

TOWN OF LACROSSE

COMPREHENSIVE PLAN

Adopted

October 8, 1991 by Ordinance No. 86

Amended

November 8, 1999 by Ordinance No. 99-2
November 12, 2007 by Ordinance No. 06-02
November 12, 2007 by Ordinance No. 06-09
March 9, 2009 by Ordinance No. 08-05
February 9, 2009 by Ordinance No. 09-01
May 30, 2017 by Ordinance No. 17-01
October 8, 2018 by Ordinance No. 18-03
October 28, 2019 by Ordinance No. 19-01
August 9, 2022 by Ordinance No. 22-01-B

TOWN OF LACROSSE

COMPREHENSIVE PLAN

ELEMENTS

Future Land Use

Transportation

Housing

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

Conservation

Recreation and Open Space

Intergovernmental Coordination

Capital Improvements

Public School Facilities

Property Rights

Prepared for
Town Council

Prepared by
Local Planning Agency

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

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INTRODUCTION

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

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

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

This comprehensive planning process involves essentially four basic steps:

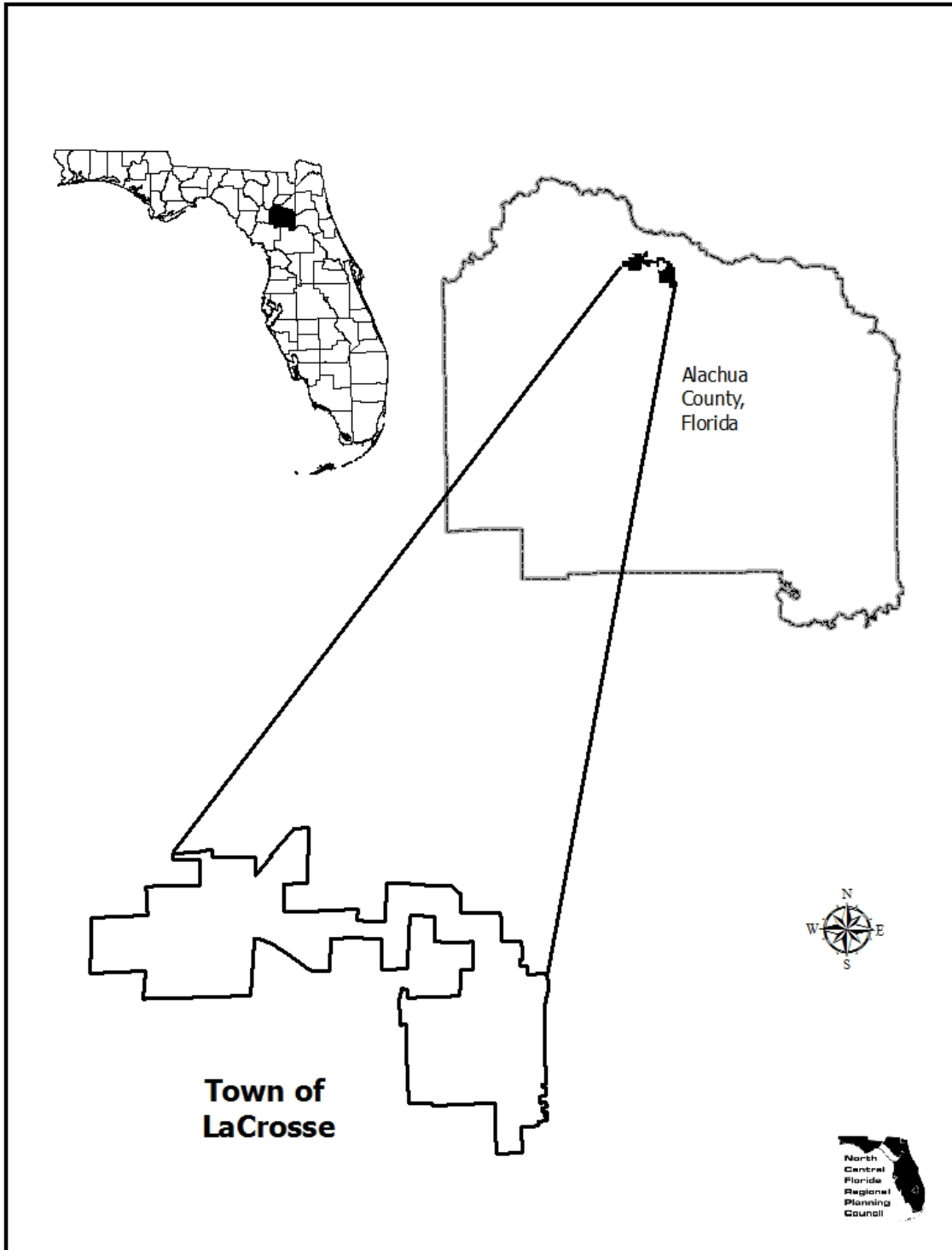
1. The collection and analysis of pertinent data concerning the physical and socio-economic characteristics of the study area, which has been accomplished through the preparation of the Data and Analysis document, although not a part of the Comprehensive Plan in that it is not an adopted document with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

GENERAL SETTING OF THE TOWN OF LACROSSE

The Town of LaCrosse is approximately 4.42 square miles or 2,827 acres in area. The Town is located in the northern portion of Alachua County, as shown on the following location map.

The Town's population was 316 persons in 2020, according to the United States Bureau of the Census. This represents 0.11 percent of the County's total population.

