CITY OF PERRY

COMPREHENSIVE PLAN

Adopted
March 13, 1990 by Ordinance No. 582

Amended
October 22, 1991 by Ordinance No. 605
April 27, 1999 by Ordinance No. 721
June 22, 1999 by Ordinance No. 717
February 11, 2003 by Ordinance No. 765
July 8, 2008 by Ordinance No. 856
August 25, 2009 by Ordinance No. 876
June 23, 2015 by Ordinance No. 945

CITY OF PERRY

COMPREHENSIVE PLAN

ELEMENTS

Future Land Use

Transportation

Housing

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

Conservation

Recreation and Open Space

Intergovernmental Coordination

Capital Improvements

Public School Facilities

Prepared for
City Council

Prepared by
Local Planning Agency

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

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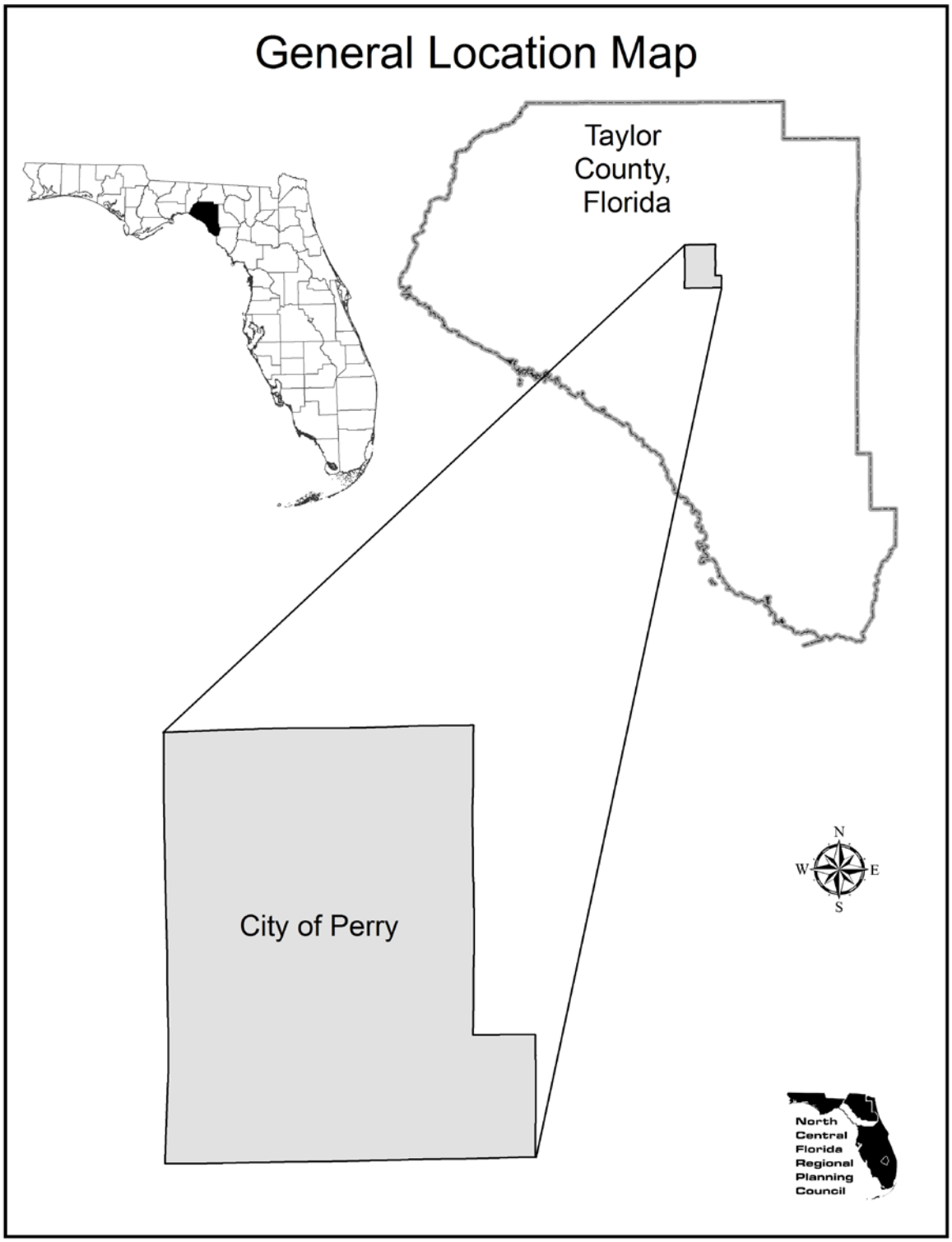
General Location Map
Taylor County, Florida
City of Perry
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North Central Florida Regional Planning Council

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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 which this Future Land Use Element is centered is the City as a designated urban development area and the uses and density of such uses within this designated area. 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.

Before any special exception shall be granted, the City shall make a specific finding that the granting of the special exception will not adversely affect the public health, safety and welfare. Before any special exception shall be granted, the City shall further make a determination that satisfactory provision and arrangement has been made concerning the following matters;

1. Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe;
2. Offstreet parking and loading areas;
3. Refuse and service areas;
4. Utilities, with reference to locations, availability and compatibility;
5. Screening and buffering with reference to type, dimensions and character;
6. Signs, if any, and proposed exterior lighting;
7. Required yards and other open space;
8. Considerations relating to general compatibility with adjacent properties and natural resources; and
9. Consistency with other plan objectives and policies, especially natural resource protection policies. In addition, any special exception granted in agriculturally classified areas within the City shall be required to maintain a buffer between any agricultural use and the special exception.

The purpose of the buffer is to protect agriculture land uses from the special exception. The buffer should function to:

1. Screen the special exception from the adjacent farming activities, including but not limited to, application of fertilizers, pesticides, noise, glare, odor, dust and smoke; and
2. Provide protection to the agricultural land use from intrusive activities of the special exception, by limiting access to the adjacent agricultural land use.

Further, the negative impacts of the uses upon each other must be minimized by the buffer, such that the long term continuance of either use is not threatened by such impact. The buffer shall consist of a landscaped buffer and shall be designed, planted and maintained as to be 80 percent or more opaque between 2 and 6 feet above average ground level when viewed horizontally. A masonry or wood opaque structure may be substituted for the landscaped buffer.

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 implement adopted provisions which make available or schedule for availability the public facilities for future growth and urban development as development occurs in order to provide for urban densities and intensities within the City.

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

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

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

Public uses shall be limited to an intensity, as follows:

Less than 5 acres	1.0 floor area ratio
Greater than or equal to 5 acres, but less than 10 acres	0.75 floor area ratio
Greater than or equal to 10 acres, but less than 20 acres	0.50 floor area ratio
Greater than or equal to 20 acres	0.25 floor area ratio

Lands Classified as conservation use are public and private lands devoted to the conservation of the unique natural functions. Privately owned lands may be designated as conservation within this Comprehensive Plan upon petition of the property owner or the owners agent and amendment of the Future Land Use Plan Map.

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

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, as follows:

Less than 5 acres	1.0 floor area ratio

Greater than or equal to 5 acres, but less than 10 acres	0.75 floor area ratio
Greater than or equal to 10 acres, but less than 20 acres	0.50 floor area ratio
Greater than or equal to 20 acres	0.25 floor area ratio

Agriculturally classified lands are lands, which are predominantly used for crop cultivation, livestock, specialty farms, silviculture and dwelling units.

Agricultural density	shall be limited to less than or equal to 1.0 dwelling units per acre.

Residential use classifications provide locations for dwelling units at low, medium and high density and public, charter and private elementary and middle schools within low density classifications and public and private elementary, middle and high schools within medium and high density classifications within the designated urban development areas as defined within this Comprehensive Plan.

Residential low density	shall be limited to a density of less than or equal to 2.0 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.
Residential high density	shall be limited to a density of less than or equal to 20.0 dwelling units per acre

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.

Commercial uses shall be limited to an intensity, as follows:

Less than or equal to 1 acre	1.0 floor area ratio
Greater than 1 acre, but less than 5 acres	0.75 floor area ratio
Greater than or equal to 5 acres, but less than 10 acres	0.50 floor area ratio
Greater than or equal to 10 acres	0.25 floor area ratio

Lands classified as industrial consist of areas used for manufacturing, assembly, processing or storage of products, as well as public, charter or private vocational and trade schools conducted in conjunction with an industrial activity.

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

All commercial and industrial sites (excepting those located within the Central Business District as defined within the land development regulations) shall be required to provide at least 15 percent of the building site as open space with not more than 1/2 of the total open space to be covered by an impervious surface.

Policy I.1.3 The City shall allocate amounts and mixes 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 or industrial land use categories).

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

Policy I.1.5 The City's land development regulations shall include a neighborhood commercial district to provide small scale retail and service establishments which will serve the convenience needs of adjacent areas. Neighborhood Commercial activities are not shown on the Future Land Use Plan Map, rather these commercial activities should be accommodated throughout the City as market forces determine the need. Neighborhood Commercial uses shall be approved through the amendment of the Official Zoning Atlas and through the site and development plan approval process, and shall not require an amendment to the Future Land Use Plan Map.

Policy I.1.6 The public uses shown on the Future Land Use Plan Map are public uses which existed at the time of the adoption of the Comprehensive Plan. Public uses occurring after the adoption of this plan shall be permitted within any zoning district by special exception and shall not require an amendment to the Future Land Use Plan Map. Public Uses include structures or grounds used by a private institution, municipal, county (including school board), regional, state or federal entity for a public service.

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

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

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

1. Middle and high schools shall be located on collector or arterial roadways, as functionally classified within the Comprehensive Plan, which have sufficient capacity to carry traffic to be generated by the school and are suitable for high volume traffic during evening and special events as determined by generally acceptable traffic engineering standards;
2. The location, arrangement and lighting of 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 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's land development regulations shall restrict development within unsuitable areas due to flooding, improper drainage, steep slopes, rock formations and adverse earth formations, unless acceptable methods are formulated by the developer and approved by the City to solve the problems created by the unsuitable land conditions.

Policy I.2.2 The construction of new structures within unnumbered "A" zones, identified in the City's Flood Insurance Rate Map, shall maintain an elevation of a minimum of 1 foot above any adjacent public roadway.

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

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

OBJECTIVE I.4 The City shall continue to provide provisions for the approval of Planned Residential Developments. A Planned Residential Development (PRD),

1. Is a concept which required land to be under unified control, planned and developed as a whole in a single development or approved as a programmed series of developments for dwelling units and related uses and facilities;
2. Is a plan when adopted, becomes the land development regulations for the land to which it is applied;
3. Includes 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. Is a concept which when implemented allows for development according to comprehensive and detailed plans which include not only streets, utilities, building sites and the like, but also site plans and elevations for all buildings as intended to be located, constructed, used and related to each other, and detailed plans for other uses, and improvements on the land as related to the buildings.

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

1. Regulate the subdivision of land;
2. Regulate the use of land and water consistent with this Element to maintain the compatibility of adjacent land uses and provide for open space;
3. Protect environmentally sensitive lands identified within the Conservation Element;
4. Regulate areas subject to seasonal and periodic flooding and provide for drainage and stormwater management;
5. Protect potable water wellfields and aquifer recharge areas;
6. Regulate signage;
7. Provide safe and convenient onsite traffic flow and vehicle parking needs; and
8. Provide that development orders and permits shall not be issued which result in a reduction of the level of service standards adopted in this Comprehensive Plan.

OBJECTIVE I.5 The City shall limit the extension of public facility geographic service areas to the adjacent urban development area, except that water line extensions may be made beyond such boundary to address public health and safety concerns associated with groundwater contamination. The boundary of this designated urban development area is depicted within the future land use map series of this Comprehensive Plan.

Policy I.5.1 The City shall condition the extension of public facilities for residential uses to the adjacent unincorporated urban development area on first providing these facilities and services for the majority of the residents within the City which are not currently being served.

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

Policy I.6.1 The City shall require a special permit for mining and limit mining activity to those areas designated on the Future Land Use Plan map as agricultural.

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

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

Policy I.6.4	The City shall continue to participate in the National Flood Insurance Program and regulate development and the installation of utilities in flood hazard areas in conformance with the programs requirements.
Policy I.6.5	The City shall require that where a commercial or industrial use is erected or expanded on land abutting a residential district, then the proposed use shall provide a landscaped buffer. A masonry or wood opaque structure may be substituted for the planted buffer.
OBJECTIVE I.7	The City shall identify and designate blighted areas which are feasible for redevelopment or renewal.
Policy I.7.1	The City shall request federal and state funds to redevelop and renew any identified blighted areas, where the City finds there is a competitive feasibility to receive such funding.
OBJECTIVE I.8	The City shall reduce inconsistencies in land uses with the provisions of this Comprehensive Plan through the establishment of such inconsistencies as non-conforming land uses.
Policy I.8.1	The City's land development regulations shall include definitions for nonconforming lots, uses of land, structures, characteristics of use and uses of structures and premises.
Policy I.8.2	Any future land uses on nonconforming land use properties shall conform to the future land use classification for said property.
OBJECTIVE I.9	The City shall adopt historic resource preservation provisions within the land development regulations.
Policy I.9.1	The City's land development regulations shall establish criteria for designating historic structures and sites and further, establish guidelines for the maintenance and adaptive reuse of historic structures and sites.
Policy I.9.2	The City shall maintain a listing of all known prehistoric and historic sites within the City. This list shall be provided within the land development regulations and shall be updated, by the Planning and Zoning Board, as provided within said regulations.
Policy I.9.3	All structures and sites identified on the National Register of Historic Places shall be automatically included on the City’s Historical Register.
Policy I.9.4	As structures and sites are identified on the City’s Historic Register, such sites and structures shall comply with the City’s historic preservation provisions. In addition, the City shall conduct a historic survey to identify structures and sites to be considered for listing on the City’s Historical Register.
Policy I.9.5	Upon the completion of the historic survey stated in Policy I.9.4 the City shall designate a historic district or districts in a manner which would be eligible to be added as part of the National Historic Register.
OBJECTIVE I.10	The City shall adopt regulations to protect natural resources and environmentally sensitive lands (including but not limited to wetlands and floodplains). For the purposes of this Comprehensive Plan "Wetlands" means those areas that are inundated or saturated by surface water or ground water 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. The delineation of actual wetland boundaries may be made by any professionally accepted methodology consistent with the type of wetlands being delineated but shall be consistent with any unified statewide methodology for the delineation of the extent of wetlands ratified by the Legislature.

Policy I.10.1 The City shall continue to provide provisions for the protection of public potable water supply wells by identifying all new community potable water wellfield protection areas by using a scientifically acceptable methodology, subsequently purchasing these areas and prohibiting the location of all non-potable water facility related uses within these areas. Further, when these areas are identified by the City, they shall be designated within the Future Land Use Map Series of this Comprehensive Plan.

Policy I.10.2 The City shall presume that fish and wildlife values of isolated wetlands less than one-half acre in size, consistent with Section 12.2.2.1 of the Suwannee River Water Management District's Environmental Resource Permit Applicant's Handbook, are de minimis and no mitigation of such de minimis values shall be required. The City shall prohibit the location of any structure, other than permitted docks piers, or walkways within a wetland area, which is equal to or greater than one-half acre in size.

Policy I.10.3 The City's land development regulations shall include in addition to the provisions stated within policies V.2.5 and V.2.6 of this Comprehensive Plan, requirements within the site plan development review process which require that commercial and industrial structures be prohibited within flood prone areas of the site where other alternatives for development exist.

Policy I.10.4 The City's land development shall require in addition to the provisions stated within policies V.2.4 and V.2.6 of this Comprehensive Plan, that where other alternatives for development exist that no lots within a proposed subdivision plat intended to be used for the location of residential dwelling units be sited within a flood prone area.

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

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

OBJECTIVE I.12 The City shall establish a process for coordination with the Water Management District of all proposed development plans within the drainage basin of any designated priority water body to provide the Water Management District an opportunity to review such development to determine if the development is consistent with any approved management plans within that basin.

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

Objective I.13 The City's land development regulations shall permit essential services by special exception in any zoning district

Policy I.13.1 The City's land development regulations shall permit by special exception in any zoning district essential services, which are hereby defined to include and be limited to water, sewer, gas, solid waste disposal, telephone, television, radio, electrical systems (including transmission lines and natural gas transmission pipelines that are not subject to the exclusive jurisdiction and approval of the State of Florida) and telecommunication towers. The above specified essential services on 10 acres of land or less in size shall not require a future land use plan map amendment prior to the approval of the special exception. All essential services on more than 10 acres of land shall require an amendment to public land use on the Future Land Use Plan Map prior to approval of the special exception request. In addition, those electrical and natural gas transmission facilities mentioned above, which are subject to the exclusive jurisdiction and approval of the State of Florida, shall be so located within the City as provided by procedures in Florida Statutes and shall not require further approval by the City Council.

