CITY OF STARKE

COMPREHENSIVE PLAN

Adopted
December 17, 1991 by Ordinance No. 349-A

Amended
November 16, 1993 by Ordinance No. 360-A
February 3, 1998 by Ordinance No. 391
November 21, 2000 by Ordinance No. 00-411
March 5, 2002 by Ordinance No. 02-415
July 15, 2008 by Ordinance No. 08-0546
December 16, 2008 by Ordinance No. 09-0607
February 3, 2015 by Ordinance No. 15-0717

CITY OF STARKE

COMPREHENSIVE PLAN

ELEMENTS

Future Land Use

Transportation

Housing

Facilities

Conservation

Recreation and Open Space

Intergovernmental Coordination

Capital Improvements

Public School Facilities

Prepared for
City Commission

Prepared by
Local Planning Agency

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

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INTRODUCTION

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

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

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

This comprehensive planning process involves essentially four basic steps:

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

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

GENERAL SETTING OF THE CITY

The City is approximately 7.16 square miles or 4,585 acres in area. The City is located in the east central portion of Bradford County.

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A.

FUTURE LAND USE ELEMENT

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A. FUTURE LAND USE ELEMENT

GOAL, OBJECTIVES AND POLICIES

GOAL A.1 - PROVIDE FOR A CONTINUED HIGH QUALITY OF LIFE IN STARKE BY PLANNING FOR POPULATION GROWTH, PUBLIC AND PRIVATE DEVELOPMENT, AND THE PROPER DISTRIBUTION, LOCATION, AND EXTENT OF LAND USES BY TYPE, DENSITY, AND INTENSITY CONSISTENT WITH EFFICIENT AND ADEQUATE LEVEL OF SERVICE AND FACILITIES AND THE PROTECTION OF NATURAL AND ENVIRONMENTAL RESOURCES.

OBJECTIVE A.1.1 Future growth and development will be managed through the enforcement of land development regulations, as stipulated in the City's Land Development Code.

Policy A.1.1.1 Continue to regulate development in order to implement the provisions of the Comprehensive Plan Elements through the application and enforcement of the adopted Land Development Code which includes:

1. The subdivision of land;
2. The regulation of land use consistent with this Future Land Use Element;
3. The compatibility of future adjacent land uses through zoning use districts and the elimination of existing incompatible uses through enforcement of non-conforming use requirements that prohibit re-establishing any incompatible use after 180 days of inactivity and removal of non-conforming structures when destroyed beyond 50 percent of its value; and provide for larger open space buffers or visual screens between residential and commercial or industrial zoning districts;
4. The regulation of areas designated as subject to seasonal and periodic flooding;
5. Adequate stormwater management;
6. The protection of potable water wellfields through the establishment of potable water wellfield protection zones, as follows:
    a. An Interim Wellhead Protection area shall be established as a circular area with a fixed radius of two hundred (200) feet and shall be drawn utilizing each well as the center of the circle.
    b. A Final Wellhead Protection area shall be established utilizing hydrological information and flow, modeling developed in cooperation with the Suwannee River Water Management District. The Final Wellhead Protection area when available, will replace the Interim Wellhead Protection area.
    c. The boundaries of Wellhead Protection areas shall be shown on the Future Land Use Map.

d. Non-compatible land uses prohibited within the Wellhead Protection area shall include: Landfills; feedlots or other commercial animal facilities; wastewater treatment plants, percolation ponds, and other similar facilities; activities that require the storage, use or transportation of restricted substances, agricultural chemicals, petroleum products, hazardous toxic waste, medical waste, etc.; mines; and excavation of waterways or drainage facilities which intersect the water table. Necessary utility/governmental needs, including dredge and fill, shall be exempted from these restrictions.

7. Support efforts to protect aquifer recharge areas if any such areas are discovered;

8. Ensure safe and convenient on-site traffic flow and vehicle parking needs;

9. Provide that development orders and permits will not be issued which will result in a reduction of the level of services for the affected public facilities below the level of service standards adopted in these Comprehensive Plan Elements; and

10. Provide for effective monitoring, incentive and enforcement capabilities to see that the requirements established by the regulatory programs are met.

Policy A.1.1.2 Incorporate public and private schools as an allowable use within all residential, commercial, agricultural, recreation and public use land categories.

Policy A.1.1.3 Public and private school sites shall be consistent with the following criteria:

1. The proposed school site shall be compatible with present and projected use of adjacent property;

2. Ensure that adequate public facilities and services are available concurrent with the development of the school;

3. The developed of the proposed site is not inhibited by any significant environmental constraints;

4. The proposed school shall pose no adverse impact on any recorded or unrecorded archaeological or historic site or structures which may be located on the site;

5. The proposed site shall be well drained and the soils shall be suitable for development or the site may be improved to accommodate the development including outdoor educational facilities;

6. The proposed site adequately provide for vehicle circulation and parking; and

7. The proposed site shall have the ability to co-locate with parks, libraries and community centers, where feasible.

Policy A.1.1.4 Public and private school sites shall be consistent with the following standards:

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

2. All structural setbacks, building heights and access requirements shall be regulated by the land development regulations.

Policy A.1.1.5 Continue to cooperate with State or regional agencies having regulatory or permitting authority over land development activity in the City by requiring submittal of approvals from outside agencies prior to issuance of local development permits. These outside permits include, but are not limited to, use of conservation areas, stormwater management facilities, dredge and fill, highway access, consumptive use of potable water; and public and individual water and sewer systems.

Policy A.1.1.6 Enforce the regulatory measures to promote and enhance the visual appearance of the City such as sign controls, tree preservation and landscaping requirements, and nuisance control laws as stipulated in the Land Development Code.

OBJECTIVE A.1.2 All regulatory measures enacted to aid in the implementation of these Comprehensive Plan Elements shall be consistent with the standards established in this Element for the distribution and extent, type, density, and intensity of future land use; and shall be implemented in a manner which will discourage urban sprawl in keeping with the regional urban development areas concept and the efficient use of existing public utility and traffic circulation systems.

Policy A.1.2.1 The Land Development Code shall be consistent with the following standards for residential densities:

Low Density Residential	2 or fewer units per acre.
Medium Density Residential	More than 2 and less than or equal to 8 units per acre.
High Density Residential	More than 8 and less than 20 units per acre.
Agriculture/Forest (A/F)	Residential uses permitted, but density shall not exceed 1 unit for each 5 acres of land.

Policy A.1.2.2 To promote efficiency, future development shall be encouraged in areas where public facilities are available.

Policy A.1.2.3 The density and intensity of development for commercial, industrial, and public use areas shall be limited to a floor area ratio of 0.5. Floor area ratio is the ratio of building area that may be constructed relative to the amount of land area available (e.g., a 10,000 square foot parcel may contain up to 5,000 square feet of building area where the floor area ratio equals 0.5). Except as necessary to provide adequate space to meet the convenience shopping needs of the City's population.

Policy A.1.2.4 Demand for land at new locations to accommodate future public land uses, utility systems, or significant traffic circulation facilities is expected to be minimal during the planning period; however, when shown to be necessary, they shall be located where sufficient land area is available to provide adequate parking, landscaping, and stormwater management measures on-site.

Policy A.1.2.5 Foster the protection of important agricultural and silvicultural lands from further encroachment by urban development and negative environmental factors through the implementation of good development practices outlined in the Land Development Code.

Policy A.1.2.6 The City recognizes that urban sprawl; as evidenced by the incidence of "leapfrog" development, strip commercial development, and large expanses of low-density, single dimensional land uses presents a fiscally and environmentally unsound urban form. However, in a mature community like the City, development patterns have long been set. Nevertheless, it is the intent of the City to enforce its land development regulations in a manner which will discourage the development or extension of commercial strips, provide for mixed use developments where appropriate, and support the development of areas which are already served by public utilities.

Policy A.1.2.7 The amount of land absorbed for active recreational uses shall be limited to the least amount necessary to accommodate the recreational facilities and equipment recommended to maintain the adopted level of service for such facilities along with provisions for adequate operation and maintenance of the facility. No development, other than the minimum amount needed for caretaker and security quarters, will be permitted in any future Conservation area.

Policy A.1.2.8 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.

OBJECTIVE A.1.3 All future land use shall be consistent with sound planning principles and the limitations of the natural environment including sensitivity to the problems posed by topography, soil conditions, or conservation areas such as wetlands and floodplains. Future land development activities shall address the need to preserve and protect historic resources through the development of a complete inventory of sites, adoption of regulatory incentives to promote preservation and provision of information on standards and criteria for the maintenance and use of historic resources; the desired community character; and the goals, objectives, and policies relating to the development of the land set forth in the other elements of this plan.

	Ensure the compatibility of future adjacent land uses through the adoption of zoning use districts and provide for the elimination of existing incompatible uses through enforcement of non-conforming use requirements that prohibit re-establishing any incompatible use after 180 days of inactivity and removal of non-conforming structures when destroyed beyond 50 percent of its value; and provide for larger open space buffers or visual screens between residential and commercial or industrial zoning districts.
Policy A.1.3.1	Ensure that future land development is carried out in a manner which will conserve, manage, and protect natural resources; maintain and enhance the natural balance of ecological functions in the community; protect air and water quality, conserve the water supply, protect the natural functions of floodplains, and native vegetation communities and wildlife habitats in accordance with the goals, objectives, and policies set forth in the Conservation Element.
Policy A.1.3.2	Maintain a listing of all known historic sites and encourage and support preservation of the identified historic resources within the community. Continually, encourage and support efforts to identify additional historic resources.
	Work with the Architectural Services Section of the Florida Bureau of Historic Preservation to develop and implement standards and criteria for the continued maintenance and uses of historic properties, to the extent that they are legal and affordable within the next five years. The standards and criteria shall be based on "The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings".
OBJECTIVE A.1.4	The City shall ensure that development orders for future land uses are issued only when the necessary facilities and services are available concurrent with the development.
Policy A.1.4.1	Future land development projects must not cause a reduction in the adopted minimum level of service standards for all roadways as follows:
	Establish the service standards as noted below at peak hour for the following functionally classified roadways within the City as defined within the Florida Department of Transportation 2013 Quality/Level of Service Handbook.

ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	LEVEL OF SERVICE
1	S.R. 16 (from W. Market Road to U.S. 301)	2-U	Highway	Transition	C
2	S.R. 16 (from U.S. 301 to East City Limit)	2-U	Arterial II	Transition	C
3	S.R. 100 (from C.R. 100A (South Starke) to U.S. 301)	2-U	Arterial I	Transition	C
4	S.R. 100 (from U.S. 301 to C.R. 100A (West Starke))	2-U	Arterial I	Transition	C
5	U.S. 301/S.R. 200 (from SW City Limit (SE 146th St) to S.R. 100)	4-D	Arterial II	Transition	C
6	U.S. 301/S.R. 200 (from S.R. 100 to S.R. 16)	4-D	Arterial II	Transition	C
7	U.S. 301/S.R. 200 (from S.R. 16 to N. City Limit (Market Rd.))	4-D	Arterial I	Transition	C
8	S.R. 230 (from U.S. 301 to SE City Limit (Valley Rd.)	2-U	Arterial I	Transition	C
9	CR 229 / Weldon St (from W. City Limit to S.R. 16)	2-U	Major Collector	Transition	D
10	CR 100A / Edwards Rd (W. City Limit to U.S. 301)	2-U	Major Collector	Transition	D

D - Divided Roadway

U - Undivided Roadway

Class I - Arterials with a posted speed of 40 mph or greater.

Class II - Arterials with a posted speed of 35 mph or less.

The City shall request that the section of U.S. 301, south of State Road 16 and north of County Road 100A, be designated by Florida Department of Transportation as a constrained facility due to physical constraints.

The concurrency management system shall identify the threshold(s) and methodology for evaluating project impacts on area roadways.

Policy A.1.4.2 The City shall require availability of the adopted level of service for wastewater collection and treatment, solid waste collection, stormwater and drainage facilities, and potable water supply and distribution concurrent with the issuance of development permits for any type or intensity of future land uses. Minimum level of service standards are established as follows:

Wastewater	86 gallons per day per customer 44 gallons per day per customer	Residential/Small Commercial Large Commercial/ Industrial
Potable Water	115 gallons per day per customer 82 gallons per day per customer	Residential/ Small Commercial Large Commercial/ Industrial
Solid Waste	8.3 pounds per day per customer	
Drainage	25-year storm runoff for major drainageways 10-year storm runoff for minor drainageways	

Policy A.1.4.3 All regional public facilities shall be protected from declines in level of service.

Policy A.1.4.4 Ensure that development orders and permits are issued in a manner that will assure that the necessary public facilities and services will be available to accommodate the impact of that development.

Policy A.1.4.5 A concurrency management ordinance shall provide for the following:

1. A monitoring system that will establish and track existing levels of service for all public facilities.
2. An annual Public Facilities Report that identifies the existing level of service on all public facilities.
3. An evaluation that monitors the adherence to the adopted schedule of capital improvements.

OBJECTIVE A.1.5 The City shall encourage the use of innovative land development regulations including provisions for planned unit developments and mixed land use development techniques.

Policy A.1.5.1 Utilize the provisions for Planned Unit Development zoning in its land development regulations to allow for more innovative and economical development concepts than can be obtained through conventional zoning. The residential Planned Unit Development requirements shall provide for densities up to 20 units per acre, not more than 20 percent of the gross land area devoted to non-residential uses and reservation of not less than 20 percent of the gross land area as permanent open space. Residential Planned Unit Development's may include any non-residential use permitted in conventional zoning classification, which shall be limited to a floor area ratio of 0.5, and shall include not less than 20 percent of the land area reserved as permanent open space.

Policy A.1.5.2	New residential development shall be designed so that valuable and aesthetic natural features are conserved, that on-site opportunities are utilized, and that the design is contemporary and imaginative and avoids wasteful, rigid arrangements of streets and utility systems.
OBJECTIVE A.1.6	The City shall reduce the incidence of substandard housing conditions by targeting its code enforcement and Community Development Block Grant programs.
Policy A.1.6.1	The City shall identify blighted areas and develop regulatory actions to expedite and aid in the removal of blight and blighting conditions as set forth in the Housing Element goals, objectives, and policies.

B.

TRANSPORTATION ELEMENT

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B. TRANSPORTATION ELEMENT

GOAL, OBJECTIVES AND POLICIES

GOAL B.1 - PROVIDE A SAFE, CONVENIENT, EFFICIENT TRANSPORTATION SYSTEM.

OBJECTIVE B.1.1 Maintain an acceptable level of service standards on all roadways within the City.

Policy B.1.1.1 Establish the service standards as noted below at peak hour for the following functionally classified roadways within the City as defined within the Florida Department of Transportation 2013 Quality/Level of Service Handbook.

ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	LEVEL OF SERVICE
1	S.R. 16 (from W. Market Road to U.S. 301)	2-U	Highway	Transition	C
2	S.R. 16 (from U.S. 301 to East City Limit)	2-U	Arterial II	Transition	C
3	S.R. 100 (from C.R. 100A (South Starke) to U.S. 301)	2-U	Arterial I	Transition	C
4	S.R. 100 (from U.S. 301 to C.R. 100A (West Starke))	2-U	Arterial I	Transition	C
5	U.S. 301/S.R. 200 (from SW City Limit (SE 146th St) to S.R. 100)	4-D	Arterial II	Transition	C
6	U.S. 301/S.R. 200 (from S.R. 100 to S.R. 16)	4-D	Arterial II	Transition	C
7	U.S. 301/S.R. 200 (from S.R. 16 to N. City Limit (Market Rd.))	4-D	Arterial I	Transition	C
8	S.R. 230 (from U.S. 301 to SE City Limit (Valley Rd.)	2-U	Arterial I	Transition	C
9	CR 229 / Weldon St (from W. City Limit to S.R. 16)	2-U	Major Collector	Transition	D
10	CR 100A / Edwards Rd (W. City Limit to U.S. 301)	2-U	Major Collector	Transition	D

D - Divided Roadway
U - Undivided Roadway
Class I - Arterials with a posted speed of 40 mph or greater.
Class II - Arterials with a posted speed of 35 mph or less.

Policy B.1.1.2	The City shall adopt a concurrency management ordinance that will assure implementation of the level of service standards cited above.
Policy B.1.1.3	By communication to the Florida Department of Transportation District Secretary, urge Florida Department of Transportation to address the deficiencies on any backlogged or constrained facilities on the State highway system within the City.
OBJECTIVE B.1.2	Coordinate local transportation planning with the County, North Central Florida Regional Planning Council, and Florida Department of Transportation.
Policy B.1.2.1	Continue to work with the County on the maintenance of local roads.
Policy B.1.2.2	Coordinate transportation projections with land use forecasts for the City and the County.
OBJECTIVE B.1.3	Provide for adequate future right-of-way requirements.
Policy B.1.3.1	Work with Florida Department of Transportation on the expansion of right-of-way along U.S. 301 in downtown area of the City through actions that include acquisition, zoning control, and setback requirements as outlined in the Land Development Code.
Policy B.1.3.2	In accordance with Section 163.3180(5)(h)1.c. and 163.3180(5)(h)2., Florida Statutes, as amended, the City shall provide a means by which the landowner will be assessed a proportionate share of the cost of providing the transportation facilities necessary to serve the proposed development. However, the landowner shall not be held responsible for contributing to deficient transportation facilities.
OBJECTIVE B.1.4	Provide for safe and convenient on-site traffic flow and parking for motorized and non-motorized modes.
Policy B.1.4.1	Explore opportunities for bicycle and pedestrian ways where feasible. disadvantaged.
Policy B.1.5.1	If any mass transit services are proposed for the City, the City shall assure that the needs of the transportation disadvantaged are addressed.
OBJECTIVE B.1.6	Coordinate the transportation system with the future land use map.
Policy B.1.6.1	Assure that the Future Land Use Map and Transportation Element promote the timely and efficient access to services, jobs, markets, and attractions to Florida's citizens and visitors.
Policy B.1.6.2	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 B.1.6.3	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 B.1.6.4	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 B.1.6.5	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 B.1.6.6	Adequate corner clearance shall be maintained at crossroad intersections with arterials.
Policy B.1.6.7	The City shall encourage cross-access connections easements and joint driveways, where available and economically feasible.
Policy B.1.6.8	The City shall encourage closure of existing excessive, duplicative, unsafe curb cuts or narrowing of overly wide curb cuts at the development site.
OBJECTIVE B.1.7	Insure development along U.S. 301 is consistent with the Florida Intrastate Highway System standards.
Policy B.1.7.1	Develop an overlay zone for property adjacent to U. S. 301 to include Florida Intrastate Highway System standards for minimum driveway spacing, access management, lot width and setbacks.
Policy B.1.7.2	Work with the County to establish a consistent approach to development review for properties along the U.S. 301 corridor.

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HOUSING ELEMENT

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C. HOUSING ELEMENT

GOAL, OBJECTIVES AND POLICIES

GOAL C.1 - THE CITY SHALL PLAN AND PROGRAM FOR HOUSING THAT IS ADEQUATE IN NUMBERS AND CONDITIONS, YET AFFORDABLE TO ITS RESIDENTS.

Policy C.1.1.1	The City shall cooperate with the State and federal agencies in the provision of affordable housing.
Policy C1.1.2	The City shall work with the public sector to exchange ideas and explore ways and means to enhance, facilitate, and reduce costs in the housing delivery system in accordance with programs and activities established by the specific land use, housing and infrastructure improvement policies set forth in this plan.
Policy C1.1.3	The City shall work with a committee consisting of extremely low-, very low, low- and moderate-income and other special needs groups and the providers of housing services to such groups to begin a dialogue with the public sector to exchange ideas and explore ways and means to enhance, facilitate and reduce costs in the housing delivery system in accordance with programs and activities established by the specific land use, housing and infrastructure improvement policies set forth in this plan.
Policy C1.1.4	The City shall assure that adequate rental housing is available through zoning and favorable land use controls.
OBJECTIVE C.1.2	The City shall work to reduce the incidence of the substandard housing conditions through the provision of adequate infrastructure, private rehabilitation and conservation initiatives, provision of adequate infrastructure, targeting of code enforcement activity and earmarking Community Development Block Grant funds to assist private rehabilitation and conservation initiatives.
Policy C.1.2.1	The City shall determine which areas of the City are blighted and maintain a current inventory of conditions.
Policy C.1.2.2	The City, in working with the local financial institutions under the auspices of the working committee established pursuant to Policy C.1.1.1, shall determine if adequate support exists within the committee and the community at large to develop housing rehabilitation financial assistance programs using public funds, primarily provided through any Small Cities' Community Development Block Grant funding that may be available after the adoption of this plan.
Policy C.1.2.3	The City shall promote the improvement of historical buildings in need of facade restoration.
Policy C.1.2.4	The City shall continue to target Community Development Block Grant funds for extremely low-,very low, and low income areas in need of infrastructure or home improvement.
Policy C.1.2.5	The Code Enforcement Board shall be instructed by City Commission to increase its monitoring activity.

