CITY OF MADISON

COMPREHENSIVE PLAN

Adopted
September 3, 1991 by Ordinance No. 91-6

Amended
September 14, 1999 by Ordinance No. 99-9
July 10, 2001 by Ordinance No. 01-6
July 10, 2002 by Ordinance No. 02-4
January 13, 2004 by Ordinance No. 02-12
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January 13, 2009 by Ordinance No. 08-9
September 24, 2013 by Ordinance No. 13-05
December 8, 2015 by Ordinance No. 15-5
September 13, 2016 by Ordinances Nos. 16-2 & 16-5

October 2016

CITY OF MADISON

COMPREHENSIVE PLAN

ELEMENTS

Future Land Use

Transportation

Housing

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

Conservation

Recreation and Open Space

Intergovernmental Coordination

Capital Improvements

Public School Facilities

Prepared for
City Commission

Prepared by
Local Planning Agency

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

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COMPREHENSIVE PLAN
TABLE OF CONTENTS

Page

I FUTURE LAND USE ELEMENT
Introduction I-1
Goal, Objectives and Policies I-1

II TRANSPORTATION ELEMENT
Introduction II-1
Goal, Objectives and Policies II-1
Roadway Segment Service Standards II-2

III HOUSING ELEMENT
Introduction III-1
Goal, Objectives and Policies III-1

IV SANITARY SEWER, SOLID WASTE, DRAINAGE, POTABLE WATER AND NATURAL GROUNDWATER AQUIFER RECHARGE ELEMENT
Introduction IV-1
Goals, Objectives and Policies IV-1
Sanitary Sewer Facility Subelement IV-1
Solid Waste Facility Subelement IV-2
Drainage Facility Subelement IV-3
Potable Water Facility Subelement IV-4
Natural Groundwater Aquifer Recharge Subelement IV-4

V CONSERVATION ELEMENT
Introduction V-1
Goal, Objectives and Policies V-1

VI RECREATION AND OPEN SPACE ELEMENT
Introduction VI-1
Goal, Objectives and Policies VI-1

VII INTERGOVERNMENTAL COORDINATION ELEMENT
Introduction VII-1
Goal, Objectives and Policies VII-1

VIII CAPITAL IMPROVEMENTS ELEMENT
Introduction VIII-1
Goal, Objectives and Policies VIII-1
Traffic Circulation Level of Service Standards Table VIII-2
Table VIII-1 Five Year Schedule of Improvements VIII-7
Procedures for Monitoring and Evaluation of Capital Improvements Element VIII-8
Concurrency Management System VIII-9
Certificate of Concurrency Compliance VIII-11

TABLE OF CONTENTS continued

Page

IX PUBLIC SCHOOL FACILITIES ELEMENT
Introduction IX-1
Goals, Objectives and Policies IX-1
Goal IX.1 .....IX-1
Goal IX.2 .....IX-5
Public School Facilities Appendix A - Illustrations
A-I Existing Public School Facilities 2014 ..... IX-9
A-II Planned Public School Facilities 2015 ..... IX-10
A-III Planned Public School Facilities 2016 ..... IX-11
A-IV Planned Public School Facilities 2017 ..... IX-12
A-V Planned Public School Facilities 2018 ..... IX-13
A-VI Planned Public School Facilities 2019 ..... IX-14
A-VII Planned Public School Facilities 2025 ..... IX-15
Public School Facilities Appendix B - Definitions IX-16

APPENDIX A - LIST OF ILLUSTRATION

A-I Future Land Use Plan Map (Under separate cover) …… A-3
A-II Historic Resources …….. A-4
Legend for Historic Resources …… A-5
A-III Existing and Planned Waterwells ……... A-6
A-IV Rivers and Lakes …… A-7
A-V Flood Prone Areas …….. A-8
A-VI Wetlands ……. A-9
A-VII Minerals …… A-10
A-VIII Soil Associations ……... A-12
Legend for Soil Associations ……. A-13
A-IX Future Transportation 2025 ……... A-14
A-IX-a Emergency Evacuation Routes Map 2025 …… A-15
A-IX-b Bicycle and Pedestrian Facilities Map 2025 ……. A-16
A-X High Groundwater Aquifer Recharge Areas ……. A-17
A-XI-a Regionally Significant Natural Resources
Ground Water Resources …..…….. A-18
A-XI-b Regionally Significant Natural Resources
Natural Systems ……..…… A-19
A-XI-c Regionally Significant Natural Resources
Planning and Resource Areas 1……... A-20
A-XI-d Regionally Significant Natural Resources
Planning and Resource Areas 2 ……..…… A-21
A-XI-e Regionally Significant Natural Resources
Surface Water Resources …… A-22
A-XII Designated Urban Development Area ……... A-23

INTRODUCTION

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

1. Meet events which are expected to happen;
2. Accomplish desired objectives; and
3. Avoid unwanted conditions.

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

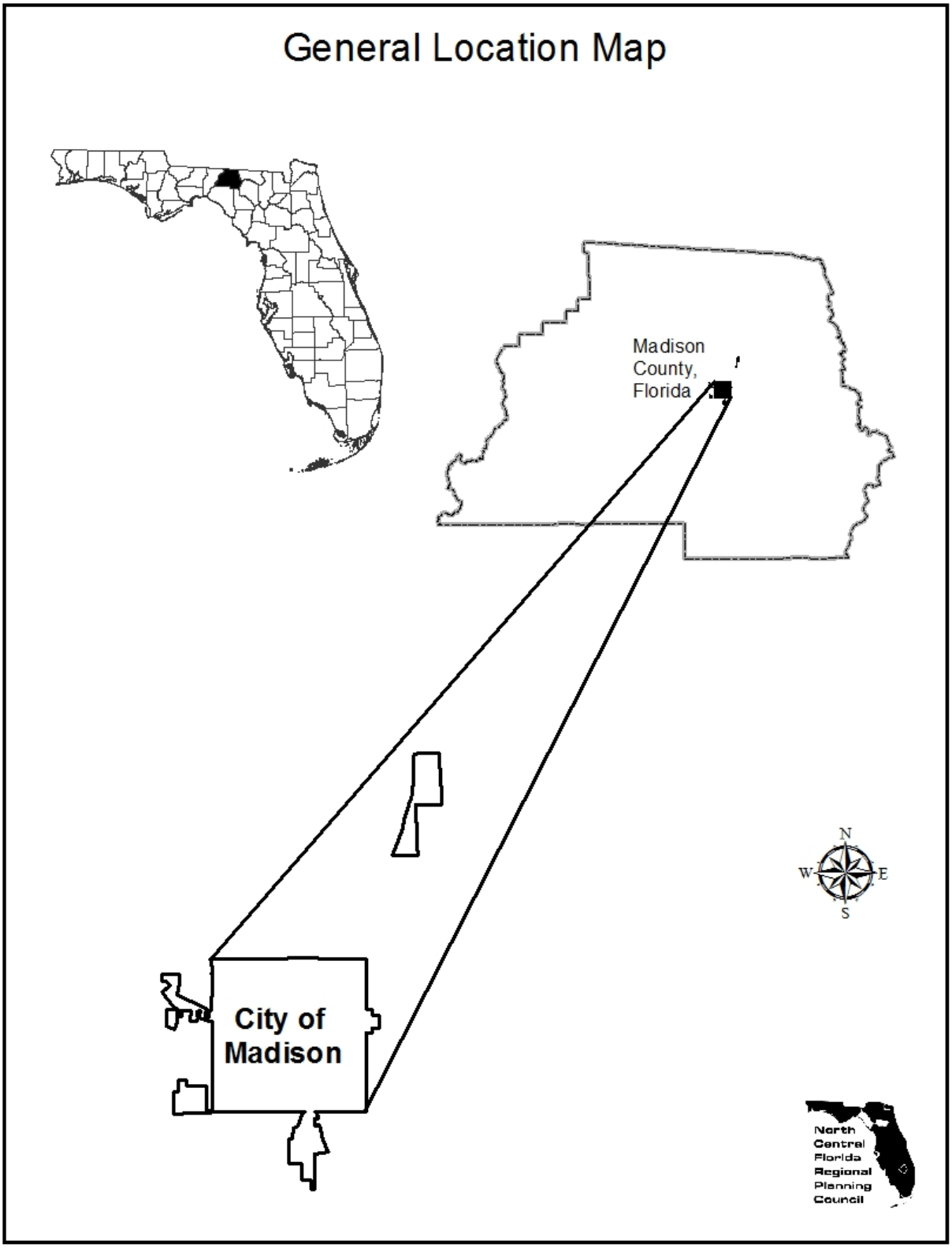
This comprehensive planning process involves essentially four basic steps:

1. The collection and analysis of pertinent data concerning the physical and socio-economic characteristics of the study area;
2. The formulation of goals for future growth and development;
3. The development of objectives and policies guided by the goals; and
4. The implementation of the Comprehensive Plan.

Step (1) was accomplished through the preparation of the Data and Analysis document which, although not a part of the Comprehensive Plan in that it is not an adopted document with legal status, provided a basis for the formulation of the Comprehensive Plan. Steps (2) and (3) are the essence of the Comprehensive Plan and are contained within this document entitled Plan Elements. Step (4) is accomplished through the preparation, adoption and enforcement of land development regulations as mandated by the above referenced Act and by the construction of capital improvement projects identified within the Comprehensive Plan.

GENERAL SETTING OF THE CITY

The City is approximately 2.86 square miles or 1,832 acres in area. The City is located in the central portion of Madison County.


General Location Map
Madison County, Florida
City of Madison
N
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North Central Florida Regional Planning Council

I

FUTURE LAND USE ELEMENT

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FUTURE LAND USE ELEMENT

INTRODUCTION

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

The following goal, objectives and policies provide for distribution of future land use, as well as, guidance for such future land use. The focal point around within this Future Land Use Element is centered is the City as a designated urban development area and the uses and density of such uses within this designated area. As the unincorporated areas of the County are primarily rural in character and use, there is an opportunity to provide appropriate direction for the future location and concentration of urban uses within the City.

FUTURE LAND USE GOAL, OBJECTIVES AND POLICIES

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

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

Policy I.1.1 The location of higher density residential, high intensity commercial and heavy industrial uses shall be directed to areas adjacent to arterial or collector roads identified on the Future Transportation Map where public facilities are available to support such higher density or intensity.

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

AGRICULTURAL LAND USE

Agriculturally classified lands are lands which are predominately used for crop cultivation, livestock, specialty farms, silviculture and dwelling units. In addition, the processing, storage and sale of agricultural products and commodities which are not raised on the premises, riding or boarding stables, commercial kennels, veterinary clinics and animal shelters, group homes, child care centers, home occupations, private clubs and lodges, off-site signs, cemeteries and crematories, and other similar uses compatible with agricultural uses may be approved as special exceptions and be subject to an intensity of less than or equal to .25 floor area ratio.

Agricultural density shall be limited to less than or equal to one unit per acre.

CONSERVATION LAND USE

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

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

PUBLIC LAND USE

Lands classified as public consist of public buildings and grounds, other public facilities (including sewer facilities, solid waste facilities, drainage facilities and potable water facilities), public health facilities, and educational uses.

Public uses shall be limited to an intensity of less than or equal to .25 floor area ratio.

RECREATION LAND USE

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

Recreation uses shall be limited to an intensity of less than or equal to .25 floor area ratio.

RESIDENTIAL LAND USE

Residential use classifications provide locations for dwelling units at low, moderate, medium, and high density within the City as defined within this Comprehensive Plan. Public, charter, and private elementary and middle schools are permitted within low and moderate density residential land use classifications. Public, charter, and private elementary, middle schools and high schools are permitted in medium and high density residential land use classifications. In addition, churches and other houses of worship, golf courses, country clubs, racquet and tennis clubs, cemeteries and mausoleums, private clubs and lodges, home occupations, child care centers, group homes, commercial greenhouses and plant nurseries, and other similar uses compatible with residential uses may be approved as special exceptions and be subject to an intensity of less than or equal to .25 floor area ratio.

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

Residential low density	shall be limited to a density of less than or equal to 2.0 dwelling units per acre.
Residential moderate density	shall be limited to a density of less than or equal to 4.0 dwelling units per acre.
Residential medium density	shall be limited to a density of less than or equal to 8.0 dwelling units per acre.

The medium density residential use classification can also provide location for professional and business activities.

Residential high density	shall be limited to a density of less than or equal to 20.0 dwelling units per acre.

COMMERCIAL LAND USE

Lands classified as commercial use consist of areas used for the sale, rental, and distribution of products or performance of services, as well as, public, charter and private elementary, middle and high schools In addition, off-site signs, churches and other houses of worship, private clubs and lodges, residential dwelling units, which existed within this category on the date of adoption of this Comprehensive Plan, and other similar uses compatible with commercial uses may be approved as special exceptions and be subject to an intensity of less than or equal to 1.0 floor area ratio.

Commercial uses located outside the Central Business District shall be limited to an intensity of less than or equal to .25 floor area ratio.

Commercial uses in the Central Business district (described as follows: Commence at the Southeast corner of the intersection of Marion Street and Meeting Street; thence East approximately 1,450 feet to the West right-of-way line of Hancock Street; thence South approximately 100 feet; thence East approximately 200 feet; thence South approximately 200 feet to the South right-of-way line of Base Street; thence East approximately 100 feet to the West right-of-way line of Duval Street; thence South approximately 200 feet to the North right-of-way line of Pinckney Street; thence West approximately 200 feet to the East right-of-way line of Hancock Street; thence South approximately 600 feet to the North right-of-way line of Dade Street; thence West approximately 350 feet to the East right-of-way line of Shelby Street; thence South approximately 550 feet to the North right-of-way line of Bunker Street; thence West approximately 600 feet to the East right-of-way line of Horry Street; thence North approximately 550 feet to the North right-of-way line of Dade Street; thence West approximately 300 feet to the East right-of-way line of Washington Street; thence North approximately 700 feet; thence West approximately 300 feet to the East right-of-way line of Meeting Street; thence North approximately 400 feet to the Southeast corner of the intersection of Marion Street and Meeting Street being the Point of Beginning) shall be limited to an intensity of less than or equal to 2.0 floor area ratio and a height limitation of two stories.

INDUSTRIAL LAND USE

Lands classified as industrial consist of areas used for the manufacturing, assembly, processing, or storage of products, as well as, public, charter and private schools teaching industrial arts curriculum. In addition, off-site signs, truck stops and automobile service stations, and other similar uses compatible with industrial uses may be approved as special exceptions and be subject to an intensity of less than or equal to .25 floor area ratio.

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

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

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

1. Neighborhood commercial activities are intended to be oriented to and compatible with the area to be served. Such activities shall include retail commercial outlets for the sale of food, hardware or drugs, and service establishments such as barber or beauty shops, shoe repair shops, and self-service laundries or dry cleaners. In addition, automotive service stations, child care centers and financial institutions and similar uses compatible neighborhood commercial uses may be allowed as special exceptions and be subject to an intensity of less than or equal to .25 floor area ratio;
2. Neighborhood commercial activities shall be located on an arterial or collector road;
3. Floor area for each individual outlet or establishment shall not exceed 5,000 square feet;
4. Sale, display, preparation and storage shall be conducted completely within an enclosed building and no more than 20 percent of the floor area shall be devoted to storage; and
5. Neighborhood commercial uses shall be limited to an intensity of less than or equal to .25 floor area ratio.

Policy I.1.6 The City shall require the location of public, private and charter school sites to be consistent with the following criteria:

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

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

1. Middle and high schools shall be located on collector or arterial roadways, as functionally classified within the Comprehensive Plan, which have sufficient capacity to carry traffic to be generated by the school and are suitable for high volume traffic during evening and special events as determined by generally acceptable traffic engineering standards;

2. The location, arrangement and lighting of play fields and playgrounds shall be located and buffered as may be necessary to minimize impacts to adjacent residential property; and

3. All structural setbacks, building heights, and access requirements shall be governed by the City's land development regulations.

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

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

1. Streets shall be related appropriately to the topography. All streets shall be arranged so as to obtain as many as possible building sites at or above the grades of the streets. Grades of streets shall conform as closely as possible to the original topography. A combination of steep grades and curves shall be avoided.

2. Local streets shall be laid out to discourage use by through traffic, to permit efficient drainage and utility systems and to require the minimum number of streets necessary to provide convenient and safe access to property.

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

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

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

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

OBJECTIVE I.4 The City shall maintain innovative Land Development Regulations which shall include provisions for Planned Residential Development regulations. A Planned Residential Development (PRD) is:

1. A concept which requires land to be under unified control, planned and developed as a whole in a single development or in an approved, programmed series of developments for dwelling units and related uses and facilities;

2. A plan which, when adopted, becomes the land development regulations for the land to which it is applied;

3. Inclusive of principal and accessory structures substantially related to the character of the development itself and the surrounding area of which it is a part; and

4. A concept which, when implemented, allows for development according to comprehensive and detailed plans that include streets, utilities, building sites and the like and site plans and elevations for all buildings as intended to be located, constructed, used, and related to each other. It also includes detailed plans for other uses and the improvements on the land as related to the buildings.

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

1. Regulate the subdivision of land;

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

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

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

5. Protect potable water wellfields and aquifer recharge areas;

6. Regulate signage;

7. Provide safe and convenient on-site traffic flow and vehicle parking needs; and

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

OBJECTIVE I.5 The City shall continue to limit the extension of public facility geographic service areas to the adjacent urban development area identified within the Future Land Use Plan Map Series of this Comprehensive Plan, except that water line extensions may be made beyond such boundary to address public health and safety concerns associated with groundwater contamination.

Policy I.5.1 The City shall continue to limit any extension of public facility geographic service areas to the adjacent designated urban development areas as identified within the Future Land Use Plan Map Series of this Comprehensive Plan except that water line extensions may be made outside such boundary to address public health and safety concerns associated with groundwater contamination and water and sewer line extensions may be made to public land uses located outside of such designated urban development area. The City shall condition the extension of public facilities for residential uses to the adjacent unincorporated urban area on first providing these facilities and services for the majority of the residents within the City which are to currently being served.

OBJECTIVE I.6	The City shall continue to include within the portion regarding the report and recommendation of the Planning and Zoning Board on amendments to the land development regulations, that such report shall address whether the proposed amendment will be a deterrent to the improvement or development of adjacent land uses and it shall be concluded by the local governing body, based upon such report and prior to approval of the amendment, that the granting of the amendment will not adversely impact adjacent land uses.
Policy I.6.1	The City shall continue to require a special permit for dredging, filling, excavation and mining (this permit shall be in addition to any federal, state or regional agency required permit).
Policy I.6.2	The City shall continue to include provisions for drainage, stormwater management, open space, and safe and convenient on-site traffic flow, including the provision of needed vehicle parking, for all development.
Policy I.6.3	The City shall continue to limit the intensity of development by requiring that the length of lots does not exceed three times the width of lots for the location of dwelling units.
Policy I.6.4	The City shall participate in the National Flood Insurance Program and regulate development and the installation of utilities in flood hazard areas in conformance with program requirements. Further, the City shall require all structures to be clustered on the non-floodprone portion of a site or where the entire site is in a floodprone area, structures shall be elevated at least two (2) feet above the highest adjacent grade.
Policy I.6.5	The City shall continue to require a landscaped buffer where a commercial or industrial structure is erected or expanded on land abutting a residential district. A masonry or wood opaque structure may be substituted for the planted buffer.
OBJECTIVE I.7	The City shall identify and designate blighted areas which are feasible for redevelopment or renewal, through the updating of the housing condition survey based upon information as available from the University of Florida Shimberg Center for Affordable Housing.
Policy I.7.1	The City shall request federal and state funds to redevelop and renew any identified blighted areas, where the City finds there is a competitive feasibility to receive such funding.
OBJECTIVE I.8	The City shall continue to reduce inconsistencies in land uses with the provisions of this Comprehensive Plan through the establishment of such inconsistencies as non-conforming land uses.
Policy I.8.1	The City hereby establishes the following provisions for non-conforming structures and uses of land or structures: Nonconforming uses of land or structures may be continued where the lawful use of land existed prior to the adoption of this Comprehensive Plan where such use is not permitted by this Comprehensive Plan. Such use may be continued, so long as it remains otherwise lawful, subject to its discontinuance after it ceases to exist for a period of more than 6 months.

Nonconforming structures may be continued where a structure lawfully existed prior to the adoption of this Comprehensive Plan where such use would not be permitted to be built under this Comprehensive Plan by reason of restrictions on requirements other than use concerning the structure. Such structure may be continued so long as it remains otherwise lawful, subject to a 50 percent enlargement or alteration limitation.

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

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

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

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

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

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

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

b. All contiguous lots of record as of the adoption of this Comprehensive Plan, whether located within a subdivision or without, where such lots are treated as one lot for one single family residence.

OBJECTIVE I.9 The City shall continue to use a Historic Preservation Agency appointed by the City Commission to assist the City Commission with the designation of historic landmarks and landmark sites or historic districts within the City based upon criteria utilized for the National Register of Historic Places and the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. The Historic Preservation Agency shall review applications for historic designation and after conducting a duly noticed public hearing shall make a recommendation to the City Commission based upon the criteria stated in the maintenance and reuses of historical structures policy contained within the Future Land Use Element of the Comprehensive Plan.

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

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

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

OBJECTIVE I.10 The City shall continue to protect natural resources and environmentally sensitive lands (including but not limited to wetlands and floodprone areas). For the purposes of this Comprehensive Plan "wetlands" means those areas that are inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soils. Soils present in wetlands generally are classified as hydric or alluvial, or possess characteristics that are associated with reducing soil conditions. The prevalent vegetation in wetlands generally consists of facultative or obligate hydrophytic macrophytes that are typically adapted to areas having soil conditions described above. These species, due to morphological, physiological or reproductive adaptations, have the ability to grow, reproduce or persist in aquatic environments or anaerobic soil conditions. Florida wetlands generally include swamps, marshes, bayheads, bogs, cypress domes and strands, sloughs, wet prairies, riverine swamps and marshes, hydric seepage slopes, tidal marshes, mangrove swamps and other similar areas. Florida wetlands generally do not include longleaf or slash pine flatwoods with an understory dominated by saw palmetto.