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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TRANSPORTATION ELEMENT

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TRANSPORTATION ELEMENT

INTRODUCTION

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

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

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

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

TRANSPORTATION GOAL, OBJECTIVES AND POLICIES

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

OBJECTIVE II.1	The City shall establish a safe, convenient and efficient level of service standard which shall be maintained for all roadways
Policy II.1.1	Establish Service Standard at peak hour as defined within the Florida Department of Transportation 2013 Quality/Level of Service Handbook for the following roadway segments within the City:

ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	SEGMENT LEVEL OF SERVICE
1	U.S. 19 / 27 from City's north limits to U.S. 98 / S.R. 30	4	Arterial I Transition	C
2	U.S. 221 / S.R. 55 from City's north limits to U.S. 27/S.R. 20	2	Arterial II Transition	C
3	C.R. 361C from City's north limits to College Street	2	Urban Major Collector	D
4	C.R. 356 from U.S. 19 to U.S. 221	2	Urban Major Collector	D
5	C.R. 356 from U.S. 221 to C.R. 361C	2	Urban Major Collector	D
6	C.R. 356 from City's west limits to U.S. 19	2	Urban Major Collector	D
7	College Street from U.S. 221 to Clark Street	2	Urban Major Collector	D
8	Clark Street from College Street to C.R. 356	2	Urban Minor Collector	D
9	C.R. 356 from U.S. 10 to U.S. 221	2	Urban Major Collector	D
10	C.R. 356 from U.S. 221 to County Road Department	2	Urban Major Collector	D
11	U.S. 27/ S.R. 20 from U.S. 221 / S.R. 55 to J. Tom Moore	2	Arterial II Transition	C
12	U.S. 27/ S.R. 20 from J. Tom Moore to City's east limits	4	Arterial I Transition	C
13	U.S. 27/ S.R. 20 from U.S. 19 / 27 to U.S. 221/S.R. 55	2	Arterial I Transition	C
14	U.S. 98/ S.R. 30 from City's west limits to U.S. 19 / 27	2	Arterial I Transition	C

ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	SEGMENT LEVEL OF SERVICE
15	U.S. 98/ S.R. 30 from U.S. 19 / 27 to U.S. 221/ S.R. 55	2	Arterial I Transition	C
15	U.S. 19/ 27 from U.S. 27 to U.S. 221	4	Arterial I Transition	C
16	U.S. 221/ S.R. 55 from U.S. 27/98 to U.S. 98 /19	4	Arterial I Transition	C
17	S.R. 30 from U.S. 221/ S.R. 55 to City's south limits	2	Arterial I Transition	C
18	Church Street from U.S. 19 to U.S. 221	2	Urban Major Collector	D
19	Church Street from U.S. 221 to S.R. 30	2	Urban Major Collector	D
20	C.R. 361A from U.S. 19 to City's south limits	2	Urban Major Collector	D
21	U.S. 19 from U.S. 221 to City's south limits	4	Arterial I Transition	C
22	C.R. S361 from U.S. 19 to City's north limits	2	Urban Major Collector	D

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

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

Policy II.1.4 The City's Planning and Zoning Board shall consider the need for the purchase of additional right-of -way width for bicycle and pedestrian ways as integrated or parallel transportation facilities for any development which is required to provide a site plan or any development requiring platting, which faces a collector and arterial roadways.

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

OBJECTIVE II.2	The City shall require that all traffic circulation improvements be consistent with and complement the future land uses on the future land use plan map.
Policy II.2.1	The City shall, as part of the capital improvement scheduling of roadway improvements, review all proposed roadway improvements to determine if such improvement will further the direction of the future Land Use Plan Element. Where the roadway is operated and maintained by another jurisdictional authority, the City shall notify such jurisdiction, in writing, if any identified roadway improvement plans are not consistent with the provisions of the future land use plan element.
OBJECTIVE II.3	The City shall on an annual basis coordinate its traffic circulation planning efforts with the Florida Department of Transportation for consistency with the Department's 5-year Transportation Plan.
Policy II.3.1.	The City shall, during the capital improvements planning process for roadway improvements, review the proposed roadway improvements which will be completed as part of the implementation of the Florida Department of Transportation 5 - Year Transportation Plan so that such capital project planning is complementary and consistent with the state roadway improvement planning.
OBJECTIVE II.4	The City shall provide for the protection of existing and future right-of-ways from building encroachment by identifying the need to purchase additional right of way where new development is being established along new or realigned collector and arterial roadways
Policy II.4.1	The Planning and Zoning Board shall identify the need for the purchase of additional right-of way where new development is being established along new or realigned collector and arterial roadways.
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.
Policy II.4.8	The City shall encourage closure of existing excessive, duplicative, unsafe curb cuts or narrowing of overly wide curb cuts at the development site.

III

HOUSING ELEMENT

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III

HOUSING ELEMENT

INTRODUCTION

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

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

HOUSING GOAL, OBJECTIVES AND POLICIES

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

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

Policy III.3.1	The City, within the adopted citizen participation plan shall request representatives of the private and non-profit housing industry to assist with the preparation of plans and programs for the development of housing for extremely low-, very low, low-and moderate-income persons.
Policy III.3.2	The City shall provide for the location of manufactured housing developments and standards for manufactured housing installation.
OBJECTIVE III.4	The City shall facilitate the provision of group homes such as Long-Term Residential Care facilities or foster care facilities, as licensed or funded by the Florida Department Children and Family Services, within residential areas or areas of residential character
Policy III.4.1	The City shall establish standards for the location of foster care or group home facilities licensed or funded by the Florida Department Children and Family Services within residential areas by number of clients to be served, length of client stay and intensity of services or treatment to be provided, in accordance with the requirements of Florida Statues.
Policy III.4.2	The City shall allow group homes of six or fewer clients, in lower density residential areas, as prescribed in Chapter 419, Florida Statutes.
Policy III.4.3	The City shall allow group homes (community residential homes as defined in Florida Statutes), characterized by larger populations and more intensive use in higher density residential areas subject to special, locational criteria as provided in Florida Statues, to determine consistency with community locational requirements and appropriate safeguards.
Policy III.4.4	The City shall contain standards which avoid concentrating group homes in order to maintain compatibility with the existing residential character of residential areas.
OBJECTIVE III.5	The City shall establish programs for the demolition of housing through the maintenance of hazardous buildings regulations within the unified land development regulations.
Policy III.5.1	The City shall maintain a hazardous building code which shall require the rehabilitation or demolition of housing and other structures which pose a threat to public safety.
Policy III.5.2	The City shall apply for federal and state housing assistance where it has been determined that the City has competitive standing in any ranking process for determining program award.
Policy II.5.3	The Local Planning Agency shall develop neighborhood or sector plans to study and make recommendations to the Local Governing Body regarding the conservation of such neighborhoods, when existing residential neighborhoods are being considered for future land use amendments.
OBJECTIVE III.6	The City shall provide for the restoration or rehabilitation for adaptive reuse of historically significant housing through the adoption of regulations, which shall protect significant historic housing.
Policy III.6.1	The City shall continue to have provisions which protect significant historic housing through maintenance requirements and where appropriate, adaptive reuse.

Policy III.6.2	At a minimum all housing which appears on the National Register of Historic Places, shall conform to the regulations which have been established to protect significant historic housing.
Policy III.6.3	As historical housing is identified on the City's Historic Register such housing shall comply with the City's historic preservation provisions. In addition, the City shall conduct a historic survey to identify historic housing to be considered for listing on the City's Historical Register.
OBJECTIVE III.7	The City shall treat persons displaced by governmental action on a uniform and equitable basis through application of the provisions contained within the U.S. Department of Housing and Urban Development Uniform Relocation Assistance and Real Property Acquisition Policies Act, as amended, found at Title 49 Code of Federal Regulations Part 24.
Policy III.7.1	The Land Development Regulations of the City shall contain provisions found within the "Uniform Act" cited in Objective III.7 above which shall require the location of persons displaced by governmental action within standard housing at affordable costs, prior to their displacement.
OBJECTIVE III.8	The City shall assist in the planning of the housing assistance programs of the Housing Authority
Policy III.8.1	The City through the implementation of the Citizens Participation Plan shall provide assistance to the Housing Authority and the private sector to establish planning for the provision of a supply of housing to accommodate the full range of life stages and economic capabilities of the City's residents.

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IV

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

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

INTRODUCTION

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

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

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

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

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

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

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

OBJECTIVE IV.2 The City shall meet future needs for facilities by scheduling the completion of public facilities improvements concurrent with projected demand**.**

SANITARY SEWER FACILITY SUB-ELEMENT

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	130 gallons per capita per day
Community Sanitary Sewer System	130 gallons per capita per day

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

Policy IV.2.3 The City shall allow existing septic tanks and package wastewater treatment facilities to remain in service until such time as a centralized sanitary sewer service is available, conditioned 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 onsite sewage disposal system in an area zoned industrial on the City's official zoning atlas, or used for industrial or manufacturing purposes, or its equivalent, where the City's centralized sanitary sewer system is available within 1/4 mile of the area uses or zoned industrial or manufacturing, or where a likelihood exists that the onsite sewage disposal system may receive toxic, hazardous or industrial waste; and
2. The City shall not issue an occupation license to the owner or tenant of a building located in an area zoned industrial on the City's official zoning atlas, or uses for industrial or manufacturing purposed, or its equivalent, when such site is served by an onsite sewage disposal system without first obtaining an annual operating permit from the County Health Department; and
3. The City shall not issue a certificate of land development regulation compliance to a new owner or tenant of a building located in any area zoned industrial on the City's official zoning atlas, or used for industrial or manufacturing purposed, or its equivalent, or who operates a business which has the potential to generate toxic, hazardous or industrial wastewater, when such site is served by an onsite sewage disposal system without first obtaining an annual operating permit for an onsite sewage disposal system from the County Health Department.

SOLID WASTE FACILITY SUB-ELEMENT

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

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Solid Waste Landfill	0.78 tons per capita per year

DRAINAGE FACILITY SUB-ELEMENT

Policy IV.2.5 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 runoff will not exceed the peak-rate of pre-development runoff for storm events up through and including either.

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

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

All other stormwater management projects shall adhere to the standards as specified in Chapter 62-25, Florida Administrative Code (rules of the Florida Department of Environmental Regulation) and Chapter 40B-4, Florida Administrative Code (rules of the Suwannee River Water Management District), effective on the date of adoption of this amendment to the comprehensive plan.

Any development exempt from Chapter 62-25 or 40B-4 as cited above, and which is adjacent to, or drains into a surface water, canal, or stream, or which enters a ditch which empties into a sinkhole, shall first allow the runoff to enter a grassed swale designed to percolate 80 percent of the runoff from a three year, one hour design storm within 72 hours after a storm event.

Policy IV.2.6 The City shall require the construction of roads within new plats or re-plats to be arranged so that the grades of the streets shall conform as closely as possible to the original topography to prevent the interruption of natural drainage flows, including sheet flow and flow to isolated wetland systems.

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

POTABLE WATER FACILITY SUB-ELEMENT

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

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Private individual water wells	154 gallons per capita per day
Community Potable water systems	154 gallons per capita per day, with a water pressure at 50 pounds per square inch of volume

Policy IV.2.9 The City shall conduct seminars on water conservation strategies and techniques at the public schools within the County in order to teach the importance of the conservation of water.

PROVISIONS RELATING TO GENERAL PUBLIC FACILITY; SURFACE AND GROUNDWATER PROTECTION

OBJECTIVE IV.3 In order to maximize the use of existing facilities and discourage urban sprawl, the City shall require that urban uses shall be directed to areas which are served by public facilities. (Urban land uses shall be herein defined as residential, commercial, or industrial land use categories.)

Policy IV.3.1 The City shall permit residential densities in excess of 2 dwelling units per acre only where community sanitary sewer systems and community potable water systems are available and accessible.

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

Policy IV.4.1.	The City shall provide that during the development review process all proposed development within the drainage basin of any designated priority water body shall be coordinated with the Water Management District and ensure that any proposed development is consistent with any approved management plans within that basin.
OBJECTIVE IV.5	In coordination with the Water Management District, Florida Department of Environmental Protection and the Regional Planning Council, the City will identify cones of influence in order to protect the water sources from harmful uses. As an interim measure, until wellfield cones of influence are identified, the City shall establish within the land development regulations a 150 foot wellfield protection area around community potable water well with a capacity of 100,000 gallons per day.
Policy IV.5.1	The City shall prohibit the discharge of hazardous materials to all soils, groundwater and surface waters in Perry. Should the City be identified as a potential site for a hazardous waste treatment facility, the City will coordinate adjacent land uses with the facility, and amending the Comprehensive Plan to further address the protection of natural resources emergency response and appropriate land uses related to the facility.
Policy IV.5.2	The City will cooperate with the County in the County's establishment of a local listing of al producers of industrial, hazardous and toxic materials and waste, as provided by the Water Quality Assurance Ac of 1983, Florida Statutes 403.7225.
Policy IV.5.3	The City will cooperate with the County in its preparation of a five year assessment and update the County's hazardous materials plan, as provided by the Water Quality Assurance Act of 1983, Florida Statutes 403.7225, and the County's monitoring small quantity producer of industrial, hazardous and toxic materials identified by such plan to be operating within the City.
Policy IV.5.4	The City will participate in the County's Amnesty Day program as provided by the Water Quality Assurance Act of 1983, Florida Statutes 403.7225.

V

CONSERVATION ELEMENT

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CONSERVATION ELEMENT

INTRODUCTION

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

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

The Future Land Use Plan map addresses conservation future land use as defined above. The conservation future land use category shown on the Future Land Use Plan map identifies future conservation areas which consist of land within the City which is anticipated to have planned management of a natural resource to prevent exploitation, destruction or neglect of that natural resources. At present there are no areas which have planned management of a natural resource within the City. Therefore, until such time as there are areas which conserve a natural resource through the use of best management programs, this category although listed, will not be shown on the Future Land use Plan map.

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

CONSERVATION GOAL, OBJECTIVES AND POLICIES

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

OBJECTIVE V.1 The City shall protect air quality through the development review process by requiring the appropriate siting of development and associated public facilities and by requiring landscape buffers and setbacks.

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

OBJECTIVE V.2 The City shall establish applicable provisions of the Florida Forest Service best management practices to provide for the conservation, appropriate use and protection of the quality and quantity of current and projected water sources, water recharge areas and potable water wells.

Policy V.2.1 The 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's land development regulations shall prohibit uses within or adjacent to the water resources of the City which would violate water quality anti-degradation rules established by the Florida Department of Environmental Protection.

Policy V.2.3 The City shall identify and make recommendations, where appropriate, for the purchase of environmentally sensitive lands under the Conservation and Recreation Lands Program or Save Our Rivers Program.

Policy V.2.4 The City's land development regulations shall require a 35-foot natural buffer around all wetlands, except isolated wetlands less than one-half acre in size, consistent with Section 12.2.2.1 of the Suwannee River Water Management District's Environmental Resource Permit Applicant's Handbook, and shall prohibit the location of residential, commercial and industrial land uses within the buffer areas.

Policy V.2.5 The City prior to granting approval of a site and development plan, for the construction or expansion shall require that all hazardous waste generators and facilities are duly permitted as required by Chapter 403, Florida Statutes by the Florida Department of Environmental Protection. In addition, the City, prior to the issuance of a certificate of land development regulation compliance, shall require that all existing hazardous waste facilities or uses which generate hazardous waste show proof of such permit prior to a change in occupancy.

Policy V.2.6 The City shall, through the development review process, require that post-development runoff rates and pollutant loads do not exceed pre-development conditions.

Policy V.2.7 The City shall require all new development to maintain the natural functions of environmentally sensitive areas, including but not limited to wetlands, except isolated wetlands less than one-half acre in size, consistent with Section 12.2.2.1 of the Suwannee River Water Management District's Environmental Resource Permit Applicant's Handbook, and 100-year floodplains so that the long term environmental integrity and economic and recreational value of these areas are maintained.

Policy V.2.8 The City shall regulate development within 100-year floodplains in order to maintain the flood-carrying and flood storage capacities of the floodplains and reduce the risk of property damage and loss of life.

Policy V.2.9 The City’s land development regulations shall conserve wetlands by prohibiting, where other alternatives for development exist, any development or dredging and filling which would alter their natural functions. Where no other alternative for development exists, mitigation will be considered as a last resort using criteria established within Chapters 40B-4 and 40B-400, Florida Administrative Code, Rules of the Suwannee River Water Management District. Fish and wildlife values of isolated wetlands less than one-half acre in size, consistent with Section 12.2.2.1 of the Suwannee River Water Management District’s Environmental Resource Permit Applicant’s Handbook, are de minimis and no mitigation of such de minimis values shall be required.