Policy C.1.2.6	It is the intent of the City in carrying out is housing conservation and code enforcement programs in a manner that keeps actions that would require the displacement of individuals and families to an absolute minimum. However, if the living conditions present in an occupied structure are of a nature that makes the unit completely unsafe or unhealthy and demolition is required, the City will ensure that the relocation of the occupants is carried out in a non-discriminatory manner adhering to the rules and procedures established by the Florida Department of Economic Opportunity for use by local governments participating in the Small Cities' Community Development Block Grant Program.
OBJECTIVE C.1.3	The City shall ensure that there will be adequate sites available to provide for the housing needs of all segments of its existing and future population according to the Policies C.1.3.1 through C.1.3.7 set forth below.
Policy C.1.3.1	The City shall encourage public and private sector participation in meeting all the City's housing need.
Policy C.1.3.2	The City shall facilitate development review, approval and permitting relative to the development of low-cost housing alternatives, at reasonable densities, pursuant to the recommendations and guidelines of this Housing Element and the Future Land Use Element.
Policy C.1.3.3	The City shall implement the policies set forth in Chapter 419, Florida Statutes, as amended, relative to the location of community residential facilities, as follows: 1. Group homes (community residential facilities) which house six (6) or fewer residents shall be permitted in any low or medium density residential land use category. 2. Group homes (community residential facilities) housing seven (7) or more residents shall be permitted in any areas where multi-family dwellings are permitted, including mixed-use land use categories.
Policy C.1.3.4	The City shall support low-cost housing alternatives and community residential facilities.
Policy C.1.3.5	Throughout the planning period, the City shall provide the adequate supporting infrastructure (roads, sanitary sewage disposal, potable water supply, storm drainage, solid waste collection) according to the levels of service and recommendations in these Plan Elements to enhance and complement the objectives and policies set forth in this Housing Element.
Policy C.1.3.6	Public infrastructure improvements shall be programmed for existing developed areas where deficiencies may be effecting the quality of life of the current and futures residents.
Policy C.1.3.7	The condition of infrastructure (roads, sewer, water, storm drainage, solid waste collection) facilities shall be reviewed periodically as a means of measuring the City's capability of sustaining future growth and development and to ensure that proposed housing development sites have an adequate level of public services and facilities before approval or contain a plan for the installation of necessary services.

OBJECTIVE C.1.4	The City will cooperate to facilitate and assist private initiatives to conserve and protect the inventory of sites, adoption of regulatory incentives to promote preservation and provision of information on standards and criteria for the maintenance and use of historic resources; the desired community character; and the goals, objectives, and policies relating to the development of the land set forth in the other elements of this plan.
Policy C.1.4.1	The City shall support local private historic preservation efforts by preparing and maintaining a listing of all known historic sites encourage the preservation of these resources in the community. The regulatory provisions shall provide standards and criteria for the continued maintenance and use of the identified sites; and shall be developed in consultation with the Architectural Services Section of the Florida Bureau of Historic preservation and based, where practicable, on "The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings".
Policy C.1.4.2	The City shall use its Community Development Block Grant to improve the facade of historical buildings, provide markers on historical buildings, and street signs in the historic district.
Policy C.1.4.3	The City shall assist owners of historically significant housing in obtaining federal and State rehabilitation assistance by preparing the inventory cited in Policy C.1.4.1, providing property owners with this input to the application process, monitoring notices regarding funding cycles and disseminating such information to ensure that property owners are aware of deadlines and requirements and providing matching funds for facade improvements from the Small Cities Community Development Block Grant Program pursuant to Policy C.1.2.3.
OBJECTIVE C.1.5	The City shall assist in the relocation of occupants of structures to be demolished.
Policy C.1.5.1	Citizens affected by public action programs will be afforded non-discriminating relocation treatment.
Objective C.1.6	The City shall seek to improve the quality of its residential communities.
Policy C.1.6.1	The City shall review its Future Land Use Map and zoning code to ensure that residential neighborhoods are protected from incompatible land uses.
Policy C.1.6.2	The City shall maintain an infrastructure of roads, sewer and water that promotes the integrity of residential communities.
Policy C.1.6.3	Implement landscape requirements as contained in the Land Development Code.
Policy C.1.6.4	The City shall encourage planned unit developments with adequate controls over physical appearance and land use controls.

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PUBLIC FACILITIES ELEMENT

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D. PUBLIC FACILITIES ELEMENT

WASTEWATER MANAGEMENT SUB-ELEMENT GOAL, OBJECTIVES, AND POLICIES

GOAL D.1- MAINTAIN AN ACCEPTABLE LEVEL OF SERVICE FOR WASTEWATER THAT EXCEEDS PUBLIC HEALTH REQUIREMENTS AND MINIMIZES IMPACTS TO THE NATURAL ENVIRONMENT.

OBJECTIVE D.1.1	Monitor existing facilities and correct deficiencies to future demand.
Policy D.1.1.1	Implement the Five-Year Schedule of Capital Improvements identified in Table H-2.
Policy D.1.1.2	Maintain a wastewater treatment capacity to meet the demand level of service of 86 gallons per day per customer residential/small commercial and 44 gallons per day per customer large commercial/industrial.
Policy D.1.1.3	Implement the level of service standards cited above through Concurrency Management ordinance.
Policy D.1.1.4	Replace or bypass defective sewer lines as identified in the Five-Year Schedule of Capital Improvements.
Policy D.1.1.5	Replace or reduce the load on deficient pump stations through expenditures identified in the Five-Year Schedule of Capital Improvements.
Policy D.1.1.6	Continue to pursue a program of identifying and correcting defective sewer lines in order to reduce infiltration and inflow.
OBJECTIVE D.1.2	Monitor and update analysis of sewer service extensions as needed.
Policy D.1.2.1	Maintain the sewer service master plan for existing residential within one mile of the City limits.
Policy D.1.2.2	Continue to explore with the County programs for possible expansion of the collection system.
Policy D.1.2.3	Utilize funding programs and develop incentives to increase connections to the existing system.
Policy D.1.2.4	The City shall consider regional and state objectives in proposed system expansions.
OBJECTIVE D.1.3	Use central wastewater services as a means of promoting in-fill and discouraging urban sprawl.
Policy D.1.3.1	The future land use map shall encourage residential development within the existing service area and discourage development outside of that area.
Policy D.1.3.2	The sewer extension program shall be used as a means of directing future growth to preferred development areas.
Policy D.1.3.3	The extension of service to areas already developed shall be permitted provided such extensions are in accordance with other provisions in this plan.
Policy D.1.3.4	Through zoning and code enforcement, the City shall promote the development of land within existing service areas and discourage development outside of existing or planned service areas.

SOLID WASTE SUB-ELEMENT GOAL, OBJECTIVES, AND POLICIES

GOAL D.2 - MAINTAIN AN ACCEPTABLE LEVEL OF SERVICE FOR SOLID WASTE THAT MINIMIZES IMPACTS TO THE NATURAL ENVIRONMENT, YET KEEPS COST UNDER CONTROL.

OBJECTIVE D.2.1	Continue to meet the level of service of 5.8 pounds per day per customer for solid waste.
Policy D.2.1.1	Assure implementation of the level of service standard cited above.
Policy D.2.1.2	Continue to collect the solid waste generated within the City.
OBJECTIVE D.2.2	Keep solid waste collection and disposal fees affordable.
Policy D.2.2.1	Review the impacts of the new landfill with respect to collection and disposal fees to the City.
Policy D.2.2.2	Explore the feasibility of a recycling program that will reduce solid waste generation.

STORMWATER MANAGEMENT SUB-ELEMENT GOAL, OBJECTIVES AND POLICIES

GOAL D.3 - MAINTAIN AN ACCEPTABLE LEVEL OF SERVICE FOR STORMWATER THAT PROTECTS THE PUBLIC HEALTH AND MINIMIZES IMPACTS TO THE NATURAL ENVIRONMENT.

OBJECTIVE D.3.1	Complete a master drainage study for the City.
Policy D.3.1.1	Amend the comprehensive plan once the master drainage study is complete.
Policy D.3.1.2	Develop a Five-Year Schedule of Capital Improvements aimed at correcting drainage deficiencies in the City, as identified in the master drainage study.
Policy D.3.1.3	Implement the following level of service standard for stormwater: 1. Major drainageways 25-year storm runoff. 2. Minor drainageways 10-year storm runoff. 3. Major drainageways include canals, retention ponds, detention ponds, outfall structures, and weirs. 4. Minor drainageways include the "in-pipe" street collection system and catch basins.
Policy D.3.1.4	Implement the Concurrency Management ordinance that will assure implementation of the level of service standard cited above.
Policy D.3.1.5	Identify actions needed to maintain levels of service on a City-wide basis.
Policy D.3.1.6	Identify locations that are not in compliance with the drainage code based on the findings of the master drainage study.
Policy D.3.1.7	Request that Florida Department of Transportation assess any deficiencies in the drainage system under their control.
Policy D.3.1.8	Inspect and maintain of all major public and private drainage systems and notify the owners if improper maintenance or a lack of maintenance is found.

OBJECTIVE D.3.2	Within one year of completion of a master drainage plan for the City, the City shall coordinate the expansion or modification of drainage facilities with other government entities.
Policy D.3.2.1	Within one year of completing a master drainage plan, coordinate with Florida Department of Transportation on the expansion of or modification to drainage facilities impacting the State road system.
Policy D.3.2.2	Within one year of completing a master drainage plan, coordinate with the County on drainage problems that cross the City/County line.
Policy D.3.2.3	Within one year of completing a master drainage plan, coordinate with the County on the expansion of or modification to drainage facilities along roads maintained by the County.
Policy D.3.2.4	Seek the input and review by the County, the Florida Department of Transportation, and the Suwannee River Water Management District on the proposed master drainage plan for the City.
Policy D.3.2.5	Within one year of completing a master drainage plan, revise the Land Development Code as deemed necessary
Policy D.3.2.6	As part of the master drainage study, investigate the potential for a central drainage facility to be operated by the City and to be reimbursed through users fees.
OBJECTIVE D.3.3	Within one year of completion of the master drainage study, the City will develop a formal program for protection of the natural drainage features within the City.
Policy D.3.3.1	As part of the master drainage study, identify the natural drainage basins in the City.
Policy D.3.3.2	Incorporate natural drainage features into the City-wide master drainage plan to the maximum extent possible.
Policy D.3.3.3	On an interim basis all drainage plans for proposed development must be submitted for review and must meet the criteria identified in the Land Development Code including the identification of natural drainage features on-site and demonstrate compatibility of the man-made and natural drainage systems.
OBJECTIVE D.3.4	The Suwannee River Water Management District stormwater standards are the stormwater quality and quantity standards for the City of Starke as outlined in the Land Development Code based on the following policies.
Policy D.3.4.1	Treatment of stormwater consistent with State agency and water management district regulations shall be required for all new development and redevelopment regardless of project size. Development Activities exempted under Section 1.1 of the Suwannee River Water Management District Surfacewater Management Permitting Manual (that is, Chapter 40B-4, Florida Administrative Code and Chapter 40-B-400 Florida Administrative Code) shall be reviewed by the City for compliance with the stormwater standards in Policies D.3.4.5, D.3.4.6 and D.3.4.7 for the 25-year, 24-hour stormwater event. Residential infill in existing subdivisions must meet the standards in Policy D.3.4.2.

Development and redevelopment projects which are not exempt from the Suwanee River Water Management District permitting requirements must meet the requirements of Chapter 40B-4, Florida Administrative Code.

Policy D.3.4.2 Infill residential development within improved residential areas or subdivisions existing prior to the adoption of this comprehensive plan, must ensure that its post-development runoff will not contribute pollutants which will cause the runoff from the entire improved area or subdivision to degrade receiving waterbodies and their water quality below the minimum conditions necessary to maintain their classification as established in Chapter 62-302, Florida Administrative Code. Also, post-development runoff volume must not exceed pre-development runoff volume for the 25-year, 24-hour storm event.

Policy D.3.4.3 The Suwannee River Water Management District standards, as defined in the Suwannee River Water Management District "Surfacewater Management Permitting Manual" are hereby adopted as part of the Starke plan by reference.

Policy D.3.4.4 Stormwater management standards as defined in the Suwannee River Water Management District "Surfacewater Management Permitting Manual". These standards shall include water quality standards and performance standards for stormwater treatment and disposal systems as defined in Policies D.3.4.1 through D.3.4.7.

Policy D.3.4.5 Stormwater discharge facilities shall be designed so as to not to degrade the receiving waterbody below the minimum conditions necessary to assure the suitability of water for the designated use of its classification as established in Chapter 62-302, Florida Administrative Code.

Policy D.3.4.6 Post-development run-off from the site shall not exceed peak pre-development run-off rates.

Policy D.3.4.7 Stormwater treatment shall be provided for a volume equivalent to 1/2 inch of depth over the entire site or the runoff from the first 1 inch of rainfall on the entire site in accordance with Chapter 62-302, Florida Administrative Code in order to meet receiving water quality standards.

POTABLE WATER SUB-ELEMENT GOAL, OBJECTIVES, AND POLICIES

GOAL D.4 - MAINTAIN AN ACCEPTABLE LEVEL OF SERVICE FOR POTABLE WATER THAT EXCEEDS PUBLIC HEALTH REQUIREMENTS AND MINIMIZES IMPACTS TO THE NATURAL ENVIRONMENT.

OBJECTIVE D.4.1 Correct the existing deficiencies and provide for future demand by implementing the Five-Year Schedule of Capital Improvements.

Policy D.4.1.1 Maintain a water supply and treatment capacity to meet the demand level of service of 115 gallons per day per customer for residential/small commercial and 82 gallons per day per customer for large commercial/industrial.

Policy D.4.1.2 Protect the safety and quality of drinking water supplies by enforcing the wellhead protection zones on the future land use map and the prohibition of uses not compatible with existing local and regional water supplies.

Policy D.4.1.3 Implement concurrency management ordinance to assure implementation of the level of service standard cited above.

Policy D.4.1.4	Utilize the line expansion program to meet the fire flow requirements of 1,500 gallons per minute in the entire service area.
Policy D.4.1.5	The City shall consult with the applicable water supply utility prior to issuance of a building permit or its functional equivalent 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.
OBJECTIVE D.4.2	Monitor and update analyze water service extensions to maintain current data.
Policy D.4.2.l	The City shall review with the County's possible system expansion.
Policy D.4.2.2	Consider regional and state objectives in proposed system expansions.
Policy D.4.2.3	The City shall review the existing coverage area and prioritize connections to the existing system.
OBJECTIVE D.4.3	Use central water services as a means of promoting in-fill and discouraging urban sprawl.
Policy D.4.3.1	The future land use map shall encourage residential development within the existing and planned service area and discourage development outside of the service area.
Policy D.4.3.2	The extension of service to areas already developed shall be pursued provided such extensions are in accordance with other provisions in this plan.
Policy D.4.3.3	Through zoning and code enforcement, the City shall promote the development of land within existing service areas and discourage development outside of existing or planned service areas.
OBJECTIVE D.4.4	The City shall promote the conservation of potable water resources.
Policy D.4.4.1	The City shall implement the provisions for the conservation of potable water resources as outlined in the Land Development Code.
Policy D.4.4.2	The City designates the Operations Manager as the person responsible for preparing a water conservation program and recommending a formal water conservation policy. The water conservation program shall include a consideration of the following actions: progression rate structures, leak detection in distribution lines, educational materials on bill statements, educational programs, low water consumption plumbing devices and xeriscape landscaping.
Policy D.4.4.3	The City shall continue to support and promote water conservation measures initiated by the Suwannee River Water Management District.
Policy D.4.4.4	The City shall periodically review its rate structure to determine if any measures can be taken to reduce consumption, thereby promoting conservation.
Policy D.4.4.5	The City shall cooperate with the Suwannee River Water Management District in the identification of boundaries of any high percolation recharge areas that may exist.
Policy D.4.4.6	The City shall cooperate with the North Central Florida Regional Planning Council, Florida Department of Environmental Protection, and Suwannee River Water Management District in the completion of a computerized data base for underground storage tanks.

GROUNDWATER AQUIFER RECHARGE SUB-ELEMENT GOAL, OBJECTIVES, AND POLICIES

GOAL D.5 - PROTECT THE FLORIDAN AQUIFER SYSTEM AND ITS RECHARGE AREAS FROM CONTAMINATION DUE TO LAND USE DEVELOPMENT

OBJECTIVE D.5.1	Implement measures to protect the aquifer system and recharge areas as outlined in the Land Development Code that restrict or prohibit development in recharge areas and prohibit potential sources of contamination near well heads.
Policy D.5.1.1	Coordinate with the Suwannee River Water Management District in the protection of water resources.
Policy D.5.1.2	After completion of the Suwannee River Water Management District's recharge study for Starke, the comprehensive plan and land development regulations will be amended to incorporate the results of this study.
Policy D.5.1.3	Continue to require Suwannee River Water Management District review, if development projects that may impact water resources.
Policy D.5.1.4	Septic tanks shall not be permitted adjacent to or within 50 feet of lakes, wetlands, natural formations and high aquifer recharge areas.
Policy D.5.1.5	Implement the stormwater management section of the Land Development Code which include stringent stormwater quality standards aimed at protecting groundwater and aquifer sources and recharge areas.
Policy D.5.1.6	Implement that provisions of the Land Development Code that deal with the control the handling and disposal of hazardous wastes, particularly as such wastes may impact the quality of surface water, groundwater and aquifer waterbodies.
Policy D.5.1.7	Monitor all small-scale hazardous waste generators to prevent the contamination of surface water/groundwater and aquifer waterbodies.

E.

CONSERVATION ELEMENT

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E. CONSERVATION ELEMENT

GOALS, OBJECTIVES, AND POLICIES

GOAL E.1 - THE GOAL OF THE CITY IS TO CONSERVE, PROTECT, AND APPROPRIATELY MANAGE ITS NATURAL RESOURCES TO ENSURE THE HIGHEST ENVIRONMENTAL QUALITY POSSIBLE.

OBJECTIVE E.1.1	The City shall ensure that the minimum acceptable air quality levels established by the Florida Department of Environmental Protection will continue to be met.
Policy E.1.1.1	The City shall cooperate with the appropriate agencies on a continuing basis to establish an air quality monitoring program when appropriate data and analyses indicate a need for such activity.
Policy E.1.1.2	The City shall implement the provisions of the Future Land Use Plan, and Land Development Code, which together limit vehicle miles of travel by reducing urban sprawl and providing for the availability of necessary retail and service uses in proximity to residential uses.
Policy E.1.1.3	The City shall implement the provisions of the Land Development Code which require that new industrial uses that demonstrate the potential to violate any State or Federal air quality standards be fully evaluated and, where appropriate, mitigation systems shall be required as a prerequisite to the approval of a development order.
OBJECTIVE E.1.2	The City shall act within its authority to protect all surface and subsurface water resources within its corporate limits in accordance with Policies E.1.2.1, E.1.2.2, E.1.2.3, E.1.2.4, E.1.2.5, and E.1.2.6.
Policy E.1.2.1	The City shall continue to operate its municipal wastewater treatment plant in accordance with design guidelines and in a manner that ensures the level of treatment of the wastewater at the outfall meets all Department of Environmental Protection standards and guidelines.
Policy E.1.2.2	The City will ensure throughout the planning period that all septic tank disposal systems continue to be approved for installation and inspected by the County and/or State agency.
Policy E.1.2.3	Septic tank wastewater treatment systems will be prohibited where soils are classified as severely unsuitable for on-site systems according to the Soil Conservation Service.
Policy E.1.2.4	The City will require all buildings currently served by on-site sewage disposal systems that are located within or, in the future, become located within 100 feet of a publicly-owned or investor-owned permitted sewage system to connect to that system not later than one year following notification that such a system is available.
Policy E.1.2.5	The City shall continue to require that new single-family subdivision, multiple family projects, and commercial developments provide on-site retention of stormwater in accordance with the minimum levels of service established by this Plan and the criteria established by the Suwannee Water Management District, with facilities constructed using approved techniques and practices.