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

1. Land uses which require or involve storage, use of manufacture of regulated materials as defined by Chapter 38F-41, Florida Administrative Code, in effect upon adoption of this Comprehensive Plan; Code of Federal Regulations, Title 40, Part 302 and 355 and Title 49, Part 172, in effect upon adoption of this Comprehensive Plan;
2. Landfills;
3. Facilities of bulk storage, agricultural chemicals;
4. Petroleum products;
5. Hazardous toxic and medical waste;
6. Feedlots or other animal facilities;
7. Wastewater treatment plants and percolation ponds; and
8. Mines, and excavation of waterways or drainage facilities which intersect the water table, within a 300-foot radius around the water well designated by this Comprehensive Plan as a wellfield protection area.

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

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

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

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

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

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

OBJECTIVE I.13 The City shall continue to require the location of the following essential services, radio, telecommunication and television antennas and towers, owned or operated by publicly regulated entities, to be approved by the City Commission. In addition, the location of electrical transmission lines and natural gas transmission lines, shall be approved pursuant to Chapter 403.502 and 403.9402 of the Florida Statutes, as amended. All other essential services, which are hereby defined to include and be limited to electrical distribution lines, water distribution lines and mains, telephone lines, and cable television lines shall be exempt from any City approval and shall be permitted in any land use category. All public buildings and grounds, and public facilities not defined as an essential service herein and to be located outside of a public right-of-way or easement shall require an amendment to the Future Land Use Plan Map for designation as a public use.

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

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

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

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

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

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

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

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II

TRANSPORTATION ELEMENT

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II

TRANSPORTATION ELEMENT

INTRODUCTION

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

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

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

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

TRANSPORTATION GOAL, OBJECTIVES AND POLICIES

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

OBJECTIVE II.1 The City shall maintain a safe, convenient and efficient Level of Service Standard which shall be maintained for all motorized and non-motorized transportation systems.

Policy II.1.1 Establish level of service standard at peak hour as defined within the most recent version of the Florida Department of Transportation Quality/ Level of Service Handbook for the following roadway segments within the City:

ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT DESCRIPTION	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	LEVEL OF SERVICE
1	U.S. 90/S.R. 10 (from west city limits to S.R. 53)	4 U	Principal Arterial	Rural	D
2	U.S. 90/S.R. 10 (from S.R. 53 W to S.R. 53 E/S.R. 145)	4 U	Principal Arterial	Rural	D
3	U.S. 90\S.R. 10 (from S.R. 53/S.R. 145 to east city limits)	4 D	Principal Arterial	Rural	D
4	S.R. 53 (from U.S. 90 to north city limits)	2 U	Minor Arterial	Rural	D
5	S.R. 145 (from U.S. 90 to northeast city limits)	2 U	Minor Arterial	Rural	D
6	S.R. 53 (from south city limits to U.S. 90\ S.R. 10)	2 U	Minor Arterial	Rural	D
7	S.R. 14 (from south city limits to S.R. 53)	2 U	Minor Arterial	Rural	D
8	C.R. 591 (from north city limits to S.R. 145)	2 U	Minor Collector	Rural	D
9	C.R. 360A (from south city limits to U.S. 90\ S.R. 10)	2 U	Minor Collector	Rural	D

D - Divided Roadway

U - Undivided Roadway

Policy II.1.2 The City shall continue to control the number and frequency of connections and access points of driveways and roads to arterial and collector roads by requiring access points for state roads to be in conformance with Chapter 14-96 and 14-97, Florida Administrative Code and the following requirements for City roads:

1. Permitting one access point for ingress and egress purposes to a single property or development;
2. Permitting two access points if the minimum distance between the two access points exceeds 20 feet;
3. Permitting three access points if the minimum distance between each access point is at least 100 feet; or

4. Permitting more than three access points where a minimum distance of 1,000 feet is maintained between each access point.

Policy II.1.3 The City shall continue to require the provision of safe and convenient off-street parking and loading standards, which includes the provision for non-motorized vehicle parking, which shall be located on the same lot or parcel of land the parking is intended to serve. Each off-street parking space, with the exception of handicapped parking spaces, shall be a minimum of 10 feet by 20 feet in size. Each handicapped parking space shall be a minimum of 12 feet by 20 feet in size. The City may allow the establishment of such off-street parking facilities within 300 feet of the premises they are intended to service when the practical difficulties prevent the placing of the facilities on the same lot as the premises they are designed to serve.

Policy II.1.4 The City shall continue to require any development which is required to provide a site plan or any development requiring platting, include requirements for an additional 10-foot right-of-way width for bicycle and pedestrian ways to be provided for all proposed collector and arterial roadways, as integrated or parallel transportation facilities.

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

OBJECTIVE II.2 The City shall continue to require that all traffic circulation improvements be consistent with and complement the future land uses on the Future Land Use Plan Map of the Comprehensive Plan.

Policy II.2.1 The City shall, as part of the capital improvement scheduling of roadway improvements, review all proposed roadway improvements to determine if such improvement will further the direction of the Future Land Use Plan Element.

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

Policy II.3.1 The City shall review all comprehensive plans and land development activity for consistency with the Florida Department of Transportation's Five-Year Transportation Plan.

OBJECTIVE II.4 The City shall continue to provide for the protection of future right-of-ways from building encroachment by establishing right-of-way setback requirements, as provided in the rights-of-way policy of this element, for all structures along new or realigned collector and arterial roadways to be provided by either the developer or purchased as additional right-of-way.

Policy II.4.1 The City shall maintain provisions which require all structures to provide additional setbacks for the future need of additional right-of-way. Such additional right-of-way shall be provided by the developer of the land as part of the development review process or shall be purchased by the agency improving the road.

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

III

HOUSING ELEMENT

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HOUSING ELEMENT

INTRODUCTION

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

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

HOUSING GOAL, OBJECTIVES AND POLICIES

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

OBJECTIVE III.1 The City shall provide for the allocation of at least 25 percent of the land use allocation which permit dwelling units to be provided to permit affordable housing, such as mobile homes, for the existing and anticipated population. For the purposes of this Comprehensive Plan “affordable housing” means housing for which monthly rents or monthly mortgage payments, including taxes, insurance, and utilities, do not exceed 30 percent of that amount which represents the percentage of the median adjusted gross annual income for the households. Thirty percent is not the limit if the mortgage lender is satisfied that the household can afford a higher percent. Consideration must be given to the following groups:

1. “Moderate Income Person” 120% of the median income;
2. “Low Income Person” 80% of the median income;
3. “Very Low Income Person” 50% of the median annual income.
4. “Extremely Low Income Person” 30 percent of the median income.

Non-owner occupied units reserved for low or very low income households as defined by the U.S. Department of Housing and Urban Development at a monthly cost (including utilities) that does not exceed 30% of the total monthly income. In addition, the City will conduct an affordable housing needs assessment.

Policy III.1.1 The City shall include, as part of its adopted citizen participation plan, a provision to ensure that representatives of the local, private and non-profit housing industry be requested to participate in housing related planning activities conducted by the City.

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

OBJECTIVE III.2 The City shall continue to promote the maintenance of a safe and sanitary housing stock and the elimination of substandard housing conditions, as well as, the establishment of provisions for the structural and aesthetic improvement of housing through adoption of minimum housing standards.

Policy III.2.1 The City, to address the quality of housing and stabilization of neighborhoods, shall include minimum housing standards for structural strength, stability, sanitation, adequate light and ventilation and safety to life and property from fire and other hazards incident to the construction, alteration, repair, removal, demolition, use and occupancy of residential buildings within the adopted Land Development Regulations based upon the following criteria:

1. Every dwelling unit shall contain not less than a kitchen sink, lavatory, tub or shower and a water closet;
2. Every dwelling unit shall have both a cold water and hot water supply;
3. Every dwelling unit shall have heating facilities;
4. Every habitable room shall have a window or skylight; and
5. All exterior walls and roofs shall be structurally sound and free of defects.

OBJECTIVE III.3 The City shall make available site opportunities for extremely low-, very low, low- and moderate-income families and mobile homes in conformance with the Future Land Use Element, by permitting mobile homes in single-family and multi-family residential areas on individual lots or as mobile home subdivisions and parks consistent with Chapter 320.8285(5) and 553.38 (2), Florida Statutes, as amended, for the creation and/or preservation of affordable housing.

Policy III.3.1 The City shall provide siting for housing for extremely low-, very low, low- and moderate-income persons and mobile homes in order to create and/or preserve affordable housing.

Policy III.3.2 The City shall continue to provide for the location of mobile home developments and standards for mobile home installation consistent with Chapter 320.8285(5) and 553.38(2), Florida Statutes, as amended, for very low, low-and moderate-income persons.

OBJECTIVE III.4 The City shall continue to facilitate the provision of group homes such as Long-Term Residential Care facilities or foster care facilities, as licensed or funded by the Florida Department of Children and Families, and Adult congregate Living Facilities, as licensed by the Agency for Health Care Administration, within residential areas or areas of residential character. The term community residential home shall include long-term residential care facilities licensed by the Florida Department of Children and Families and adult congregate living facilities licensed by the Agency for Health Care Administration.

Policy III.4.1 The City shall permit homes of six or fewer residents, which otherwise meet the definition of a community residential home as provided in Chapter 419, Florida Statutes, as amended, in effect upon adoption of the Comprehensive Plan, as a single-family non-commercial use to be allowed in all residential land use districts provided that such homes shall not be located within a radius of 1,000 feet of another existing home with six or fewer residents. The term community residential home shall include long-term residential care facilities licensed by the Florida Department of Children and Families and adult congregate living facilities licensed by the Agency for Health Care Administration.

Policy III.4.2 The City shall permit homes of more than six residents which meet the definition of a community residential home as provided in Chapter 419, Florida Statutes, as amended, within medium and high density residential land use categories be based upon the following criteria:

1. The City shall approve the siting of a community residential home, unless the City determines that the siting of the home at the site selected:

    a. Does not meet applicable licensing criteria established and determined by the Florida Department of Children and Families and the Agency for Health Care Administration, including requirements that the home be located to assure the safe care and supervision of all clients in the home;

    b. Would result in such a concentration of community residential homes in the area in proximity to the site selected, or would result in a combination of such homes with other residences in the community, such that the nature and character of the area would be substantially altered. (A home that would be located within a radius of 1,200 feet of another existing community residential home shall be considered to be an over concentration of such homes that substantially alters the nature and character of the area. A home that would be located within a radius of 500 feet of a low- or moderate-density residential land use category shall be considered to substantially alter the nature and character of the area.)

The term community residential home shall include long-term residential care facilities licensed by the Florida Department of Children and Families and adult congregate living facilities licensed by the Agency for Health Care Administration.

OBJECTIVE III.5 The City shall continue to improve programs for the removal of blight and unsafe structures through the implementation of hazardous building regulations consistent with Chapter 553 (Building Construction Standards), Florida Statutes, as amended.

Policy III.5.1 The City shall continue to enforce a hazardous building code consistent with Chapter 553 (Building Construction Standards), Florida Statutes, as amended, which shall require the rehabilitation or demolition and clearance of housing and other structures which pose a threat to public safety.

a. The hazardous building code, consistent with Chapter 553 (Building Construction Standards), Florida Statutes, as amended, shall be remedial and shall be constructed to secure the beneficial interest and purposes which are public safety, health and general welfare through provisions dealing with structural strength, stability, sanitation, adequate light and ventilation, and safety to life and property from fire and other hazardous incident to the construction alteration, repair, removal, demolition, use and occupancy of buildings, structures or premises;

b. The provisions shall apply to unoccupied and unsafe buildings and shall apply equally to new and existing conditions; and

c. Provisions to protect classified historical structures requiring architectural and engineering plans bearing the seal of a registered professional architect or engineer shall be included.

Policy III.5.2 The City shall apply for federal and state housing assistance when the City can meet the eligibility requirements to receive a program award. In the case of assistance programs which use a scoring system based upon U.S. Bureau of Census data as a factor in determining award, such data shall be reviewed by City staff and a determination shall be made as to the probability of program award prior to application. Where such raw scores provide a low probability of funding, the City may decline to apply for such assistance program until such time as the raw scores improve the City's standing for award.

Policy III.5.3 The Local Planning Agency shall develop neighborhood or sector plans to study and make recommendations to the Local Governing Body regarding the conservation of such neighborhoods, when existing residential neighborhoods are being considered for Future Land Use Plan amendments.

OBJECTIVE III.6 The City shall continue to provide for the restoration or rehabilitation for adaptive reuse of historically significant housing by requiring that no person may undertake alteration of the exterior part of City designated historic housing or demolish or relocate such housing without the Historic Preservation Agency review and approval of such demolition, alteration or relocation.

Policy III.6.1 The City hereby provides that after conducting a public hearing, the City Commission shall review an application for a certificate of appropriateness for new construction, alterations, demolition or relocation of City designated historic housing and shall approve or deny such applications based upon the following guidelines:

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

Policy III.6.2 The City shall include historic sites and structures preservation regulations within the adopted Land Development Regulations which address the identification and improvement of historically significant housing and shall regulate alterations, demolitions, relocation and new construction for historically significant housing.

OBJECTIVE III.7 The City shall continue to require in conformance with the objectives and policies provided within this element, the availability of relocation housing as a prerequisite to housing rehabilitation or neighborhood revitalization activities which result in the displacement of residents.

Policy III.7.1	The availability of relocation housing shall be researched and verified by City staff prior to commencement of any governmental housing rehabilitation or neighborhood revitalization program to be enacted by the City, which result in the displacement of residents.
OBJECTIVE III.8	The City shall continue to coordinate information regarding City housing programs with the Housing Authority so that the Authority has the latest information available regarding local housing conditions and needs, and in addition, the City shall cooperate with the Housing Authority in the planning of the housing assistance programs of the Northwest Florida Housing Authority.
Policy III.8.1	The City shall coordinate City housing programs with the Housing Authority and provide public participation opportunities for the private sector in planning for the provision of a supply of housing to accommodate the full range of life stages and economic capabilities of the City's residents.

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IV

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

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

INTRODUCTION

The following plan element provides direction for the use, maintenance and location of general sanitary sewer, solid waste, drainage, potable water facilities and natural ground water aquifer recharge areas in conformance with the Future Land Use Element of this Comprehensive Plan. The data collected for this plan element and its analysis contained in the City's Data and Analysis document, are not part of this plan element but provide a basis for its formulation.

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

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

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

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

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

SANITARY SEWER FACILITY SUBELEMENT

GOAL IV-2 - ENSURE THE PROVISION OF PUBLIC SANITARY SEWER FACILITIES IN A TIMELY, ORDERLY EFFICIENT AND ENVIRONMENTALLY SOUND MANNER AT AN ACCEPTABLE LEVEL OF SERVICE FOR THE CITY'S POPULATION.

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

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

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Individual Septic Tanks	Standards as specified in Chapter 64E-6, Florida Administrative Code.
City of Madison Community Sanitary Sewer System	110 gallons per capita per day

Policy IV.2.2 The City shall prohibit the installation of septic tanks in locations with soils which do not meet installation requirements of Chapter 64E-6 Florida Administrative Code.

Policy IV.2.3 The City shall continue to allow septic tanks to remain in service until such time as centralized sanitary sewer service is accessible conditional on the following requirements:

1. The City shall not issue a building permit for construction of a building or facility where sanitary sewage is proposed to be disposed using an on-site sewage disposal system in an area zoned industrial on the City's official zoning atlas or used for industrial or manufacturing purposes or its equivalent, where the City's centralized sanitary sewer system is available within 1/4 mile of the area used or zoned industrial or manufacturing or where a likelihood exists that the on-site sewage disposal system may receive toxic, hazardous or industrial waste;
2. The City shall not issue an occupational license to the owner or tenant of a building located in an area zoned industrial on the City's official zoning atlas or used for industrial or manufacturing purposes or its equivalent, when such site is served by an on-site sewage disposal system without first obtaining an annual operating permit from the County Health Department; and
3. The City shall not issue a certificate of land development regulation compliance to a new owner or tenant of a building located in an area zoned industrial on the City's official zoning atlas or used for industrial or manufacturing purposes or its equivalent or who operates a business which has the potential to generate toxic, hazardous or industrial waste water, when such site is served by an on-site sewage disposal system without first obtaining an annual operating permit for an on-site sewage disposal system from the County Health Department.

SOLID WASTE FACILITY SUBELEMENT

GOAL IV.3 - ENSURE THE PROVISION OF PUBLIC SOLID WASTE FACILITIES IN A TIMELY, ORDERLY EFFICIENT AND ENVIRONMENTALLY SOUND MANNER AT AN ACCEPTABLE LEVEL OF SERVICE FOR THE CITY'S POPULATION.

OBJECTIVE IV.3 The City shall continue to coordinate the extension of, or increase in the capacity of solid waste facilities by scheduling the completion of public facility improvements and requiring that they are concurrent with projected demand.

Policy IV.3.1 The City hereby establishes the following level of service standards for solid waste disposal facilities:

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Solid Waste Landfill	0.89 tons per capita per year

Policy IV.3.2 The City shall maximize the use of solid waste facilities through implementation of a strategy for separation of solid waste for recycling as recycling programs are developed pursuant to Chapter 403.706, Florida Statutes, as amended.

DRAINAGE FACILITY SUBELEMENT

GOAL IV-4 - ENSURE THE PROVISION OF PUBLIC DRAINAGE FACILITIES IN A TIMELY, ORDERLY EFFICIENT AND ENVIRONMENTALLY SOUND MANNER AT AN ACCEPTABLE LEVEL OF SERVICE FOR THE CITY'S POPULATION.

OBJECTIVE IV.4 The City shall continue to coordinate the extension of, or increase in the capacity of drainage facilities by scheduling the completion of public facility improvements and requiring that they are concurrent with projected demand.

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

LEVEL OF SERVICE STANDARD

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

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

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

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

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

Policy IV.4.2 The City shall continue to prohibit the construction of structures or landscape alterations which would interrupt natural drainage flows, including sheet flow and flow to isolated wetland systems.

Policy IV.4.3 The City shall prepare a stormwater master plan to determine the design, capacities and hydraulic demands on the City’s stormwater management facilities; assess the performance of existing facilities with regard to flood control, water quality treatment and impact on the area’s surface and ground water; and to identify opportunities as well as funding options to correct existing quality and quantity problems. Upon completion of the Master Plan, the City shall amend this Comprehensive Plan to include the findings and recommendations (including projects in the Five-year Schedule of Capital Improvements) of the Master Plan.

POTABLE WATER FACILITY SUBELEMENT

GOAL IV-5 - ENSURE THE PROVISION OF PUBLIC POTABLE WATER FACILITIES IN A TIMELY, ORDERLY EFFICIENT AND ENVIRONMENTALLY SOUND MANNER AT AN ACCEPTABLE LEVEL OF SERVICE FOR THE CITY'S POPULATION.

OBJECTIVE IV.5 The City shall continue to coordinate the extension of, or increase in the capacity of potable water facilities by scheduling the completion of public facility improvements and requiring that they are concurrent with projected demand.

Policy IV.5.1 The City hereby establishes the following level of service standards for potable water.

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Private Individual Water Wells	Standards as specified in Chapter 62-22, Florida Administration Code.
City of Madison Community Potable Water System	169 gallons per capita per day 20 pounds per square inch of volume

Policy IV.5.2 The City shall continue to permit residential densities in excess of one dwelling unit per acre only within areas served by centralized potable water and sanitary sewer systems.

NATURAL GROUNDWATER AQUIFER RECHARGE SUBELEMENT

GOAL IV-6 - ENSURE THE PROTECTION OF SURFACE AND GROUNDWATER QUALITY AND QUANTITY BY ESTABLISHMENT OF PLANS AND PROGRAMS TO PROMOTE ORDERLY USE AND DEVELOPMENT OF LAND IN A MANNER WHICH WILL PROMOTE SUCH PROTECTION AND AVAILABILITY

OBJECTIVE IV.6 The City shall require that no sanitary sewer facility have any discharge of primary treated effluent into designated high groundwater aquifer recharge areas as designated by the Water Management District and depicted in Appendix A of this Comprehensive Plan.

Policy IV.6.1 The City shall continue to provide that during the development review process, all proposed development within the drainage basin of any designated priority water body shall be coordinated with the Water Management District and ensure that any proposed development is consistent with any approved management plans within that basin.

OBJECTIVE IV.7 The City shall continue to coordinate with the Water Management District to protect the functions of natural high ground water aquifer recharge areas as designated by the Water Management District and depicted in Appendix A of this Comprehensive Plan and natural drainage features, by requiring that all development requiring subdivision approval be reviewed by the Water Management District prior to final approval of the plat.

Policy IV.7.1 The City shall continue to prohibit the discharge of hazardous materials to all soils, ground waters and surface waters of the City. Should the City be identified as a potential site for a hazardous waste treatment facility, the City will cooperate with the Regional Planning Council by coordinating adjacent land uses with the facility and by amending the Comprehensive Plan to further address the protection of natural resources, emergency response and appropriate land uses related to the facility.

Policy IV.7.2 The City will cooperate with the County in the County's establishment of a local listing of all producers of industrial, hazardous and toxic material and waste, as provided by the Water Quality Assurance Act of 1983 and Section 403.7225, Florida Statutes, as amended.

Policy IV.7.3 The City will cooperate with the County in its preparation of a five-year assessment and update the County's Hazardous Materials Plan, as provided by the Water Quality Assurance Act of 1983, Section 403.7225 and Florida Statutes, as amended, and the County's monitoring of small quantity producers of industrial, hazardous and toxic materials identified by such plan to be operating within the City.

Policy IV.7.4 The City will participate annually in the County's Amnesty Day Program as provided by the Water Quality Assurance Act of 1983 and Section 403.7225, Florida Statutes, as amended.