Policy V.2.10	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 water shortage.
Policy V.2.11	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.2.12	The City's land development regulations shall require a 35-foot regulated natural buffer adjacent to all perennial rivers, streams and creeks and prohibit the location of residential, commercial and industrial land uses within the buffer areas, but allow resource-based recreational activities within buffer areas.
Policy V.2.13	The City shall as part of the development review process limit development to low density and non-intensive uses in prime aquifer recharge areas, designated by the Water Management District, in order to maintain the natural features of these areas.
Policy V.2.14	The City shall as part of the development review process require the maintenance of the quantity and quality of surface water runoff within freshwater stream to sink watersheds by prohibiting any development which may diminish or degrade the quality and quantity of surfacewater runoff within the City.
Policy V.2.15	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 by the Florida Department of Environmental Protection. In addition, the City, prior to the issuance of a certificated 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 provide for the conservation, use and protection of soils, minerals and native vegetative communities.
Policy V.3.1	The City shall require that any mining permit be coordinated with the Florida Department of Environmental Protection so that mineral resources areas disturbed by mining activities are reclaimed to productive and beneficial use.
Policy V.3.2	The City shall review topographic, hydrologic and vegetative cover factors during the development review process in order to protect and conserve the natural functions of soils.
Policy V.3.3	The City shall require within the development review process that multiple use of forest resources where appropriate, be required to provide for recreation, wildlife habitat, watershed protection, erosion control and maintenance of water quality.
OBJECTIVE V.4	The City shall include within the site and development plan approval Process, provisions for the location and use of screens and buffers to preserve wildlife and wildlife habitats.
Policy V.4.1	The City shall cooperate with the Florida Fish and Wildlife Conservation Commission in the monitoring and inventorying of wildlife and wildlife habitats within the City.
Policy V.4.2	The City shall assist in the application and compliance with all Federal and state regulations which pertain to endangered and rare species.

Policy V.4.3 The City shall consult with the Florida Fish and Wildlife Conservation Commission prior to the issuance of a development order where there is an indication that such issuance would result in an adverse impact to any endangered or rare species.

Policy V.4.4 The City shall cooperate with the Florida Department of Environmental Protection in the inventorying and monitoring aquaculture activities within the City.

Policy V.4.5 The City shall address, during the development review process, the mitigation of development activities within environmentally sensitive areas by prohibiting, where other alternatives for development exist, any development or dredging and filling which would alter their natural functions. Where no other alternative for development exists, mitigation will be considered as a last resort using criteria established within the rules of the Florida Department of Environmental Protection.

Policy V.4.6 The City shall cooperate with the Florida Fish and Wildlife Conservation Commission in the inventorying and monitoring aquaculture activities within the City.

Policy V.4.7 The City shall address during the development review process the mitigation of development activities within environmentally sensitive areas so that the possible impacts created by the proposed development activity will not significantly alter the natural functions of the these significant natural resources.

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

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

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

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

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

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

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

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

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RECREATION AND OPEN SPACE ELEMENT

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RECREATION AND OPEN SPACE ELEMENT

INTRODUCTION

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

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

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

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

RECREATION AND OPEN SPACE GOAL, OBJECTIVES AND POLICIES

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

OBJECTIVE VI.1	The City shall continue to provide vehicular and pedestrian access to City owned activity and resource based recreation facilities, as appropriate
Policy VI.1.1	The City shall establish provisions within the land development regulations which shall maintain the number of access points to water oriented recreational resources for the City which will meet or exceed the level of service standards, contained herein, for resource based water related activities.
OBJECTIVE VI.2	The City shall maintain accurate recreation activity/facility inventories so that accurate levels of service can be determined based upon the total public and private recreation resources available to the City.
Policy VI.2.1	The City shall establish cooperative policies with other units of government, the Florida Department of Environmental Protection, Water Management District, School Board and community organizations to meet recreation demands.

OBJECTIVE VI.3 The City shall continue established requirements within the land development regulations, which require new subdivisions or resubdivisions to provide land for public purchase, as determined by , the City Council for parks and recreation facilities so that the City's recreation facilities are provided in quantities to maintain the adopted level of service standards for recreation contained herein.

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

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

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

ACTIVITY	LEVEL OF SERVICE STANDARD
Golf	1- 9 hole golf course for every 32,500 persons to be served.
Equipped play area	1 play area for every 4,000 persons to be served.
Tennis	1 tennis court for every 10,000 persons to be served.
Baseball/softball	1 ball field for every 7,500 persons to be served.
Football/Soccer	1 multi-purpose playing field for every 15,000 persons to be served.
Handball/racquetball	1 court for every 10,000 persons to be served.
Basketball	1 goal for every 4,000 persons to be served.
Swimming (pool)	1 pool for every 25,000 persons to be served.
Shuffleboard	1 court for every 10,000 persons to be served.

Policy VI.3.3	The City shall through the annual capital improvements budgeting process, identify funding sources to correct or improve existing deficiencies in City-owned parks and recreation facilities in accordance with the level of service standards contained herein.
OBJECTIVE VI.4	The City shall continue to establish provisions within the land development regulations which shall require the maintenance of open space by public agencies and private enterprise.
Policy VI.4.1	The City's land development regulations shall include specific standards for the provision of open spaces by development or redevelopment.
Policy VI.4.2	The City shall, as part of the procedure for monitoring and evaluation of the Comprehensive Plan, recommend as appropriate, lands for the purchase of open space by public agencies and subsequent to such land purchase support and assist, when possible, in the management of such lands.

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VII

INTERGOVERNMENTAL COORDINATION

ELEMENT

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VII

INTERGOVERNMENTAL COORDINATION ELEMENT

INTRODUCTION

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

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

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

INTERGOVERNMENTAL COORDINATION GOAL, OBJECTIVES AND POLICIES

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

OBJECTIVE VII.1	The City shall continue to 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 regulatory authority over the use of land, the Regional Planning Council, and the State.
Policy VII.1.2	The City shall use the Regional Planning Council's informal mediation process to resolve conflicts with other units of government.
Policy VII.1.3	The City shall establish interlocal agreements for the provision of services across jurisdictional boundaries.
Policy VII.1.4	The City shall use the Regional Planning Council's informal mediation process to resolve annexation issues.

Policy VII.1.5	The City shall coordinate its comprehensive planning with the School Board pursuant to the Interlocal Agreement for Public School Facility Planning by reviewing and commenting on the Five-Year Facilities Work Program of the School Board annually; reviewing and commenting on the Educational Plant Survey of the School Board; providing growth and development trend reports to the School Board annually; reviewing and commenting on future school sites for consistency with the Comprehensive Plan; providing notification of Comprehensive Plan amendments, rezonings, and development proposals to the School Board; considering co-location and shared use opportunities for community facilities with the School Board; providing applications for residential development to the School Board for a determination of whether there is adequate school capacity to accommodate the proposed residential development; and jointly 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 Regional Planning Council, Florida Fish and Wildlife Conservation Commission and the Florida Department of Economic Opportunity the opportunity to comment on Comprehensive Plan amendments, except small scale development amendments.
Policy VII.2.1	The City shall, as part of the development review process, review the relationship of proposed development 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 plan of adjacent local governments.
Policy VII.2.3	The City's administrative officer shall provide information, as necessary, to assist adjacent units of local government manage growth within their respective jurisdictions.
OBJECTIVE VII.3	The City shall coordinate the establishment and amendment of level of service standards for public facilities with state and local entities having operational and maintenance responsibility for such facilities prior to the adoption or any amendment such adopted level of service standards.
Policy VII.3.1	The City shall, as part of the Comprehensive Plan monitoring and evaluation process, coordinate amendments of any level of service standards with appropriate state regional and local agencies, such as the Florida Department of Transportation, Florida Department of Environmental Protection, Florida Fish and Wildlife Conservation Commission, the Water Management District, the Regional Planning Council, adjacent local governments and the school board prior to such amendment.
OBJECTIVE VII.4	The City shall continue to coordinate the Comprehensive Plan with the School Board Five-Year Facilities Plan.

Policy VII.4.1	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 City, the County and School Board.
OBJECTIVE VII.5	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.5.1	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.

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VIII

CAPITAL IMPROVEMENTS ELEMENT

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VIII

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 Data and Analysis document.

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

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

CAPITAL IMPROVEMENTS GOAL, OBJECTIVES AND POLICIES

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

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

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

Criteria

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

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

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

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

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

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

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

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

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

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

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

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

TRAFFIC CIRCULATION LEVEL OF SERVICE STANDARDS;

Establish Service Standard at peak hour as defined within the Florida Department of Transportation 2013 Quality/Level of Service Handbook for the roadway segments listed within the Traffic Circulation Element of this Comprehensive Plan.

ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	SEGMENT LEVEL OF SERVICE
1	U.S. 19 / 27 from City's north limits to U.S. 98 / S.R. 30	4	Arterial I Transition	C
2	U.S. 221 / S.R. 55 from City's north limits to U.S. 27/S.R. 20	2	Arterial II Transition	C
3	C.R. 361C from City's north limits to College Street	2	Urban Major Collector	D
4	C.R. 356 from U.S. 19 to U.S. 221	2	Urban Major Collector	D
5	C.R. 356 from U.S. 221 to C.R. 361C	2	Urban Major Collector	D
6	C.R. 356 from City's west limits to U.S. 19	2	Urban Major Collector	D
7	College Street from U.S. 221 to Clark Street	2	Urban Major Collector	D
8	Clark Street from College Street to C.R. 356	2	Urban Minor Collector	D
9	C.R. 356 from U.S. 10 to U.S. 221	2	Urban Major Collector	D
10	C.R. 356 from U.S. 221 to County Road Department	2	Urban Major Collector	D
11	U.S. 27/ S.R. 20 from U.S. 221 / S.R. 55 to J. Tom Moore	2	Arterial II Transition	C
12	U.S. 27/ S.R. 20 from J. Tom Moore to City's east limits	4	Arterial I Transition	C
13	U.S. 27/ S.R. 20 from U.S. 19 / 27 to U.S. 221/S.R. 55	2	Arterial I Transition	C
14	U.S. 98/ S.R. 30 from City's west limits to U.S. 19 / 27	2	Arterial I Transition	C
15	U.S. 98/ S.R. 30 from U.S. 19 / 27 to U.S. 221/ S.R. 55	2	Arterial I Transition	C

ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	SEGMENT LEVEL OF SERVICE
15	U.S. 19/ 27 from U.S. 27 to U.S. 221	4	Arterial I Transition	C
16	U.S. 221/ S.R. 55 from U.S. 27/98 to U.S. 98 /19	4	Arterial I Transition	C
17	S.R. 30 from U.S. 221/ S.R. 55 to City's south limits	2	Arterial I Transition	C
18	Church Street from U.S. 19 to U.S. 221	2	Urban Major Collector	D
19	Church Street from U.S. 221 to S.R. 30	2	Urban Major Collector	D
20	C.R. 361A from U.S. 19 to City's south limits	2	Urban Major Collector	D
21	U.S. 19 from U.S. 221 to City's south limits	4	Arterial I Transition	C
22	C.R. S361 from U.S. 19 to City's north limits	2	Urban Major Collector	D

SANITARY SEWER LEVEL OF SERVICE STANDARDS

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Community Sanitary	190 gallons per capita per day Sewer System

SOLID WASTE DISPOSAL LEVEL OF SERVICE STANDARDS

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Solid Waste Landfill	Not Applicable

DRAINAGE LEVEL OF SERVICE STANDARDS

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Retention Pond	Standards as specified in Chapter 17-25 and 40B-4, rules of the Florida Department of Environmental Regulation, Florida Administrative Code, as amended.

POTABLE WATER LEVEL OF SERVICE STANDARDS

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Community Potable Water Systems	180 gallons per capita per day

RESOURCE-BASED RECREATION ACTIVITY\FACILITY LEVEL OF SERVICE STANDARDS

ACTIVITY	LEVEL OF SERVICE STANDARD
Swimming (Non-pool)	1 access point at a beach, spring, river, lake or pond for every 25,000 persons to be served, within a 25 mile radius of the City.
Fishing (non-boat)	1 access point, within a 25 mile radius of the City, for every 2,500 persons to be served.
Fishing (boat)	1 boat ramp, within a 25 mile radius of the City, for every 4,300 persons to be served.
Camping (recreation vehicle and tent)	1 acre of campground within a 25 mile radius of the City for every 5,600 persons to be served.
Picnicking	1 picnic table for every 250 persons to be served.
Bicycling	1 mile of local roadway for every 1,000 persons to be served.

PUBLIC SCHOOL FACILITIES LEVEL OF SERVICE STANDARDS

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

RESOURCE BASED RECREATION ACTIVITY/FACILITY LEVEL OF SERVICE STANDARDS

ACTIVITY	LEVEL OF SERVICE STANDARD
Hiking	1 mile of available hiking trail within a 25 mile radius of the City for every 7,000 persons to be served.
Nature Study	7 acres of managed conservation area within a 25 mile radius of the City for every 7,000 persons to be served.

ACTIVITY	LEVEL OF SERVICE STANDARD
Golf	1 9-hole golf course for every 32,500 persons to be served.
Equipped Play Area	1 play area for every 4,000 persons to be served.
Baseball/Softball	1 ball field for every 7,500 persons to be served.
Football/Soccer	1 multi-purpose playing field for every 15,000 persons to be served.
Handball/Racquetball	1 court for every 10,000 persons to be served.
Swimming (pool)	1 pool for every 25,000 persons to be served.
Shuffleboard	1 court for every 10,000 persons to be served.

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

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

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

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

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

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

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

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

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

OBJECTIVE VIII.5 The City shall limit expenditures for infrastructure which subsidize growth within the coastal management area as identified within this Comprehensive Plan to those public facility needs identified within the Coastal Management Element.

Policy VIII.5.1 The City shall limit the extension of the service area of new public facilities owned and operated by the City to the adjacent designated urban development area as designated within the Future Land Use Map Series of this Comprehensive Plan.

Note: This Policy has been amended, as the City's Comprehensive Plan was adopted prior to the County Plan. The County did not establish a designated urban development area within the County Comprehensive Plan, as was proposed in the above stated policy. As a result, this Policy addresses the land area, which was originally delineated as the Perry Designated Urban Development Area and as was shown upon adoption of this Comprehensive Plan in the Future Land Use Map Series.

Policy VIII.5.2 The City shall replace or renew community facility plants damaged due to storm surge or flood only where such facility can meet minimum requirements for flood proofing.

IMPLEMENTATION

FIVE YEAR SCHEDULE OF IMPROVEMENTS

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

TABLE VIII-9

FIVE YEAR SCHEDULE OF IMPROVEMENTS

2015 - 2019

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

Source: Data and Analysis Report, 1999 and revised 2008 and School District Five-Year Work Plan 2014-2019. Florida Department of Transportation Five-Year Work Program 2015-2019.

PROCEDURE FOR MONITORING AND EVALUATION OF CAPITAL IMPROVEMENTS ELEMENT

The role of monitoring and evaluation of the Capital Improvements Element is important to the effectiveness of the City's planning program. 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, 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 its annual review to assist in the determination of findings and recommendations to the City Council:

1. The review of the criteria used to evaluate capital improvement projects in order to ensure that projects are being ranked in their appropriate order of priority;
2. The City's effectiveness in maintaining the adopted level of service standards;
3. The impacts of service provisions of other local, regional or state agencies upon the City's ability to maintain the adopted level of service standards;
4. Efforts by the City to secure grants or private funds, whenever available, to finance 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 5-Year Schedule of Improvements those identified improvements needed for the latter part of the planning period.

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

The Local Planning Agency shall consider the annual amendment of the 5-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 the Capital Improvements Element, shall be adopted in accordance with Chapter 163.3187, Florida Statutes, as amended.

CONCURRENCY MANAGEMENT SYSTEM

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

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

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

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

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

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

   3. At the time the development order or permit is issued, the necessary public facilities and services are guaranteed in an enforceable development agreement, pursuant to Section 163.3220, Florida Statutes, or an agreement or development order issued pursuant to Chapter 380, Florida Statutes, to be in place and available to serve new development at the time of the issuance of a certificate of occupancy or its functional equivalent.

b. For Parks and Recreation Facilities

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

   2. A development order or permit is issued subject to the condition that, at the time of the issuance of a certificate of occupancy or its functional equivalent, the acreage for the necessary facilities and services to serve the new development is dedicated or acquired by the City, or funds in the amount of the developer's fair share are committed; and

      a. A development order or permit is issued subject to the conditions that the necessary facilities and services needed to serve the new development are scheduled to be in place or under actual construction not more than one year after issuance of a certificate of occupancy or its functional equivalent as provided in the City's adopted 5-Year Schedule of the Capital Improvements Element; or

      b. At the time the development order or permit is issued, the necessary facilities and services are the subject of a binding executed agreement which requires the necessary facilities and services to serve the new development to be in place or under actual construction not more than one year or under actual construction not more than one year after issuance of a certificate of occupancy or its functional equivalent; or

c. At the time the development order or permit is issued, the necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to Section 163.3220, Florida Statutes, or an agreement or development order issued pursuant to Chapter 380, Florida Statutes, to be in place or under actual construction not more than one year after issuance of a certificate of occupancy or its functional equivalent.

c. For Transportation Facilities

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

2. A development order or permit is issued subject to the conditions that the necessary facilities and services needed to serve the new development are scheduled to be in place or under actual construction nor more than three years after issuance of a certificate of occupancy or its function equivalent as provided in the City's 5-Year Schedule of the Capital Improvements Element. The schedule of capital improvements may recognize and include transportation projects included in the first three years of the applicable, adopted Florida Department of Transportation five-year work program.