Policy E.1.2.6 The City shall implement the provisions of the Land Development Regulations to protect potable water wellfields by establishing potable water wellfield protection zones, as follows:

1. An Interim Wellhead Protection area shall be established as a circular area with a fixed radius of two hundred (200) feet and shall be drawn utilizing each well as the center of the circle.
2. A Final Wellhead Protection area shall be established utilizing hydrological information and flow modeling developed in cooperation with the Suwannee River Water Management District. The Final Wellhead Protection area when available, will replace the Interim Wellhead Protection area.
3. The boundaries of Wellhead Protection areas shall be shown on the Future Land Use Map.
4. Non-compatible land uses prohibited within the Wellhead Protection area shall include operations which store, handle, use, package, create, treat, recycle, or reclaim substances listed in 40 Code of Federal Regulations 355 Appendix A, July 1, 1990, Extremely Hazardous Substances.

Policy E.1.2.7 The City will cooperate to reduce potable water consumption by adopting and enforcing conservation oriented construction and irrigation requirements, xeric landscaping standards, mandatory use restrictions, rate structuring and other water conservation techniques promulgated and promoted by the Suwannee River Water Management District.

OBJECTIVE E.1.3 The City shall protect the natural functions of the 100-year floodplain so that flood-carrying and flood storage capacity are maintained.

Policy E.1.3.1 The City shall continue to participate in the National Flood Insurance Program.

Policy E.1.3.2 The City will develop a formal program for protection of the natural drainage features within Starke based on the findings of a master drainage study.

Policy E.1.3.3 Incorporate natural drainage features into the City-wide master drainage plan to the maximum extent possible.

Policy E.1.3.4 The Land Development Code to require that all drainage plans submitted for proposed development identify natural drainage features on-site and demonstrate compatibility of the manmade and natural drainage systems.

Policy E.1.3.5 Maintain adopted stormwater levels of service as identified in the master drainage study.

OBJECTIVE E.1.4 The City shall protect its undeveloped wetlands from physical and hydrological alteration through the development and adoption of regulations to implement the programs as stated in Policy E.1.4.1 and E.1.4.2.

Policy E.1.4.1 The City shall protect wetlands from destruction by amending, adopting, and enforcing land development regulations to ensure that:

1. Site plans for new development identify the location and extent of wetlands located on the property;

2. Site plans provide measures to assure that normal flows and quality of water will be provided to maintain wetlands after development;

3. Every effort is made to achieve a goal of no net loss of wetland area while still providing for reasonable use of the property impacted by the presence of wetlands. After ensuring that an unavoidable loss of wetlands has been reduced to the lowest amount of impact possible through reduction in the intensity of the proposed use, density transfer or relocation of structures within the site, clustering of development on uplands and other proven land planning techniques; the City shall permit compensatory mitigation, preferably on the same site. Compensatory mitigation shall require that the amount of wetlands purchases, created, enhanced or restored by of sufficient size to assure that the amount of wetland lost will be completely and successfully replaced. No subdivision of land will be permitted unless all of the new parcels created contain sufficient upland area to accommodate a development having the maximum intensity or density allowed; and

4. To the maximum extent possible, all wetland mitigation will be performed "on-site".

Policy E.1.4.2 The City shall cooperate with the Federal Department of Environmental Protection, the Florida Fish and Wildlife Conservation, and the Suwannee Water Management District by enforcing current regulations to ensure that dredge and/or fill activities are conducted in manner which minimizes adverse impacts on natural systems and surface water quality.

OBJECTIVE E.1.5 The City shall act to protect and conserve minerals and the natural functions of existing soils, fisheries, lakes and floodplains by implementing programs and regulations in accordance with Policies E.1.5.1 and E.1.5.2.

Policy E.1.5.1 The City shall protect and conserve the natural functions of existing soils, lakes and ponds, and floodplains through the implementation of the policies regarding these resources set forth in the various elements of this plan and enforcement of existing local, state, and federal regulations designed to protect and conserve these functions.

Policy E.1.5.2 The City shall establish by ordinance a 50-foot buffer on either side of Alligator Creek. No new development shall be allowed within this buffer.

Policy E.1.5.3 In accordance with the Objective G.1.3 and associated Policies G.1.3.1, G.1.3.2, and G.1.3.3, set forth in the Intergovernmental Coordination Element of this Comprehensive Plan, the City shall provide for mutual actions to conserve, appropriately use, or protect unique vegetative communities located in both the City and the County by providing for County review of projects that span jurisdictional boundaries, review of proposed developments with respect to the provisions of the County's Comprehensive Plan to identify inconsistencies, and continue current policies and practices involving review of all development activities falling under the jurisdiction of the Florida Department of Transportation, Suwannee River Water Management District, Florida Department of Environmental Protection, and the United States Corps of Engineers.

Policy E.1.5.4 In conformance with Federal and State regulations, commercial establishments that use, treat, store, generate or transport toxic or hazardous substances shall provide a plan to the City that identifies the materials and how these materials will be handled and disposed.

OBJECTIVE E.1.6 The City shall protect the natural functions of the 100-year floodplains from physical and hydrological alteration through the programs as stated in Policies E.1.6.1 and E.1.6.2.

Policy E.1.6.1 The City shall protect floodplains from adverse impacts by ensuring that:

1. Site plans for new development identify the location and extent of the 100-year floodplains located on the property; and
2. Site plans provide measures to assure that normal flows and quality of water will be provided to maintain the floodplains after development and every effort is made to achieve no net loss of floodplain areas.

Policy E.1.6.2 The City shall adopt land development regulations which limit the density of dwelling units within Federal Emergency Management Agency designated 100-year floodplains to the low-density land use classification (0 to 4.0 dwelling units per acre) so that existing flood storage is maintained and allowable densities do not create potential flood hazards, or degrade the natural functions of the floodplain. Within the Alligator Creek floodplain, the density shall be limited to 0 to 2 dwelling units per acre. No hazardous materials or hazardous waste should be stored, used or generated within the floodplain. Existing public facilities located in the floodplains shall continue as conforming uses. Any lot of record existing at the time of adoption of this comprehensive plan shall be allowed one residential dwelling regardless of lot size.

OBJECTIVE E.1.7 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 E.1.7.1	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 E.1.7.2	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 E.1.7.3	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 E.1.7.4	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 E.1.7.5	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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F. RECREATION AND OPEN SPACE ELEMENT GOALS, OBJECTIVES, AND POLICIES

GOAL F.1 - IT IS THE GOAL OF THE CITY TO 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 F.1.1	The City shall coordinate with the County in maintaining vehicular and pedestrian access to City and County owned activity and resource based recreation facilities.
Policy F.1.1.1	The City shall coordinate with the County to assure all public recreation facilities will remain open to the City and County residents and visitors.
Policy F.1.1.2	New facilities that provide neighborhood recreational opportunities shall contain bicycle and pedestrian access.
Policy F.1.1.3	The City shall periodically review the sharing of City and County recreation resources to determine if the arrangement is equitable.
OBJECTIVE F.1.2	The City shall seek the support of the private sector in obtaining financial or other resources required to maintain and enhance existing recreational facilities, parks, and open spaces by promoting joint development ventures, provision of development incentives, and wetland protection measures.
Policy F.1.2.1	The City Recreation Department shall promote a joint venture program that will solicit private sector support in the purchase of recreation equipment, the promotion or programming of recreation facilities, the donation of land for recreation facilities, and the maintenance of recreational facilities.
Policy F.1.2.2	The City Recreation Department shall provide technical support to developers for the provision of recreation facilities.
Policy F.1.2.3	The City shall implement the Land Development Code that includes a bonus provision for developers who provide public recreation facilities for public recreation use.
Policy F.1.2.4	The City shall be encourage developments near wetlands or conservation areas to place proposed open areas within their project immediately adjacent to the sensitive lands.
Policy F.1.2.5	The City shall assist local historic preservation interests in their efforts to provide information, education and technical assistance relating to historic sites and preservation programs; and aid in the conservation of valuable historic resources for all purposes including recreation as provided for in the Land Development Code.
Policy F.1.2.6	All new subdivisions of 50 or more units shall be required to provide a minimum of one equipped play area for the residents of that subdivision.
OBJECTIVE F.1.3	The City hereby adopts the minimum level of service standards for recreation and open space as identified in Policy F.1.3.1; and shall maintain those levels of service by monitoring population change and land development activities to ensure that recreation and open space facilities are available concurrent with growth.

Policy F.1.3.1 The City hereby adopts the following parks and recreation Level of Service standards:

Playground	One per 5,000 persons
Neighborhood Park	One per 10,000 persons
Community Park	One per 25,000 persons
Children's Play Areas	One per 5,000 persons
Playing Fields	One per 3,000 persons
Tennis Courts	One per 2,000 persons
Basketball Courts	One per 2,000 persons
Football/Soccer Field	One per 10,000 persons
Swimming Pool	One per 30,000 persons
Golf Course	One per 25,000 persons

Policy F.1.3.2 The City shall implement a concurrency management ordinance that will assure implementation of the level of service standard cited above.

Policy F.1.3.3 The City shall, through its annual operating budget, ensure that adequate manpower, equipment and supplies are provided to adequately maintain existing recreation and open space facilities and correct or improve any deficiencies in these facilities that may become apparent throughout the planning period.

Policy F.1.3.4 Restore inactive playgrounds at Green Acres Park and Parkwood Park when funds become available.

OBJECTIVE F.1.4 The City shall protect and conserve the wetlands, recreational open spaces, and parks within its corporate limits, in accordance with Policies F.1.4.1, F.1.4.2, F.1.4.3 and F.1.4.4.

Policy F.1.4.1 The City shall not allow the conversion of park and recreational open space areas into other public or private uses, except where the public interest overrides the conservation of these lands; and then only after a public hearing and demonstration by the City that the converted area will be replaced within one year by recreation or open space land of a similar size, location, and type of uses.

Policy F.1.4.2 Conservation areas, such as wetlands and floodplains which serve as valuable open space resources, shall be protected from development in accordance with the policies affecting such lands in the Future Land Use and Conservation Elements of this Plan.

Policy F.1.4.3 The City shall act to reduce impact of new, incompatible developments on adjacent park facilities or open spaces by providing for effective buffers or screening to assure the protection of the users of the recreational facilities or open space resources.

Policy F.1.4.4. The City shall establish and maintain cooperative policies for the joint programming and use of available recreational facilities with other units of government, the County, the Florida Fish and Wildlife Conservation Commission, Water Management District, School Board, and community organizations to meet recreation demands of each jurisdiction.

OBJECTIVE F.1.5 The City shall seek to ensure the provision of open space through designation on the Future Land Use Map of the Comprehensive Plan; the setting of standards in the land development regulations; and seeking private donations of land for open spaces.

Policy F.1.5.1 The Future Land Use Map shall designate as open space and natural reservations lands which, if developed would produce significant environmental impacts.

TABLE F-1
CITY OF STARKE
LEVEL OF SERVICE STANDARDS
FOR RECREATION FACILITIES

Facility	Number	Population Served	Average Acres/ 1,000 Persons
Playground	1	Up to 5,000	N/A
Neighborhood Park	1	Up to 10,000	2
Community Park	1	Up to 25,000	2
Children's Play Areas	1	5,000	--
Playing Fields	1	3,000	--
Tennis 'Courts	1	2,000	--
Basketball Courts	1	2,000	--
Football/Soccer Field	1	10,000	--
Swimming Pool	1	30,000	--
Golf Course	1	25,000	--

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G.

INTERGOVERNMENTAL COORDINATION ELEMENT

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G. INTERGOVERNMENTAL COORDINATION ELEMENT

GOALS, OBJECTIVES, AND POLICIES.

GOAL G.1 - ESTABLISH PROCESSES AND PROCEDURES THAT ASSURE THE COORDINATION OF GOALS, OBJECTIVES, POLICIES, AND PROPOSED DEVELOPMENT BETWEEN THE CITY AND OTHER GOVERNMENT ENTITIES.

OBJECTIVE G.1.1	The City shall coordinate its comprehensive planning with comprehensive planning for the County and other government entities through implementing Policies G.1.1.1 through G.1.1.7.
Policy G.1.1.1	The City shall continue to maintain active membership in the North Central Florida Regional Planning Council.
Policy G.1.1.2	The City shall coordinate its comprehensive plan with the comprehensive plan for Bradford County, the North Central Florida Regional Planning Council Regional Policy Plan, the Bradford County School Board, and other government entities through a joint review and discussion of the respective plans.
Policy G.1.1.3	The City and the County shall conduct a joint review of the compatibility of zoning classifications and land use designations at the City/County line.
Policy G.1.1.4	The County and City shall review the feasibility of adopting the same zoning classifications.
Policy G.1.1.5	The City and County shall review the feasibility of adopting similar provisions in their respective subdivision regulations.
Policy G.1.1.6	The City shall use the North Central Florida Regional Planning Council's informal mediation process to resolve conflicts with other units of government.
Policy G.1.1.7	The City shall review and update interlocal agreements for the provision of services across jurisdictional boundaries annually.
OBJECTIVE G.1.2	The City shall coordinate with the County on the resolution of issues of mutual concern.
Policy G.1.2.1	The City shall cooperate with the County on the logical extensions of water and sewer lines to serve new development by encouraging County review of the proposed master plans for water and sewer extensions.
Policy G.1.2.2	The City shall work with the County in the resolution of congestion and safety problems on roads of mutual concern by sharing information and meeting with Florida Department of Transportation to voice their concerns.
Policy G.1.2.3	The City shall review with the County duplicate services to determine if a sharing of resources is feasible and economical.
Policy G.1.2.4	The City shall continue to cooperate with the County in the provision of recreation facilities that benefit City and County residents through renewal of the interlocal agreement.
OBJECTIVE G.1.3	The City shall coordinate with the County, the State, and affected agencies on the impacts of any development proposed in the Comprehensive Plan.

Policy G.1.3.1	The City shall allow the County to review proposed development projects in which the impacts are expected to go beyond the City limits.
Policy G.1.3.2	The City shall review the relationship of proposed development to the Comprehensive Plan for Bradford County.
Policy G.1.3.3	The City shall continue to work with the Florida Department of Transportation, Suwannee River Water Management District, the Florida Department of Environmental Protection, and the U.S. Army Corps of Engineers on the review of any proposed development with respect to each agency's area of concern.
OBJECTIVE G.1.4	The City shall coordinate its proposed level of service standards for public facilities with any local, State, or regional entity charged with operational or maintenance responsibility for such facilities.
OBJECTIVE G.1.5	The City shall coordinate the Comprehensive Plan with the County School Board Five-Year Facilities Plan.
Policy G.1.5.1	The City and the School Board shall coordinate collaborative planning, population projections and public school siting initiatives.
Policy G.1.5.2	The City shall review proposed development plans for educational facilities to ensure that the adequate of public facilities and services, subject to concurrency, are available or can be extended concurrent with the development.
Policy G.1.5.3	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.

H.

CAPITAL IMPROVEMENTS ELEMENT

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H. CAPITAL IMPROVEMENTS ELEMENT

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

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

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

GOAL H.1 - 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 H.1.1	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.
Policy H.1.1.1	The City shall finance new facilities to serve residents in a timely, orderly, and efficient manner.
Policy H.1.1.2	All capital improvement projects identified in the in the other elements of this plan shall be included in the Five-Year Schedule of the Capital Improvements.
Policy H.1.1.3	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.
Policy H.1.1.4	Local expenditures for capital improvements shall be made in accordance with all elements of the comprehensive plan.
OBJECTIVE H.1.2	The City shall continue to manage its fiscal resources by limiting its general obligation indebtedness.
Policy H.1.2.1	The City Clerk, shall report, annually on the ratio of total capital indebtedness to tax base. The City shall implement a policy that establishes the maximum ratio of capital indebtedness to the tax base.
Policy H.1.2.2	The City Commission shall implement a policy that specifies the maximum ratio of outstanding capital indebtedness to property tax.
Policy H.1.2.3	The City shall continue to schedule capital improvements based on its ability to meet debt payments with projected revenues.
OBJECTIVE H.1.3	All decisions regarding the issuance of development orders will be based upon coordination of goals, objectives, and policies of this plan; the revised land development regulations, and the concurrency management system (when adopted).

Policy H.1.3.1 The City hereby adopts the level of service standards listed below in reviewing the impacts of new development and redevelopment on public facility provisions. No development order shall be issued unless public facilities that meet the adopted level of service are available or are assured of being available concurrently with the impacts of development.

1. Sanitary Sewers

Residential/Small Commercial	86 gallons per day per customer
Large Commercial/Industrial	44 gallons per day per customer

2. Solid Waste - 8.3 pounds per day per customer

3. Stormwater

   a. Major drainage facilities shall be designed and constructed to accommodate a 25-year, 24-hour frequency storm.

   b. Minor drainage structures shall be designed and constructed to accommodate a 10-year, 24-hour frequency storm.

4. Potable Water

Residential/Small Commercial	115 gallons per day per customer
Large Commercial/Industrial	82 gallons per day per customer

5. Roads

   Establish the service standards as noted below at peak hour for the following functionally classified roadways within the City as defined within the Florida Department of Transportation 2013 Quality/Level of Service Handbook.

ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	LEVEL OF SERVICE
1	S.R. 16 (from W. Market Road to U.S. 301)	2-U	Highway	Transition	C
2	S.R. 16 (from U.S. 301 to East City Limit)	2-U	Arterial II	Transition	C
3	S.R. 100 (from C.R. 100A (South Starke) to U.S. 301)	2-U	Arterial I	Transition	C
4	S.R. 100 (from U.S. 301 to C.R. 100A (West Starke))	2-U	Arterial I	Transition	C
5	U.S. 301/S.R. 200 (from SW City Limit (SE 146th St) to S.R. 100)	4-D	Arterial II	Transition	C
6	U.S. 301/S.R. 200 (from S.R. 100 to S.R. 16)	4-D	Arterial II	Transition	C
7	U.S. 301/S.R. 200 (from S.R. 16 to N. City Limit (Market Rd.))	4-D	Arterial I	Transition	C
8	S.R. 230 (from U.S. 301 to SE City Limit (Valley Rd.)	2-U	Arterial I	Transition	C
9	CR 229 / Weldon St (from W. City Limit to S.R. 16)	2-U	Major Collector	Transition	D
10	CR 100A / Edwards Rd (W. City Limit to U.S. 301)	2-U	Major Collector	Transition	D

D - Divided Roadway

U - Undivided Roadway

Class I - Arterials with a posted speed of 40 mph or greater.

Class II - Arterials with a posted speed of 35 mph or less.

6. Recreation

TABLE H-1 CITY OF STARKE - LEVEL OF SERVICE STANDARDS FOR RECREATION FACILITIES			
Facility	Number	Population Served	Average Acres/1,000 Persons
Playground	1	Up to 5,000	N/A
Neighborhood Park	1	Up to 10,000	2
Community Park	1	Up to 25,000	2
Children's Play Areas	1	5,000	
Playing Fields	1	3,000	--
Tennis Courts	1	2,000	--
Basketball Courts	1	2,000	--
Football/Soccer Field	1	10,000	--
Swimming Pool	1	30,000	--
Golf Course	1	25,000	--

7. 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.
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.
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

Policy H.1.3.2 Proposed plan amendments and/or requests for new development or redevelopment shall be evaluated according to the following criteria, as to whether the proposed action would:

1. Contribute to a condition of public hazard;
2. Contribute to the growth of public facility deficits;
3. Generate public facility demands that can be accommodated by the increases proposed in the five-year schedule of Improvements; and
4. Conform to the land use pattern shown on the Future Land Use Map.