Policy IV.7.5 The City shall provide for the limitation of development and associated impervious surfaces in high ground water aquifer recharge areas designated by the Water Management District to protect the functions of the recharge area through requirement of the following:

1. Stormwater management practices shall not include drainage wells and sinkholes for stormwater disposal where recharge is into potable water aquifers. Where development is proposed in areas with existing wells, these wells shall be abandoned, including adequate sealing and plugging according to Chapter 40D-3.531, Florida Administrative Code, in effect upon adoption of this Comprehensive Plan;
2. Well construction, modification, or closure shall be regulated in accordance with the criteria established by the Water Management District and the Florida Department of Health and Rehabilitative Services;
3. Abandoned wells shall be closed in accordance with the criteria established in Chapter 40D-3.531, Florida Administrative Code, in effect upon adoption of this Comprehensive Plan;
4. No person shall discharge or cause to or permit the discharge of a regulated material to the soils, ground water, or surface water; and
5. No person shall tamper or bypass or cause or permit tampering with or bypassing of the containment of a regulated material storage system, except as necessary for maintenance or testing of those components.

Policy IV.7.6 The City shall continue to provide for the limitation of development adjacent to natural drainage features to protect the functions of the feature.

OBJECTIVE IV.8 The City shall continue to assist the Water Management District with the implementation of its water conservation rule when water shortages are declared by the District. Whereby, during such shortages, water conservation measures shall be implemented for the use and reuse of water of the lowest acceptable quality for the purposes intended. In addition, the City shall assist the Water Management District with the dissemination of educational materials regarding the conservation of water prior to peak seasonal demand.

Policy IV.8.1	The City shall continue to assist in the enforcement of water use restrictions during a Water Management District declared water shortage and in addition assist the Water Management District with the dissemination of educational materials regarding the conservation of water prior to peak seasonal demand.
OBJECTIVE IV.9	The City shall continue to require that construction activity undertaken shall protect the functions of natural drainage features.
Policy IV.9.1	The City shall continue to require a provision which requires a certification by the preparer of the permit plans that all construction activity undertaken shall incorporate erosion and sediment controls during construction to protect the functions of natural drainage features.

V

CONSERVATION ELEMENT

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CONSERVATION ELEMENT

INTRODUCTION

The following goals, objectives and policies comprise the Conservation Element providing for the conservation, use and protection of the City's natural resources. The data collected for this plan element and its analysis contained in the City's Data and Analysis document, are not part of this plan element but provide a basis for its formulation.

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

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

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

CONSERVATION GOAL, OBJECTIVES AND POLICIES

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

OBJECTIVE V.1 The City shall continue to enforce provisions within the site plan review process to protect air quality through the appropriate siting of development and associated public facilities.

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

OBJECTIVE V.2 The City, in order to protect the quality and quantity of current and projected water sources, hereby establishes a 500-foot wellfield protection area around community water system wells. In addition, the City, in order to protect high groundwater aquifer recharge areas, shall limit development in these areas as specified in the high groundwater aquifer recharge protection policy of the Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element of this Comprehensive Plan.

Policy V.2.1 The City shall, as part of the development review process, require the coordination of development plans with the Florida Department of Environmental Protection and the Water Management District to assist in monitoring uses which may impact the City's current and projected water sources.

Policy V.2.2 The City shall protect the present water quality classification established by the Florida Department of Environmental Protection by prohibiting industrial uses, commercial uses and intensive agricultural uses, such as milking barns and chicken houses, to be located adjacent to the City's surface water bodies. For the purpose of this Comprehensive Plan "surface water" means water above the surface of the ground whether or not flowing through definite channels, and including:

1. A natural or artificial pond, lake, reservoir, or other area which ordinarily or intermittently contains water and which has a discernible shoreline; or
2. A natural or artificial stream, river, creek, channel, ditch, canal, conduit culvert, drain, waterway, gully, ravine, street, roadway swale or wash in which water flows in a definite direction, either continuously or intermittently and which has a definite channel, bed or banks; or
3. Any wetland.

Policy V.2.3 The City shall identify and make recommendations, where appropriate, for the purchase of environmentally sensitive lands under the Conservation and Recreation Lands Program or Preservation 2000 program or its successors.

Policy V.2.4 The City shall continue to require a 35-foot natural buffer around all wetlands and prohibit the location of residential, commercial and industrial land uses within the buffer areas, but allow agriculture, silviculture and resource-based recreational activities within buffer areas.

Policy V.2.5 The City shall, through the development review process, require that post-development run-off rates and pollutant loads do not exceed pre-development conditions.

Policy V.2.6 The City shall continue to require all new development to maintain the natural functions of natural flood storage, pollution alternatives, in wetlands and 100-year flood prone areas.

Policy V.2.7 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 program requirements. Further, the City shall require all structures to be clustered on the non-flood prone portion of a site or where the entire site is in a flood prone area, structure shall be elevated at least two feet above the highest adjacent grade.

Policy V.2.8 The City shall conserve wetlands by prohibiting, where alternatives for development exist, any development or dredging and filling which would alter their natural functions. If no other alternative for development exists, mitigation will be considered as a last resort using criteria established within the rules of the Florida Department of Environmental Protection. For the purposes of this Comprehensive Plan "wetlands" means those areas that are inundated or saturated by surface water or groundwater at a frequency and a duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soils. Soils present in wetlands generally are classified as hydric or alluvial, or possess characteristics that are associated with reducing soil conditions. The prevalent vegetation in wetlands generally consists of facultative or obligate hydrophytic macrophytes that are typically adapted to areas having soil conditions described above. These species, due to morphological, physiological or reproductive adaptations, have the ability to grow, reproduce or persist in aquatic environments or anaerobic soil conditions. Florida wetlands generally include swamps, marshes, bayheads, bogs, cypress domes and strands, sloughs, wet prairies, riverine swamps and marshes, hydric seepage slopes, tidal marshes, mangrove swamps and other similar areas. Florida wetlands generally do not include longleaf or slash pine flatwoods with an understory dominated by saw palmetto.

Policy V.2.9 The City shall support the Water Management District in their conducting of water conservation programs by assisting with public information programs for water use restrictions in the case of a water shortage.

Policy V.2.10 The City shall comply with the plans of the Water Management District for the emergency conservation of water sources through assisting the Water Management District with public information programs for any water use restrictions in the case of water shortage.

Policy V.2.11 The City shall, as part of the development review process, prohibit the use of drainage wells and sinkholes for storm water disposal in high groundwater aquifer recharge areas, designated by the Water Management District, in order to maintain the natural features of these areas.

1. Stormwater management practices shall not include drainage wells and sinkholes for stormwater disposal. New development, redevelopment and when expansion occurs, existing development shall be prohibited from discharging stormwater into an active sinkhole. Where development is proposed in areas with existing drainage wells, these wells shall be abandoned, including adequate sealing and plugging according to Chapter 62-528, Florida Administrative Code;
2. Well construction, modification or closure shall be regulated in accordance with the criteria established by the Water Management District and the Florida Department of Health;
3. Abandoned wells shall be closed in accordance with the criteria established in Chapter 62-528, Florida Administrative Code;
4. No person shall discharge or cause to or permit the discharge of a regulated material as listed in Title 42, Chapter 116, United States Code to the soils, groundwater, or surfacewater;
5. No person shall tamper or bypass or cause or permit tampering with or bypassing of the containment of a regulated material storage system, except as necessary for maintenance or testing of those components;
6. The City shall require that the following impervious surface coverages (including buildings and paved areas such as driveways) be maintained within high groundwater aquifer recharge areas, as follows:
    a. For parcels equal to or greater than 1 acre - impervious surface shall not exceed 20 percent; and
    b. For parcels less than 1 acre - impervious surface shall not exceed 40 percent;
7. The following uses shall be prohibited in high groundwater 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 and environment:
    a. Wholesale bulk fuel storage;
    b. Chemical manufacturing;
    c. Pesticide manufacturing;
    d. Battery reclamation or manufacturing;
    e. Electronics manufacturing using halogenated solvents;

f. Hazardous waste transfer sites;

g. Any site defined by the Resource Conservation and Recovery Act as a treatment storage or disposal facility for hazardous waste;

h. Regional pesticide distribution site; and

i. Underground storage tank for the storage of hazardous material except underground petroleum storage tanks.

8. The City shall require a 35-foot setback for all structures from karst features, such as sinkholes.

Policy V.2.12 The City shall, as part of the development review process, require the maintenance of the quantity and quality of surface water run-off within natural drainage basins by prohibiting any development which may diminish or degrade the quality and quantity of surface water run-off within the City.

Policy V.2.13 The City, prior to granting approval of a site and development plan for construction or expansion, shall require that all hazardous waste generators and facilities are duly permitted as required by Chapter 403, Florida Statutes, as amended, by the Florida Department of Environmental Regulation. In addition, the City, prior to the issuance of a certificate of land development regulation compliance, shall require that all existing hazardous waste facilities or uses which generate hazardous waste show proof of such permit prior to a change in occupancy.

OBJECTIVE V.3 The City shall as part of development review, provide for the conservation, use and protection of soils, minerals, and native vegetative communities.

Policy V.3.1 The City shall continue to require that any mining permit be coordinated with the Florida Department of Environmental Protection so that mineral resources are conserved and used appropriately.

Policy V.3.2 The City shall review any comments by the Water Management District and the Florida Department of Environmental Protection concerning proposed subdivision plats regarding topographic, hydrologic and vegetative cover factors during the development review process in order to protect and conserve the natural functions of soils.

Policy V.3.3 The City shall require that forest resources be managed as provided in Silviculture Best Management Practices Manual, published by the Florida Department of Agriculture and Consumer Services, Division of Forestry, latest revision for the multiple uses of recreation, wildlife habitat, watershed protection, erosion control and maintenance of water quality.

OBJECTIVE V.4 The City shall coordinate with the Florida Fish and Wildlife Conservation Commission, Florida Natural Areas Inventory, the Water Management District and the Department of Environmental Protection for the identification and protection of native wildlife and their habitats, including state and federally protected plant and animal species (endangered, threatened and species of special concern), within proposed development sites these natural resources from impacts of development by the use of the Florida Fish and Wildlife Conservation Commission Critical Wildlife Conservation Areas, Florida Natural Areas Inventory, and North Central Florida Strategic Regional Policy Plan Regionally Significant Natural Resources map series to identify habitats which potentially contain endangered, threatened or species of special concern, and rare or unique vegetative communities prior to granting development approval.

Policy V.4.1 The City shall cooperate with the Florida Fish and Wildlife Conservation Commission in the monitoring and inventorying of wildlife and wildlife habitats within the City.

Policy V.4.2 The City shall assist in the application and compliance with all federal and state regulations which pertain to endangered and rare species in coordination with the Florida Fish and Wildlife Conservation Commission and the Florida Natural Areas Inventory.

Policy V.4.3 The City shall require the evaluation of impacts to endangered, threatened, or species of special concern by requiring as a condition of permit approval of all proposed subdivisions of land into 25 or more lots and multi-family, commercial and industrial developments of 50 acres or more a survey of the site for the presence of state and federally protected plant and animal species. If designated species are found on the site or would be affected by the development, a specific management plan will be required from the developer, including necessary modifications to the proposed development, to ensure the preservation of the designated species and their habitat. The Inventory and Management Plan shall be done in consultation with the Florida Fish and Wildlife Conservation Commission, but the final approval of the management plan shall be by the City.

Policy V.4.4 The City, in consultation with Florida Fish and Wildlife Conservation Commission, shall address during the development review process, the mitigation of development activities within environmentally sensitive areas by prohibiting any development or dredging and filling which would alter their natural functions. If no other alternative for development exists, mitigation will be considered as a last resort using criteria established within Part IV of Chapter 373, Florida Statutes, as amended.

Policy V.4.5 The developer of any proposed development which is equal to or greater than 20 acres and located within areas identified by the Florida Fish and Wildlife Conservation Commission as Strategic Habitat Conservation Areas shall be required to evaluate the impacts to endangered, threatened, or species of special concern and rare or unique vegetative communities; provided, however, if competent and substantial scientific evidence demonstrating that an endangered, threatened or species of special concern, wildlife habitat or rare and unique vegetative community is located within the area of any proposed development which is equal to or greater than 20 acres is presented to the City at the time of a preliminary plat or site and development plan is reviewed by the City, the developer shall evaluate the impacts on such habitats or communities. As a condition of permit approval of any proposed development within these areas, such evaluation shall consist of a survey of the development site conducted by the developer to identify the presence of any state and federally protected plant and animal species.

If protected species are found on the development site or would be affected by the development, a management plan shall be required from the developer, including necessary modifications to the proposed development, to ensure the preservation of the protected species and their habitat. The City shall require the use of best management practices for the conservation, appropriate use and protection of fisheries, wildlife and wildlife habitats, identify and protect native wildlife and their habitats, including state and federally protected plant and animal species (endangered, threatened and species of special concern), within proposed development sites and protect these natural resources from the impacts of development by the use of the Florida Fish and Wildlife Conservation Commission Strategic Habitat Conservation Areas maps, Florida Natural Areas Inventory, and North Central Florida Strategic Regional Policy Plan Regionally Significant Natural

Resources map series to identify habitats which potentially contain endangered, threatened or species of special concern, and rare or unique vegetative communities prior to granting development approval. Both the survey and the management plan shall be done in consultation with the Florida Fish and Wildlife Conservation Commission, but the final approval of the management plan shall be by the City.

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

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

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

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

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

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

Policy V.5.4 The maps entitled Regionally Significant Natural Resources - Planning and Resource Management Areas (Surface Water Improvement Management Water Bodies), dated October 27, 20111, included within the Future Land Use Map Series, identifies surface water management improvement water bodies for the application of the provisions of the surface water runoff policy of this element.

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

VI

RECREATION
AND
OPEN SPACE ELEMENT

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RECREATION AND OPEN SPACE ELEMENT

INTRODUCTION

Recreation is the pursuit of leisure time activities in an outdoor or indoor setting. Achieving the proper relationship in size, number, type and location of different park and recreation areas to the population is the primary purpose of this plan element.

Data collected for this plan element and its analysis, contained in the City's Data and Analysis document, are not part of this plan element but provide a basis for its formulation.

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

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

GOAL, OBJECTIVES AND POLICIES

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

OBJECTIVE VI.1	The City shall continue to provide vehicular and pedestrian access to City-owned activity- and resource-based recreation facilities.
Policy VI.1.1	The City shall establish provisions to maintain the number of "access points" to water oriented recreational resources for the City which will meet or exceed the level of service standards, contained herein, for resource-based water related activities.
OBJECTIVE VI.2	The City shall maintain accurate recreation activity\facility inventories so that accurate levels of service can be determined, based upon the total public recreation resources available to the City.
Policy VI.2.1	The City shall establish cooperative policies with other units of government, the Florida Department of Environmental Protection, Water Management District, School Board and community organizations to maintain accurate recreation activity\facility inventories in order to determine the need for recreation facilities.
OBJECTIVE VI.3	The City shall include requirements within the Land Development Regulations, to require new subdivisions or re-subdivisions to allocate land, as determined by standards within the regulations, for parks and recreation facilities so that the City's recreation facilities are provided in quantities to maintain the adopted level of service standards for recreation contained herein.
Policy VI.3.1	The City hereby establishes the following level of service standards for parks and activities:

ACTIVITY	LEVEL OF SERVICE STANDARD
Swimming (Non-pool)	A 25,000 person threshold for the initial access point at a beach, stream, spring, river, lake or pond, with a 25,000 person increment for each additional access point at a beach, stream, spring, river, lake or pond within a 25 mile radius of the City.
Fishing (Non-boat)	A 2,500 person threshold for the initial access point, with a 2,500 person increment for each additional access point within a 25 mile radius of the City.
Fishing (Boat)	A 4,300 person threshold for the initial boat ramp, with a 4,300 person increment for each additional boat ramp, within a 25 mile radius of the City.
Camping (Recreation Vehicle and Tent)	A 5,600 person threshold for the initial acre of camping area, with a 5,600 person increment for each additional acre of camping area within a 25 mile radius of the City.
Picnicking	A 500 person threshold for the initial picnic table, with a 500 person increment for each additional picnic table.
Bicycling	A 1,000 threshold for the initial mile of local roadway, with a 1,000 person increment for each additional mile of local roadway.
Hiking	A 7,000 person threshold for the initial mile of available hiking trail, with a 7,000 person increment for each additional mile of available hiking trail, within a 25 mile radius of the City.
Nature Study	A 2,500 person threshold for the initial 7.0 acres of wildlife management area, with a 2,500 person increment for each additional 7.0 acres of wildlife management area, within a 25 mile radius of the City.

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

ACTIVITY	LEVEL OF SERVICE STANDARD
Golf	A 32,500 person threshold for the initial 9-holes of golf course, with a 32,500 person increment for each additional 9-holes of golf course.
Equipped play area	A 2,500 person threshold for the initial equipped play area, with a 2,500 person increment for each additional equipped play area.
Tennis	A 7,500 person threshold for the initial tennis court, with a 7,500 person increment for each additional tennis court.
Baseball\Softball	A 6,000 person threshold for the initial ball field, with a 6,000 person increment for each additional ball field.

ACTIVITY	LEVEL OF SERVICE STANDARD
Football\Soccer	A 15,000 person threshold for the initial multi-purpose field, with a 15,000 person increment for each additional multi-purpose field.
Handball\Racquetball	A 10,000 person threshold for the initial court, with a 10,000 person increment for each additional court.
Basketball	A 2,500 person threshold for the initial goal, with a 2,500 person increment for each additional goal.
Swimming (pool)	A 25,000 person threshold for the initial pool, with a 25,000 person increment for each additional pool.
Shuffleboard	A 10,000 person threshold for the initial court, with a 10,000 person increment for each additional court.

Policy VI.3.2 The City shall, through the annual capital improvements budgeting process, identify funding sources to correct or improve existing deficiencies in City-owned parks and recreation facilities in accordance with the level of service standards contained herein.

OBJECTIVE VI.4 The City shall provide for the maintenance of open space by public agencies and private enterprise, where incompatible uses abut one another.

Policy VI.4.1 The City shall as part of the development review process provide for open spaces in development or redevelopment.

Policy VI.4.2 The City shall, as part of the procedure for monitoring and evaluation of the Comprehensive Plan, recommend lands for the purchase of open space by public agencies and subsequent to such land purchase support such agencies in the management of such lands.

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INTERGOVERNMENTAL COORDINATION ELEMENT

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VII

INTERGOVERNMENTAL COORDINATION ELEMENT

INTRODUCTION

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

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

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

INTERGOVERNMENTAL COORDINATION GOAL, OBJECTIVES AND POLICIES

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

OBJECTIVE VII.1 The City shall coordinate its comprehensive planning with the School Board, Water Management District, adjacent local government comprehensive plans and other units of local government providing services but not having regulatory authority over the use of the land.

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

Policy VII.1.2 The City shall use the Regional Planning Council's informal mediation process to resolve conflicts with other units of government.

Policy VII.1.3 The City shall establish interlocal agreements for the provision of services across jurisdictional boundaries, if the City chooses to establish a service area outside the City limits.

Policy VII.1.4 The City shall coordinate its comprehensive planning with the School Board pursuant to the Interlocal Agreement for Public School Facility Planning by reviewing and commenting on the Five-Year Facilities Work Program of the School Board annually; reviewing and commenting on the Educational Plant Survey of the School Board; providing growth and development trend reports to the School Board annually; reviewing and commenting on future school sites for consistency with the Comprehensive Plan; providing notification of Comprehensive Plan amendments, rezonings, and development proposals to the School Board; considering co-location and shared use opportunities for community facilities with the School Board; providing applications for residential development to the School Board for a determination of whether there is adequate school capacity to accommodate the proposed residential development; and jointly evaluating with the School Board proportionate share mitigation options if school capacity is not available.

OBJECTIVE VII.2	The City shall provide adjacent units of local government, the Water Management District, the School Board the Regional Planning Council and the Florida Department of Economic Opportunity the opportunity to comment on Comprehensive Plan amendments.
Policy VII.2.1	The City shall, as part of the subdivision, multi-family, commercial and industrial review process, review the relationship of proposed developments to the existing Comprehensive Plans of adjacent local governments.
Policy VII.2.2	The City shall, as part of the monitoring and evaluation process of the Comprehensive Plan, review the relationships of development provided for in the Comprehensive Plan to the existing Comprehensive Plans of adjacent local governments.
Policy VII.2.3	The City's administrative officer shall provide preliminary plats and permit plans for multi-family, commercial and industrial development within the City for review and comment to adjacent local governments when the development is within two (2) miles of the adjacent local government's political boundary.
OBJECTIVE VII.3	The City shall continue to coordinate the establishment and amendment of level of service standards for public facilities with state and local entities having operational and maintenance responsibility for such facilities prior to the adoption or any amendment of such adopted level of service standards. In addition, the City shall request from the Florida Department of Transportation a copy of its Annual Level of Service Analysis for all state roadways within the City.
Policy VII.3.1	The City, as part of the Comprehensive Plan monitoring and evaluation process, shall coordinate amendments of any level of service standards with appropriate state, regional and local agencies, such as the Florida Department of Transportation, Florida Department of Environmental Protection, the Water Management District, the Regional Planning Council, adjacent local governments and the School Board prior to such amendment.
OBJECTIVE VII.4	The City shall continue to coordinate with the Water Management District regarding all development proposals with the potential for impacting the water resources of the City.
Policy VII.4.1	The City through the development review process shall coordinate all proposed subdivisions with the Water Management District for all such subdivision proposals within the watershed of any designated Surface Water Management and Improvement Act priority water body at the preliminary plat stage and prior to the construction plan stage of the subdivision.
OBJECTIVE VII.5	The City shall ensure that the impacts of development proposed in the Comprehensive Plan are coordinated with development in the County, region and state.
Policy VII.5.1	The City, through the development review process, shall coordinate with the County, regional agencies and state agencies to ensure that impacts of development proposed in the Comprehensive Plan are consistent and compatible with adjacent development.
OBJECTIVE VII.6	The City shall coordinate the Comprehensive Plan with the School Board Five-Year Facilities Plan.
Policy VII.6.1	The City shall coordinate land use and school facility capacity planning in accordance with a land use and school facility planning interlocal agreement entered into by the municipalities, the County and School Board.