3. At the time the development order or permit is issued, the necessary facilities and services are the subject of a binding executed agreement which requires the necessary facilities and services to serve the new development to be in place or under actual construction nor more than three years after the issuance of a certificate of occupancy or its functional equivalent; or

4. At the time a development order or permit is issued the necessary facilities and services are guaranteed on an enforceable development agreement, pursuant to Section 163.3220, Florida Statutes, or an agreement or development order issued pursuant to Chapter 380, Florida Statutes, to be in place or under actual construction not more than three years after issuance of a certificate of occupancy or its functional equivalent.

4. For Public School Facilities

a. At the time a final subdivision or site plan approval for residential uses is issued the necessary public school facilities and services are in place; or

b. A final subdivision or site plan approval for residential uses is issued, subject to the condition that the necessary public school facilities and services needed to serve the new development are scheduled to be in place or under actual construction no more than three years after issuance of final subdivision or site plan approval as provided in the City's 5-Year Schedule of the Capital Improvements Element; or

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

CONCURRENCY DETERMINATION PROCEDURES

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

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

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

1. For development orders and permits, the following determination procedures shall apply:

    a. If an applicant desires to determine whether there is sufficient capacity to accommodate their proposed project, the Land Development Regulation Administrator shall make an informal non-binding determination of whether there appears to be sufficient capacity in the public facilities and services to satisfy the demands of the proposed project. If there appears to be insufficient capacity, the Land Development Regulation Administrator shall then make a determination of what public facilities or services would be deficient if the proposed project were approved.

    b. There are certain development approvals that are ineligible to receive concurrency reservation because they are too conceptual and consequently do not allow an accurate assessment of public facility impacts. These development approvals are land use amendments to the Comprehensive Plan and rezoning requests. Those development approvals shall receive a non-binding concurrency determination.

    c. Any concurrency determination, whether requested as part of an application for development approval or without an application for development approval, is a non-binding determination of what public facilities and services are available at the date of inquiry. The issuance of a Certificate of Concurrency Compliance shall be the only binding action which reserves capacity for public facilities and services.

2. For roadways, the following determination procedures shall apply:

    a. The City shall provide level of service information as set forth in the most recent Data and Analysis Report in support of the City's Comprehensive Plan. If this level of service information indicates a level of service failure, the applicant may either:

        (1) Accept the level of service information as set forth in the most recent Data and Analysis Report supporting the City's Comprehensive Plan; or

(2) Prepare a more detailed Highway Capacity Analysis as outlined in the Highway Capacity Manual, 2010 or

(3) Conduct a speed and delay study following the procedures outlined by the Florida Department of Transportation, Traffic Engineering Office in its Manual for Uniform Traffic Studies.

b. If the applicant chooses to do a more detailed analysis the applicant shall:

(1) Submit the completed alternative analysis to the Land Development Regulation Administrator for review; and

(2) The Land Development Regulation Administrator shall review the alternative analysis for accuracy and appropriate application of the methodology.

c. If the alternative methodology, after review and acceptance by the Land Development Regulation Administrator, indicates an acceptable level of service, the alternative methodology shall be used in place of the most recent data and analysis to support the City's Comprehensive Plan.

3. For sanitary sewer, solid waste, drainage, potable water, and recreation and open space, the following determination procedures shall apply:

a. The City shall provide level of service information as set forth in the most recent Data and Analysis Report in support of the City's Comprehensive Plan.

b. If such level of service information indicates that the proposed project would not result in a level of service failure, the concurrency determination would be that adequate facility capacity at acceptable levels of service was available.

c. If such level of service information indicates that the proposed project would result in a level of service failure, the concurrency determination would be that adequate facility capacity at acceptable levels of service was not available at the date of application or inquiry.

4. For Public School Facilities the following determination procedures shall apply:

a. The School Board staff will review and determine school capacity of each school type.

b. Development applications must include the number and type of units, and projection of students by type of school based on the student generation rates established by the School Board.

c. The City will transmit completed applications for residential development to the School Board for a determination of whether there is adequate school capacity to accommodate the proposed residential development, based on the adopted Level of Service standards.

d. Within forty-five (45) days from the date of the initial transmittal, consistent with the development review process and schedule of the City, the School Board staff will review the completed application and report in writing to the City whether adequate school capacity exists for each level of school.

e. If the School Board determines that adequate capacity does not exist but that mitigation may be an acceptable alternative, the development application will remain active pending the conclusion of the mitigation negotiation period.

f. The City will issue a School Concurrency Determination only upon:

1. The School Board's written determination that adequate school capacity will be in place or under actual construction within three years after the issuance of final subdivision or site plan approval for each school type without mitigation; or

2. 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 proportionate share mitigation agreed to by the developer.

g. If the School Board determines that adequate capacity will not be in place or under actual construction within three years after the issuance of final subdivision or site plan approval and mitigation is not an acceptable alternative, the City will not issue a School Concurrency Determination and will deny the residential development order or defer action until such time as the School Board reports that capacity is available or acceptable mitigation agreement is approved by the School Board and the City.

CERTIFICATE OF CONCURRENCY COMPLIANCE

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

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

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

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

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

1. Amendments to the Comprehensive Plan can be made as often as necessary. In addition, changes can be made to the Capital Improvements Element by ordinance if the changes are limited to the technical matters listed in Chapter 163, Part II, Florida Statutes, as amended.
2. No development order shall be issued which would require the City Commissioners to delay or suspend construction of any of the capital improvements on the 5-Year schedule of the Capital Improvements Element.
3. If by issuance of a development order a substitution of a comparable project on the 5-Year schedule is proposed, the applicant may request the City to consider an amendment to the 5-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).

IX

PUBLIC SCHOOL FACILITIES ELEMENT

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PUBLIC SCHOOL FACILITIES ELEMENT

INTRODUCTION

The School Facilities Element designates evaluation standards and methodologies for determining proportionate share mitigation for school capacity and future land development in the City. The purpose of this School Facilities Element is to ensure that a public school concurrency system is based upon consistent goals, objectives and policies using appropriate and relevant best available data in compliance with the requirements of Section 163.3177(12), Florida Statutes. In accordance with this requirement, a uniform system of level of service standards, implementation requirements and proportionate share mitigation are established in this Public School Facilities Element. The data collected for this plan element and analysis of this data, contained in the City's Data and Analysis document, are not part of this plan element, but serve to provide a foundation and basis for the formulation of this Public School Facilities Element of the Comprehensive Plan.

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

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

PUBLIC SCHOOL FACILITIES GOALS, OBJECTIVES AND POLICIES

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

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

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

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

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

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

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

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

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

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

Policy IX.1.5 An annual Comprehensive Plan amendment shall include the addition of a new fifth year to the Five-Year Schedule of Capital Improvements of the Capital Improvements Element based upon the School District's financially feasible public schools facilities capital program and five-year facilities work plan. The School District shall provide 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 the school concurrency service area as the entire school district within which a determination can be made as to whether there is adequate school capacity available based on the adopted level of service standards. The concurrency service area shall maximize capacity utilization, taking into account transportation costs, limiting maximum student travel times, the effect of court-approved desegregation plans, achieving social economic, racial and cultural diversity objectives, and other relevant factors as determined by the School Board's policy on maximization of capacity. Other considerations for amending concurrency service areas may include safe access (including factors such as the presence of sidewalks, bicycle paths, turn lanes and signalization, 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 districtwide basis within the period covered by the Five-Year Schedule of Capital Facilities Improvements and that the utilization of school capacity is maximized to the greatest extent possible, taking into account transportation costs and other relevant factors.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Policy IX.5.5 The School Board shall provide bicycle and pedestrian access consistent with Florida Statutes 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:

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

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

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

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

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

a. The contribution of land; or

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

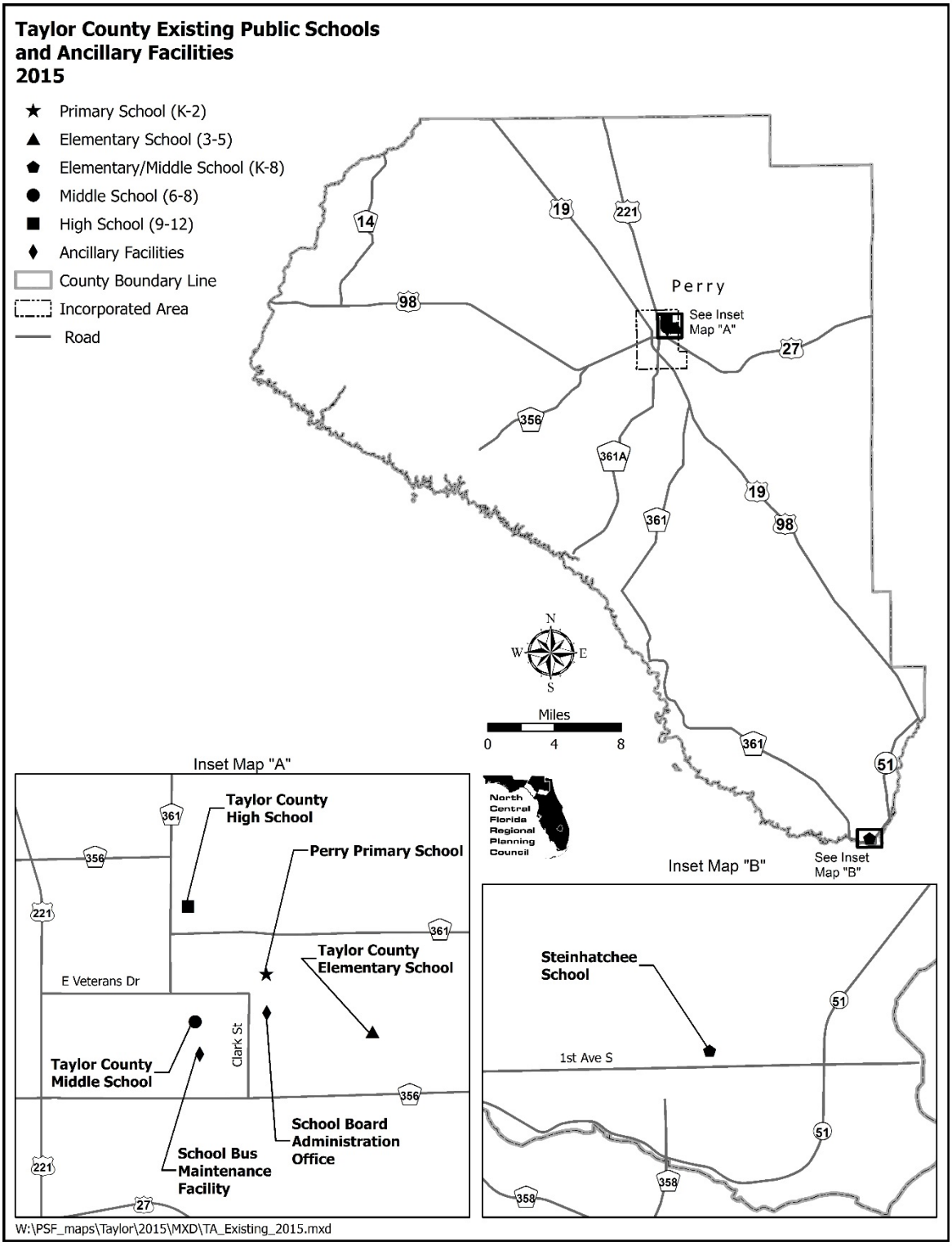
c. The creation of mitigation banking based on the construction of a public school facility in exchange for the right to sell capacity credits.