Policy H.1.3.3 Development orders issued prior to adoption of this plan do not exceed the ability of the City to fund the needed capital improvements. No future development orders shall be issued unless all adopted levels of service are met or for roadways will be met by one of the following actions:

1. Necessary road improvements are within the first three years of the City's five-year schedule of capital improvements; or
2. Necessary road improvement are within first three years of Florida Department of Transportation's work program; or
3. An enforceable development agreement has been executed.

Policy H.1.3.4 No future development orders shall be issued unless the analyses of project impacts takes into consideration the plans of the agencies and the Suwannee River Water Management District.

Policy H.1.3.5 A plan amendment shall be required to eliminate, defer, or delay construction of any road facility or service which is needed to maintain the adopted level of service standard and which is listed in the five-year schedule of improvements.

OBJECTIVE H.1.4 The City shall continue its present system of fees and investigate the potential benefits and costs of installing new fees were deemed necessary to ensure that private developments continue to assist in defraying the cost of providing and maintaining the minimum levels of service for present and future residents of the City.

Policy H.1.4.1 The City shall retain its present user fees for water, sewer, and electric service; capital improvement charges for new water, sewer, and electric service; and permit fees. The City shall monitor such fees and charges to insure that revenues exceed operating costs.

Policy H.1.4.2 The City shall complete a master drainage study to evaluate the feasibility of establishing a stormwater utility and a fee structure to finance the development of a comprehensive stormwater management plan, necessary capital improvements, and a systematic annual maintenance program.

OBJECTIVE H.1.5 The City shall establish 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 H.1.5.1 The City shall incorporate within the City's annual budgeting process, a capital improvements budget which addresses any needed projects found in the schedule of improvements and funding of this plan element.

IMPLEMENTATION
FIVE YEAR SCHEDULE OF IMPROVEMENTS

The five year schedule of improvements shown in Table H-2 shows the timing, location, projected cost and revenue sources for any capital improvement needs identified within the other elements of the Comprehensive Plan. This schedule is based upon the Data and Analysis Report which, although not a part of this plan, provides the basis for determining the economic feasibility of the projects listed.

TABLE H-2
FIVE-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS

2015-2019

PROJECT DESCRIPTION	SCHEDULE	PROJECTED COST	GENERAL LOCATION	REVENUE SOURCE	CONSISTENCY WITH OTHER ELEMENTS
53 additional classrooms 1,000 student stations	FY 2017	36,000,000	Elementary School Southside of County	School District	Yes
New Road Construction: Preliminary Engineering	FY 2015	$74,603	SR 200 (US 301) From SR 100 to SR 16 (Bypass)	FDOT	YES
New Road Construction: Right-of-Way	FY 2015	$2,594,341	SR 200 (US 301) From SR 100 to SR 16 (Bypass)	FDOT	YES
New Road Construction: Railroad & Utilities	FY 2015	$3,000,000	SR 200 (US 301) From SR 100 to SR 16 (Bypass)	FDOT	YES
New Road Construction: Preliminary Engineering	FY 2015	$127,843	SR 200 (US 301) From SR 16 to SR 200 (US 301) Bypass	FDOT	YES
New Road Construction: Right-of-Way	FY 2015	$1,784,850	SR 200 (US 301) From SR 16 to SR 200 (US 301) Bypass	FDOT	YES
New Road Construction: Railroad & Utilities	FY 2015	$3,600,000	SR 200 (US 301) From SR 16 to SR 200 (US 301) Bypass	FDOT	YES

PROJECT DESCRIPTION	SCHEDULE	PROJECTED COST	GENERAL LOCATION	REVENUE SOURCE	CONSISTENCY WITH OTHER ELEMENTS
New Road Construction: Preliminary Engineering	FY 2015	$183,446	SR 200 (US 301) From SR 200 (US 301) to SR 100 (Bypass)	FDOT	YES
New Road Construction: Right-of-Way	FY 2015	$10,426,311	SR 200 (US 301) From SR 200 (US 301) to SR 100 (Bypass)	FDOT	YES
New Road Construction: Railroad & Utilities	FY 2015	$2,300,000	SR 200 (US 301) From SR 200 (US 301) to SR 100 (Bypass)	FDOT	YES
New Road Construction: Right-of-Way	FY 2016	$1,615,000	SR 200 (US 301) From SR 100 to SR 16 (Bypass)	FDOT	YES
New Road Construction: Construction	FY 2016	$26,745,990	SR 200 (US 301) From SR 100 to SR 16 (Bypass)	FDOT	YES
New Road Construction: Preliminary Engineering	FY 2016	$2,500	SR 200 (US 301) From SR 16 to SR 200 (US 301) Bypass	FDOT	YES
New Road Construction: Right-of-Way	FY 2016	$3,388,130	SR 200 (US 301) From SR 16 to SR 200 (US 301) Bypass	FDOT	YES
New Road Construction: Construction	FY 2016	$26,171,467	SR 200 (US 301) From SR 16 to SR 200 (US 301) Bypass	FDOT	YES
New Road Construction: Preliminary Engineering	FY 2016	$5,000	SR 200 (US 301) From SR 200 (US 301) to SR 100 (Bypass)	FDOT	YES

PROJECT DESCRIPTION	SCHEDULE	PROJECTED COST	GENERAL LOCATION	REVENUE SOURCE	CONSISTENCY WITH OTHER ELEMENTS
New Road Construction: Right-of-Way	FY 2016	$6,358,699	SR 200 (US 301) From SR 200 (US 301) to SR 100 (Bypass)	FDOT	YES
New Road Construction: Construction	FY 2016	$48,551,743	SR 200 (US 301) From SR 200 (US 301) to SR 100 (Bypass)	FDOT	YES
New Road Construction: Environmental	FY 2016	$4,000,000	SR 200 (US 301) From SR 200 (US 301) to SR 100 (Bypass)	FDOT	YES
New Road Construction: Right-of-Way	FY 2017	$2,061,584	SR 200 (US 301) From SR 100 to SR 16 (Bypass)	FDOT	YES
New Road Construction: Construction	FY 2017	$110,565	SR 200 (US 301) From SR 100 to SR 16 (Bypass)	FDOT	YES
New Road Construction: Right-of-Way	FY 2017	$1,025,000	SR 200 (US 301) From SR 16 to SR 200 (US 301) Bypass	FDOT	YES
New Road Construction: Construction	FY 2017	$110,565	SR 200 (US 301) From SR 16 to SR 200 (US 301) Bypass	FDOT	YES
New Road Construction: Right-of-Way	FY 2017	$2,100,675	SR 200 (US 301) From SR 200 (US 301) to SR 100 (Bypass)	FDOT	YES
New Road Construction: Construction	FY 2017	$110,565	SR 200 (US 301) From SR 200 (US 301) to SR 100 (Bypass)	FDOT	YES

PROJECT DESCRIPTION	SCHEDULE	PROJECTED COST	GENERAL LOCATION	REVENUE SOURCE	CONSISTENCY WITH OTHER ELEMENTS
New Road Construction: Right-of-Way	FY 2018	$3,348,777	SR 200 (US 301) From SR 100 to SR 16 (Bypass)	FDOT	YES
New Road Construction: Construction	FY 2018	$59,345	SR 200 (US 301) From SR 100 to SR 16 (Bypass)	FDOT	YES
New Road Construction: Right-of-Way	FY 2018	$1,643,540	SR 200 (US 301) From SR 16 to SR 200 (US 301) Bypass	FDOT	YES
New Road Construction: Construction	FY 2018	$59,345	SR 200 (US 301) From SR 16 to SR 200 (US 301) Bypass	FDOT	YES
New Road Construction: Right-of-Way	FY 2018	$5,334,185	SR 200 (US 301) From SR 200 (US 301) to SR 100 (Bypass)	FDOT	YES
New Road Construction: Construction	FY 2018	$59,345	SR 200 (US 301) From SR 200 (US 301) to SR 100 (Bypass)	FDOT	YES

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 fluctuations in the revenues and expenditures of the City caused by shifting market and economic conditions.

Past 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. Pursuant to Chapter 163, Part II, Florida Statutes, as amended, this element will be reviewed on an annual basis to ensure that the fiscal resources are available to provide the public facilities needed to support the established level of service standards.

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

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

1. The review of criteria used to evaluate capital improvement projects in order to ensure projects are ranked in their appropriate order of priority;
2. The City's effectiveness in maintaining the adopted level of service standards;
3. Impacts of the 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, when available, to finance the provision of needed capital improvements;
5. Consideration of corrections, updates and modifications concerning costs and revenue sources;
6. Consistency of the Capital Improvements Element with the other elements of the Comprehensive Plan and 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 Commission 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 Commission.

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

INTRODUCTION

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

PURPOSE AND OVERVIEW

The City shall require a concurrency review be made with applications for development approvals and a Certificate of Concurrency issued prior to development. If the application is deemed concurrent, a Certificate of Concurrency will be issued by the Land Development Regulation Administrator. If the development requires any other development permit, a copy of the Certificate of Concurrency shall be included with any future application for a development permit. A separate concurrency review shall not be required for each development permit for the same project. Concurrency review addresses only the availability of public facilities and capacity of services and a Certificate of Concurrency does not represent overall development approval.

If the application for development is not concurrent, the applicant shall be notified that a certificate cannot be issued for the development. The burden of showing compliance with the adopted levels of service and meeting the concurrency test shall be upon the applicant.

The City shall review applications for development and a development approval shall be issued only if the proposed development does not lower the existing level of service of public facilities and services below the adopted level of service in this Comprehensive Plan.

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

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

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

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

    c. At the time the development order or permit is issued, the necessary public facilities and services are guaranteed in an enforceable development agreement, pursuant to Section 163. 3220, Florida Statutes, as amended, or an agreement or development order issued pursuant to Chapter 380, Florida Statutes, as amended, to be in place and available to serve new development at the time of the issuance of a certificate of occupancy or its functional equivalent.

2. For Parks and Recreation Facilities

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

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

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

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

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

3. For Transportation Facilities

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

b. A development order or permit is issued, subject to the condition that the necessary facilities and services needed to serve the new development are scheduled to be in place or under actual construction no more than three years after issuance of a building permit or its functional equivalent as provided in the City's 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 5-year work program.

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

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

4. For Public School Facilities

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

b. A final subdivision or site plan approval for residential uses is issued, subject to the condition that the necessary public school facilities and services needed to serve the new development are scheduled to be in place or under actual construction no more than three years after issuance of final subdivision or site plan approval as provided in the City's 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 traffic impact analysis following the procedures outlined by the Florida Department of Transportation, Site Impact Handbook, August 12, 2010.

   b. If the applicant chooses to do a more detailed analysis, the applicant shall submit the completed alternative analysis to the Land Development Administrator for review, and Land Development 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 schools, the following determination procedures shall apply:

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

   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 a reasonable time from the date of the initial transmittal, consistent with the development review processes and schedule of the City and the School Board staff will review the completed application and, based on the standards set forth in this Agreement, report in writing to the City whether adequate school capacity exists for each level of school, based on the standards set forth in this Agreement.

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 (3) 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 the City.

g. If the School Board determines that adequate capacity will not be in place or under actual construction within three (3) 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.

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

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

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

1. Amendments to the Comprehensive Plan can be made 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, and changes to the schedule in the capital improvements element made once in a calendar year are exempt from the twice a year amendment limitation.
2. No development order or development permit shall be issued which would require the City Commission to delay or suspend construction of any of the capital improvements on the 5-Year Schedule of the Capital Improvements Element.
3. If by issuance of a development order or development permit a substitution of a comparable project on the 5-Year Schedule is proposed, the applicant may request the City to consider an amendment to the 5-Year Schedule.
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).

I.

PUBLIC SCHOOL FACILITIES ELEMENT

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I. 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, as amended. In accordance with this requirement, a uniform system of level of service standards, implementation requirements and proportionate share mitigation are established in this Public School Facilities Element. The data collected for this plan element and analysis of this data, contained in the City's Data and Analysis document, are not part of this plan element, but serve to provide a foundation and basis for the formulation of this Public School Facilities Element of the Comprehensive Plan.

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

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

GOALS, OBJECTIVES AND POLICIES

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

1. Elementary: 100 percent of permanent Florida Inventory of School Houses capacity as adjusted annually by the School Board to account for measurable programmatic changes;
2. 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;
3. Middle: 100 percent of permanent Florida Inventory of School Houses capacity as adjusted annually by the School Board to account for measurable programmatic changes;
4. 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 I.1.2 The adopted level of service standards shall become applicable commensurate with the adoption of this element of the Comprehensive Plan.

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

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

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

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

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

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

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

GOAL I.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 I.6 Establish school capacity determination standards.

Policy I.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 I.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 I.7 Establish school availability standards.

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

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

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

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

Policy I.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 I.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 I.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 I.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 I.8.6	The School District shall review and update student enrollment projections in accordance with professionally accepted methodologies on an annual basis.
OBJECTIVE I.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 I.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 I.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 I.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 I.9.4	The City shall work with the School Board to determine responsibility for the costs and construction of any needed off-site improvements for new public school facilities, such as signalization, installation of deceleration lanes, roadway striping for crosswalks, safe directional/warning signage and installation of sidewalks.

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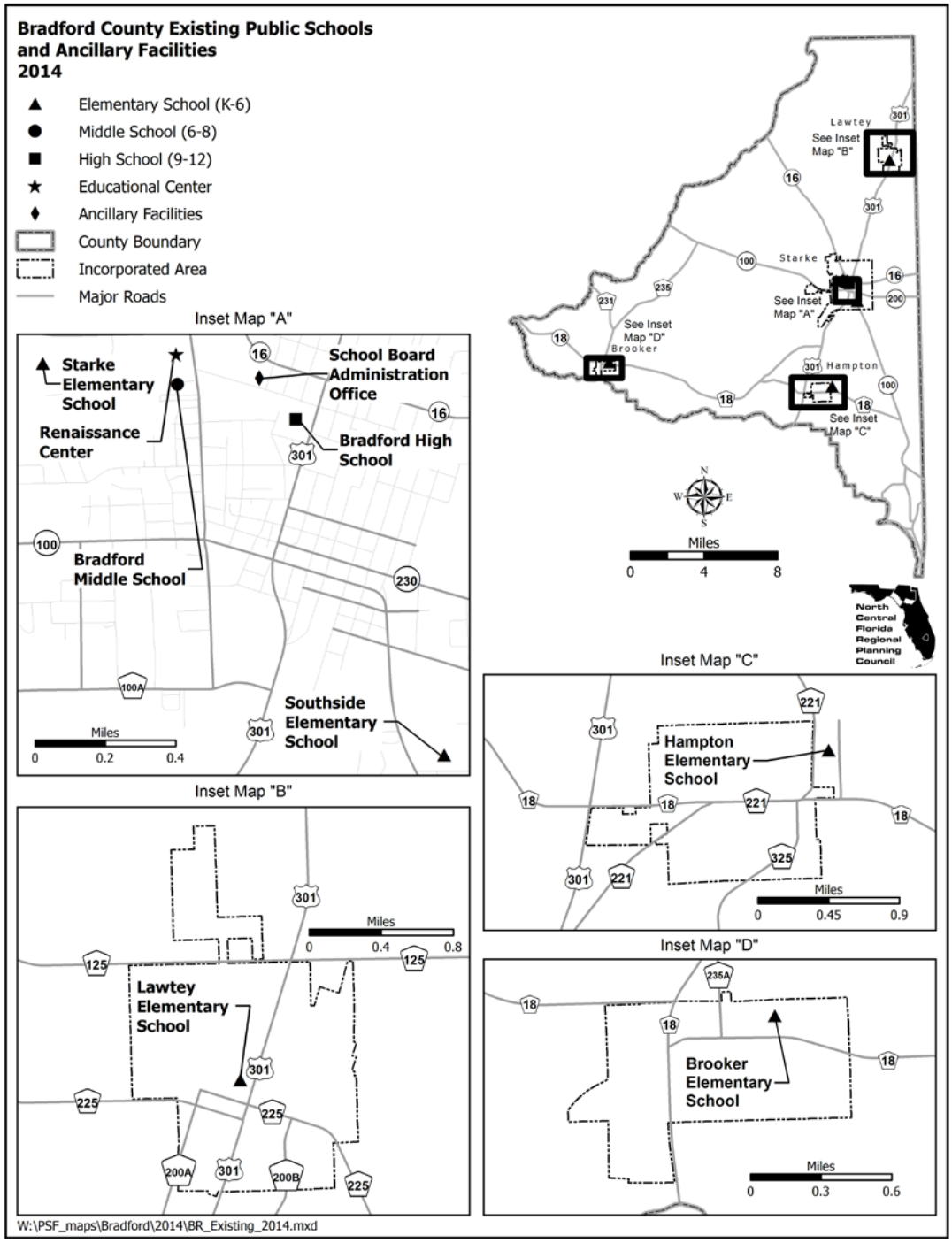
APPENDIX A