OBJECTIVE VII.7	The City shall provide all other units of local government located within the County, the opportunity to comment on the siting of facilities with countywide significance, including locally unwanted land uses.
Policy VII.7.1	The City, as part of the development review process, shall review the relationship of any facilities with countywide significance, including locally unwanted land uses, to the existing comprehensive plans of all other units of local governments located within the County.
OBJECTIVE VII.8	The City shall establish a technical advisory committee to identify and implement joint planning areas, especially for the purpose of annexation, municipal incorporation, and joint infrastructure service areas.
Policy VII.8.1	The technical advisory committee shall be comprised of appropriate City staff representatives. In addition, the City shall also invite staff representatives from the County and the municipalities located within the County to participate as members of the technical advisory committee. The technical advisory committee shall be responsible for making recommendation to the appropriate local governing bodies concerning annexation, municipal incorporation, joint infrastructure service areas and other related joint planning issues.
Policy VII.8.2	The City shall use the informal mediation process of the Regional Planning Council to resolve annexation issues with the County.
Policy VII.8.3	The City shall work with the County to encourage annexation to meet the criteria for "urban in character" as specified within Chapter 171, Florida Statutes, as amended.
Policy VII.8.4	The City shall work with the County where an urban services report is required by Chapter 171, Florida Statutes, as amended, for annexation. Such report shall address the fiscal issues related to urban services for residents within the Designated Urban Development Areas as designated on the Future Land Use Plan Map of the Comprehensive Plan that are not yet annexed by the City to minimize the time that one jurisdiction is providing services to an area for which it is not receiving revenue.
Policy VII.8.5	The City shall coordinate level of service standards with the County for those services provided by the County within the City.
Policy VII.8.6	The City shall continue to coordinate with the County as well as the Florida Department of Transportation to maintain level of service standards for shared roadways.
Policy VII.8.7	The City shall coordinate with the County as well as the Florida Department of Environmental Protection to maintain level of service standards for County recreational facilities within the City and state recreational facilities within the City.
Policy VII.8.8	The City shall coordinate with the County to resolve planning issues within the Designated Urban Development Areas as designated on the Future Land Use Plan Map of the Comprehensive Plan.
Policy VII.8.9	The City shall coordinate planning efforts with the County for the provision of centralized potable water, sanitary sewer, drainage improvements and recreation facilities within the Designated Urban Development Areas as designated on the Future Land Use Plan Map of the Comprehensive Plan.

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VIII

CAPITAL IMPROVEMENT ELEMENT

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CAPITAL IMPROVEMENTS ELEMENT

INTRODUCTION

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

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

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

CAPITAL IMPROVEMENTS GOAL, OBJECTIVES AND POLICIES

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

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

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

Criteria

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

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

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

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

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

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

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

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

TRAFFIC CIRCULATION LEVEL OF SERVICE STANDARDS

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

ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT DESCRIPTION	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	LEVEL OF SERVICE
1	U.S. 90/S.R. 10 (from west city limits to S.R. 53/S.R. 145)	4 U	Principal Arterial	Rural	D
2	U.S. 90/S.R. 10 (from S.R. 53 W to S.R. 53 E/S.R. 145)	4 U	Principal Arterial	Rural	D
3	U.S. 90\S.R. 10 (from S.R. 53/S.R. 145 to east city limits)	4 D	Principal Arterial	Rural	D

ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT DESCRIPTION	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	LEVEL OF SERVICE
4	S.R. 53 (from U.S. 90 to north city limits)	2 U	Minor Arterial	Rural	D
5	S.R. 145 (from U.S. 90 to northeast city limits)	2 U	Minor Arterial	Rural	D
6	S.R. 53 (from south city limits to U.S. 90\ S.R. 10)	2 U	Minor Arterial	Rural	D
7	S.R. 14 (from south city limits to S.R. 53)	2 U	Minor Arterial	Rural	D
8	C.R. 591 (from north city limits to S.R. 145)	2 U	Minor Collector	Rural	D
9	C.R. 360A (from south city limits to U.S. 90\ S.R. 10)	2 U	Minor Collector	Rural	D

D - Divided Roadway
U - Undivided Roadway

SANITARY SEWER LEVEL OF SERVICE STANDARDS:

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Individual Septic Tanks	Standards as specified in Chapter 64E-6, Florida Administrative Code.
City of Madison Community Sanitary Sewer System	110 gallons per capita per day

SOLID WASTE DISPOSAL LEVEL OF SERVICE STANDARDS

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Solid Waste Landfill	0.89 tons per capita per year

DRAINAGE LEVEL OF SERVICE STANDARDS

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

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

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

All other storm water management projects shall adhere to the standards as specified in Chapter 62-330(4)(b)2, Florida Administrative Code (Rules of the Florida Department of Environmental Protection) and Chapter 4B-4, Florida Administrative Code (Rules of the Suwannee River Water Management District).

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

POTABLE WATER LEVEL OF SERVICE STANDARDS

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Private Individual Water Wells	Standards as specified in Chapter 17-22, Florida Administrative Code.
City of Madison Community Potable Water System	169 gallons per capita per day 20 pounds per square inch of volume

RESOURCE-BASED RECREATION ACTIVITY\FACILITY LEVEL OF SERVICE STANDARDS

ACTIVITY	LEVEL OF SERVICE STANDARD
Swimming (Non-pool)	A 25,000 person threshold for the initial access point at a beach, stream, spring, river, lake or pond, with a 25,000 person increment for each additional access point at a beach, stream, spring, river, lake or pond within a 25 mile radius of the City.
Fishing (Non-boat)	A 2,500 person threshold for the initial access point, with a 2,500 person increment for each additional access point within a 25 mile radius of the City.
Fishing (Boat)	A 4,300 person threshold for the initial boat ramp, with a 4,300 person increment for each additional boat ramp, within a 25 mile radius of the City.
Camping (Recreational Vehicle and Tent)	A 5,600 person threshold for the initial acre of camping area, with a 5,600 person increment for each additional acre of camping area within a 25 mile radius of the City.

ACTIVITY	LEVEL OF SERVICE STANDARD
Picnicking	A 500 person threshold for the initial picnic table, with a 500 person increment for each additional picnic table.
Bicycling	A 1,000 person threshold for the initial mile of local roadway, with a 1,000 person increment for each additional mile of local roadway.
Hiking	A 7,000 person threshold for the initial mile of available hiking trail, with a 7,000 person increment for each additional mile of available hiking trail, within a 25 mile radius of the City.
Nature Study	A 2,500 person threshold for the initial 7.0 acres of wildlife management area, with a 2,500 person increment for each additional 7.0 acres of wildlife management area, within a 25 mile radius of the City.

ACTIVITY BASED RECREATION ACTIVITY\FACILITY LEVEL OF SERVICE STANDARDS

ACTIVITY	LEVEL OF SERVICE STANDARD
Golf	A 32,500 person threshold for the initial 9-holes of golf course, with a 32,500 person increment for each additional 9-holes of golf course.
Equipped Play Area	A 2,500 person threshold for the initial equipped play area, with a 2,500 person increment for each additional equipped play area.
Tennis	A 7,500 person threshold for the initial tennis court, with a 7,500 person increment for each additional tennis court.
Baseball\Softball	A 6,000 person threshold for the initial ball field, with a 6,000 person increment for each additional ball field.
Football\Soccer	A 15,000 person threshold for the initial multi-purpose field, with a 15,000 person increment for each additional multi-purpose field.
Handball\Racquetball	A 10,000 person threshold for the initial court, with a 10,000 person increment for each additional court.
Basketball	A 2,500 person threshold for the initial goal, with a 2,500 person increment for each additional goal.
Swimming (pool)	A 25,000 person threshold for the initial pool, with a 25,000 person increment for each additional pool.
Shuffleboard	A 10,000 person threshold for the initial court, with a 10,000 person increment for each additional court.

PUBLIC SCHOOL FACILITIES LEVEL OF SERVICE STANDARDS

ACTIVITY	LEVEL OF SERVICE STANDARD
Elementary	90 percent of program Florida Inventory of School Houses capacity as adjusted annually by the School Board to account for measurable programmatic changes.
Elementary/Middle	90 percent of program Florida Inventory of School Houses capacity as adjusted annually by the School Board to account for measurable programmatic changes.
Middle	90 percent of program Florida Inventory of School Houses capacity as adjusted annually by the School Board to account for measurable programmatic changes.
High School	90 percent of program Florida Inventory of School Houses capacity as adjusted annually by the School Board to account for measurable programmatic changes.

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

OBJECTIVE VIII.3 The City shall include subdivision improvement standards within the Land Development Regulations which require that the subdivider, at his or her expense, shall provide paved streets, street name signs, and storm water facilities and, where community sanitary sewer and potable water service is available, shall install sanitary sewer, water mains and fire hydrants connected to the mains.

Policy VIII.3.1 The City shall continue to require that all proposed subdivisions which include an existing street shall be required to improve the street to conform to the standards established within the Land Development Regulations.

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

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

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

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

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

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

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

Policy VIII.4.6 The City shall limit any extension of the public facility geographic areas service to the adjacent designated urban development areas as shown in Illustration A-XII.

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

IMPLEMENTATION

FIVE-YEAR SCHEDULE OF IMPROVEMENTS

The five year schedule of improvements shown in Table VIII-1 shows the timing, location, projected cost and revenue sources for any capital improvement needs identified within the other elements of the Comprehensive Plan. This schedule is based upon the Data and Analysis Report which, although not a part of this plan, provides the basis for determining the economic feasibility of the projects listed.

TABLE VIII-1

FIVE-YEAR SCHEDULE OF IMPROVEMENTS

2016-2020

PROJECT DESCRIPTION	SCHEDULE	PROJECTED COST	GENERAL LOCATION	REVENUE SOURCE	CONSISTENCY WITH OTHER ELEMENTS
Park Improvements to Jesse Solomon Park	Fiscal Year 2017-18	$50,000	202 SW Jeanette Circle Drive	Florida Recreation Development Assistance Program (FRDAP)	YES
Park Improvements to Miller Park	Fiscal Year 2017-18	$50,000	575 SW Orange Avenue	Florida Recreation Development Assistance Program (FRDAP)	YES

Source: School District Five-Year Work Plan, 2014-2015. Florida Department of Transportation Five-Year Work Program 2016-2020.

PROCEDURE FOR MONITORING AND EVALUATION OF CAPITAL IMPROVEMENTS ELEMENT

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

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

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

The Local Planning Agency shall consider the following points during the annual review to assist in the determination of findings and recommendations to the 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;
2. The City's effectiveness in maintaining the adopted level of service standards;
3. The impacts of service provisions of other local, regional or state agencies upon the City's ability to maintain the adopted level of service standards;
4. Efforts by the City to secure grants or private funds, whenever available, to finance the provision of needed capital improvements;
5. The consideration of any corrections, updates and modifications concerning costs, and revenue sources;
6. The consistency of the Capital Improvements Element with the other elements of the Comprehensive Plan and most particularly its support of the Future Land Use Element;
7. The City's ability to provide public facilities within respective geographic service areas in order to determine any need for boundary modification or adjustment; and
8. The appropriateness of including within the Five-Year Schedule of Improvements those identified improvements needed for the latter part of the planning period.

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

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

CONCURRENCY MANAGEMENT SYSTEM

INTRODUCTION

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 the adopted level of service standards required within this Comprehensive plan for roads, potable water, sanitary sewer, solid waste, drainage and recreation and open space will be maintained.

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

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

1. For Sanitary Sewer, Solid Waste, Drainage and Potable Water Facilities

    a. 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.

    b. A development order or permit may be issued, subject to the condition that, at the time of issuance of a certificate of occupancy or its functional equivalent, if the necessary facilities and services are in place and available to serve the new development; or

    c. 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.

2. For Parks and Recreation Facilities

    a. At the time the development order or permit is issued, the necessary facilities and services are in place or under actual construction; or

    b. 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

        (1) 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 Five-Year Schedule of the Capital Improvements Element; or

        (2) 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

(3) 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.

3. For Transportation Facilities

a. At the time a development order or permit is issued the necessary facilities and services are in place or under construction; or

b. A development order or permit is issued, subject to the condition that the necessary 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 a building permit or its functional equivalent as provided in the City's Five-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.

c. 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 three years after the issuance of a building permit or its functional equivalent; or

d. 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 building permit 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 City's Five-Year Schedule of the Capital Improvements Element; or

c. A final subdivision or site plan approval for residential uses is issued, subject to the execution of a legally binding mitigation agreement between the applicant, School Board and City. This agreement shall be supported by a bond, deposit of funds or other acceptable financial means to assure performance of the proportional share mitigation agreed to by the developer.

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 of forfeited by the applicant.

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

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

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

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

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PUBLIC SCHOOL FACILITIES ELEMENT

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IX

PUBLIC SCHOOL FACILITIES ELEMENT

INTRODUCTION

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

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

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

GOALS, OBJECTIVES AND POLICIES

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

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

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

1. Elementary: 90 percent of program Florida Inventory of School Houses capacity as adjusted annually by the School Board to account for measurable programmatic changes;
2. Elementary /Middle: 90 percent of program Florida Inventory of School Houses capacity as adjusted annually by the School Board to account for measurable programmatic changes;
3. Middle: 90 percent of program Florida Inventory of School Houses capacity as adjusted annually by the School Board to account for measurable programmatic changes;
4. High: 90 percent of program Florida Inventory of School Houses capacity as adjusted annually by the School Board to account for measurable programmatic changes.

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

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

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

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

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

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

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

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

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

1. Acquisition of school sites which allow for future expansions to accommodate future enrollment and other facility needs deemed beneficial for joint-uses, as identified by the School Board and the City;
2. Coordination of the location, phasing, and development of future school sites to ensure that site development occurs in conjunction with the provision of required infrastructure to serve the school facility; and
3. Preferences for residential, urban areas with allowances for rural sites as deemed necessary and appropriate under certain circumstances.

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

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

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

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

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

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

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

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

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

OBJECTIVE IX.6 Establish school capacity determination standards.

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

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

OBJECTIVE IX.7 Establish school availability standards.

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

1. Adequate school facilities will be in place or under actual construction within three years after the issuance of the final plat or site plan (or functional equivalent); or
2. The developer executes a legally binding commitment to provide mitigation proportionate to the demand for public school facilities to be created by the actual development of the property subject to the final plat or site plan (or functional equivalent).

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

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

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

1. The contribution of land; or
2. The construction, expansion, or payment for land acquisition or construction of a public school facility; or
3. The creation of mitigation banking based on the construction of a public school facility in exchange for the right to sell capacity credits.