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

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

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

Policy IX.9.4 The City shall work with the School Board to determine responsibility for the costs and construction of any needed offsite 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.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Elementary School (3-5)
Elementary/Middle School (K-8)
Middle School (6-8)
High School (9-12)
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County Boundary Line
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Taylor County High School
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Taylor County Middle School
School Board Administration Office
School Bus Maintenance Facility
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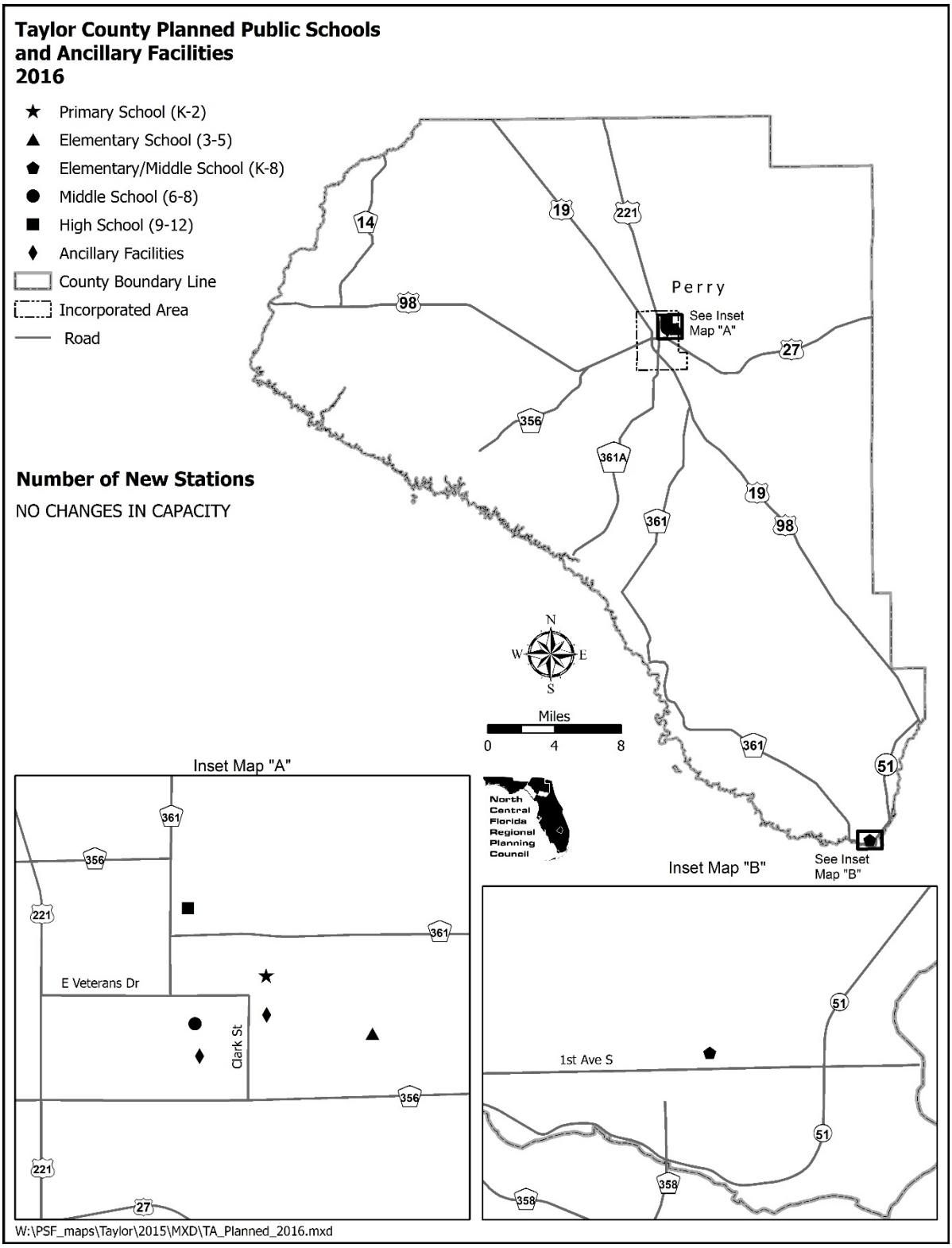
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Elementary School (3-5)
Elementary/Middle School (K-8)
Middle School (6-8)
High School (9-12)
Ancillary Facilities
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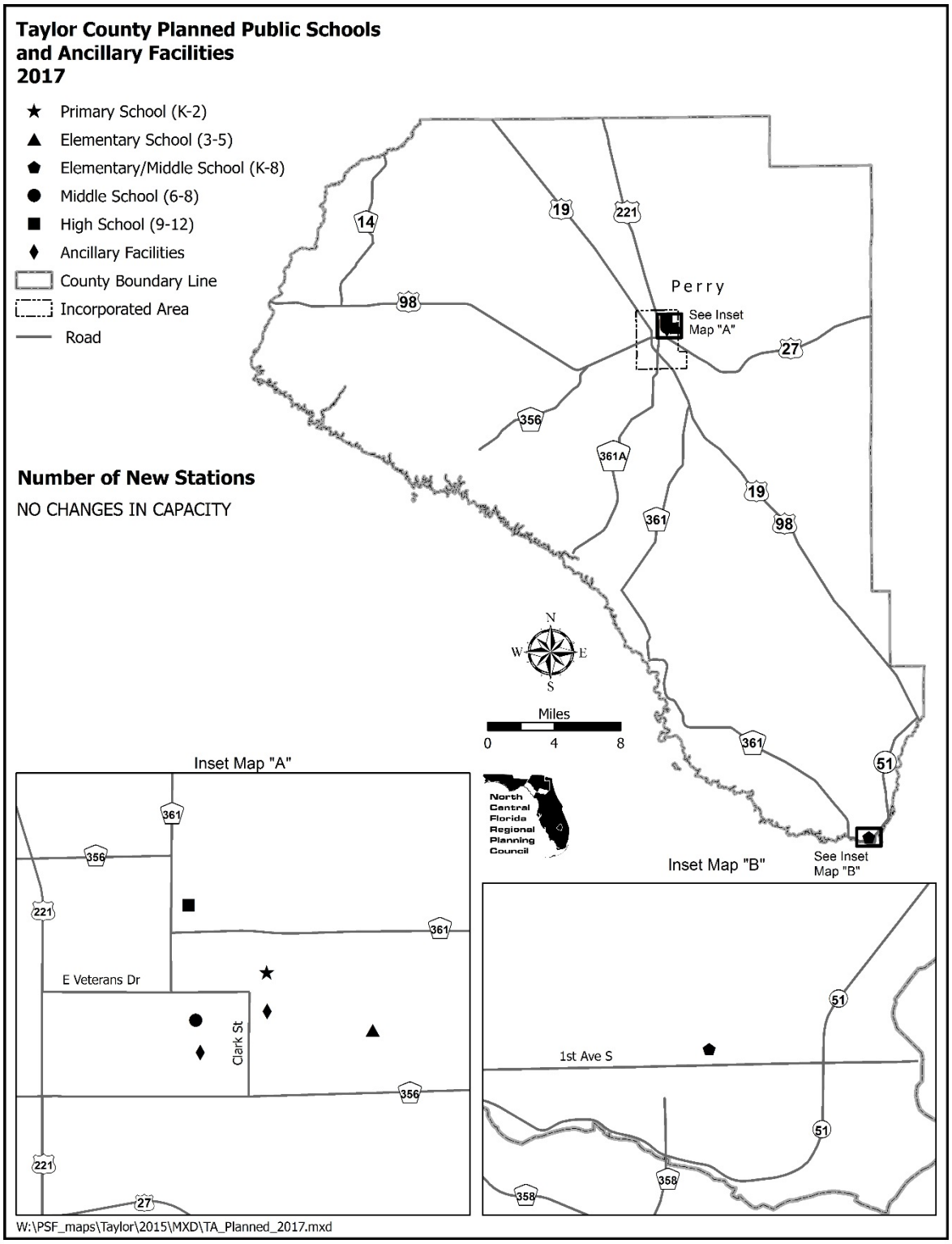
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Middle School (6-8)
High School (9-12)
Ancillary Facilities
County Boundary Line
Incorporated Area
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Number of New Stations
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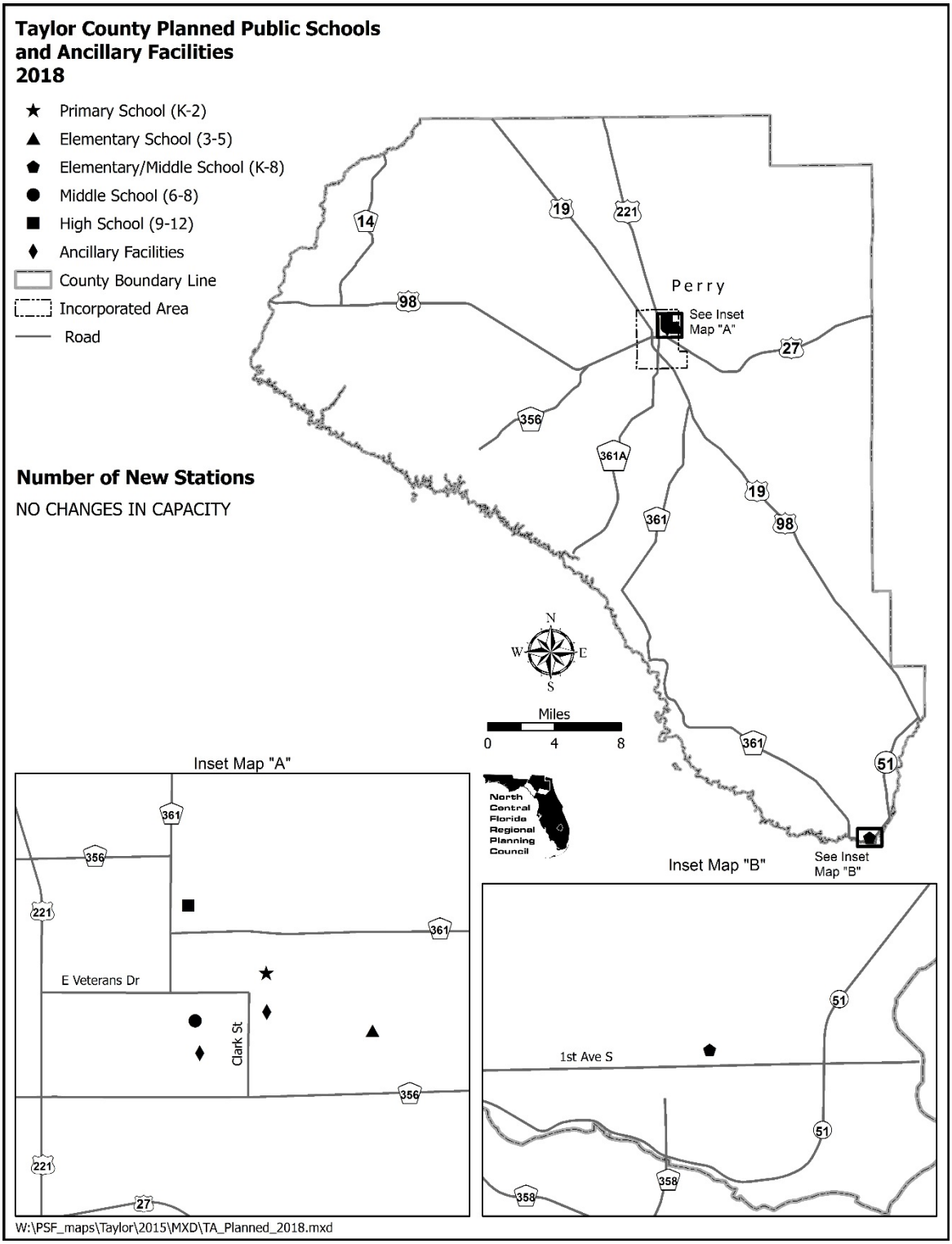
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Middle School (6-8)
High School (9-12)
Ancillary Facilities
County Boundary Line
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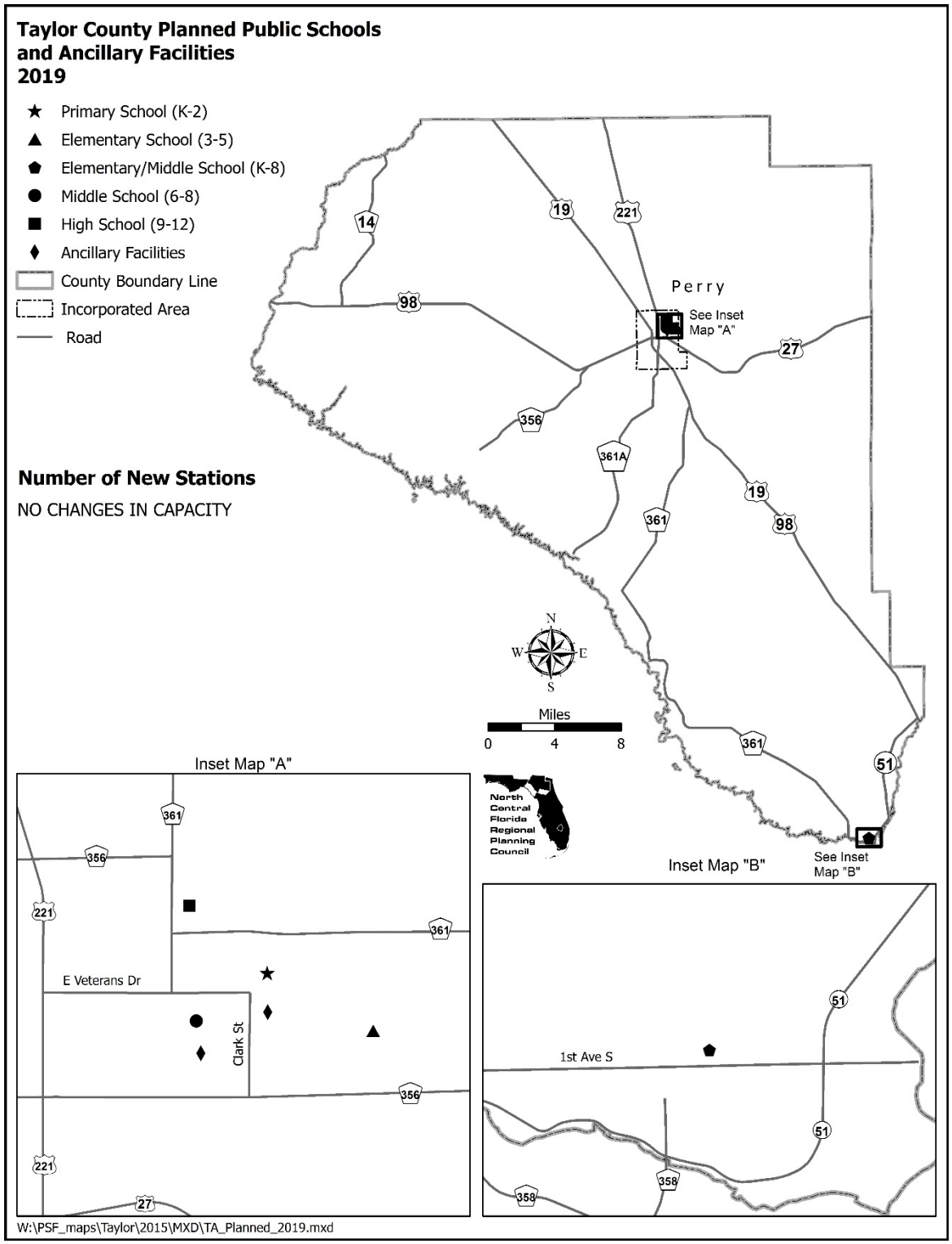
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Elementary/Middle School (K-8)
Middle School (6-8)
High School (9-12)
Ancillary Facilities
County Boundary Line
Incorporated Area
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Number of New Stations
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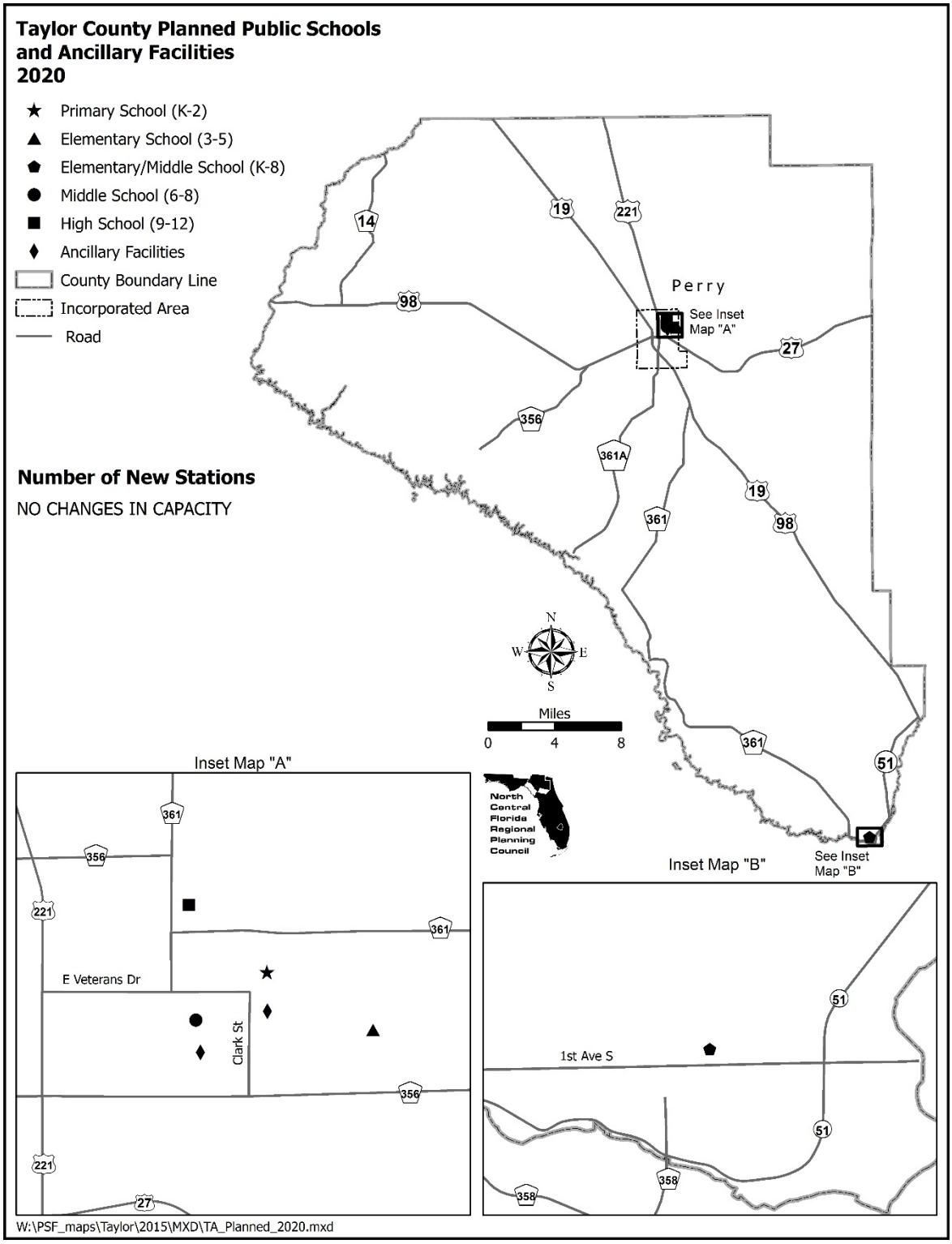
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2020
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Elementary/Middle School (K-8)
Middle School (6-8)
High School (9-12)
Ancillary Facilities
County Boundary Line
Incorporated Area
Road
Number of New Stations
NO CHANGES IN CAPACITY
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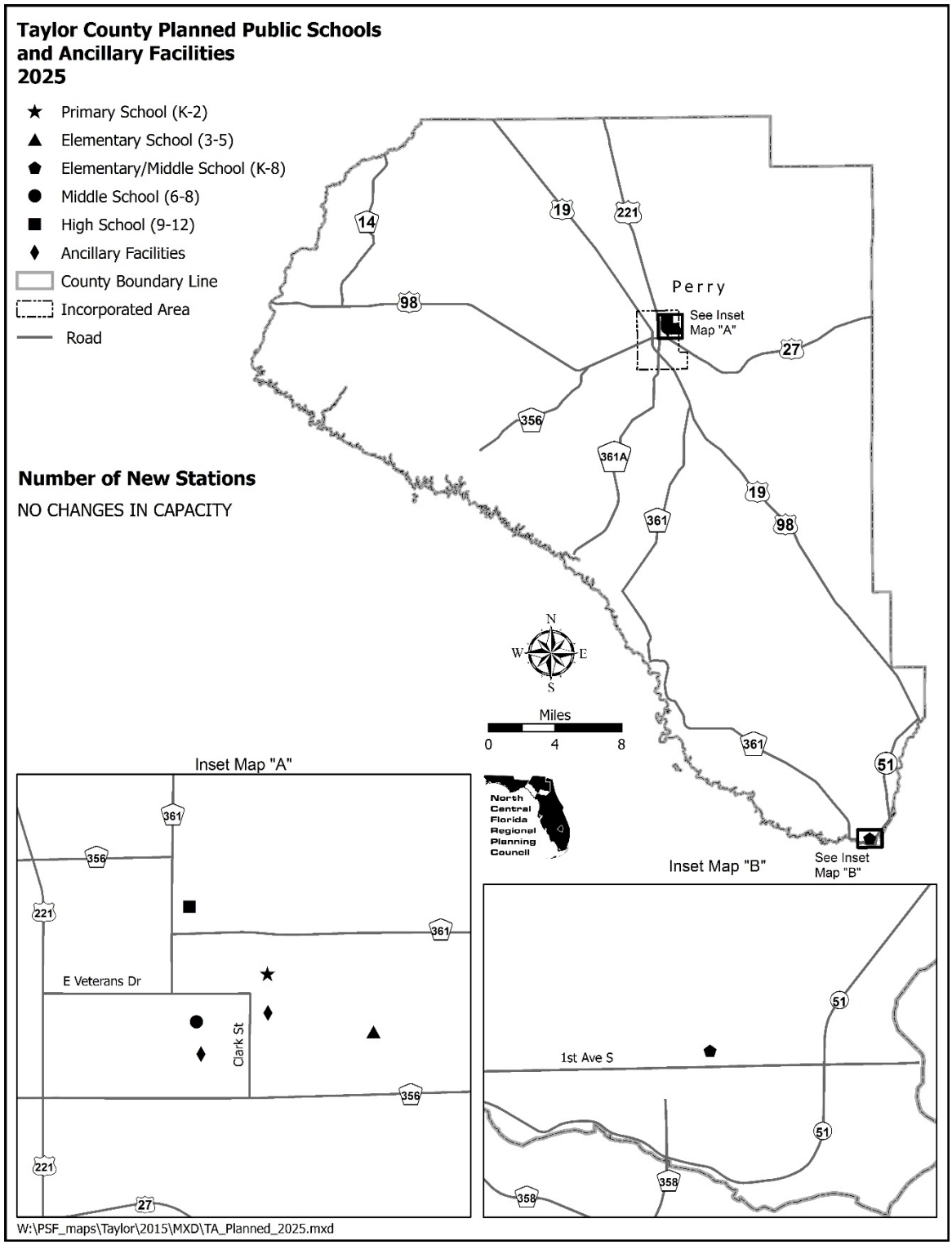
Taylor County Planned Public Schools
and Ancillary Facilities
2025
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Elementary School (3-5)
Elementary/Middle School (K-8)
Middle School (6-8)
High School (9-12)
Ancillary Facilities
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Number of New Stations
NO CHANGES IN CAPACITY
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APPENDIX B

DEFINITIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

APPENDIX A

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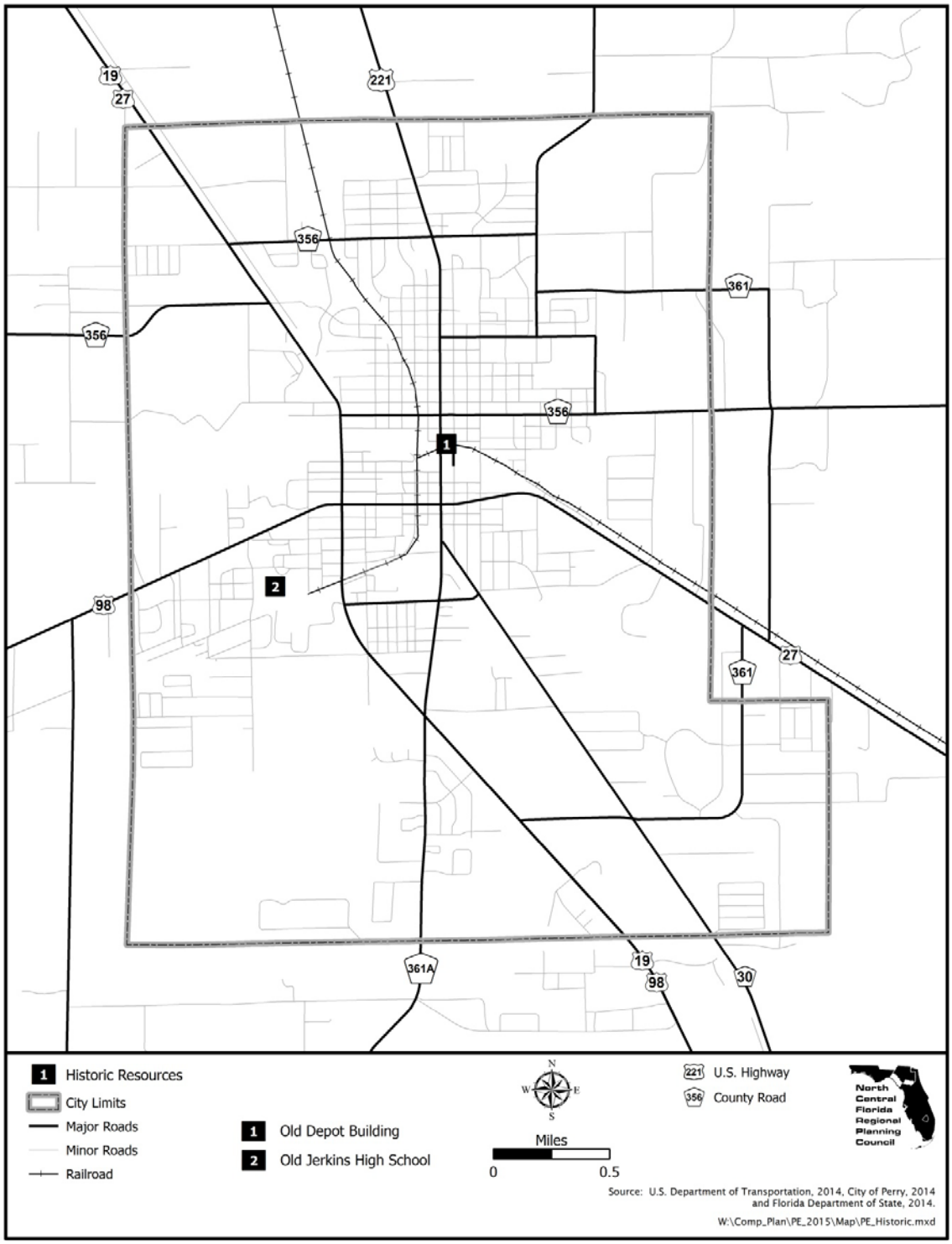
ILLUSTRATION A - I

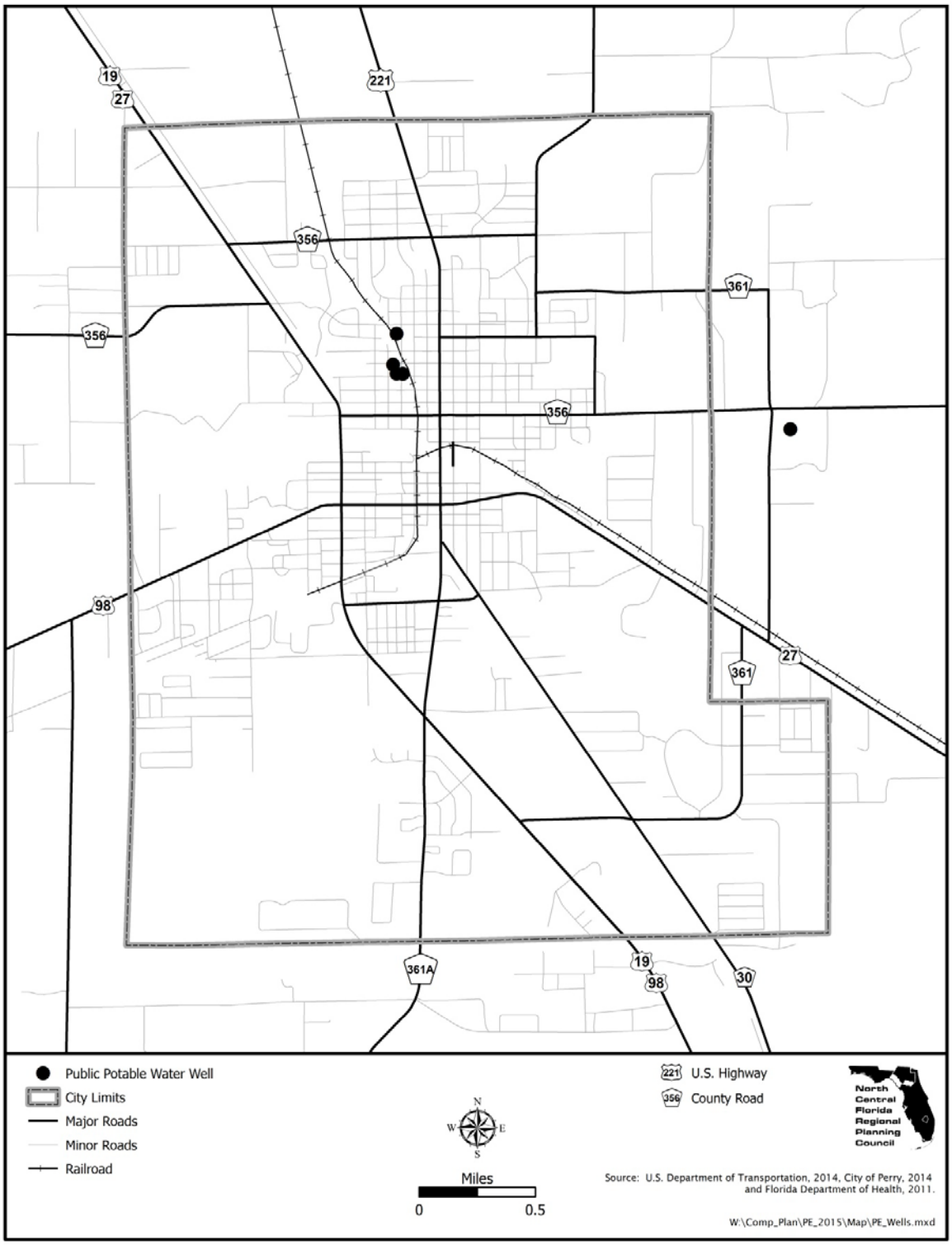
FUTURE LAND USE PLAN MAP

(Under Separate Cover)

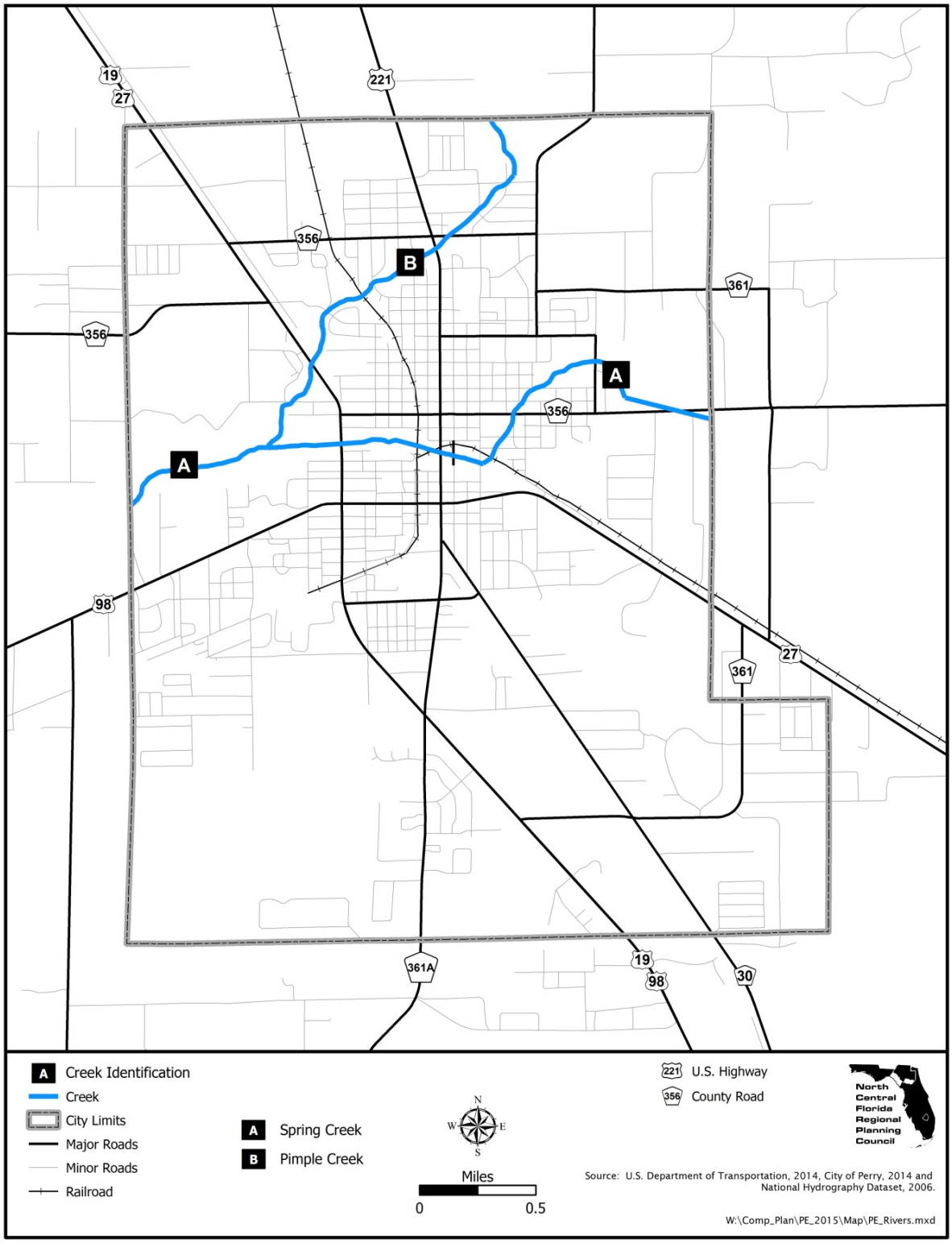
CITY OF PERRY
ILLUSTRATION A - II
Historic Resources



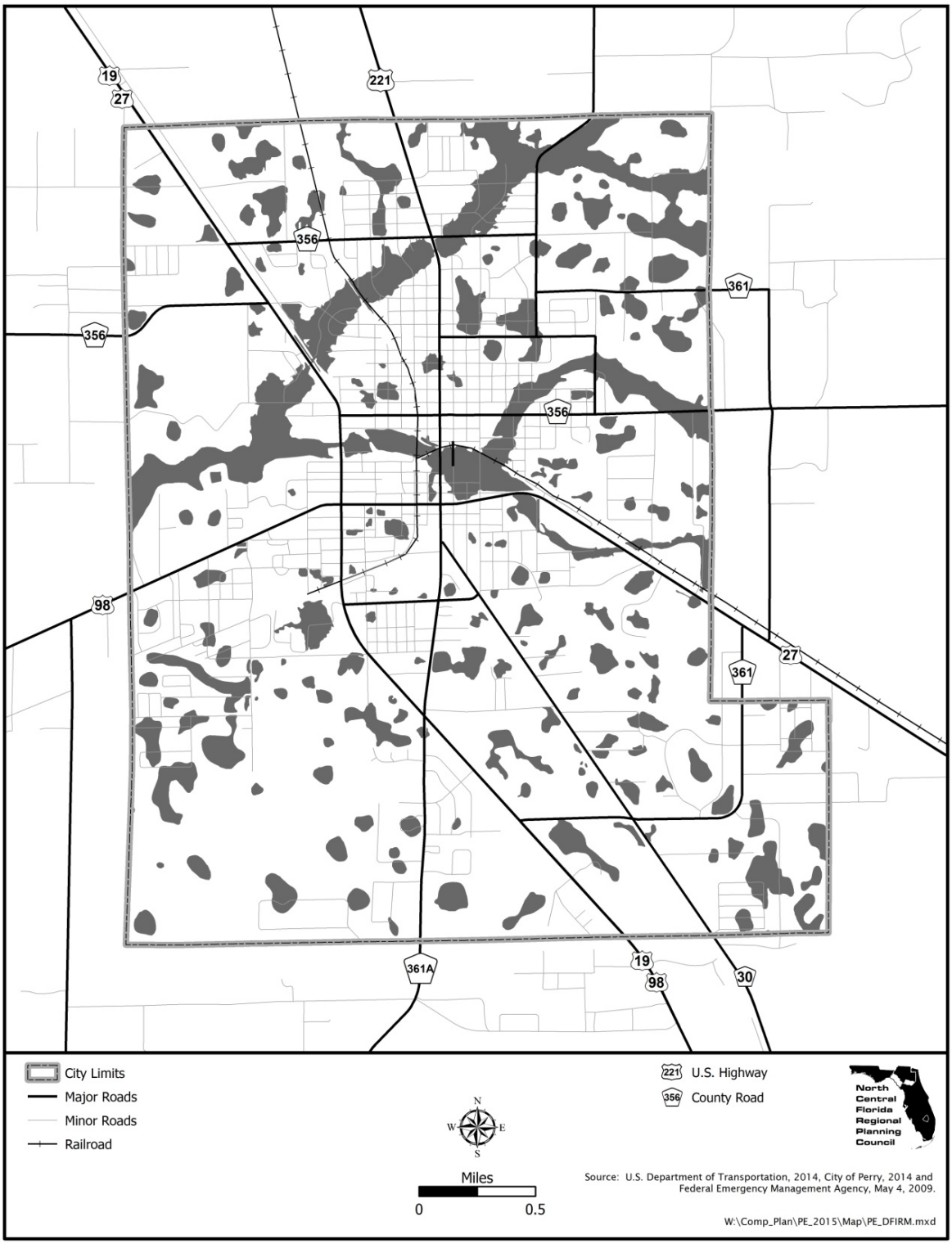
CITY OF PERRY
ILLUSTRATION A - III
Existing and Planned Waterwells