Bradford County Existing Public Schools
and Ancillary Facilities
2014
Elementary School (K-6)
Middle School (6-8)
High School (9-12)
Educational Center
Ancillary Facilities
County Boundary
Incorporated Area
Major Roads
Lawtey
See Inset Map "B"
Starke
See Inset Map "A"
See Inset Map "D"
Brooker
Hampton
See Inset Map "C"
Miles
0 4 8
North Central Florida Regional Planning Council
Inset Map "A"
Starke Elementary School
Renaissance Center
School Board Administration Office
Bradford High School
Bradford Middle School
Southside Elementary School
Miles
0 0.2 0.4
Inset Map "B"
Lawtey Elementary School
Miles
0 0.4 0.8
Inset Map "C"
Hampton Elementary School
Miles
0 0.45 0.9
Inset Map "D"
Brooker Elementary School
Miles
0 0.3 0.6
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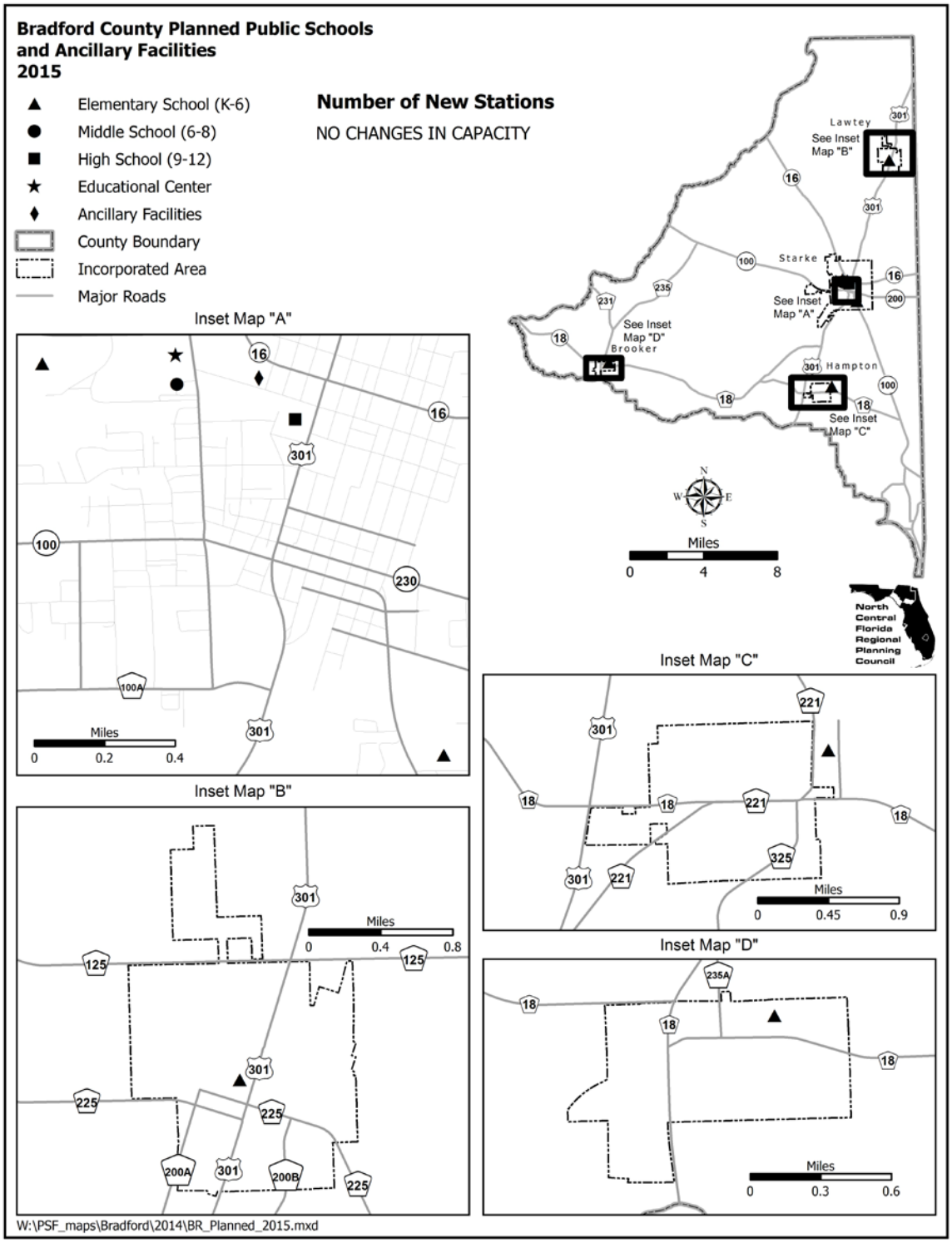
Bradford County Planned Public Schools
and Ancillary Facilities
2015
Elementary School (K-6)
Middle School (6-8)
High School (9-12)
Educational Center
Ancillary Facilities
County Boundary
Incorporated Area
Major Roads
Number of New Stations
NO CHANGES IN CAPACITY
Lawtey
See Inset Map "B"
Starke
See Inset Map "A"
See Inset Map "D"
Brooker
Hampton
See Inset Map "C"
Miles
0 4 8
North Central Florida Regional Planning Council
Inset Map "A"
Miles
0 0.2 0.4
Inset Map "B"
Miles
0 0.4 0.8
Inset Map "C"
Miles
0 0.45 0.9
Inset Map "D"
Miles
0 0.3 0.6
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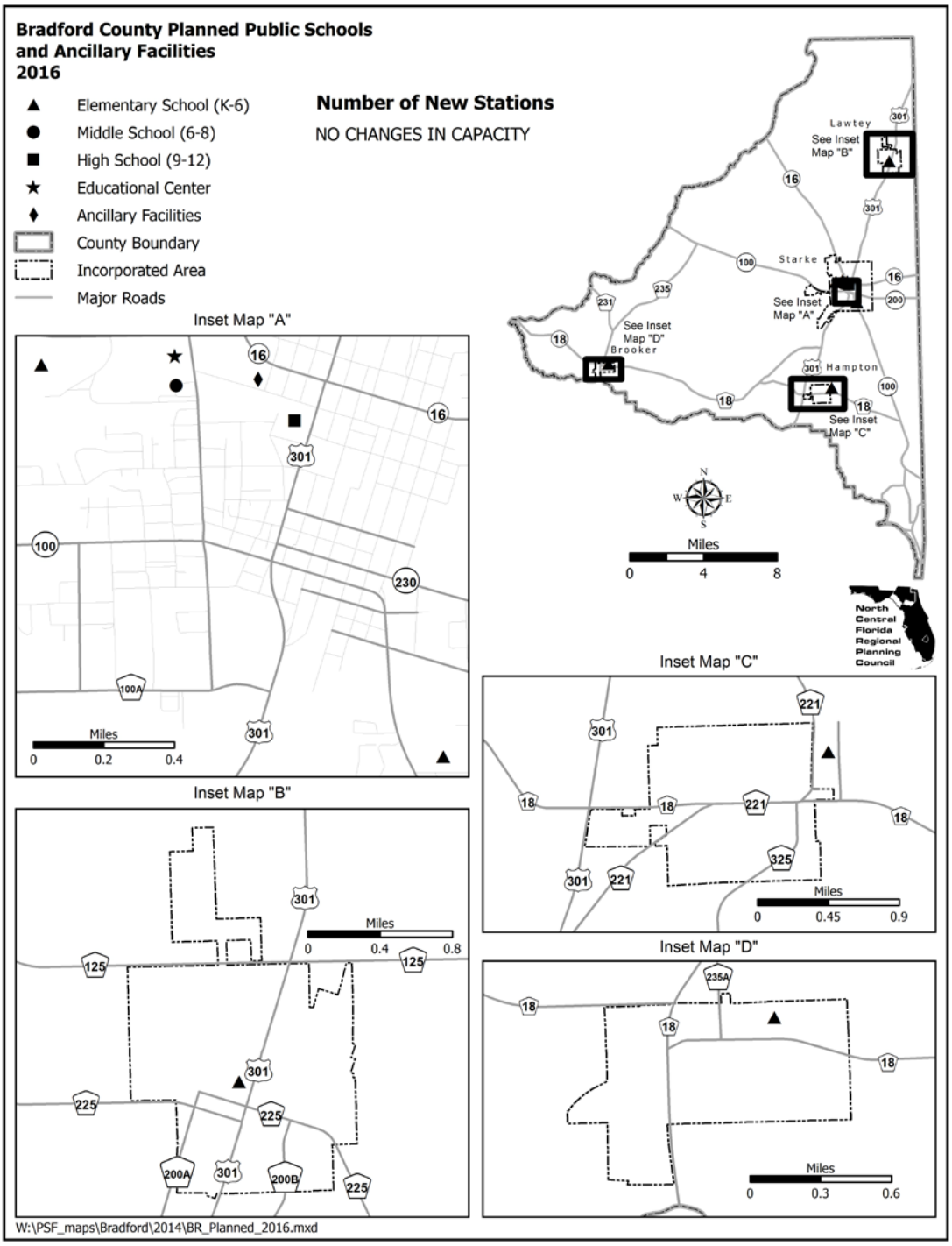
Bradford County Planned Public Schools
and Ancillary Facilities
2016
Elementary School (K-6)
Middle School (6-8)
High School (9-12)
Educational Center
Ancillary Facilities
County Boundary
Incorporated Area
Major Roads
Number of New Stations
NO CHANGES IN CAPACITY
Lawtey
See Inset Map "B"
Starke
See Inset Map "A"
See Inset Map "D"
Brooker
Hampton
See Inset Map "C"
Miles
0 4 8
North Central Florida Regional Planning Council
Inset Map "A"
Miles
0 0.2 0.4
Inset Map "B"
Miles
0 0.4 0.8
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Miles
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Miles
0 0.3 0.6
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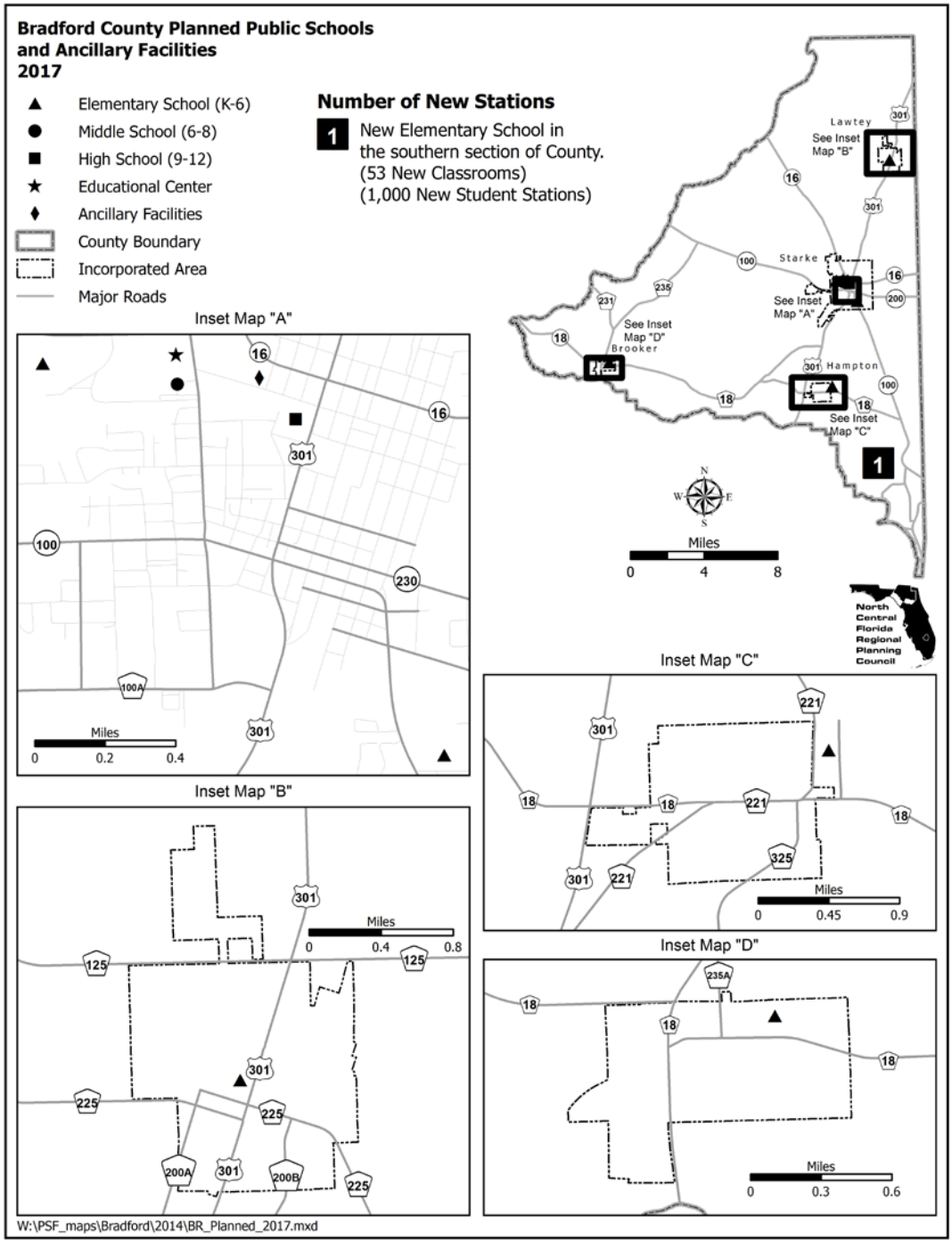
Bradford County Planned Public Schools
and Ancillary Facilities
2017
Elementary School (K-6)
Middle School (6-8)
High School (9-12)
Educational Center
Ancillary Facilities
County Boundary
Incorporated Area
Major Roads
Number of New Stations
1 New Elementary School in the southern section of County.
(53 New Classrooms)
(1,000 New Student Stations)
Lawtey
See Inset Map "B"
Starke
See Inset Map "A"
See Inset Map "D"
Brooker
Hampton
See Inset Map "C"
Miles
0 4 8
North Central Florida Regional Planning Council
Inset Map "A"
Miles
0 0.2 0.4
Inset Map "B"
Miles
0 0.4 0.8
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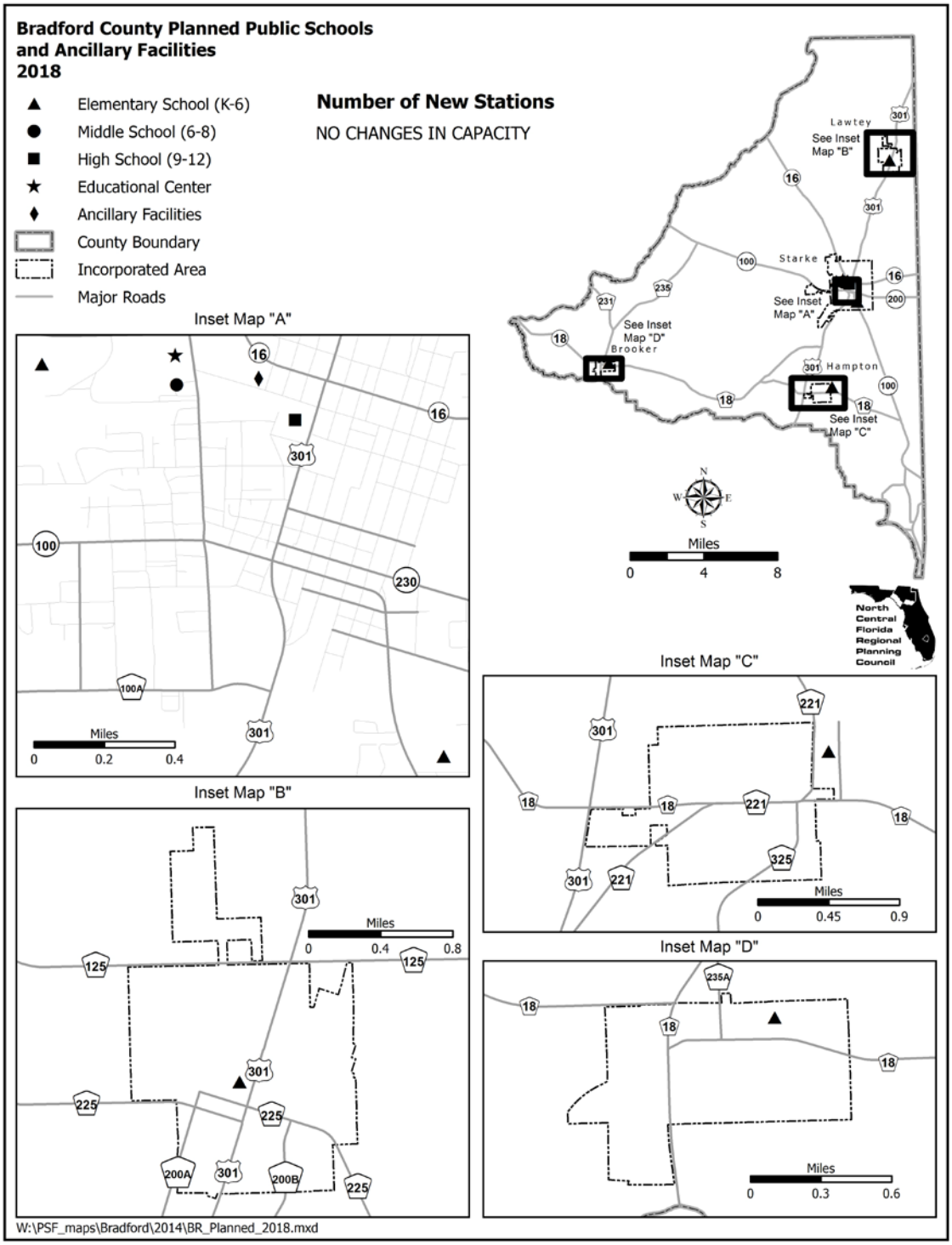
Bradford County Planned Public Schools
and Ancillary Facilities
2018
Elementary School (K-6)
Middle School (6-8)
High School (9-12)
Educational Center
Ancillary Facilities
County Boundary
Incorporated Area
Major Roads
Number of New Stations
NO CHANGES IN CAPACITY
Lawtey
See Inset Map "B"
Starke
See Inset Map "A"
See Inset Map "D"
Brooker
Hampton
See Inset Map "C"
Miles
0 4 8
North Central Florida Regional Planning Council
Inset Map "A"
Miles
0 0.2 0.4
Inset Map "B"
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0 0.4 0.8
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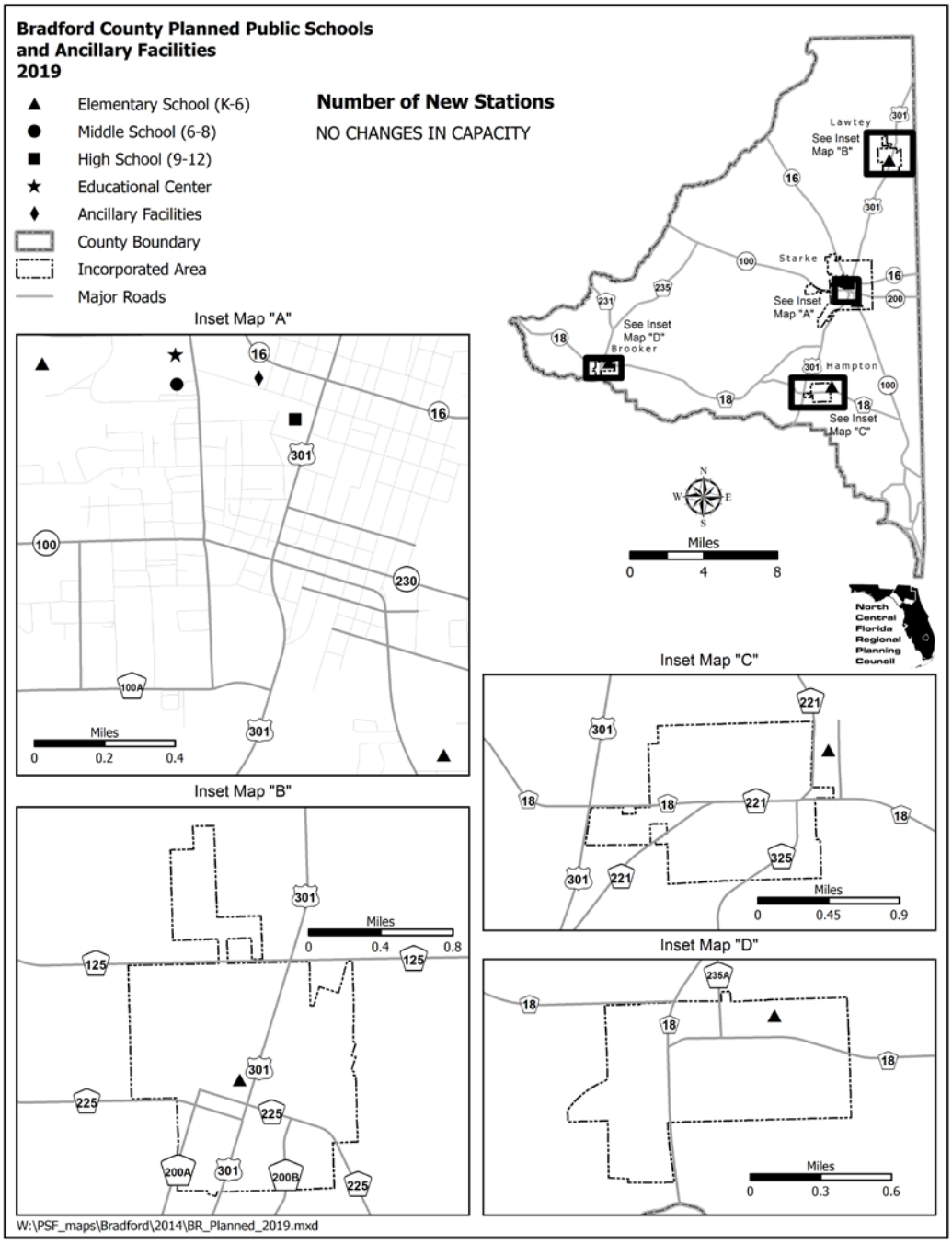
Bradford County Planned Public Schools
and Ancillary Facilities
2019
Elementary School (K-6)
Middle School (6-8)
High School (9-12)
Educational Center
Ancillary Facilities
County Boundary
Incorporated Area
Major Roads
Number of New Stations
NO CHANGES IN CAPACITY
Lawtey
See Inset Map "B"
Starke
See Inset Map "A"
See Inset Map "D"
Brooker
Hampton
See Inset Map "C"
Miles
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North Central Florida Regional Planning Council
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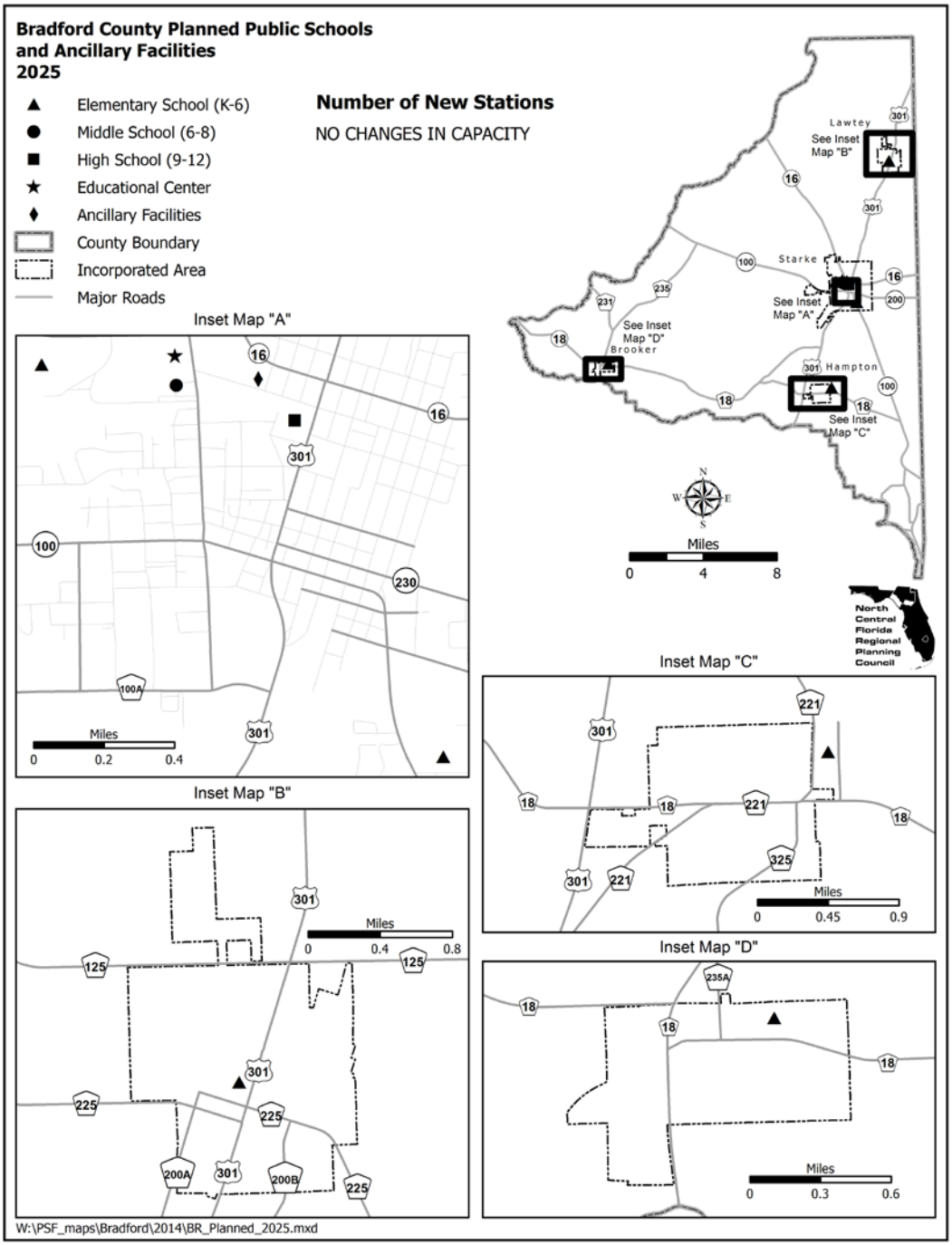
Bradford County Planned Public Schools
and Ancillary Facilities
2025
Elementary School (K-6)
Middle School (6-8)
High School (9-12)
Educational Center
Ancillary Facilities
County Boundary
Incorporated Area
Major Roads
Number of New Stations
NO CHANGES IN CAPACITY
Lawtey
See Inset Map "B"
Starke
See Inset Map "A"
See Inset Map "D"
Brooker
Hampton
See Inset Map "C"
Miles
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North Central Florida Regional Planning Council
Inset Map "A"
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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