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

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

APPENDIX A

ILLUSTRATION A-I

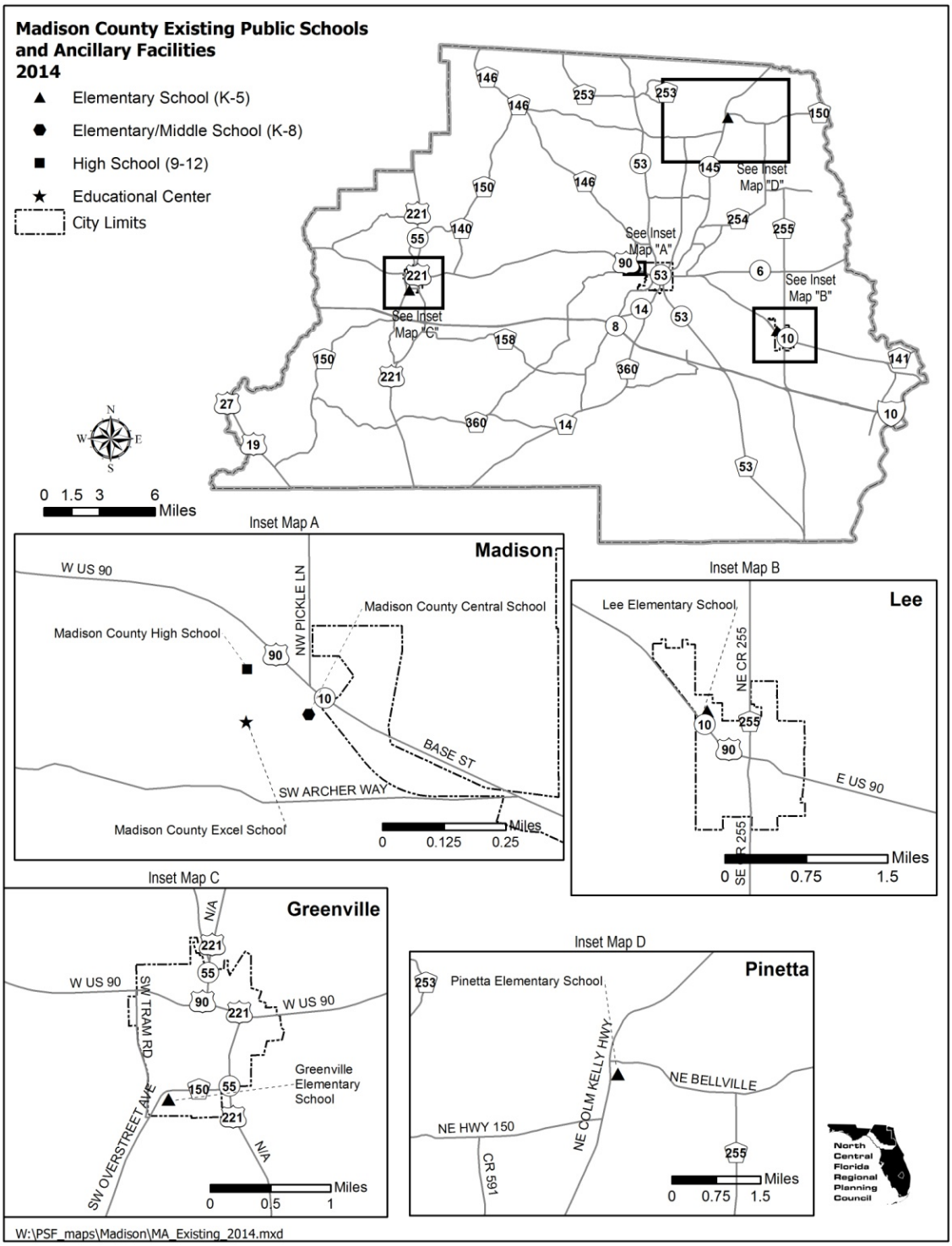


ILLUSTRATION A-II

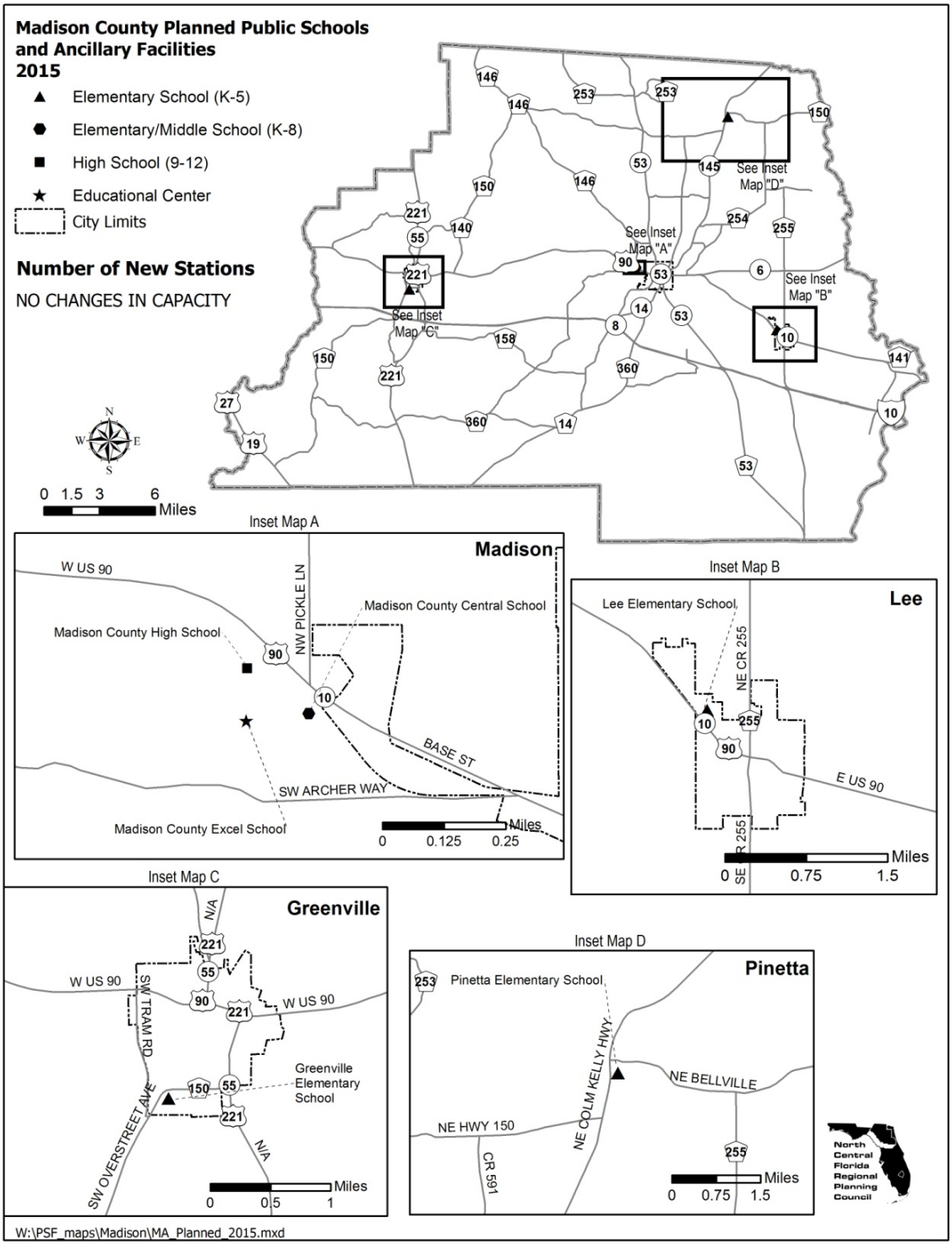


ILLUSTRATION A-III

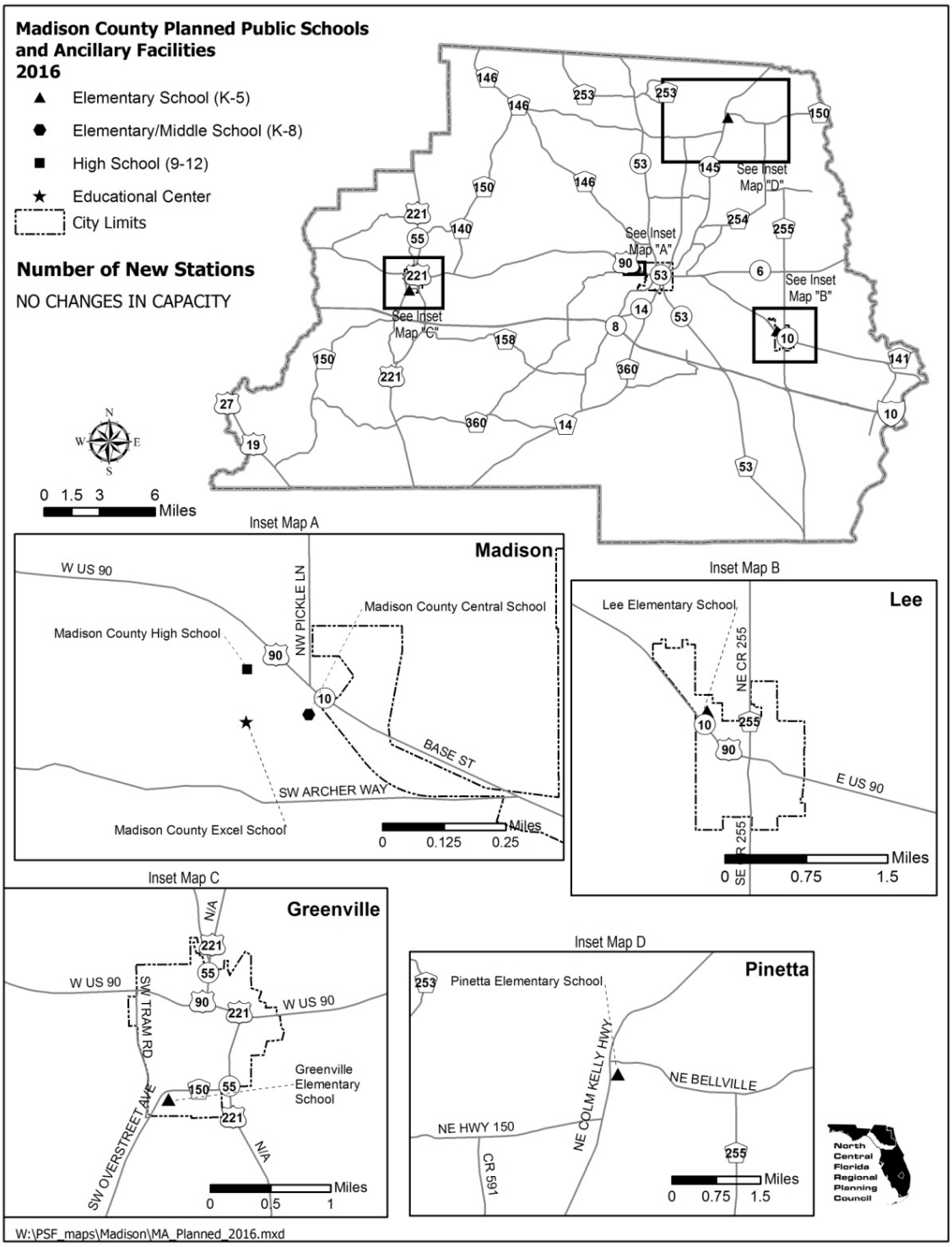


ILLUSTRATION A-IV

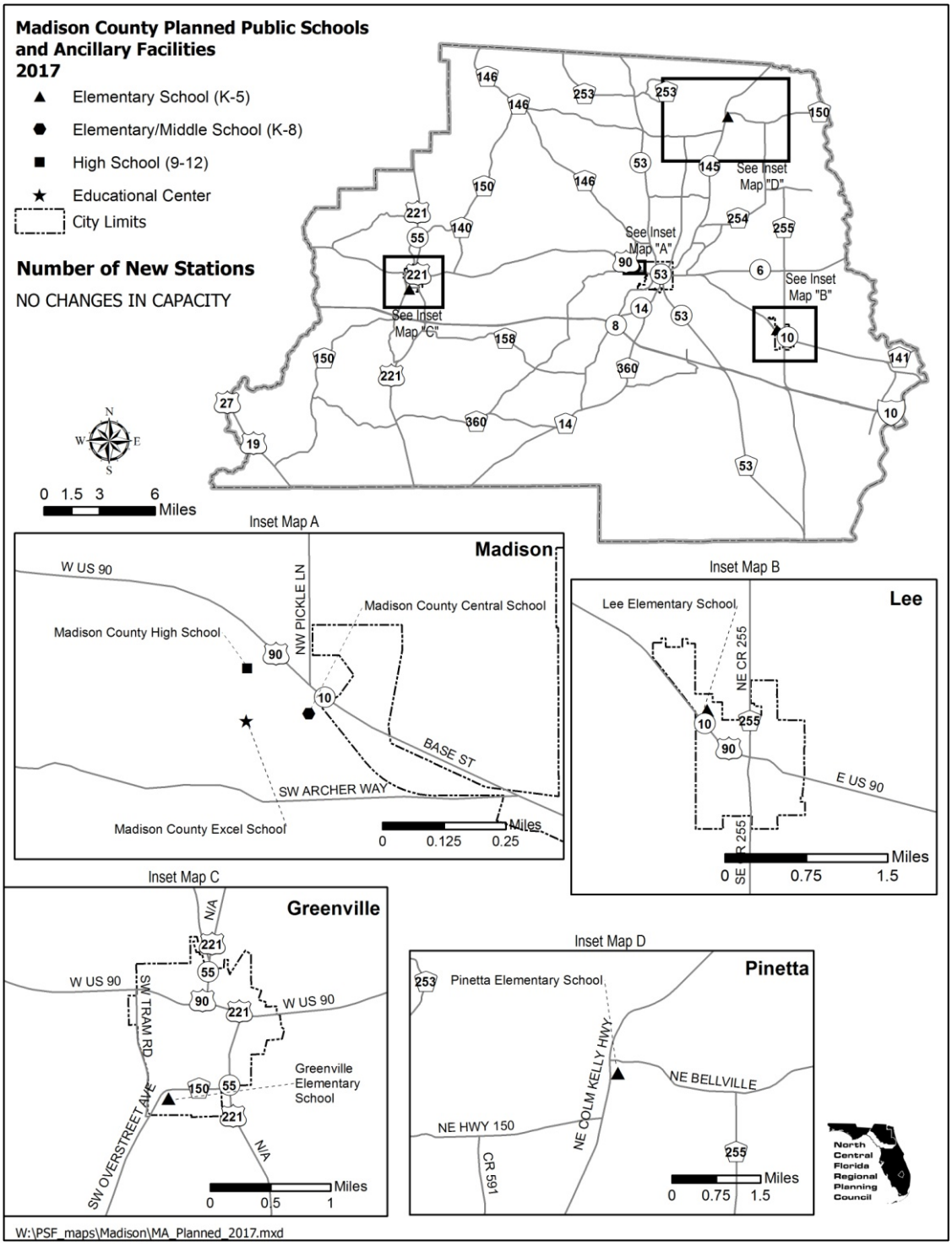


ILLUSTRATION A-V

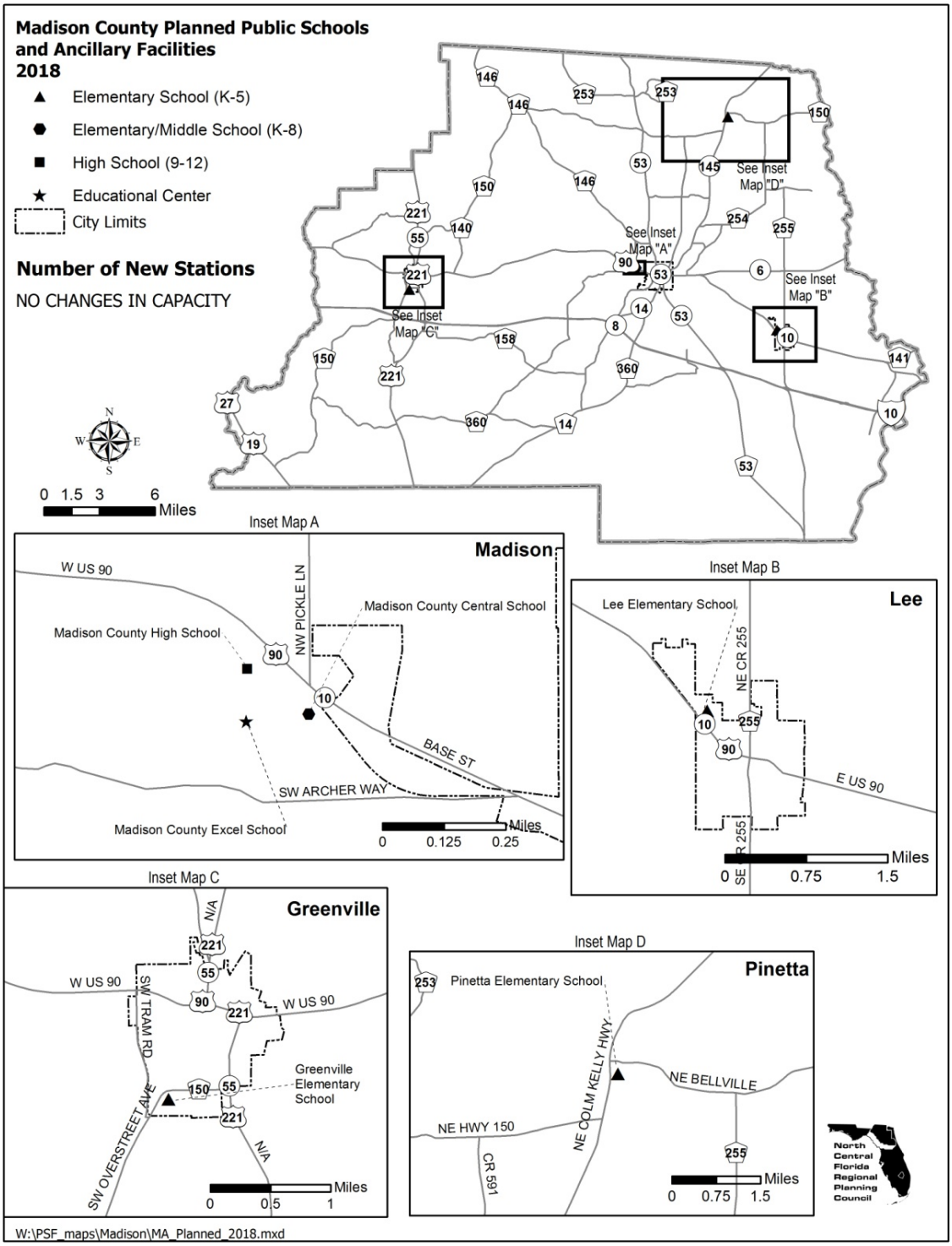


ILLUSTRATION A-VI

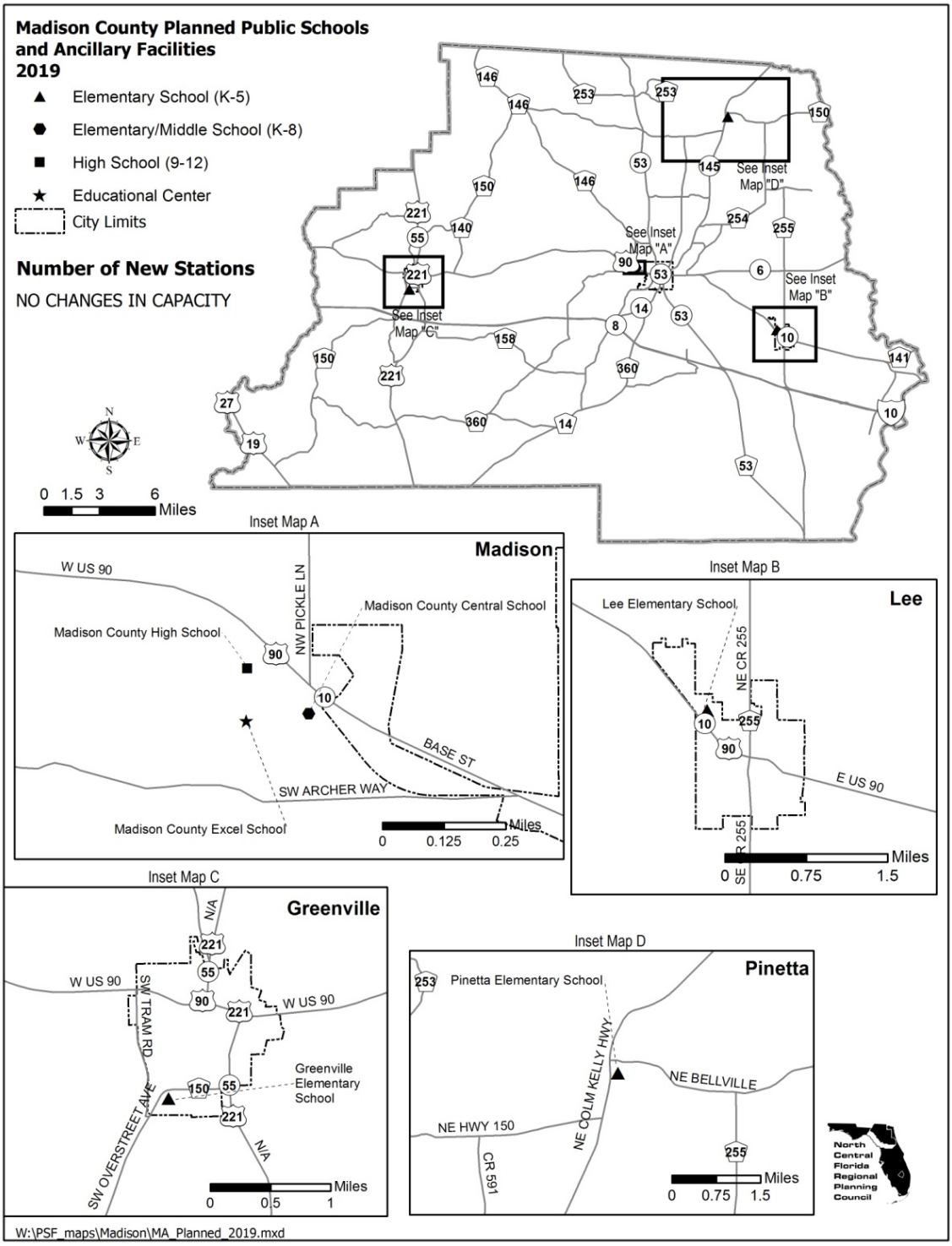
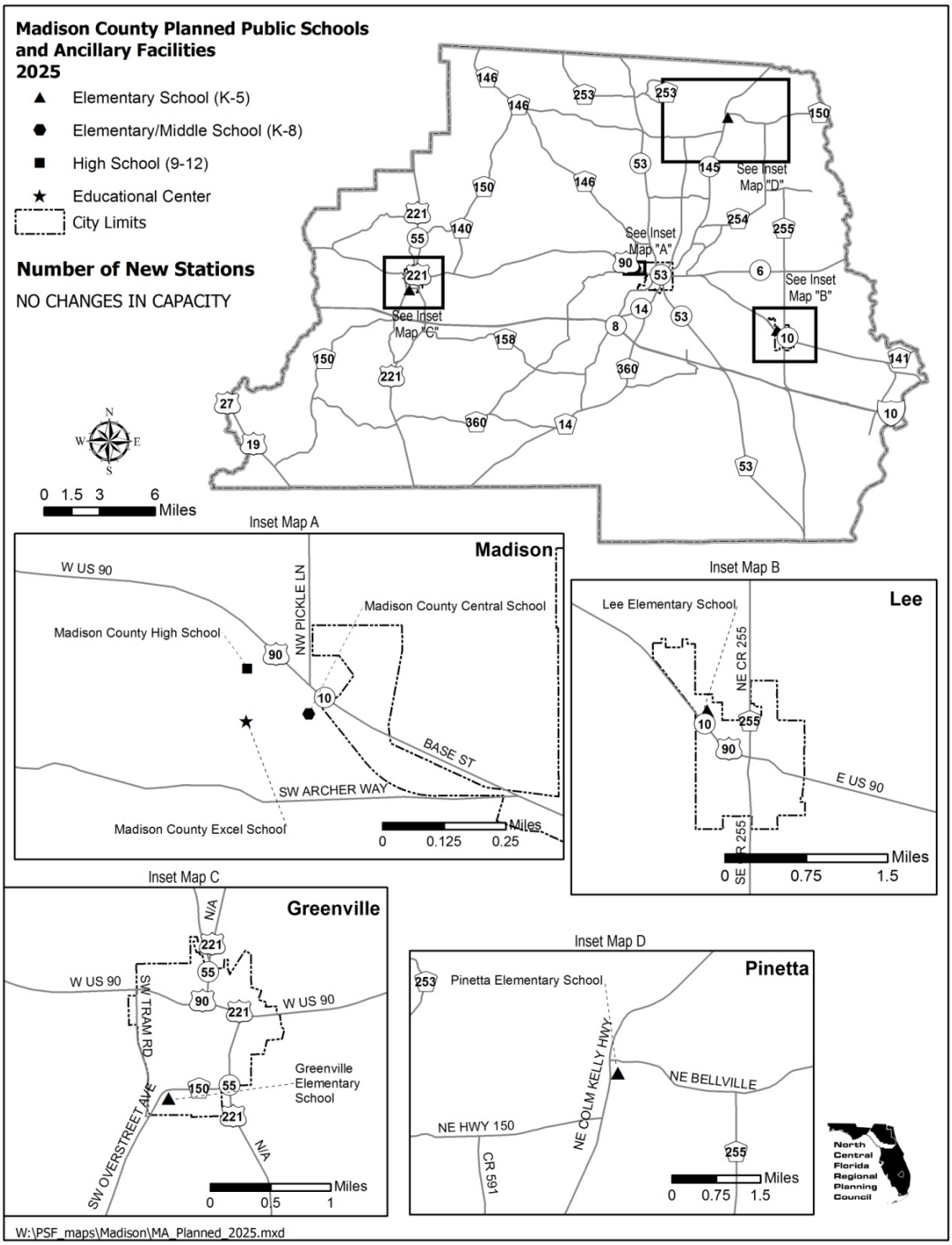


ILLUSTRATION A-VII



APPENDIX B

DEFINITIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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APPENDIX A

A-I	Future Land Use Plan Map (Under separate cover) ……..	A-3
A-II	Historic Resources …….	A-4
	Legend for Historic Resources ……..……	A-5
A-III	Existing and Planned Waterwells ……..…….....	A-6
A-IV	Rivers and Lakes ……	A-7
A-V	Flood Prone Areas ……..……...	A-8
A-VI	Wetlands ……....……	A-9
A-VII	Minerals …….……	A-10
A-VIII	Soil Associations ……...……	A-12
	Legend for Soil Associations ……..……	A-13
A-IX	Future Transportation 2025…….……	A-14
A-IX-a	Emergency Evacuation Routes Map 2025…….….....	A-15
A-IX-b	Bicycle and Pedestrian Facilities Map 2025…….……..	A-16
A-X	High Groundwater Aquifer Recharge Areas…..……	A-17
A-XI-a	Regionally Significant Natural Resources Ground Water Resources …	A-18
A-XI-b	Regionally Significant Natural Resources Natural Systems ……..……	A-19
A-XI-c	Regionally Significant Natural Resources Planning and Resource Areas 1……..……	A-20
A-XI-d	Regionally Significant Natural Resources Planning and Resource Areas 2 ……..……...	A-21
A-XI-e	Regionally Significant Natural Resources Surface Water Resources …	A-22
A-XII	Designated Urban Development Area ……..	A-23