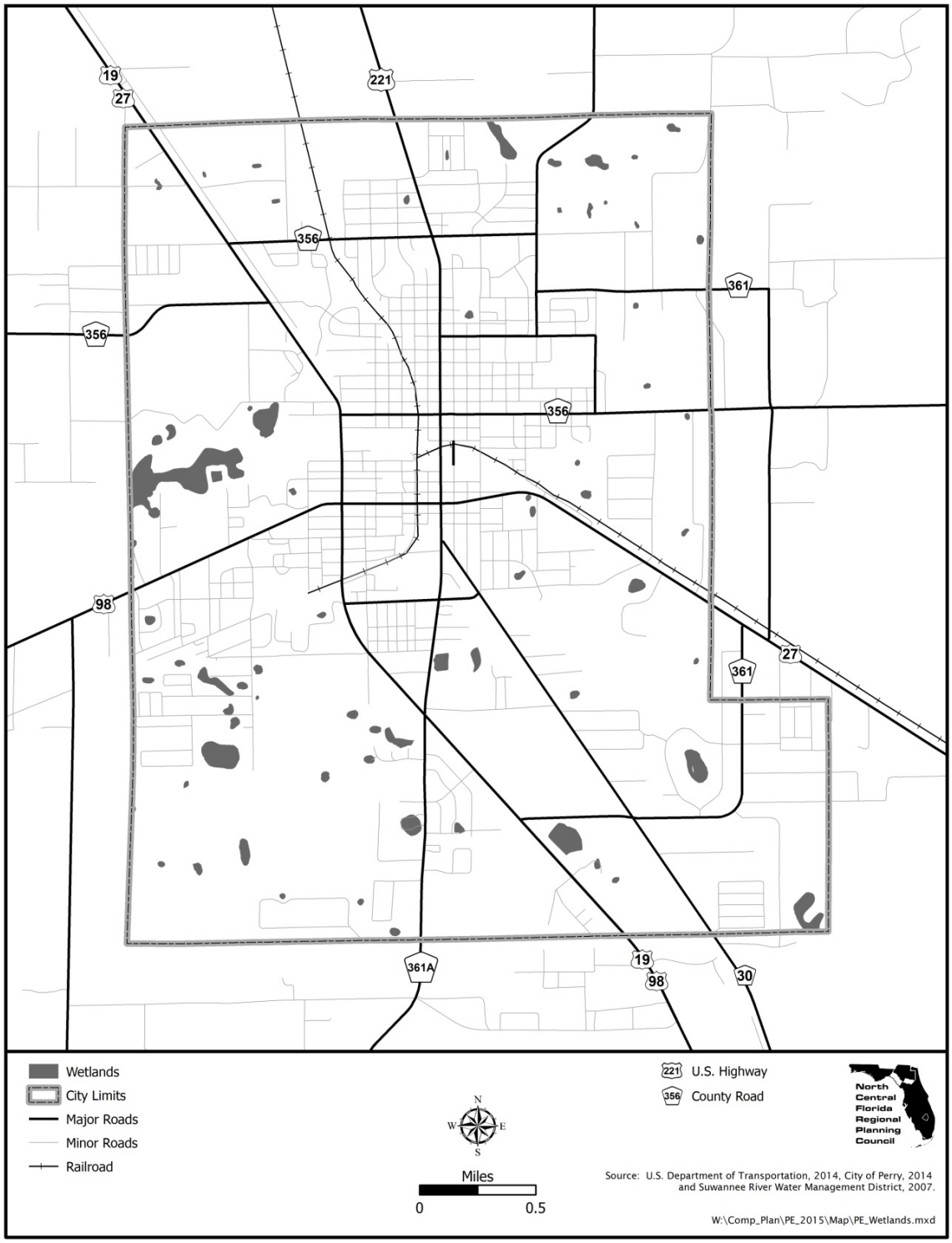
CITY OF PERRY
ILLUSTRATION A - IV
Rivers and Lakes



CITY OF PERRY
ILLUSTRATION A – V
Flood Prone Areas

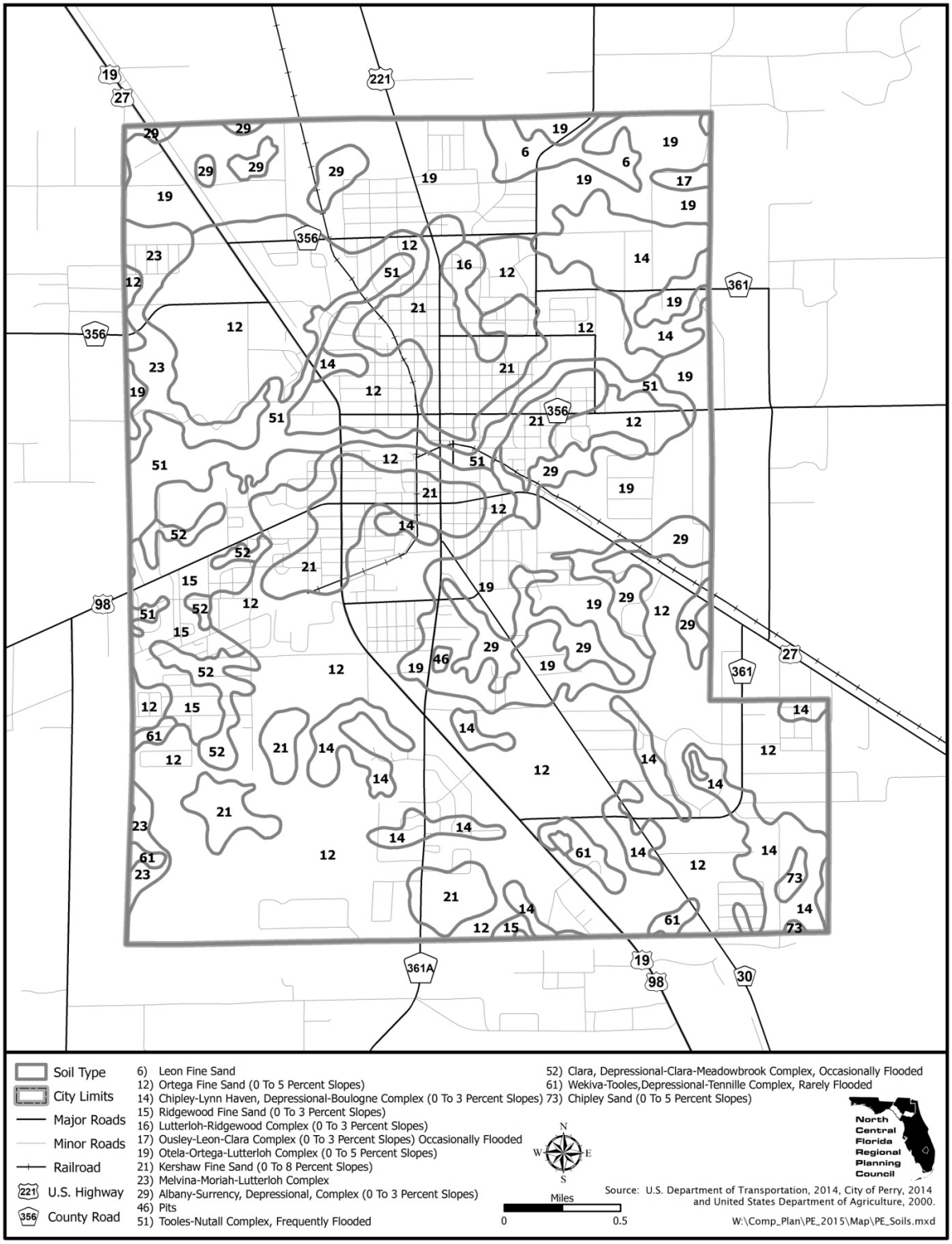


CITY OF PERRY
ILLUSTRATION A – VI
Wetlands

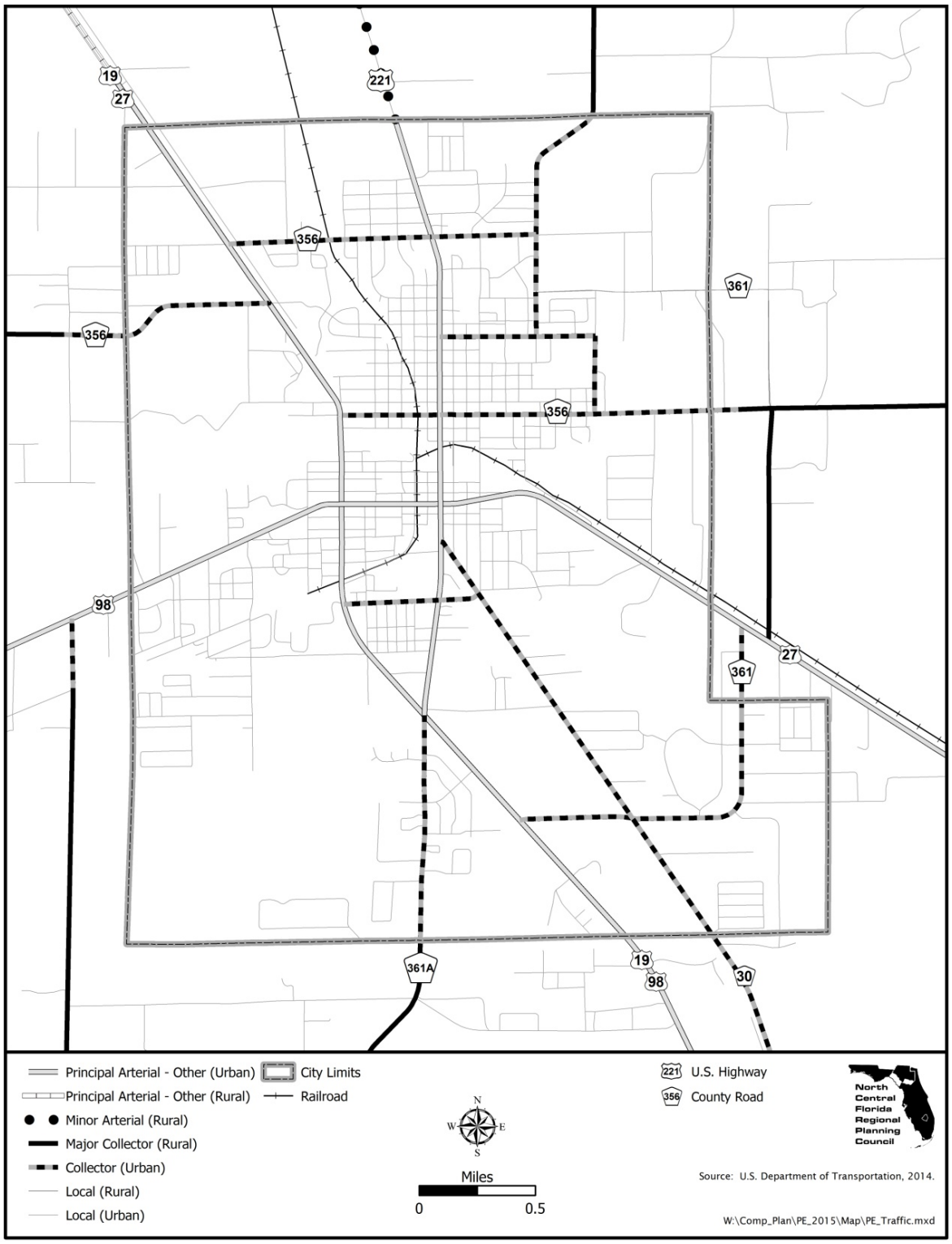


CITY OF PERRY
ILLUSTRATION A – VII
Minerals

CITY OF PERRY
ILLUSTRATION A – VIII
Soil Associations



CITY OF PERRY
ILLUSTRATION A – IX
Future Transportation



CITY OF PERRY
ILLUSTRATION A – X

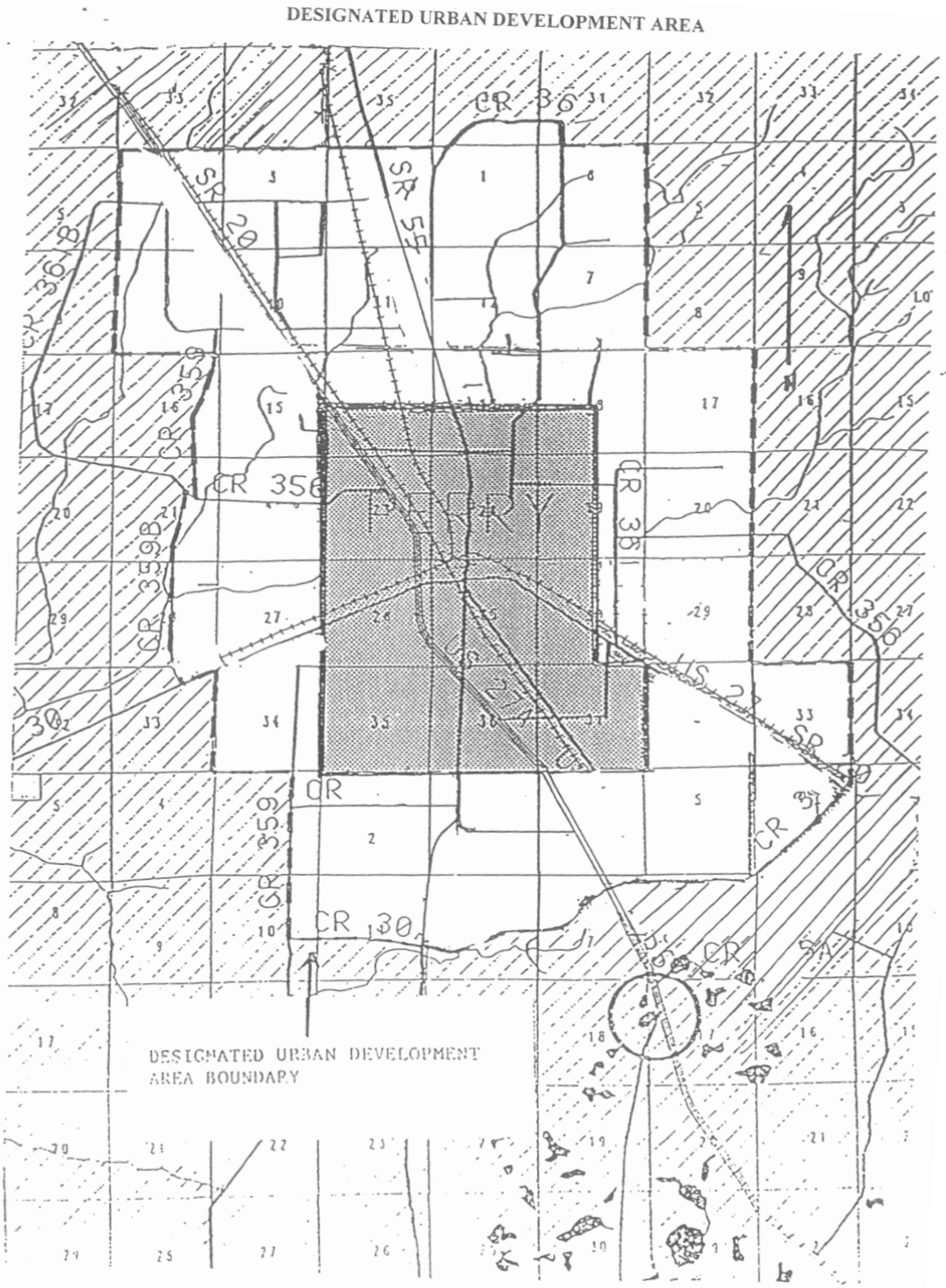


ILLUSTRATION A - XI
Regionally Significant Natural Resources
Groundwater Resources