LIST OF ILLUSTRATIONS

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Illustration A - I
Future Land Use Plan Map 2025

(Under separate cover)

Illustration A - II
Historical Resources

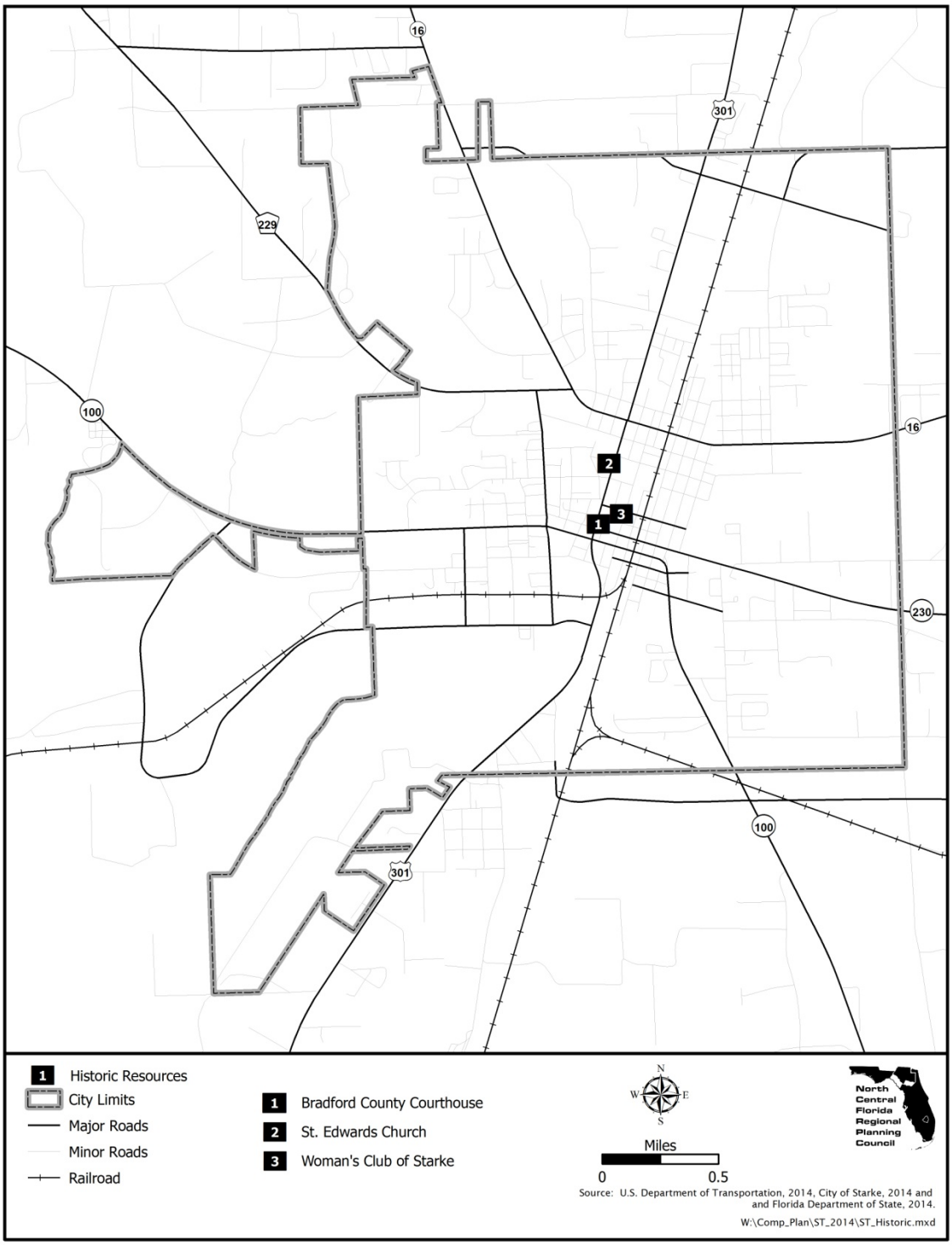


Illustration A - III
Waterwells

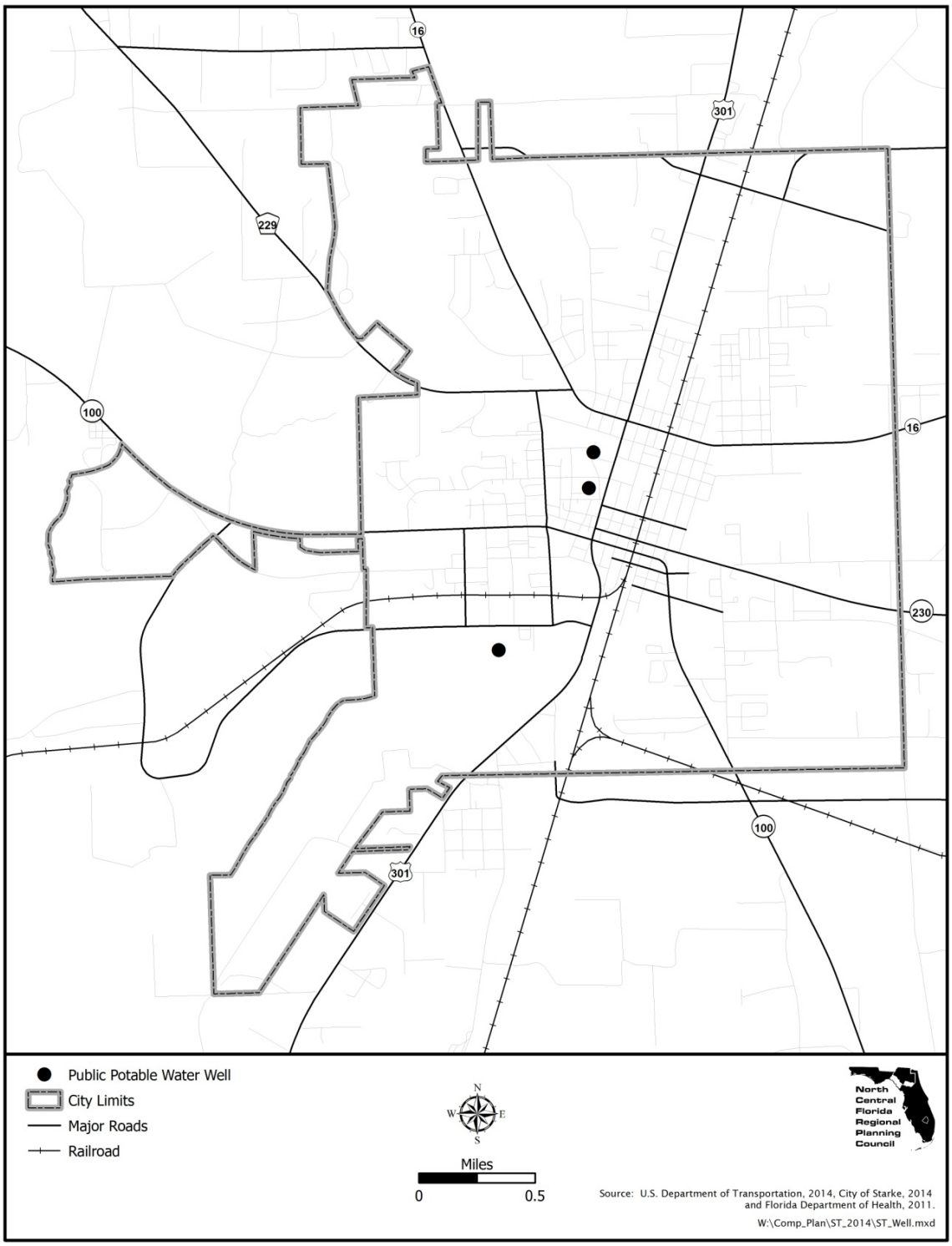


Illustration A - IV
Rivers and Lakes

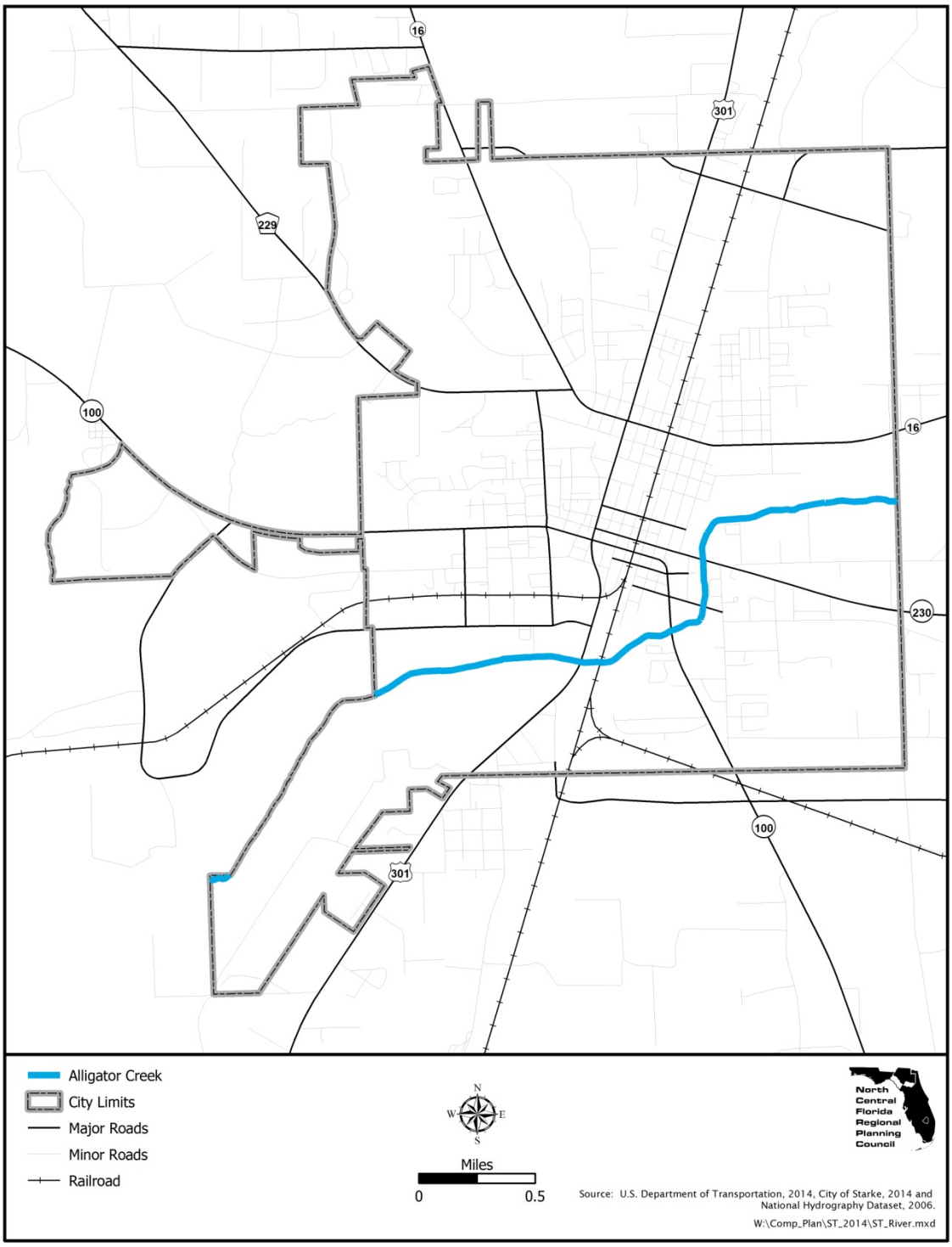


Illustration A - V
Flood Prone Areas

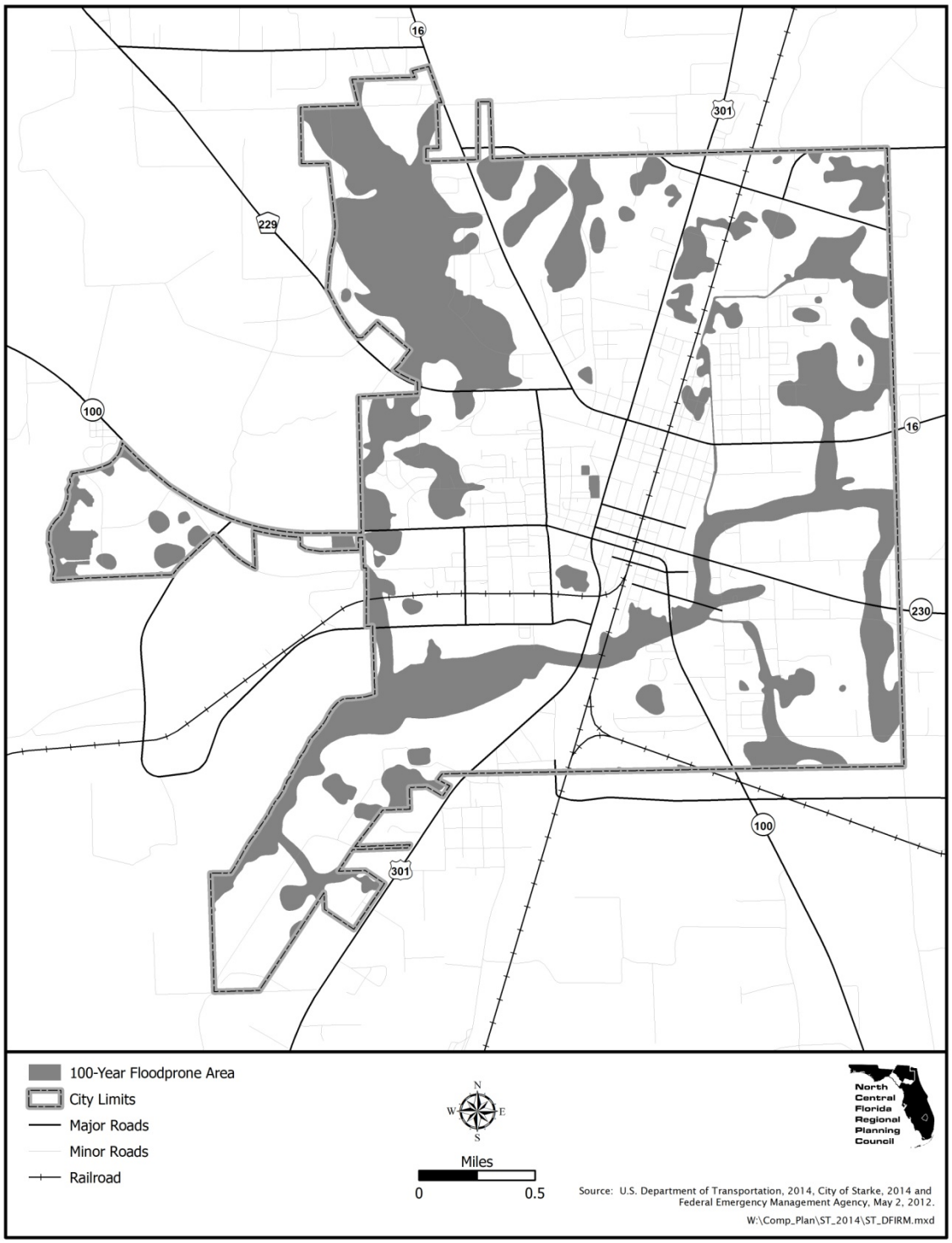


Illustration A - VI
Wetlands

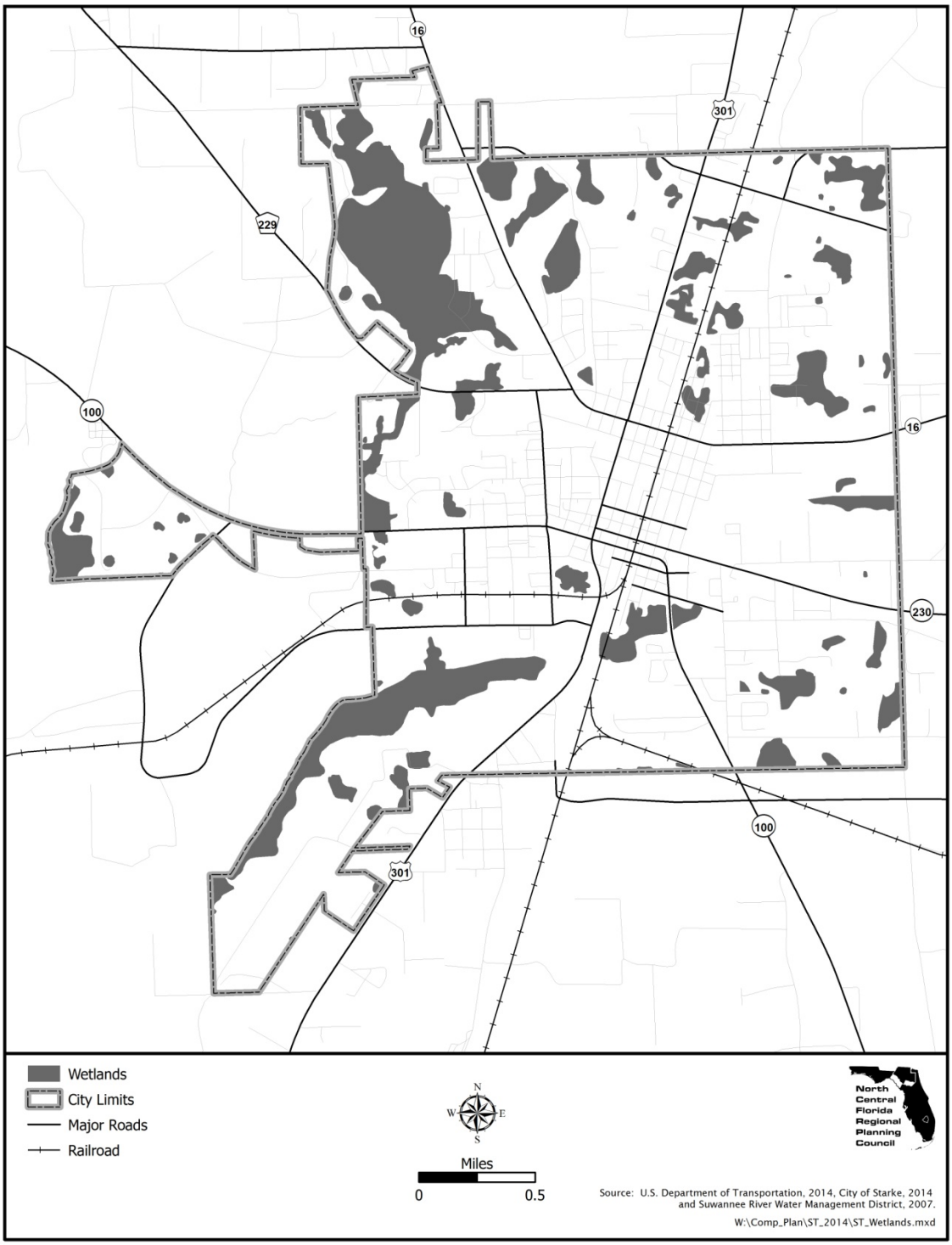