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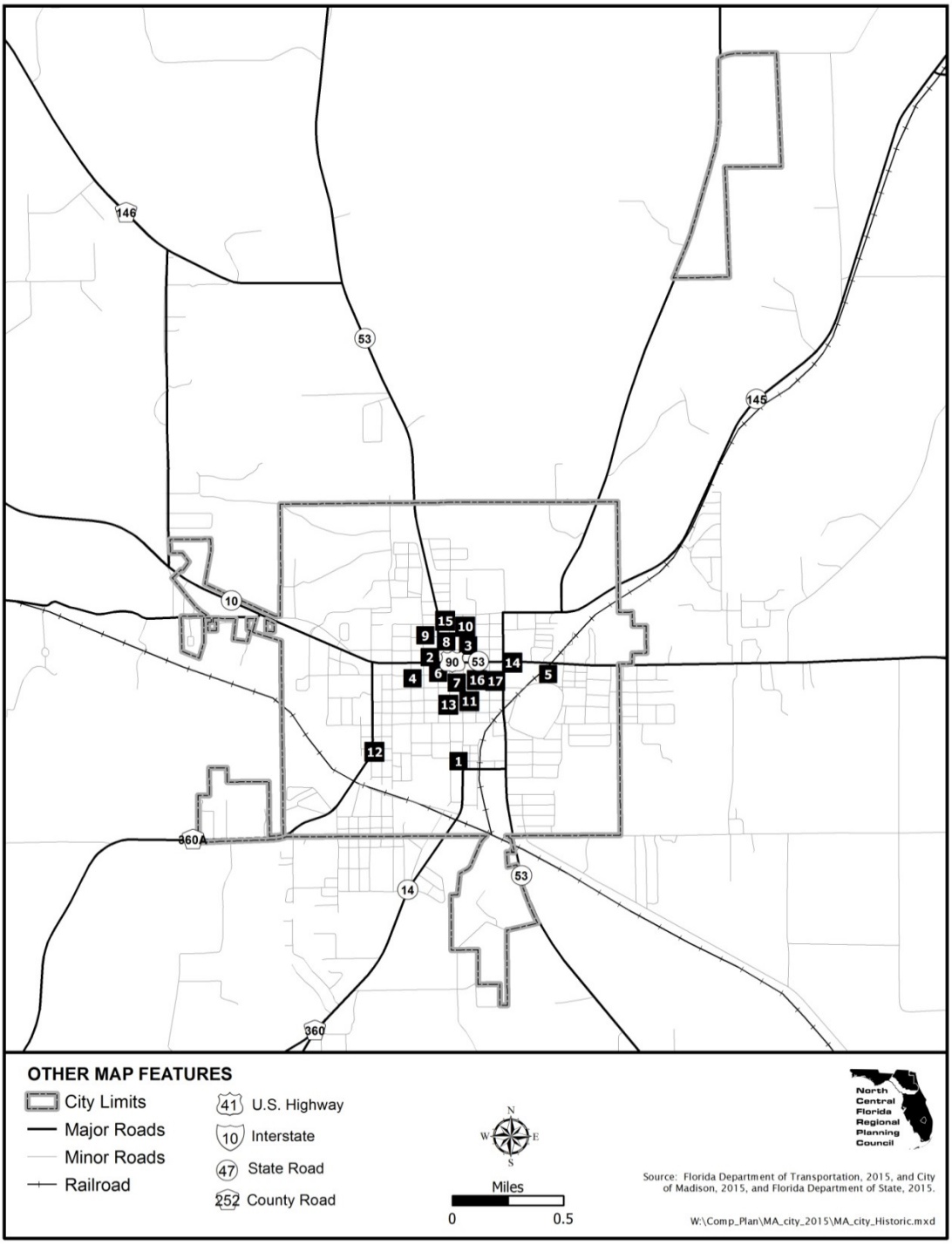
ILLUSTRATION A - I

FUTURE LAND USE PLAN MAP

(Under separate cover)

ILLUSTRATION A - II
HISTORIC RESOURCES



LEGEND FOR HISTORIC RESOURCES

SITE ID	SITE NAME	EXIST	NATIONAL REGISTER LISTED
1	FLA MNFCTRNG CO WRHS/STEAM ENGINE	Yes	
2	WARDLAW-SMITH HOUSE	Yes	Yes
3	DIAL-GOZA HOUSE	Yes	Yes
4	FIRST BAPTIST CHURCH	Yes	Yes
5	ELLAVILLE POST OFFICE	Yes	
6	OLD MADISON BLOCKHOUSE	Yes	
7	MADISON COUNTY JAIL	Yes	
8	ST. MARY'S EPISCOPAL CHURCH	Yes	Yes
9	JORDAN-BEGGS HOUSE	Yes	Yes
10	SMITH, DR. CHANDLER HOLMES, HOUSE	Yes	Yes
11	W T DAVIS BUILDING	Yes	Yes
12	DAMASCUS BAPTIST CHURCH	Yes	
13	CITY OF MADISON POLICE DEPARTMENT	Yes	
14	MARTIN HOUSE	Yes	
15	IVY HOUSE	Yes	
16	MADISON COUNTY COURTHOUSE	Yes	
17	MAIN POST OFFICE	Yes	