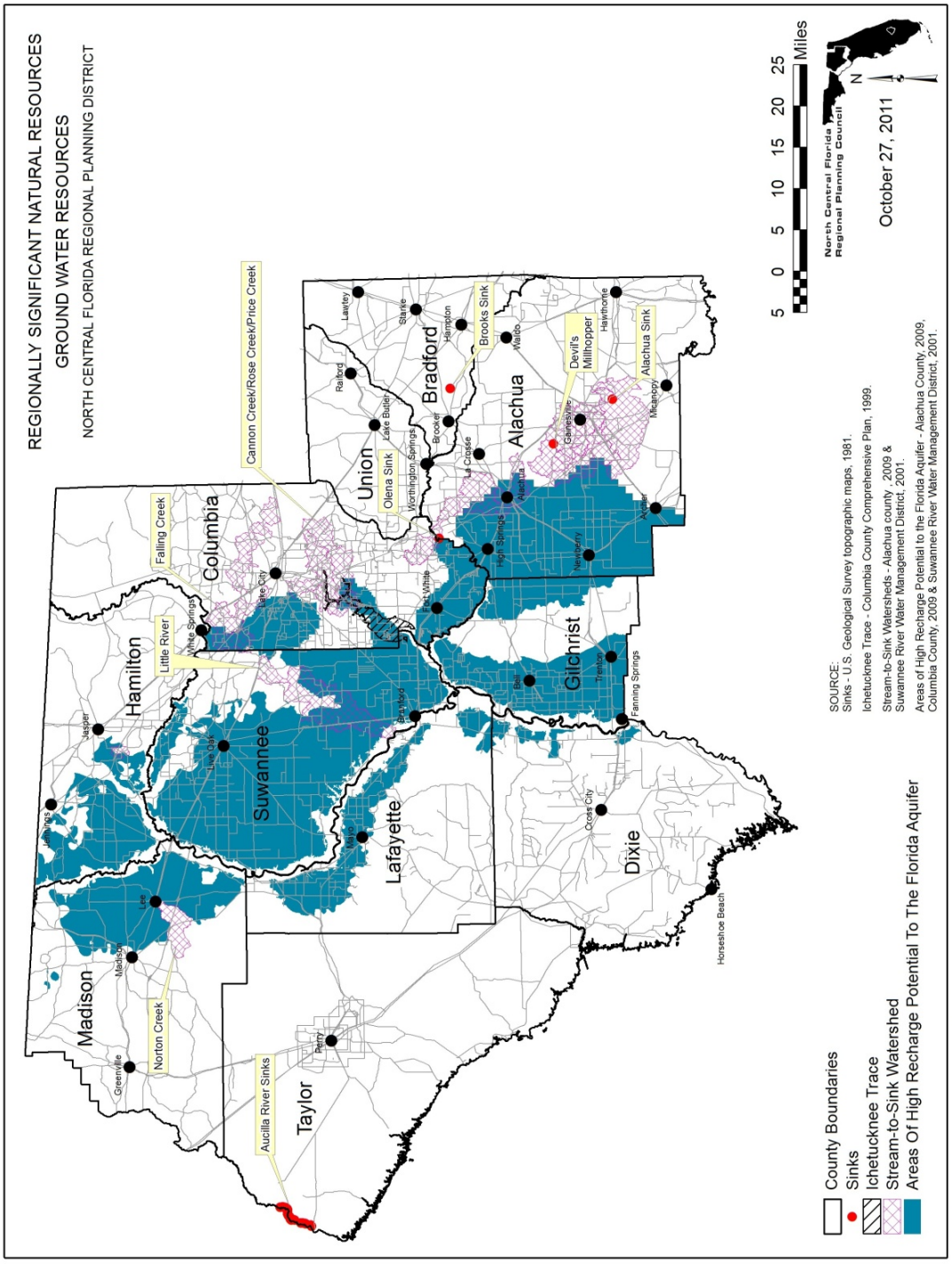


ILLUSTRATION A - XII
Regionally Significant Natural Resources
Natural Systems

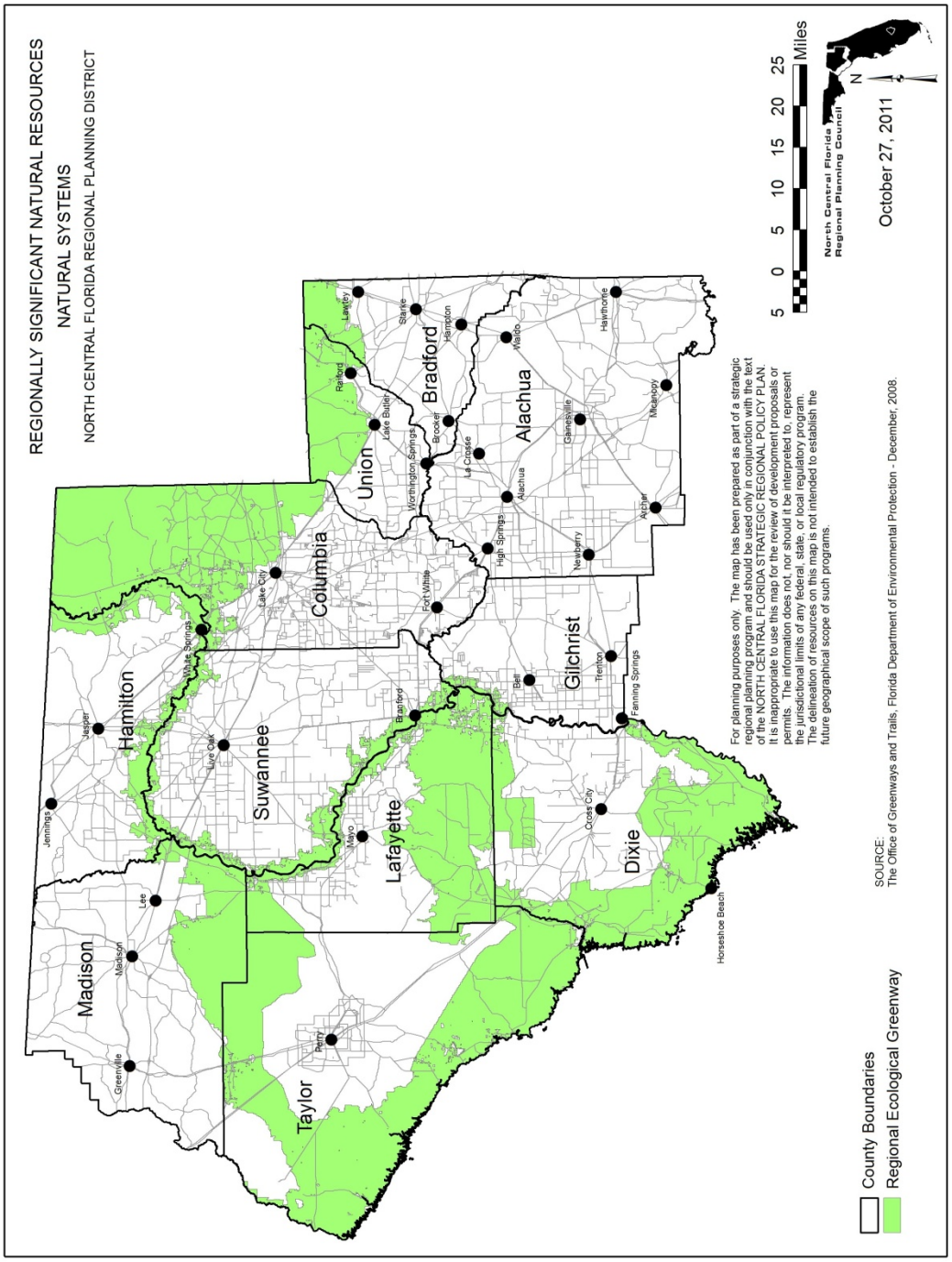


ILLUSTRATION A - XIII
Regionally Significant Natural Resources
Planning and Resource Management Areas 1

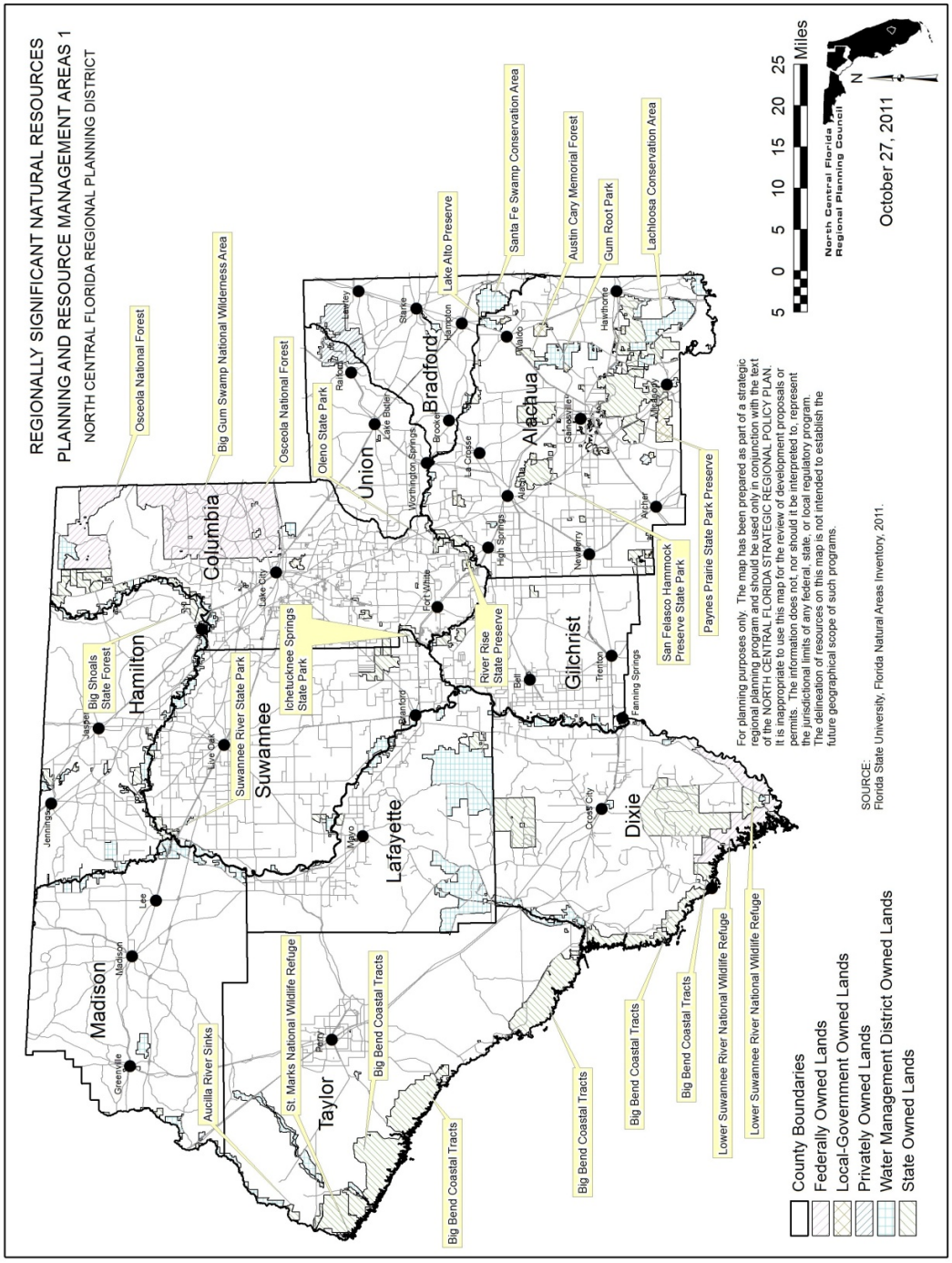


ILLUSTRATION A - XIV
Regionally Significant Natural Resources
Planning and Resource Management Areas 2

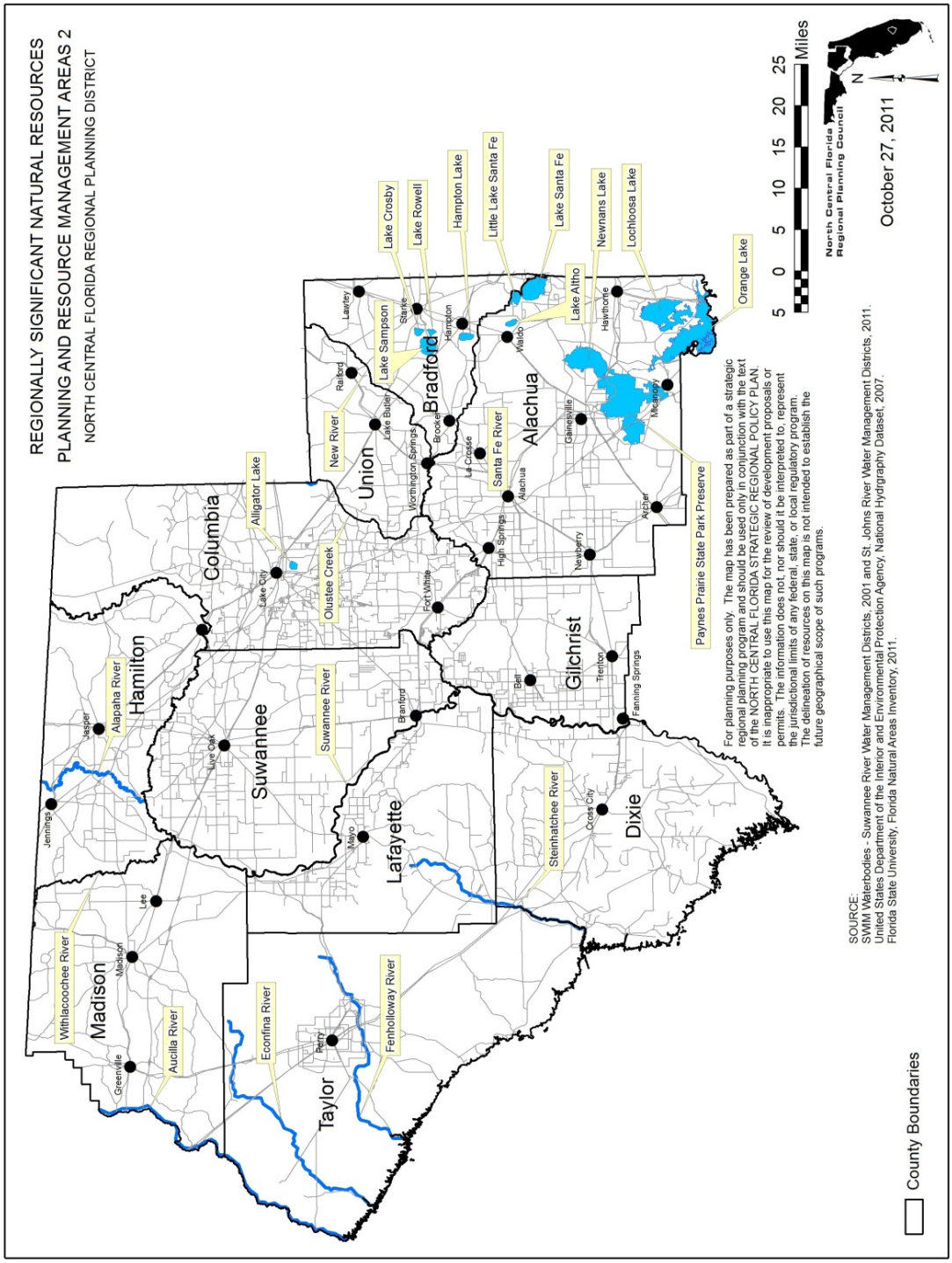
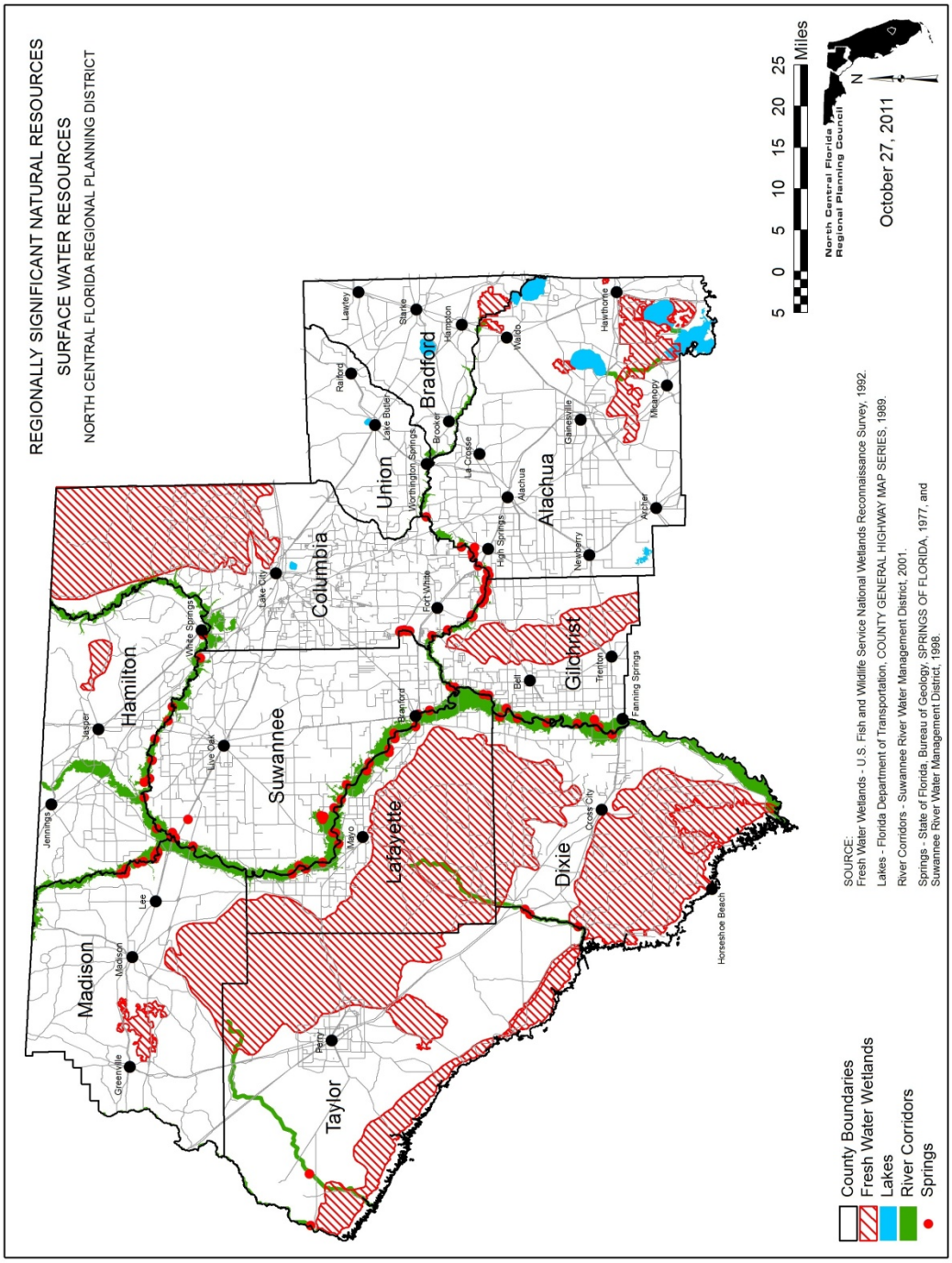


ILLUSTRATION A - XV
Regionally Significant Natural Resources
Surface Water Resources



NORTH CENTRAL FLORIDA REGIONAL PLANNING COUNCIL

REGIONAL AND LOCAL GOVERNMENT PROGRAMS

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