Illustration A - VII
Minerals

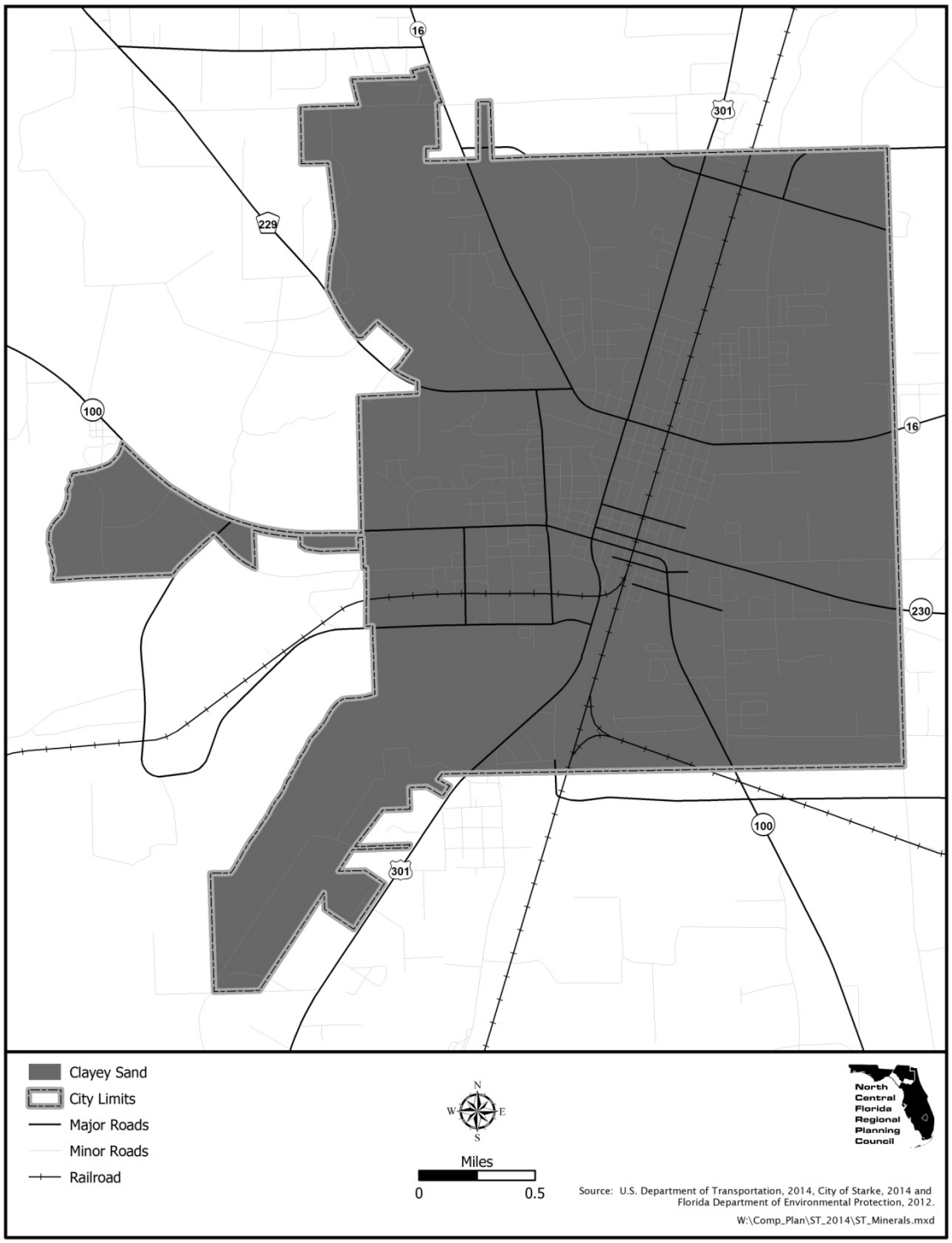


Illustration A - VIII
Soil Associations

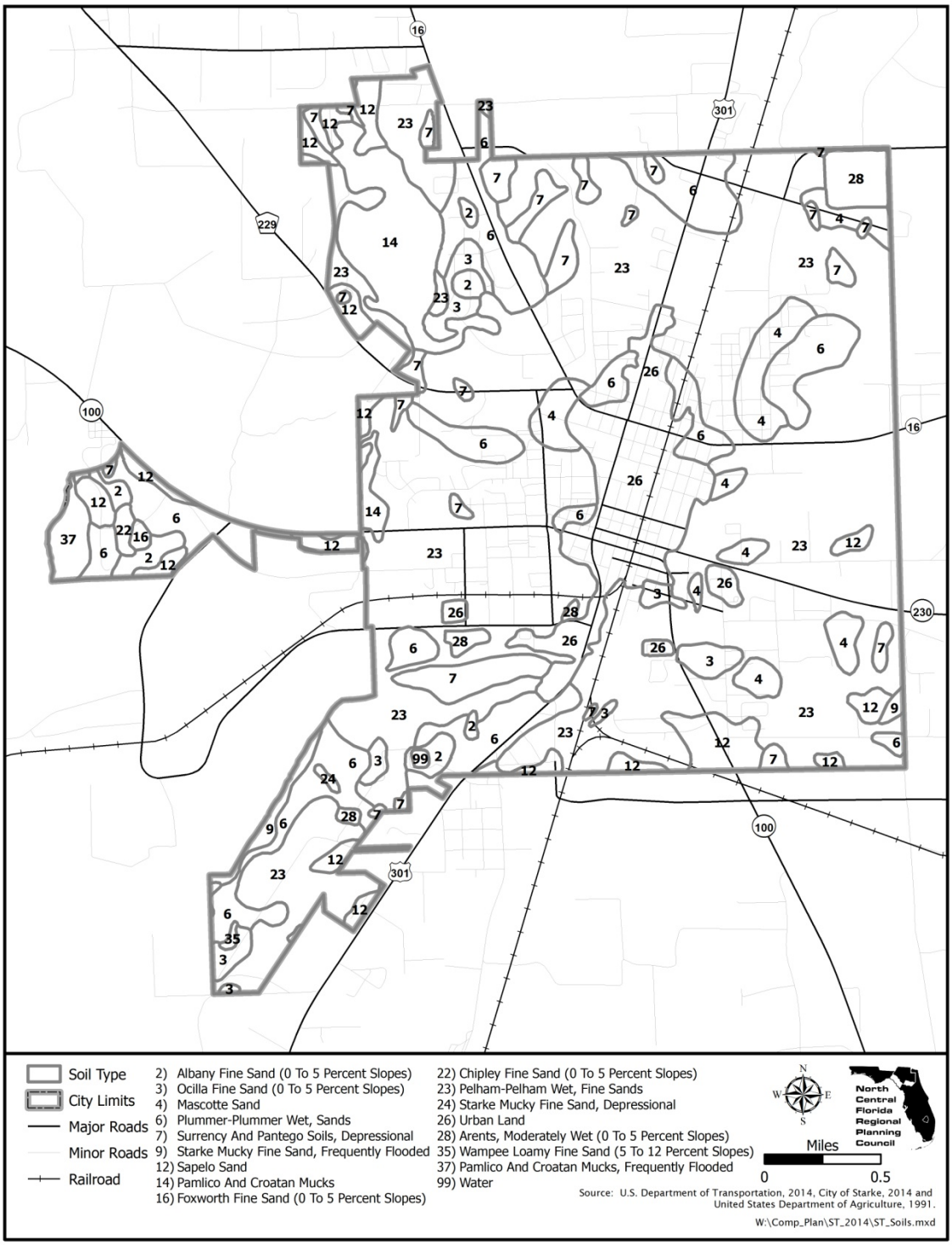


Illustration A - IX
Future Traffic Circulation Map 2025

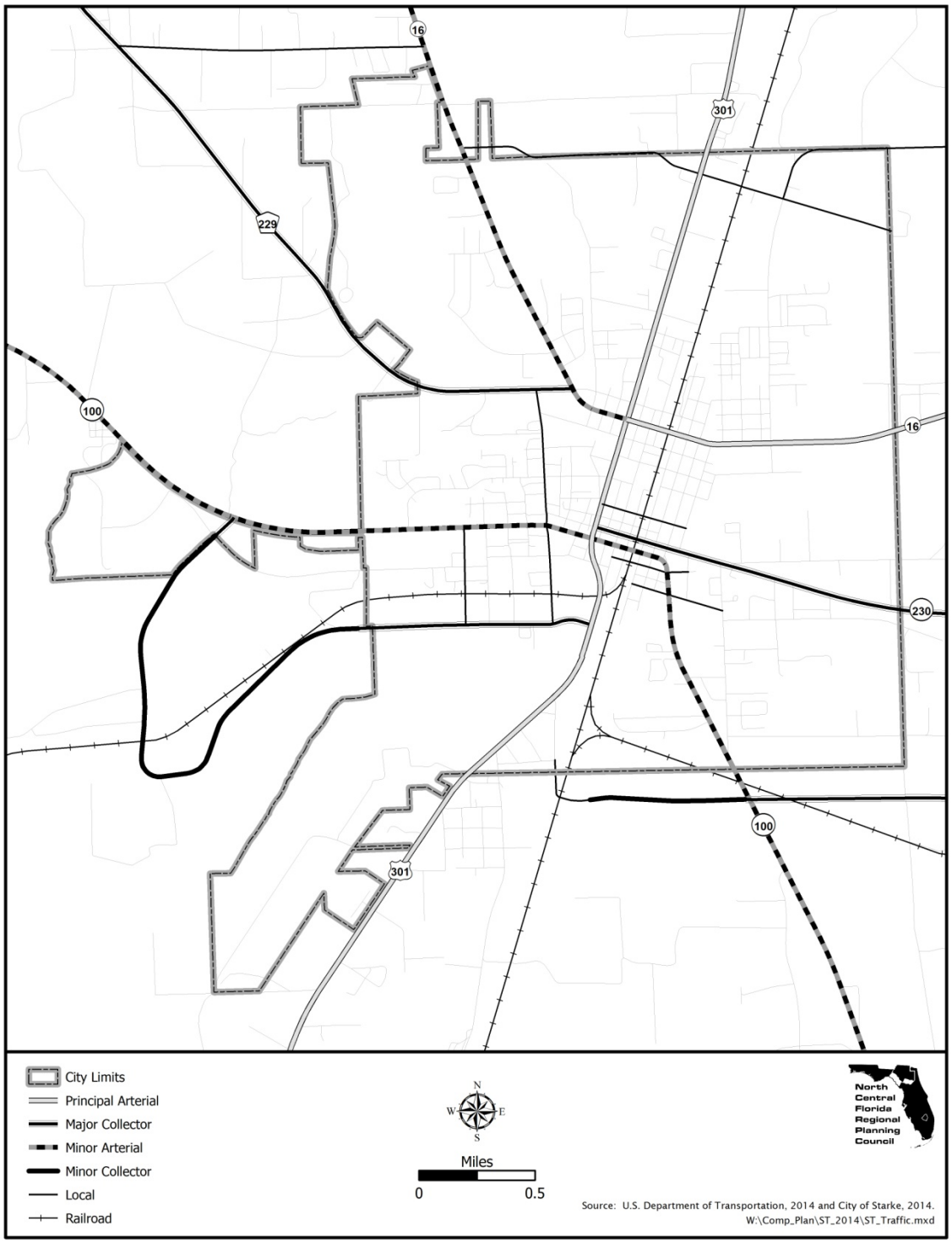


Illustration A - X
High Groundwater Aquifer Recharge Areas

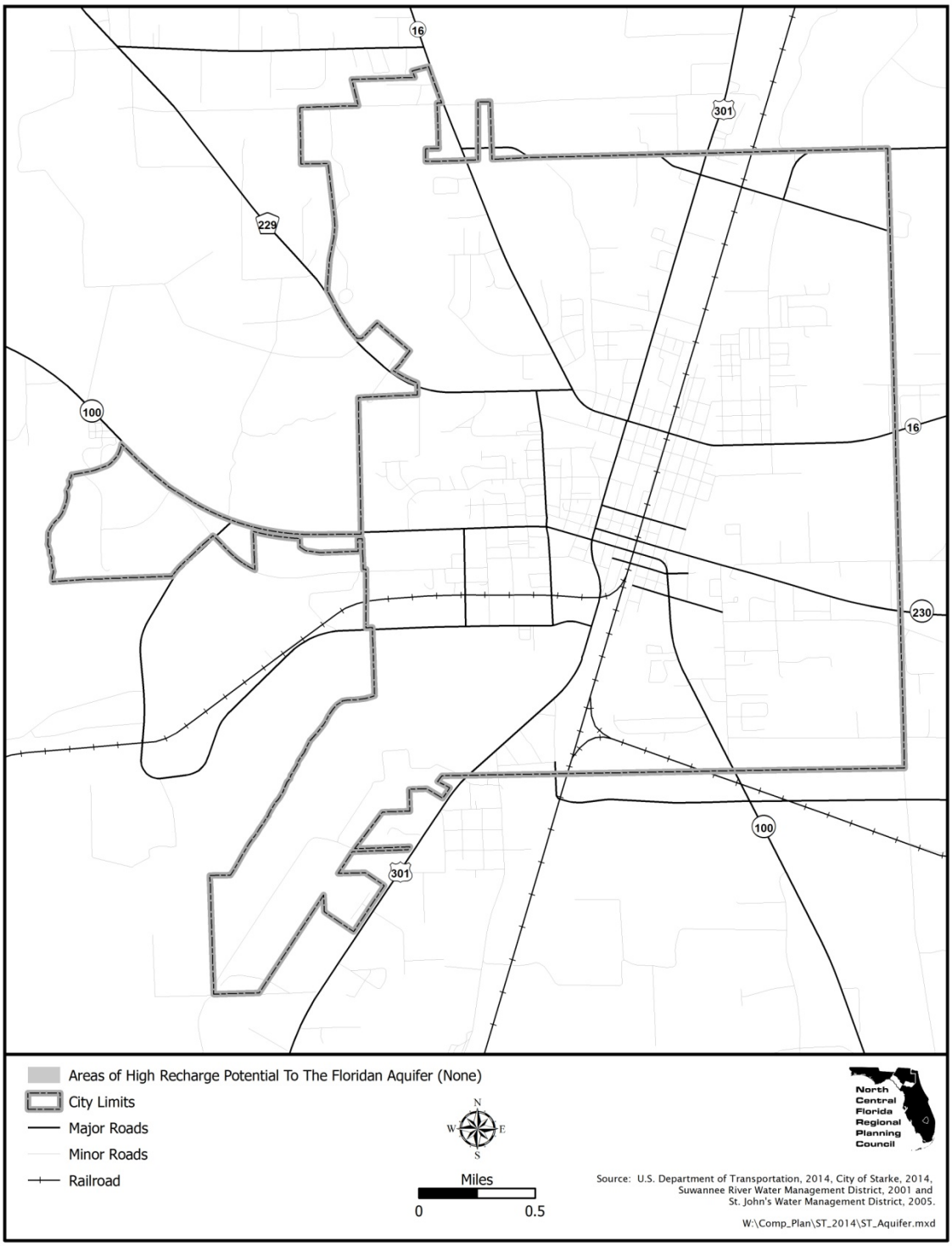


Illustration A - XI
Bicycle and Pedestrian Facilities

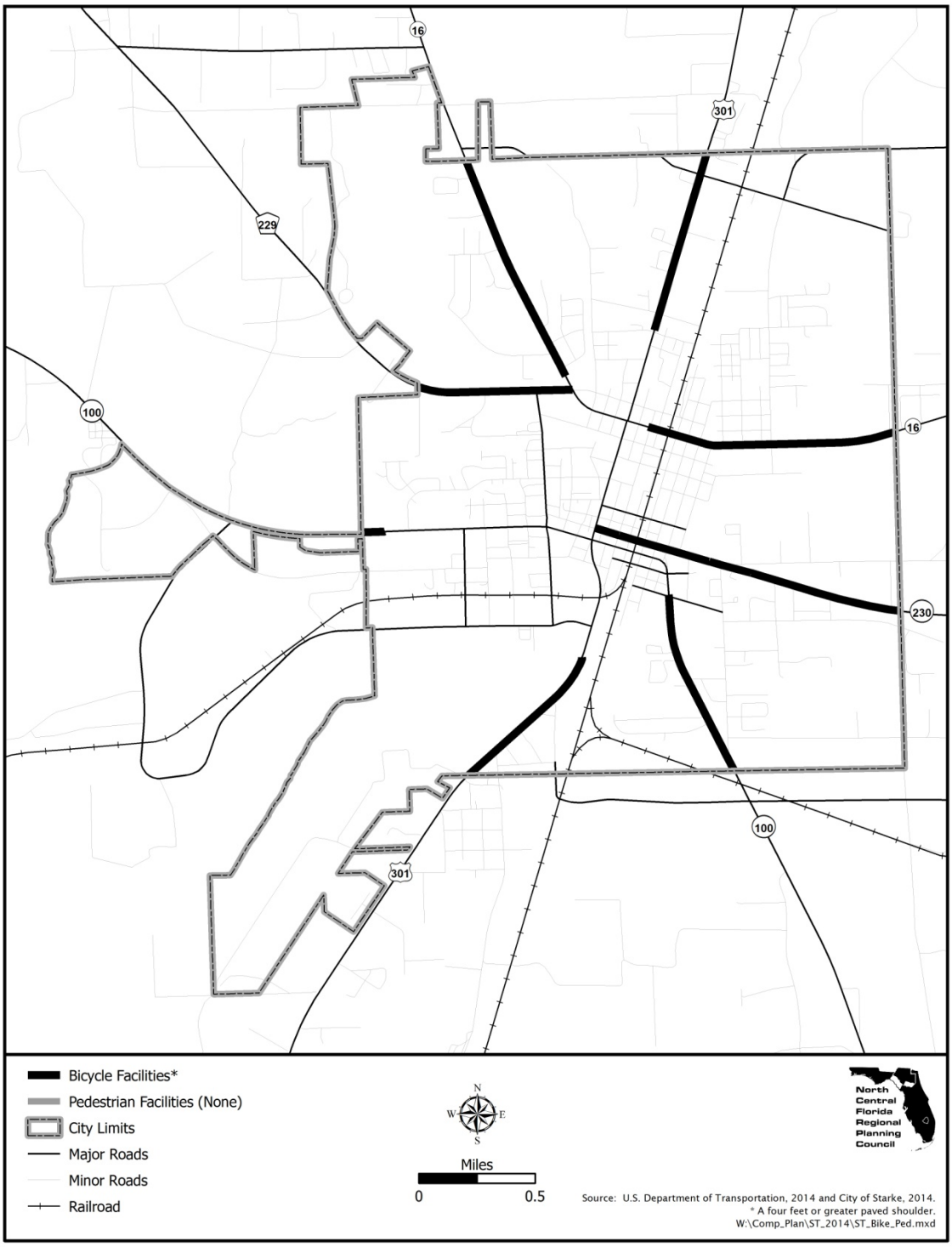


Illustration A - XII-a
Regionally Significant Natural Resources
Groundwater Resources