ILLUSTRATION A - III
EXISTING AND PLANNED WATERWELLS

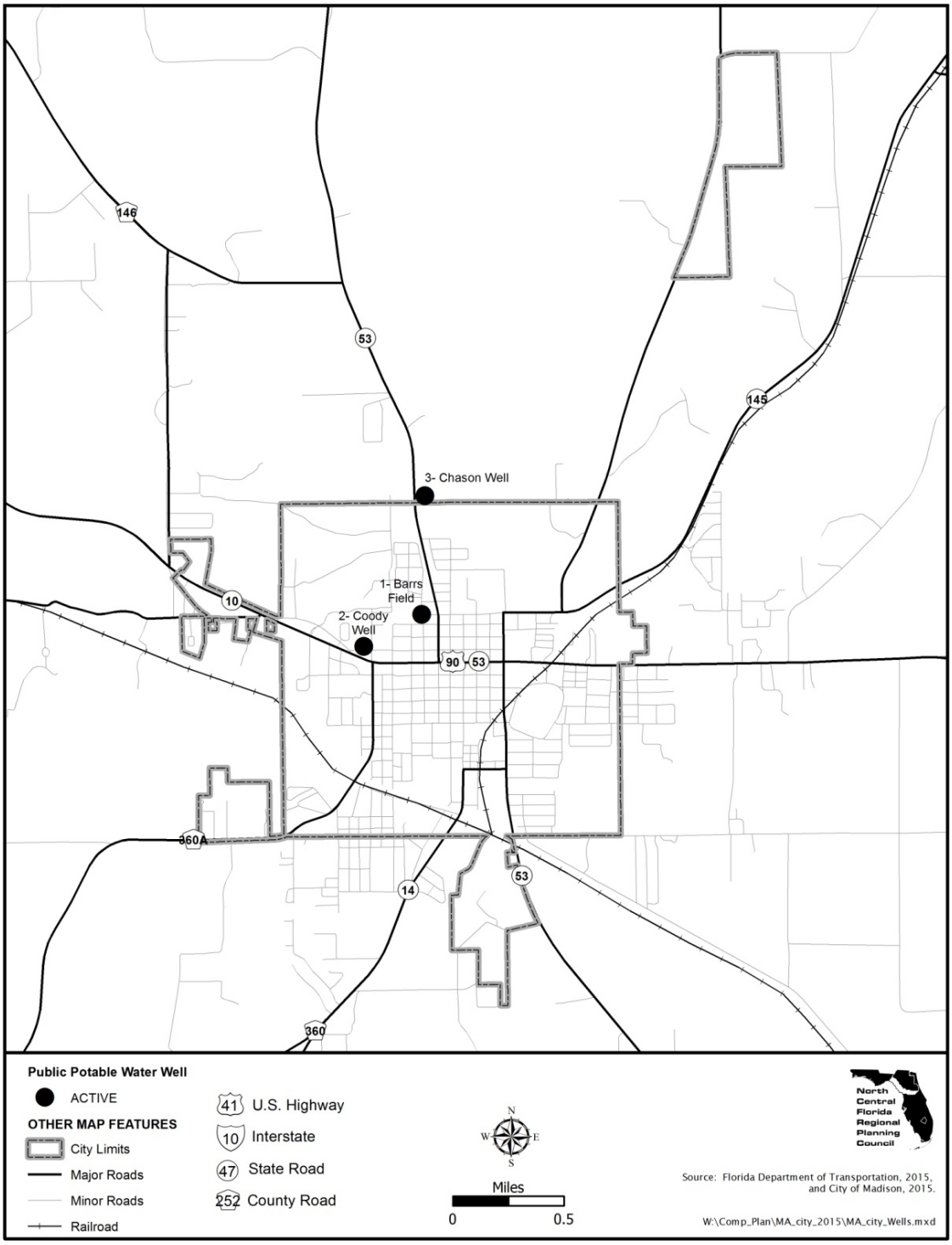


ILLUSTRATION A - IV
RIVERS AND LAKES

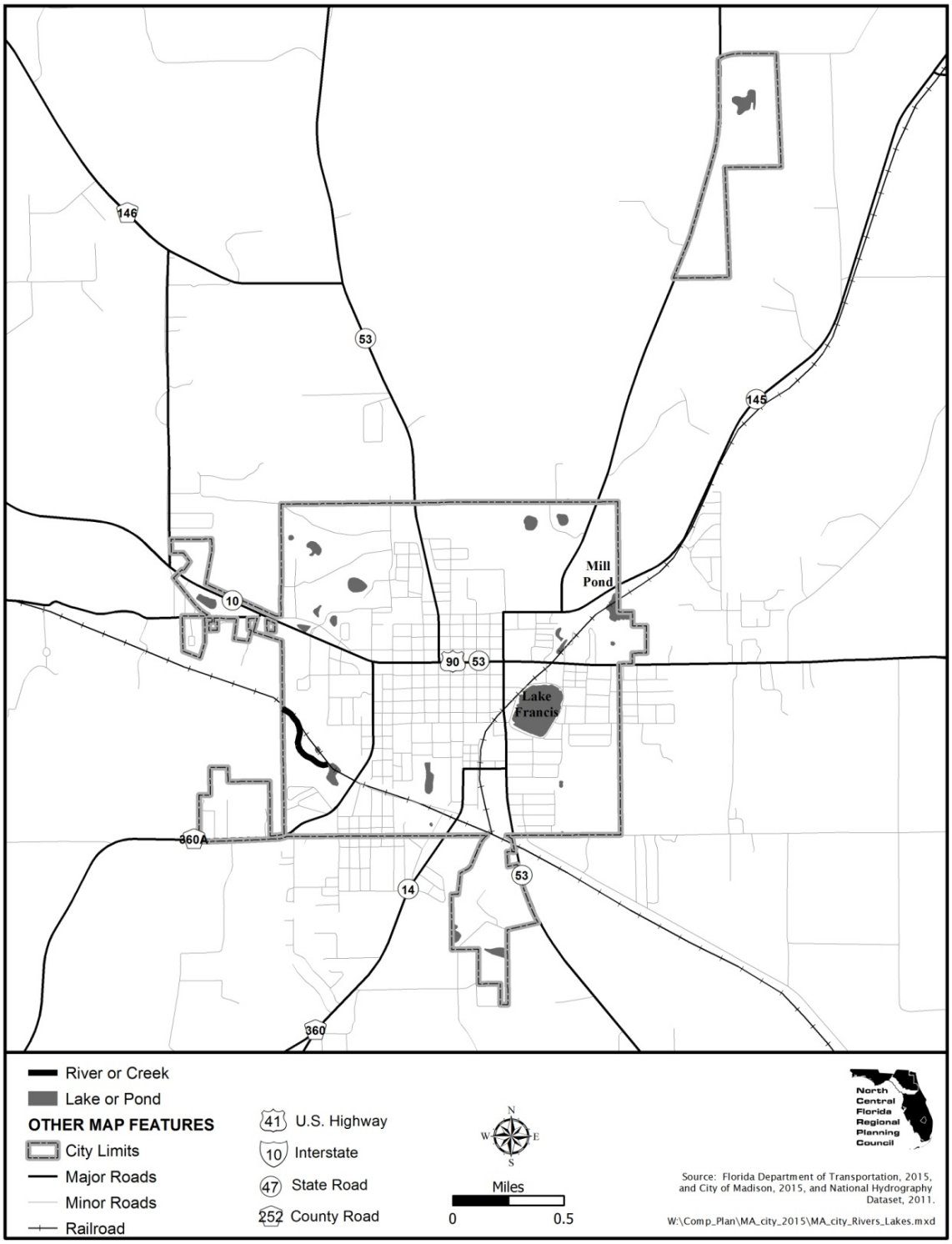


ILLUSTRATION A - V
FLOOD PRONE AREA

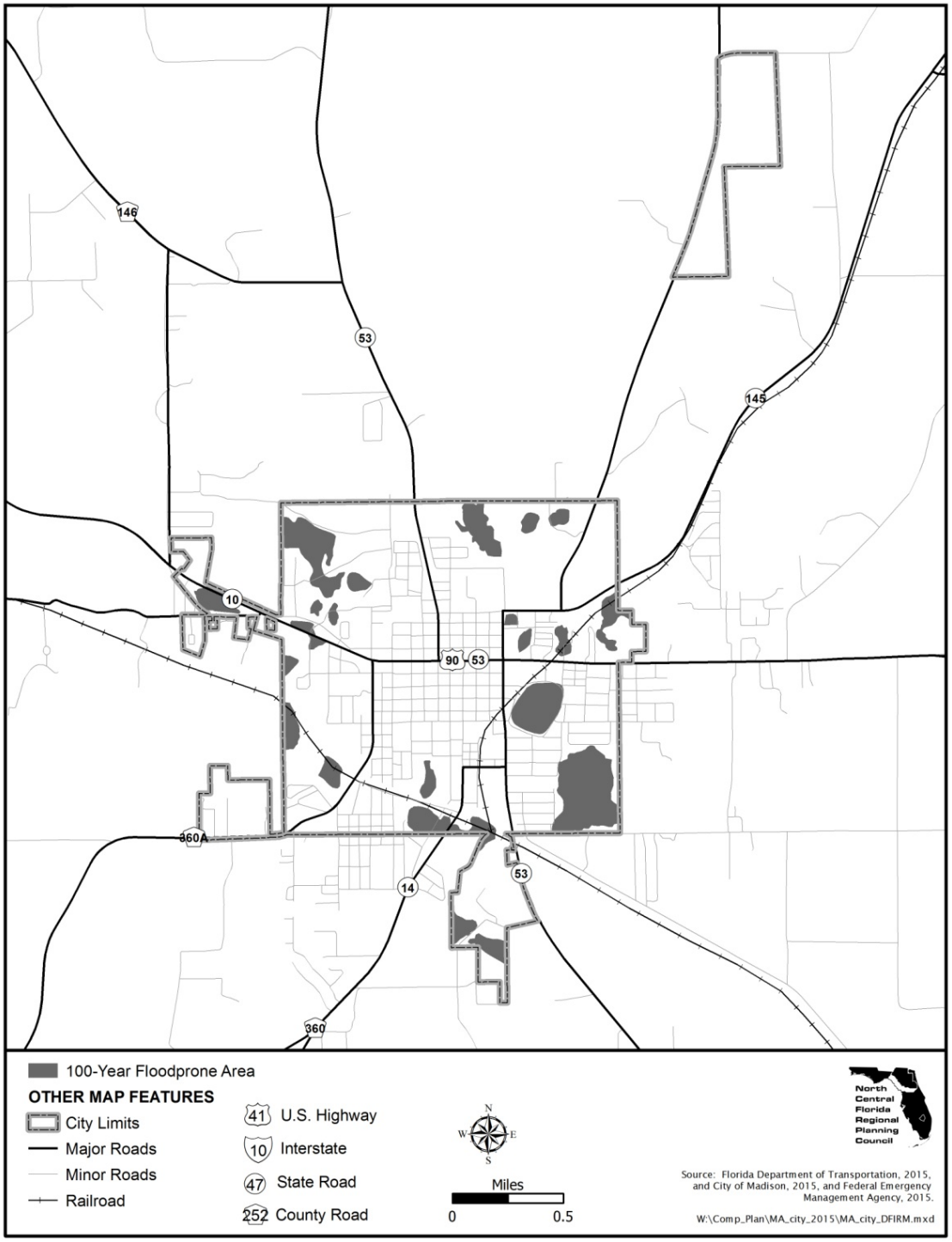


ILLUSTRATION A - VI
WETLANDS

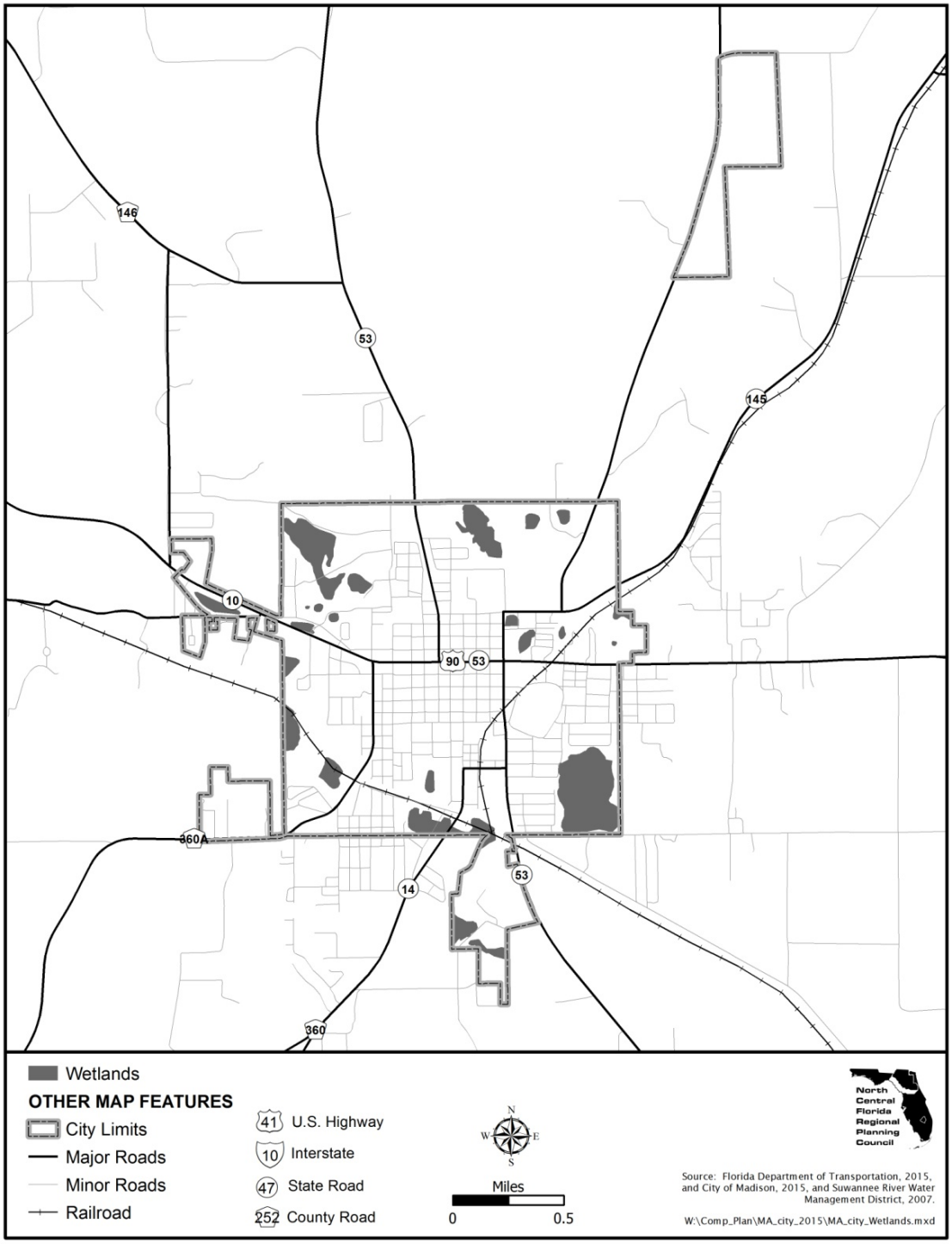


ILLUSTRATION A - VII
MINERALS

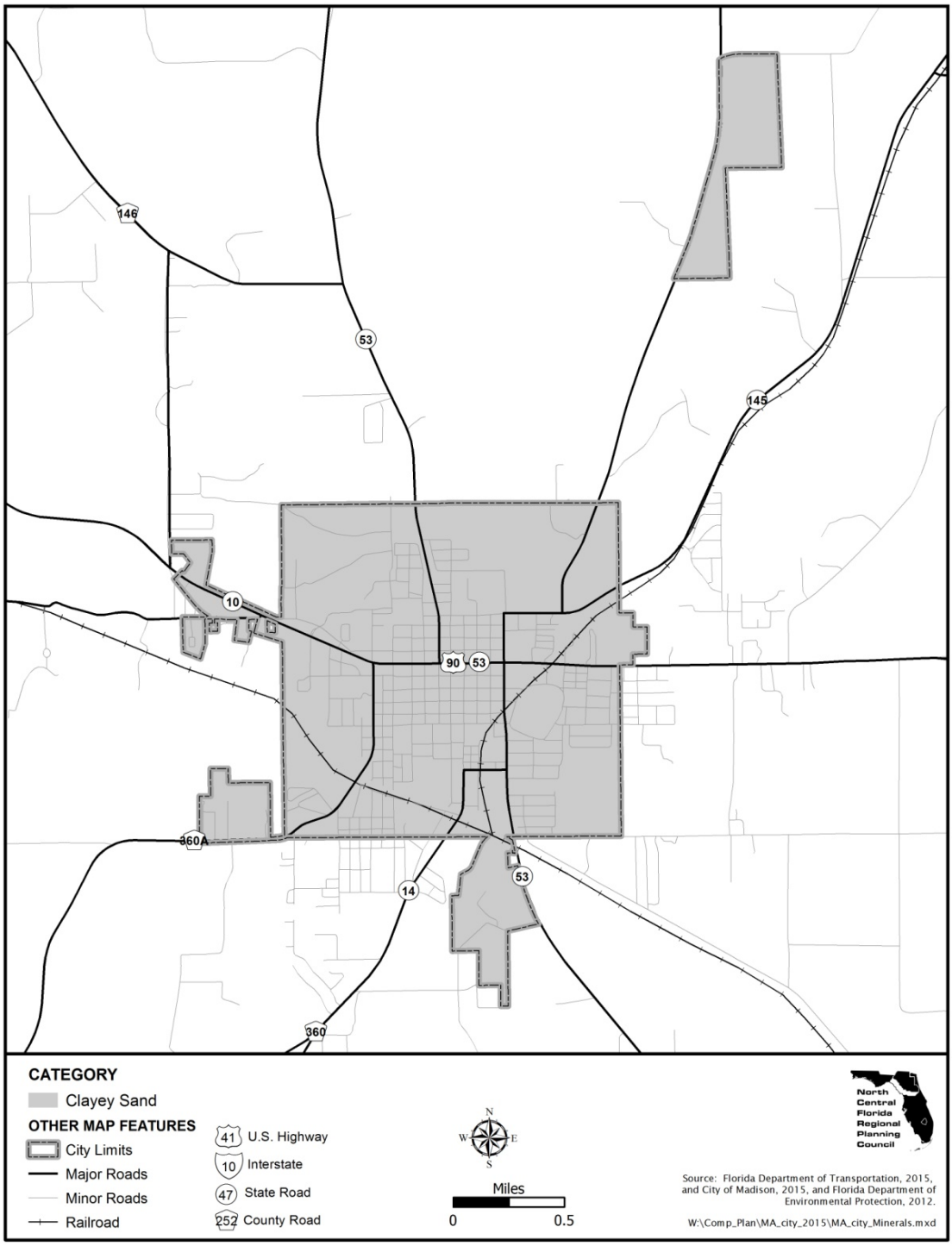


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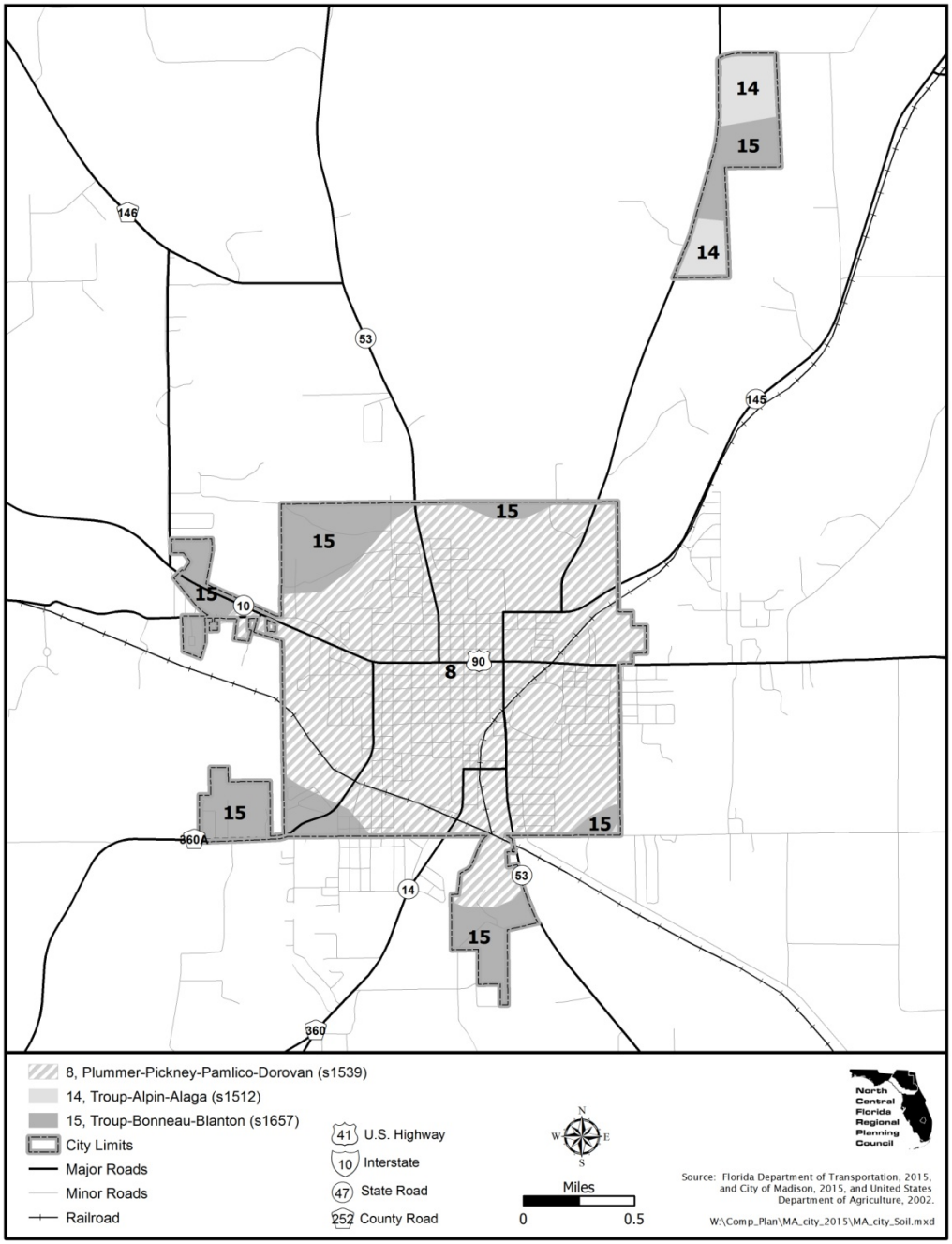
ILLUSTRATION A - VIII
SOILS ASSOCIATIONS



LEGEND FOR SOIL ASSOCIATION

Key Number	Soil Type	Characteristic
8	Plummer-Pickney Pamlico Dorovan	Very Poorly Drained
14	Troup-Alpin Alaga	Excessively Drained
15	Troup Bonneau-Blanton	Well Drained

Source: U.S. Department of Agriculture, Soil Conservation Service - Soil Survey of County, Florida, 2002.

