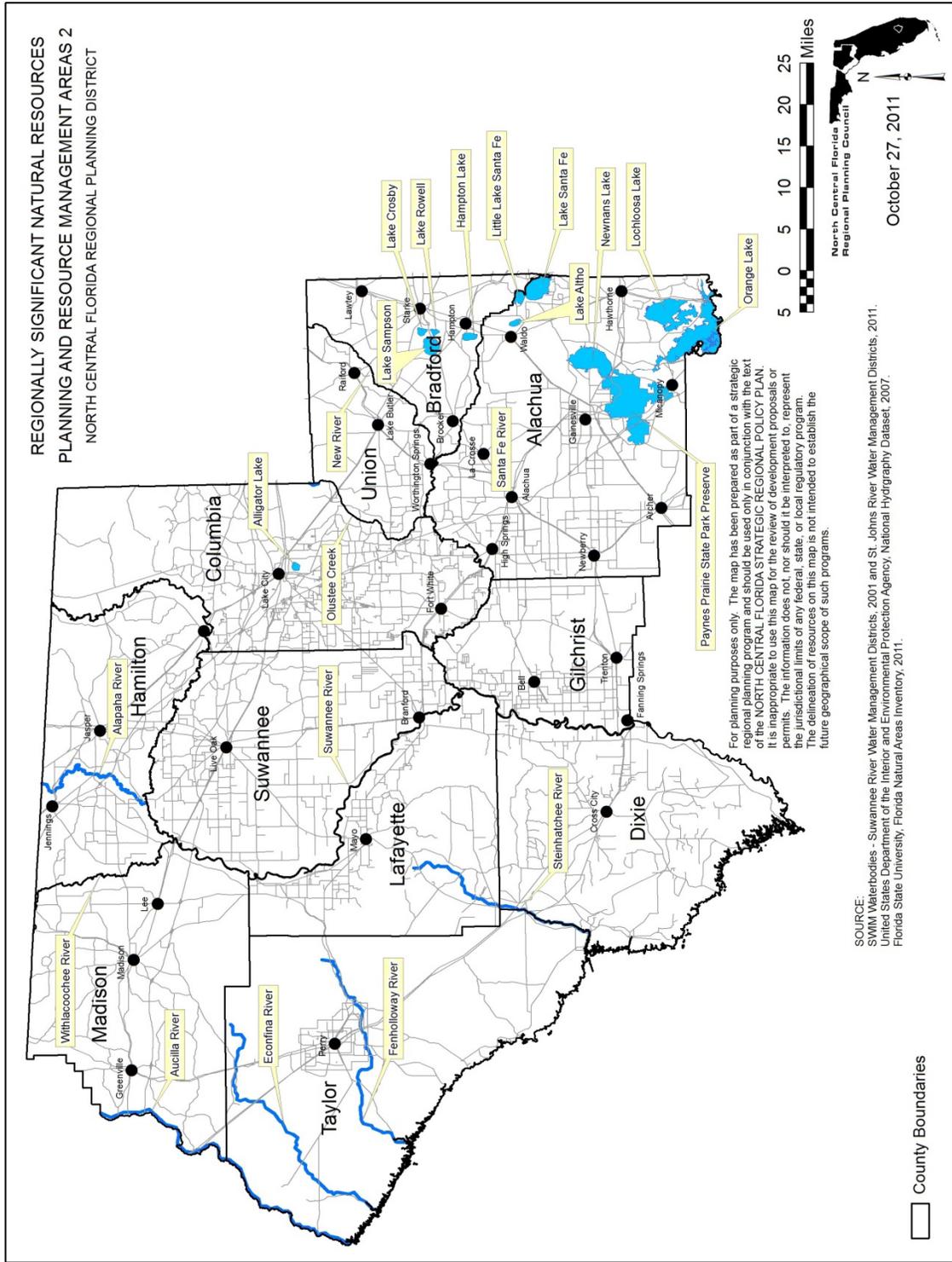


ILLUSTRATION A - XII-C REGIONALLY SIGNIFICANT NATURAL RESOURCES PLANNING AND RESOURCE MANAGEMENT AREAS 1



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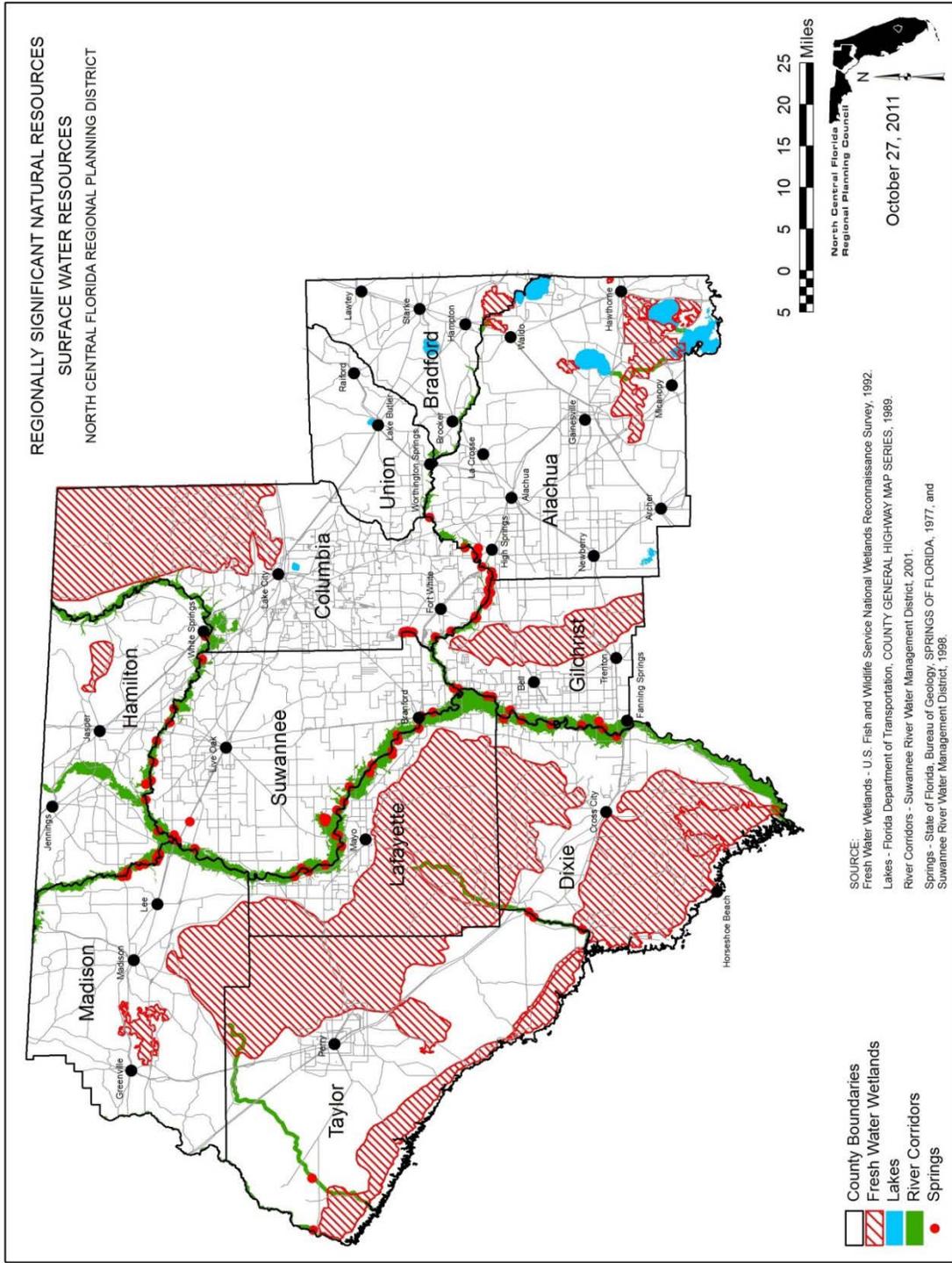
ILLUSTRATION A - XII-D
 REGIONALLY SIGNIFICANT NATURAL RESOURCES
 PLANNING AND RESOURCE MANAGEMENT AREAS 2



SOURCE:
 SWIM Waterbodies - Suwannee River Water Management Districts, 2001 and St. Johns River Water Management Districts, 2011.
 United States Department of the Interior and Environmental Protection Agency, National Hydrography Dataset, 2007.
 Florida State University, Florida Natural Areas Inventory, 2011.

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ILLUSTRATION A - XII-E
 REGIONALLY SIGNIFICANT NATURAL RESOURCES
 SURFACE WATER RESOURCES



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