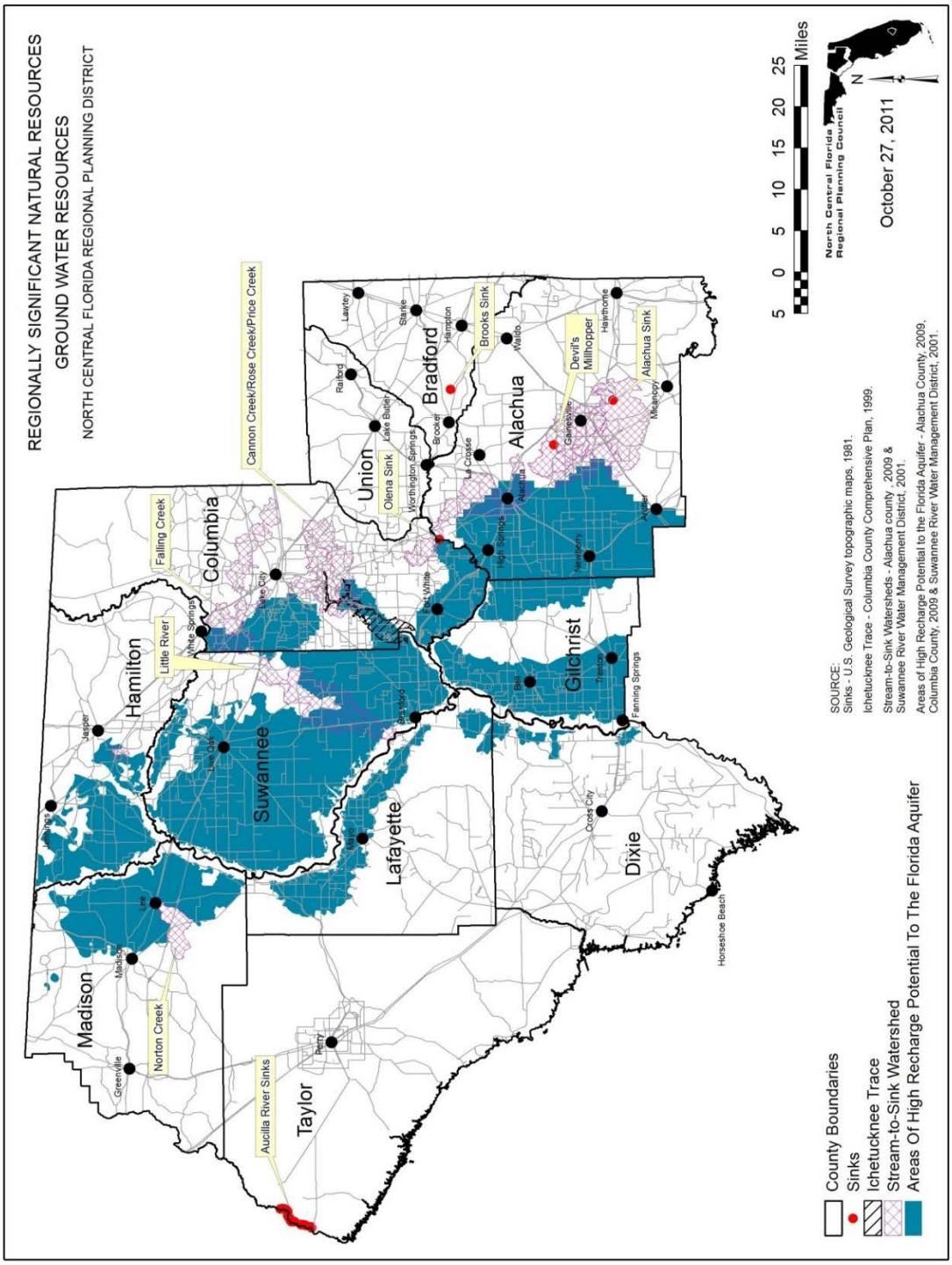


Illustration A - XII-b
Regionally Significant Natural Resources
Natural Systems

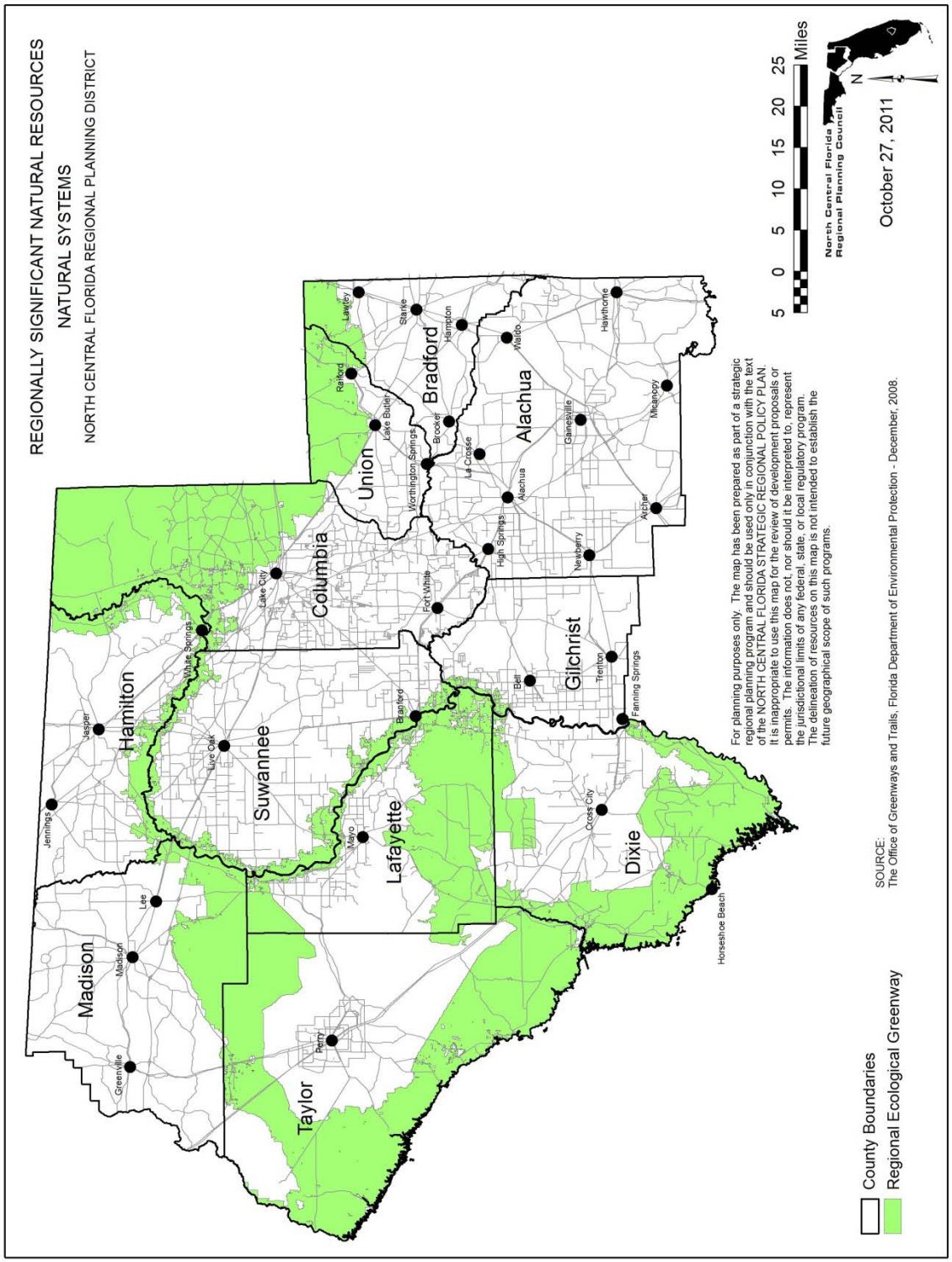


Illustration A - XII-c
Regionally Significant Natural Resources
Planning and Resource Management Areas 1

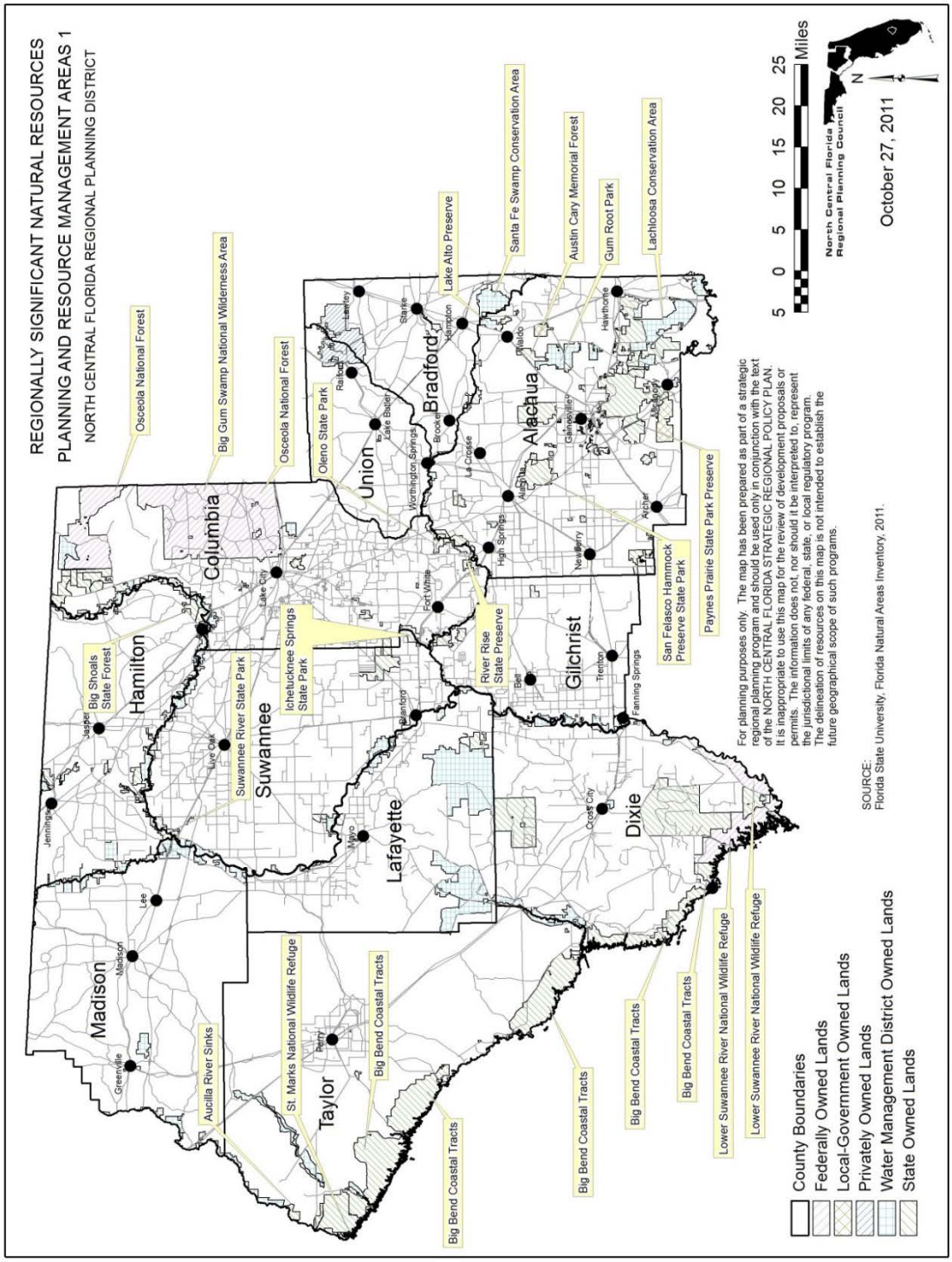


Illustration A - XII-d
Regionally Significant Natural Resources
Planning and Resource Management Areas 2

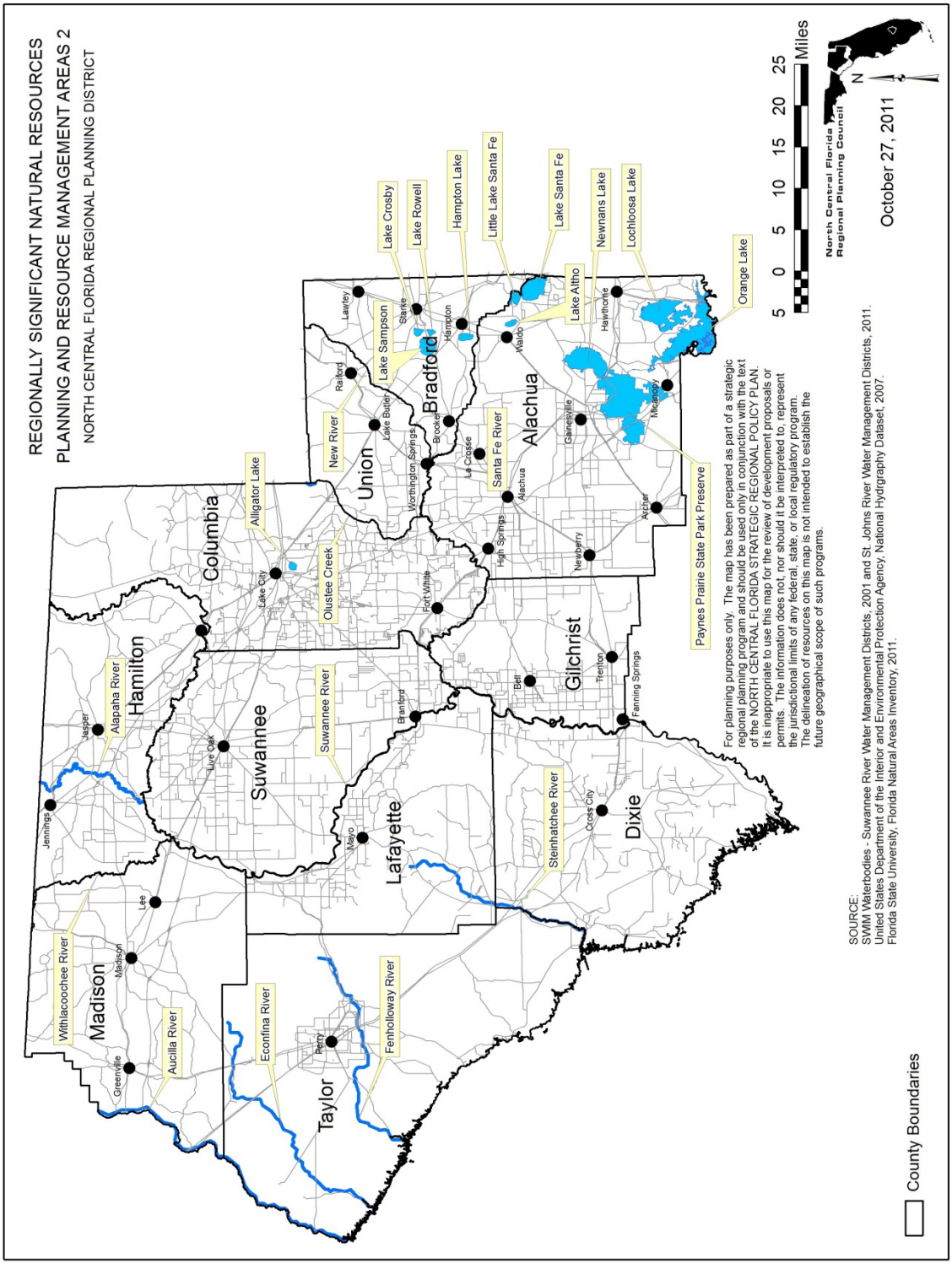
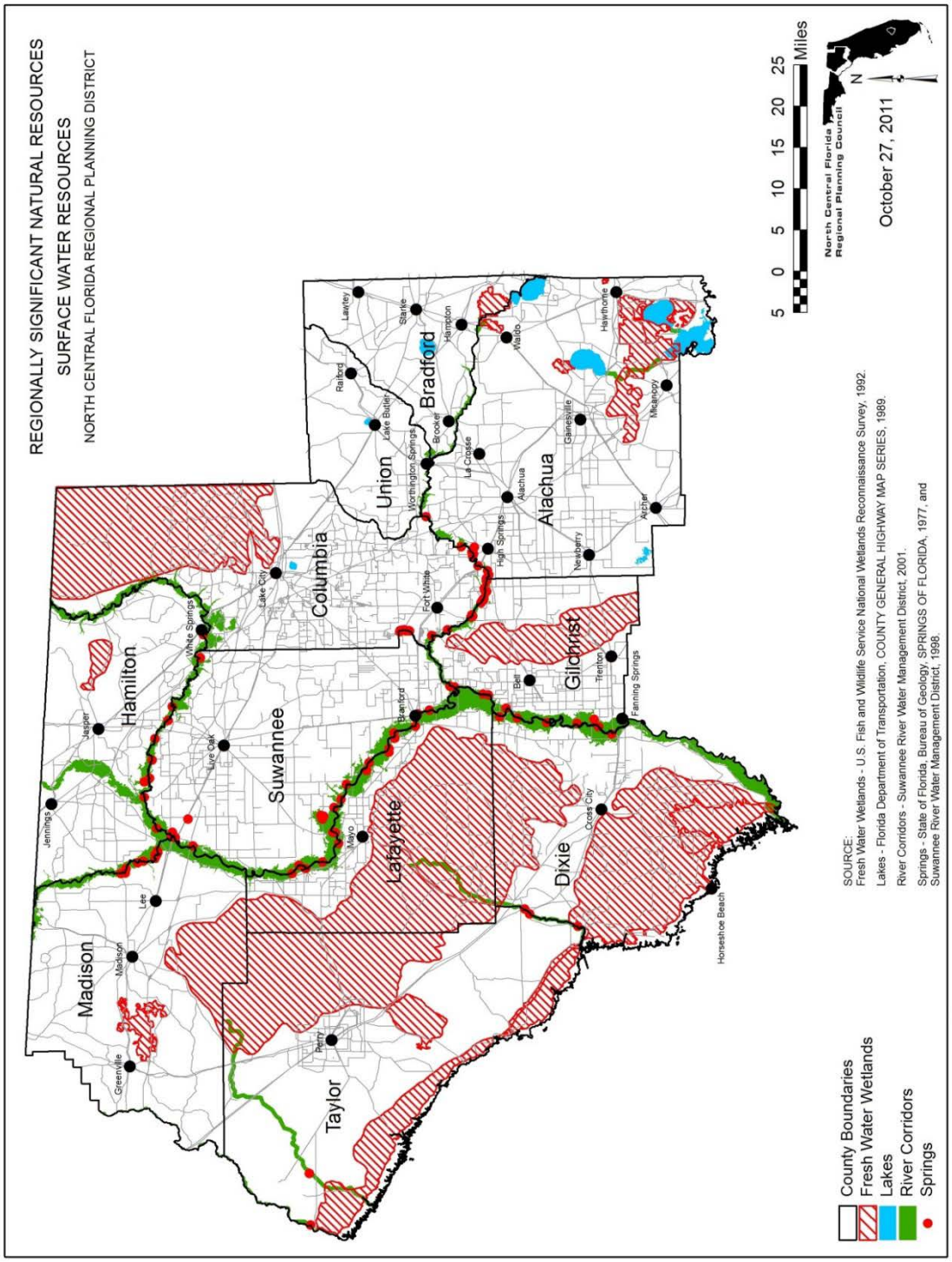


Illustration A - XII-e
Regionally Significant Natural Resources
Surface Water Resources



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NORTH CENTRAL FLORIDA REGIONAL PLANNING COUNCIL

REGIONAL AND LOCAL GOVERNMENT PROGRAMS

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