ILLUSTRATION A - IX

FUTURE TRANSPORTATION MAP 2025

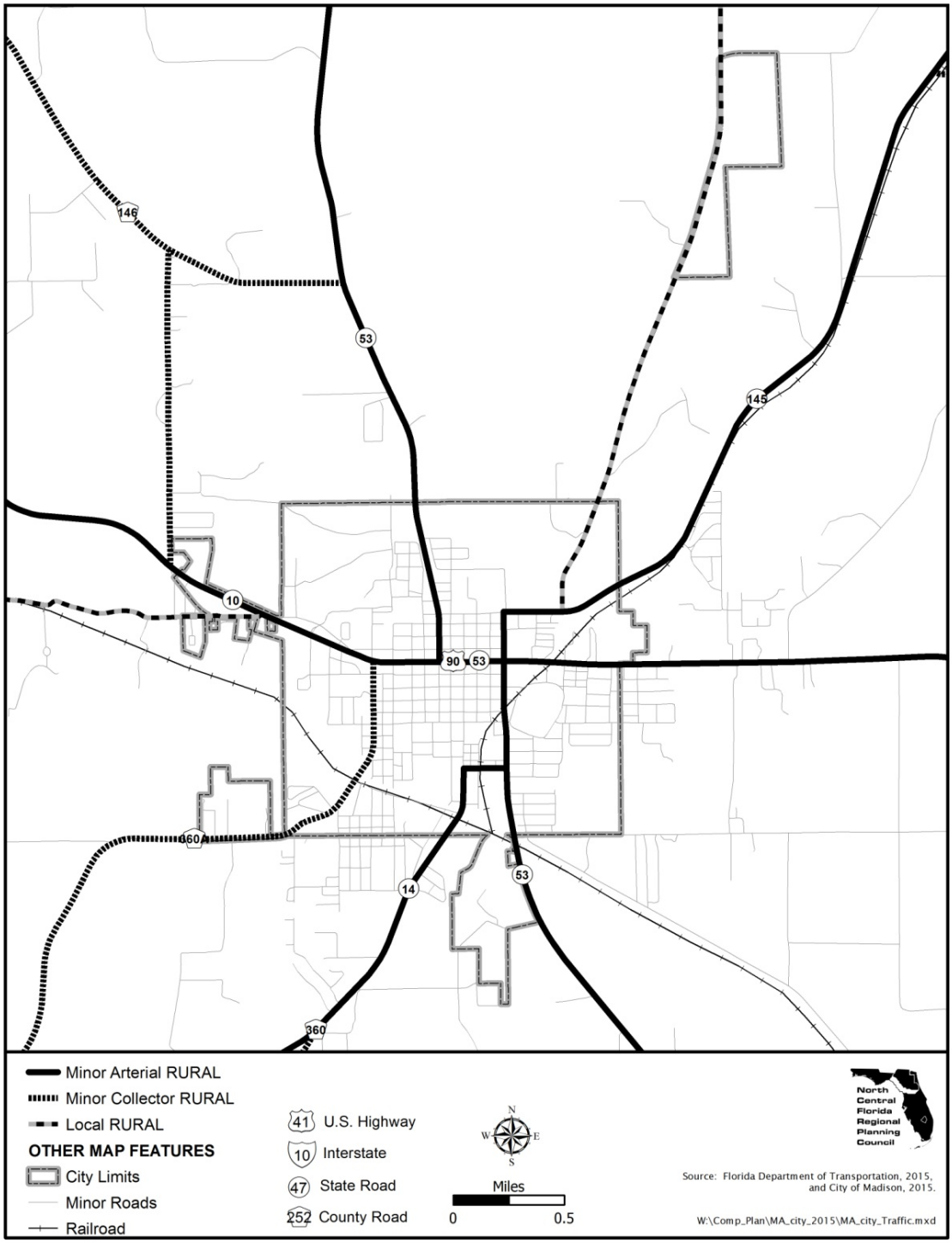


ILLUSTRATION A - IX-a
EMERGENCY EVACUATION ROUTES MAP 2025

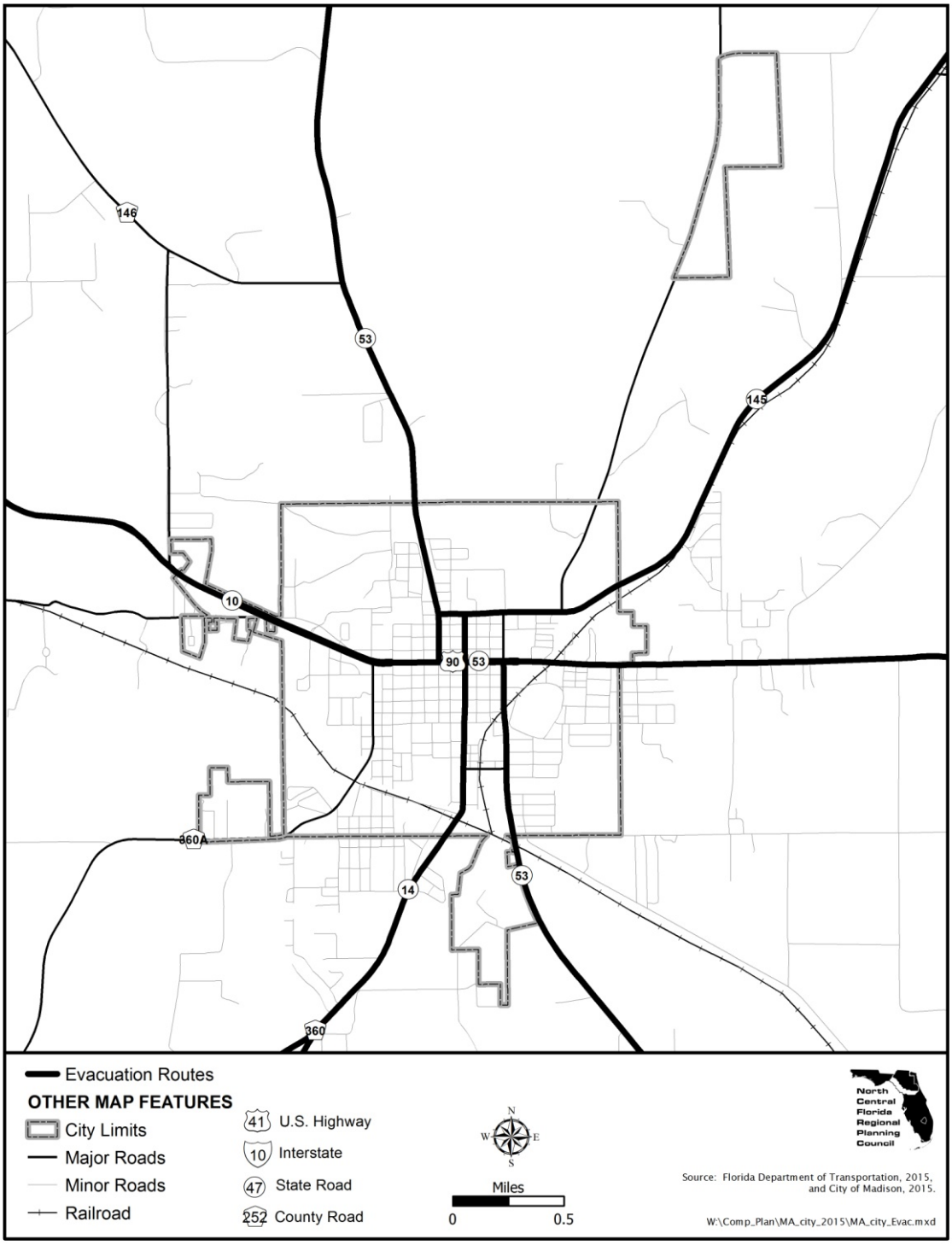


ILLUSTRATION A - IX-b
BICYCLE AND PEDESTRIAN FACILITIES MAP 2025

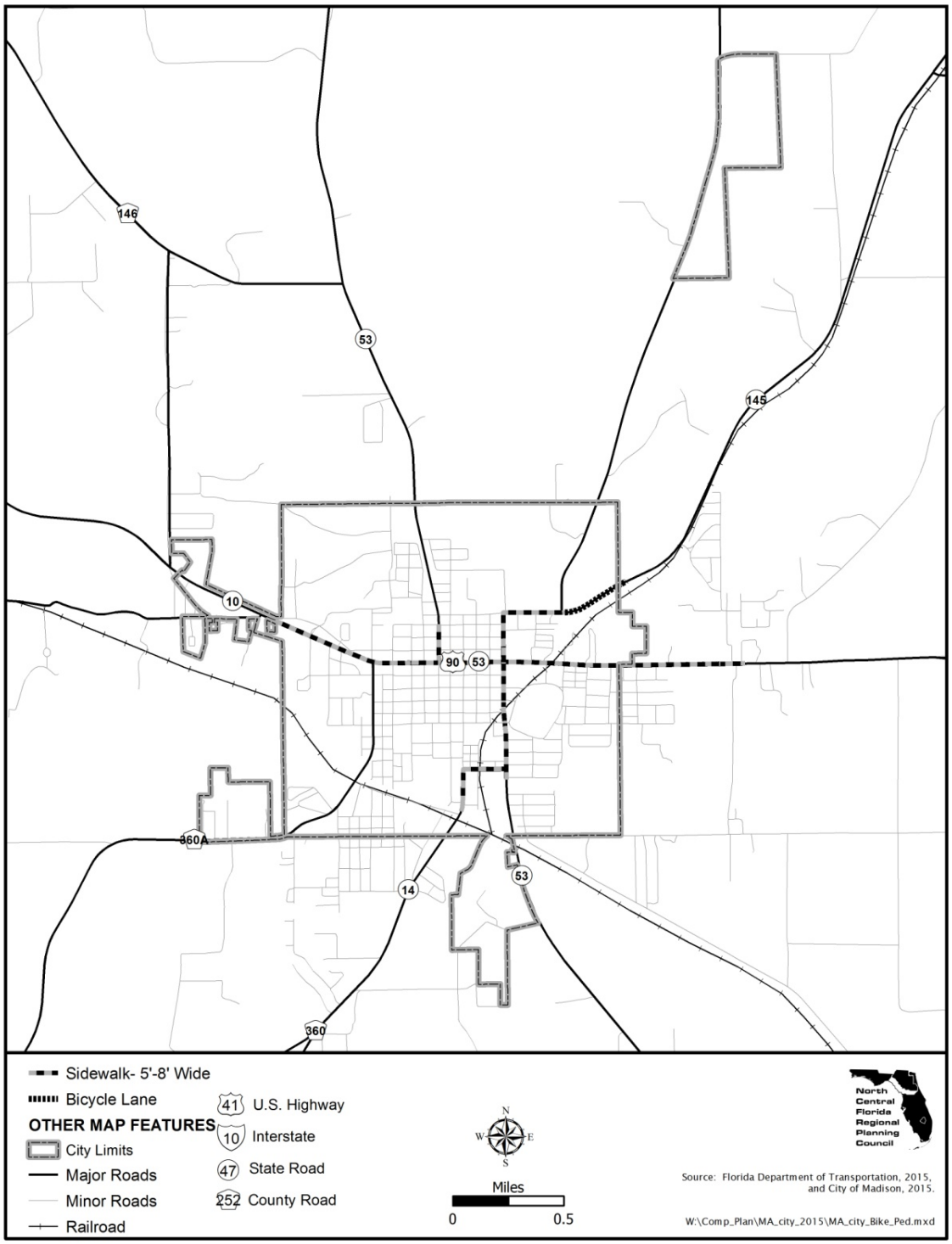


ILLUSTRATION A - X
HIGH GROUNDWATER AQUIFER RECHARGE AREAS

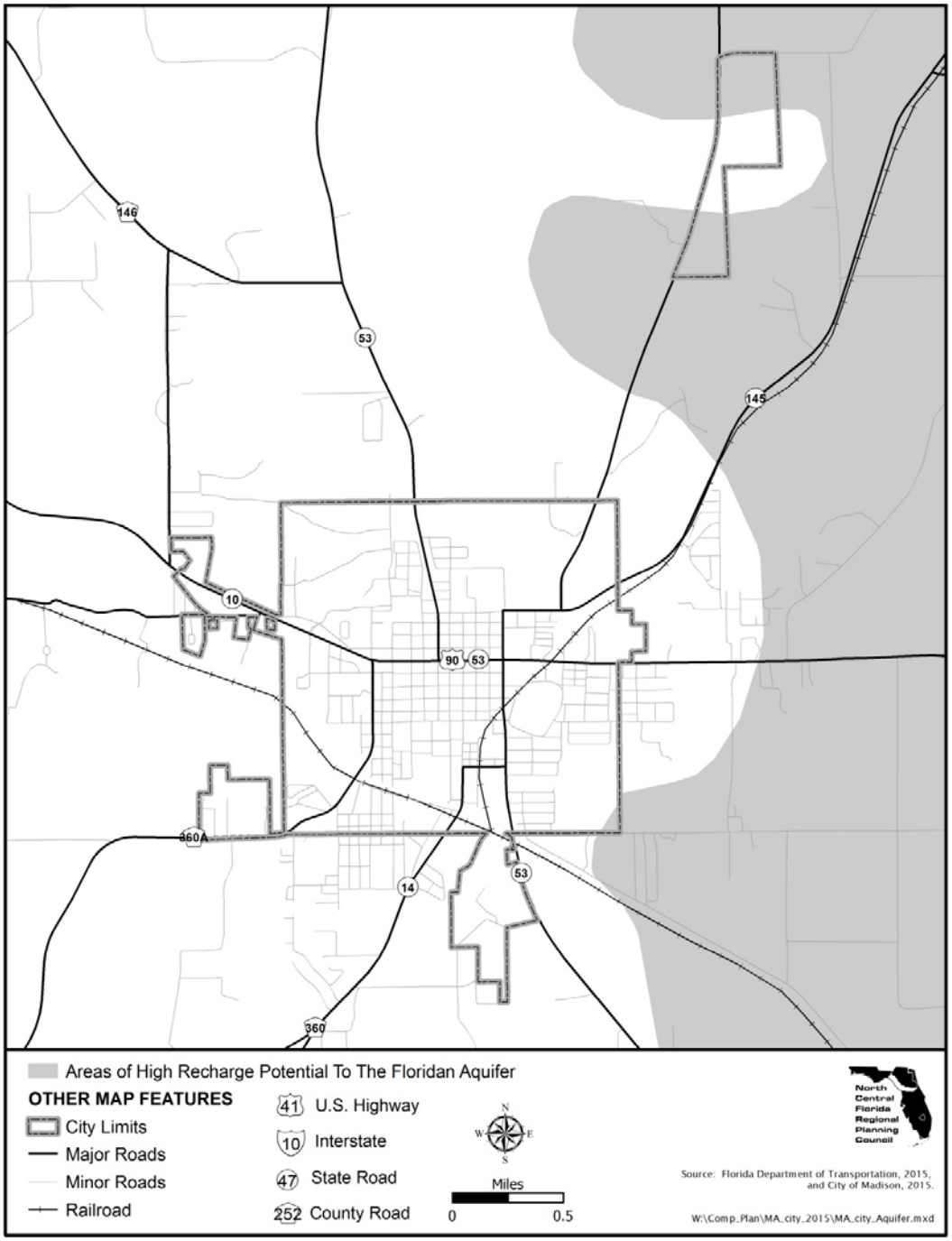


ILLUSTRATION A - XI-a

Regionally Significant Natural Resources - Groundwater Resources

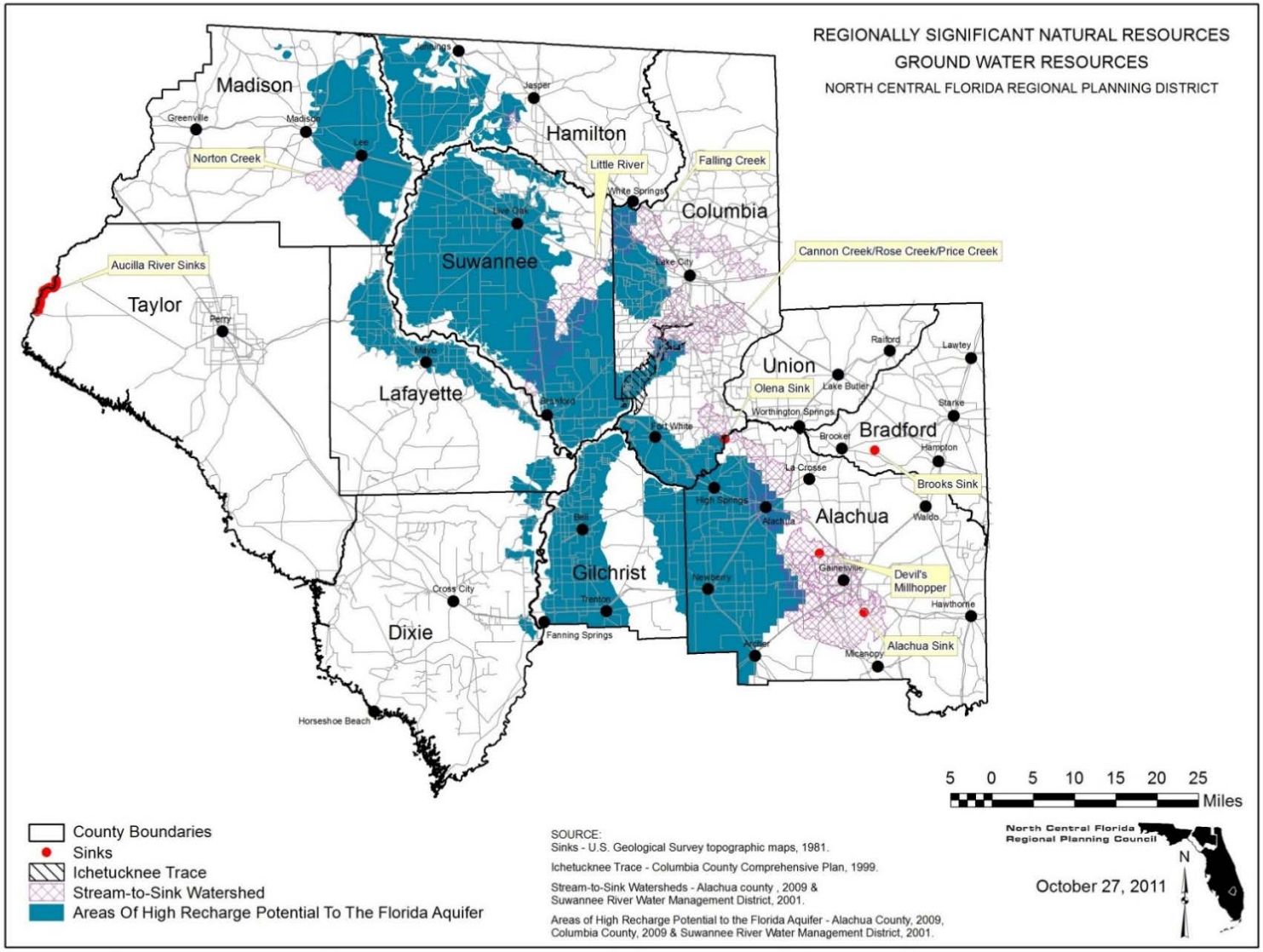


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ILLUSTRATION A - XI-b

Regionally Significant Natural Resources - Natural Systems

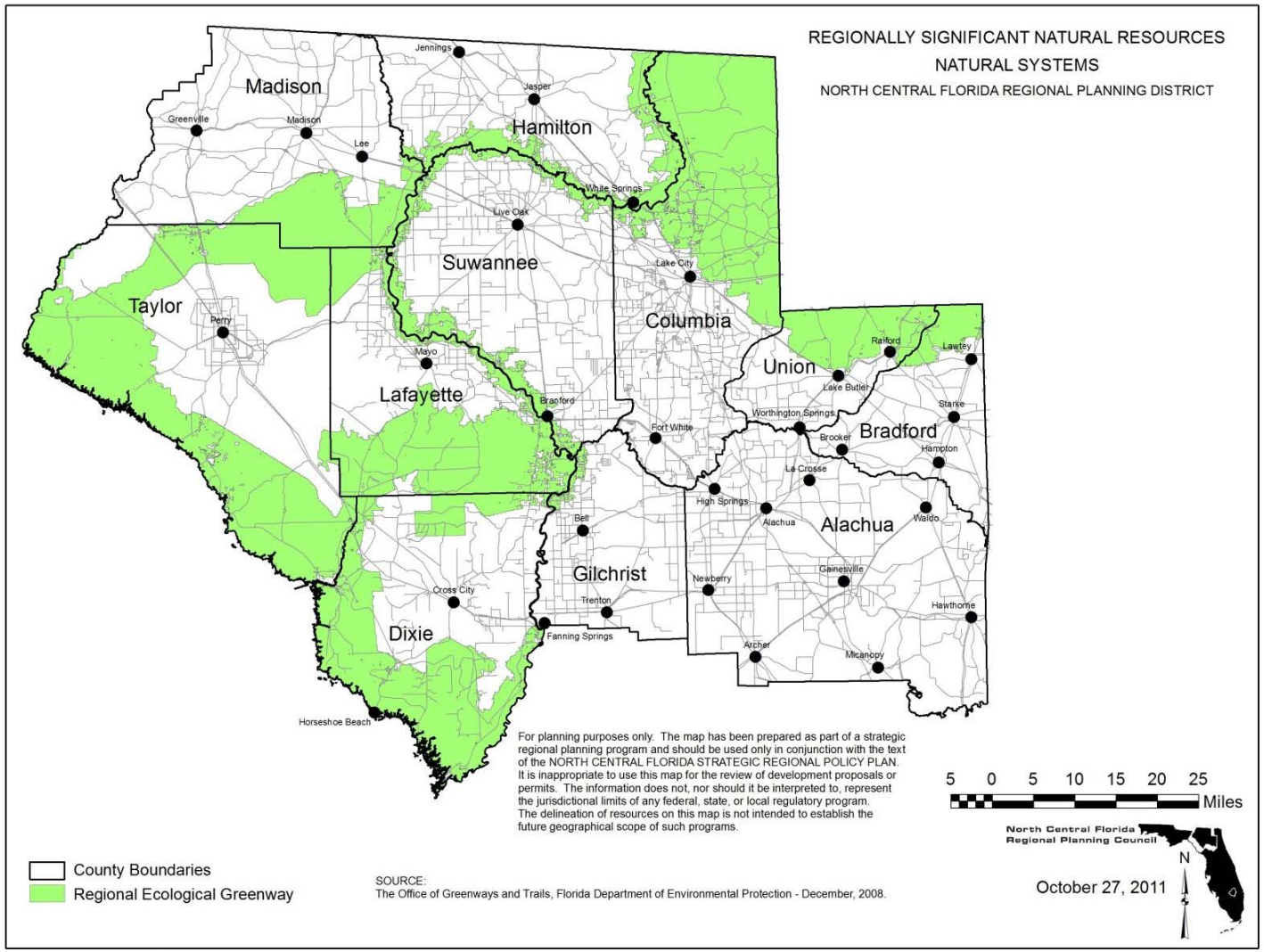

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ILLUSTRATION A - XI-c

Regionally Significant Natural Resources - Planning and Resource Management Areas 1

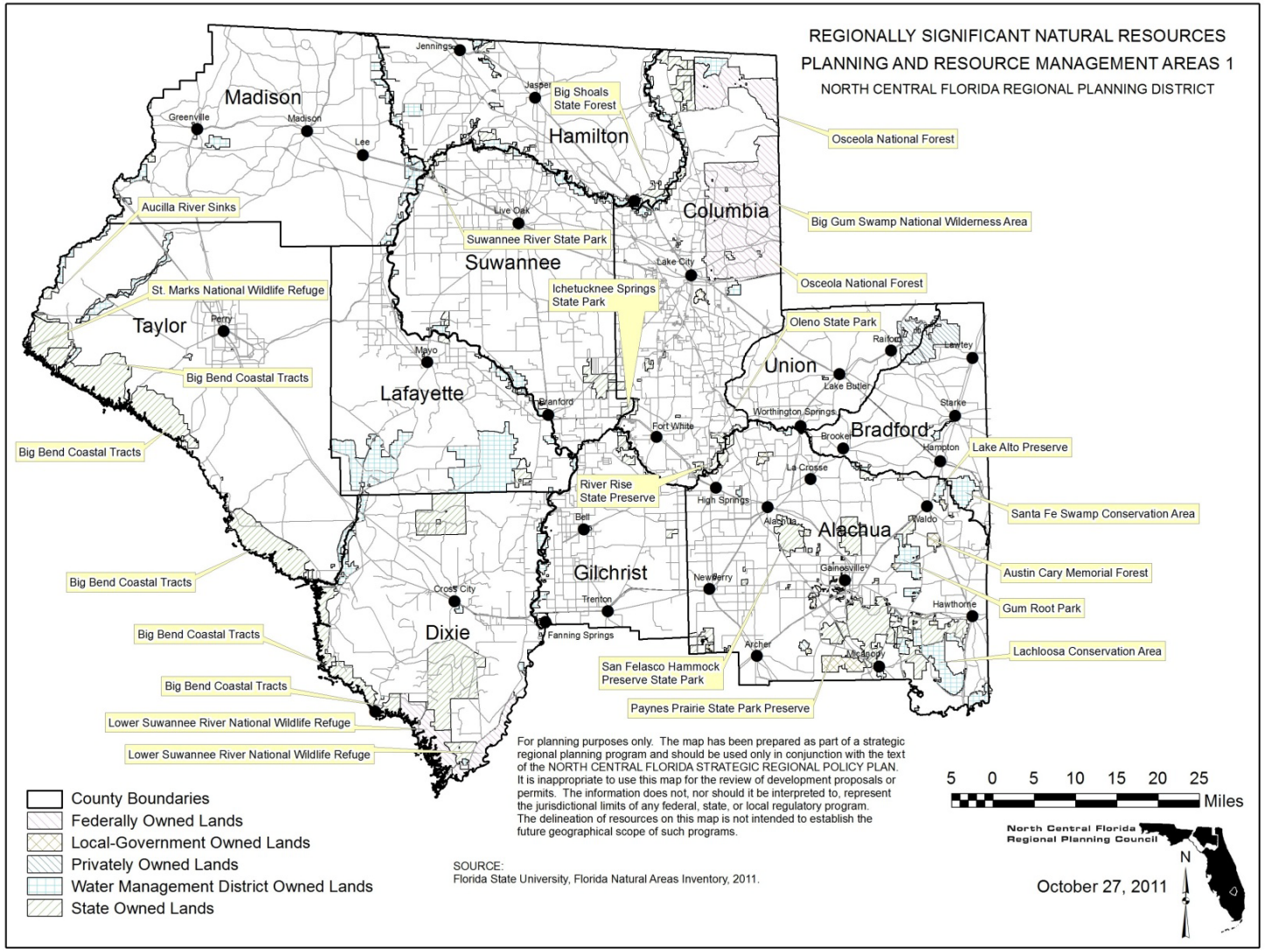

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ILLUSTRATION A - XI-d
Regionally Significant Natural Resources - Planning and Resource Management Areas 2

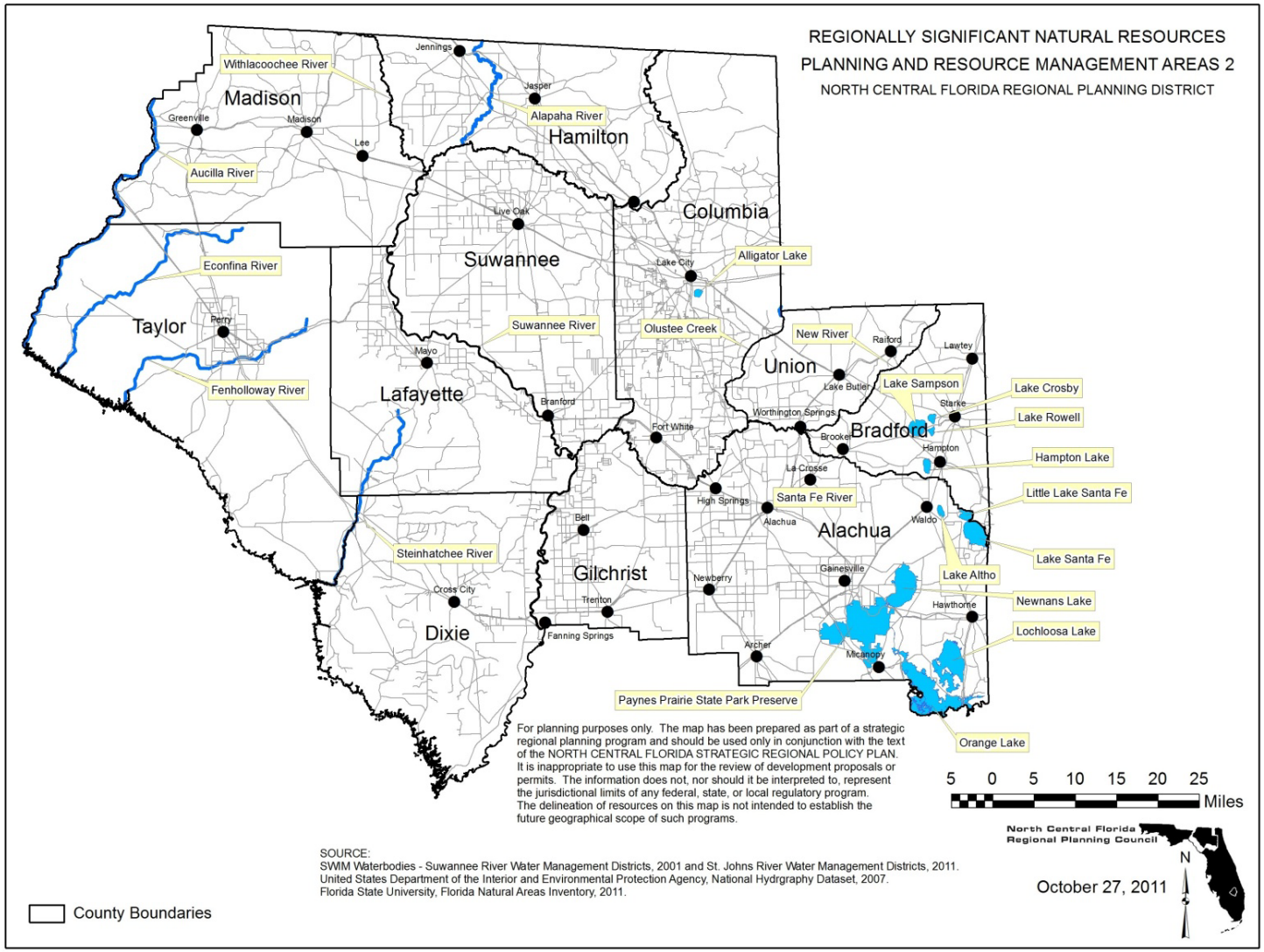

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ILLUSTRATION A - XI-e
Regionally Significant Natural Resources - Surface Water Resources

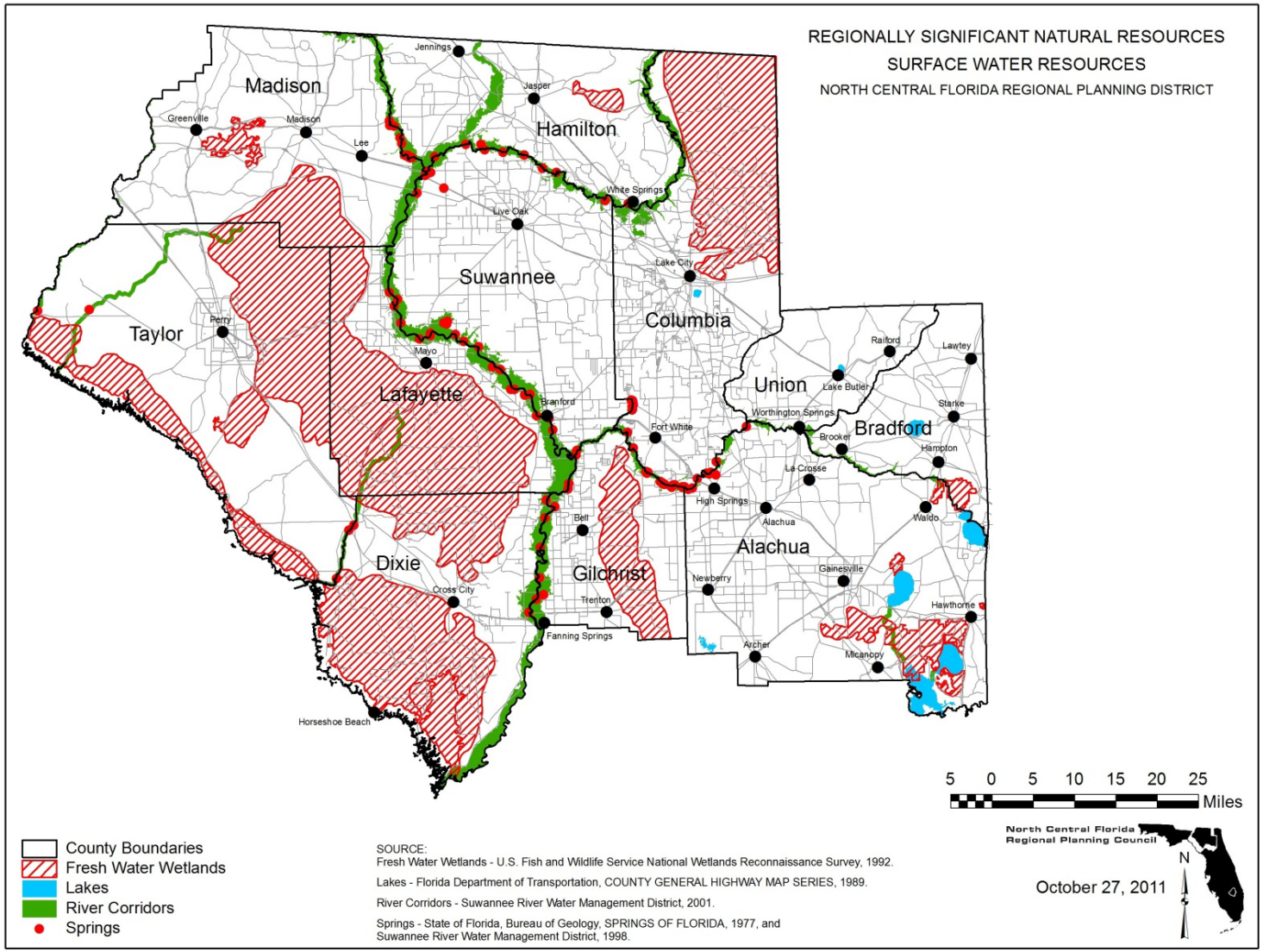

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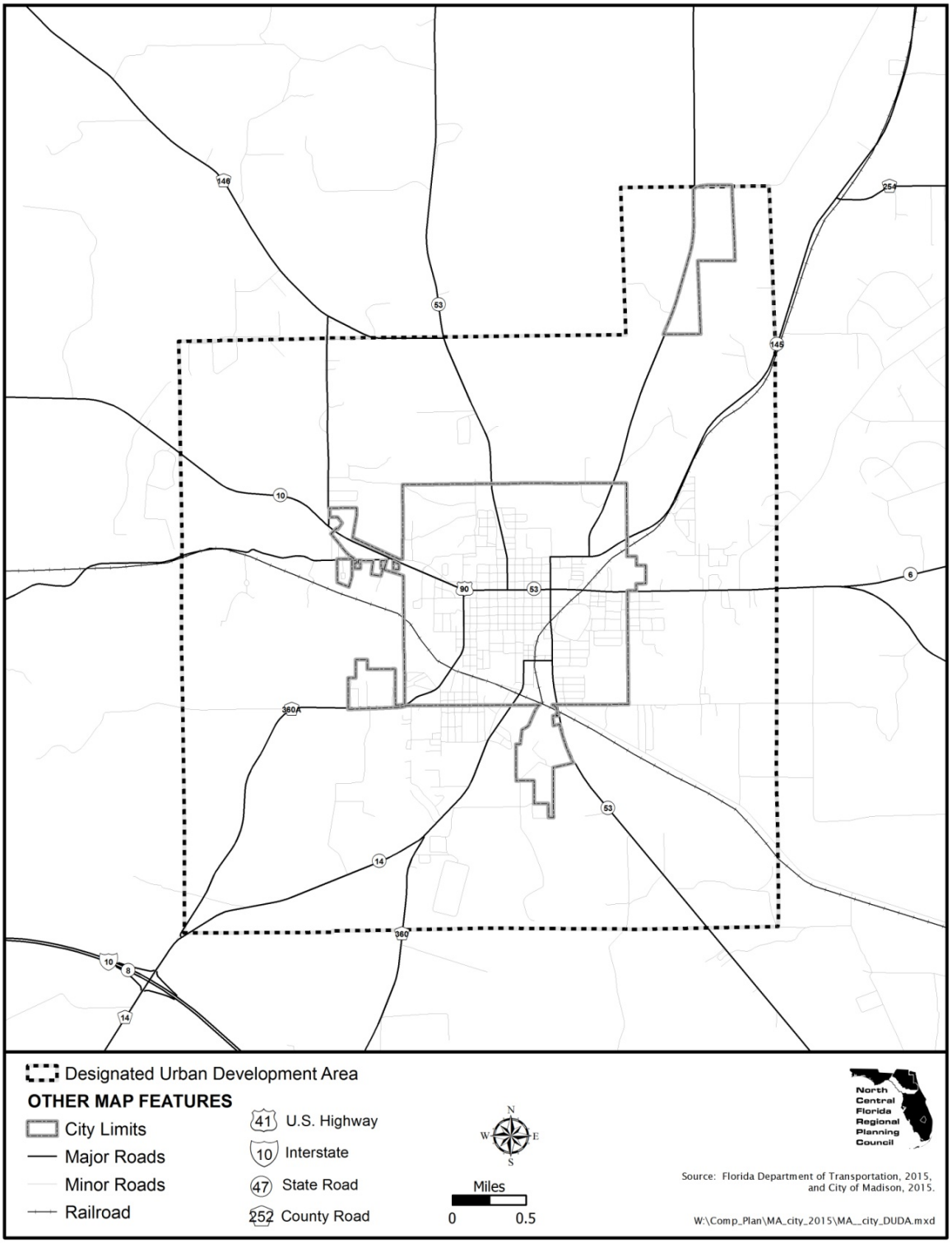
ILLUSTRATION A - XII
DESIGNATED URBAN DEVELOPMENT AREA



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NORTH CENTRAL FLORIDA REGIONAL PLANNING COUNCIL

REGIONAL AND LOCAL GOVERNMENT PROGRAMS

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