GENERAL LOCATION MAP
TOWN OF LACROSSE



I

FUTURE LAND USE ELEMENT

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I
FUTURE LAND USE ELEMENT

INTRODUCTION

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

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

FUTURE LAND USE GOAL, OBJECTIVES AND POLICIES

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

OBJECTIVE I.1 The Town shall adopt land development regulations which shall make available or schedule for availability the public facilities for future growth and urban development as development occurs in order to provide for urban densities and intensities within the Town and discourage the proliferation of urban sprawl.

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

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

CONSERVATION LAND USE

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

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

AGRICULTURAL LAND USE

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

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

RESIDENTIAL LAND USE

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

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

Residential very low density shall be limited to a density of less than or equal to 1.0 dwelling unit per acre.

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

RECREATION LAND USE

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

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

PUBLIC LAND USE

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

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

COMMERCIAL LAND USE

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

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

INDUSTRIAL LAND USE

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

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

All structures within the above stated land use categories will be further restricted to a height limitation of 35 feet.

- Policy I.1.3 The Future Land Use Plan Map of the Town shall allocate amounts and types of land uses for residential, commercial, industrial, public, and recreation to meet the needs of the existing and projected future populations and to locate urban land uses in a manner where public facilities may be provided to serve such urban land uses. (Urban land uses shall be herein defined as residential, commercial and industrial land use categories).
- Policy I.1.4 The Future Land Use Plan Map of the Town shall base the designation of residential, commercial and industrial lands upon acreage which can be reasonably expected to develop.
- Policy I.1.5 The Town shall require the location of public, private and charter school sites to be consistent with the following criteria:
1. The proposed school location shall be compatible with present and projected use of adjacent property;
 2. Adequate public facilities and services are, or will be available concurrent with the development of the school;
 3. There are no significant environmental constraints that would preclude development of an educational facility on the site;
 4. There will be no adverse impacts on archaeological or historic sites or structures listed on the State of Florida Historic Master Site File, which are located on the site;

5. The proposed location is well drained and soils are suitable for development or are adaptable for development and outdoor educational purposes with drainage improvements;
6. The proposed site can accommodate the required parking and circulation of vehicles on the site; and
7. Where feasible, the proposed site is so located to allow for co-location with parks, libraries and community centers.

Policy I.1.6 The Town shall require the development of public, private and charter school sites to be consistent with the following standards:

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

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

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

1. Streets shall be related appropriately to the topography. All streets shall be arranged so as to obtain as many as possible building sites at or above the grades of the streets. Grades of streets shall conform as closely as possible to the original topography. A combination of steep grades and curves shall be avoided.
2. Local streets shall be laid out to discourage use by through traffic, to permit efficient drainage and utility systems and to require the minimum number of streets necessary to provide convenient and safe access to property.
3. The rigid rectangular gridiron street pattern need not necessarily be adhered to, and the use of curvilinear streets, cul-de-sacs, or U-shaped streets shall be encouraged where such use will result in a more desirable layout.
4. Proposed streets shall be extended to the boundary lines of the tract to be subdivided, unless prevented by topography or other physical conditions or unless, in the opinion of the Town Council, such extension is not necessary or desirable for the coordination of the layout or the most advantageous future development of adjacent tracts.

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

- Policy I.3.1 The land development regulations of the Town shall establish procedures for the review of proposed development to determine its impact on level of service standards for public facilities, including public schools. Building permits shall be issued only when the necessary facilities and services are in place in accordance with the Concurrency Management System found within this Comprehensive Plan.
- OBJECTIVE I.4 The Town shall continue to maintain innovative land development regulations to implement the Comprehensive Plan to include provisions for Planned Residential Development regulations.
- Policy I.4.1 The land development regulations of the Town shall contain specific and detailed provisions to manage future growth and development to implement the Comprehensive Plan which shall contain at a minimum the following provisions to:
1. Regulate the subdivision of land;
 2. Regulate the use of land and water consistent with this Element to maintain the compatibility of adjacent land uses and provide for open space;
 3. Protect environmentally sensitive lands identified within the Conservation Element;
 4. Regulate areas subject to seasonal and periodic flooding and provide for drainage and stormwater management;
 5. Protect potable water wellfields and aquifer recharge areas;
 6. Regulate signage;
 7. Provide safe and convenient onsite traffic flow and vehicle parking needs; and
 8. Provide that development orders and permits shall not be issued which result in a reduction of the level of service standards adopted in this Comprehensive Plan.
- OBJECTIVE I.5 When such public facilities are made available, the Town shall limit the extension of public community potable water or sanitary sewer facility geographic service area to the corporate limits of the Town.
- Policy I.5.1 When such public facilities are made available, the Town shall limit any extension of public community potable water or sanitary sewer facility geographic service area to the corporate limits of the Town.
- OBJECTIVE I.6 The land development regulations of the Town shall include within the portion regarding the report and recommendation of the Planning and Zoning Board on amendments to such regulations, that such report shall address whether the proposed amendment will be a deterrent to the improvement or development of adjacent land uses and it shall be concluded by the local governing body, based upon such report and prior to approval of the amendment, that the granting of the amendment will not adversely impact adjacent land uses.
- Policy I.6.1 The Town shall continue to require a special permit for dredging, filling, excavation and mining (this permit shall be in addition to any federal, state or regional agency required permit).
- Policy I.6.2 The land development regulations of the Town shall continue to maintain provisions for drainage, stormwater management, open space and safe and convenient on site traffic flow including the provisions of needed vehicle parking for all development.

- Policy I.6.3 The Town shall limit the intensity of development by requiring that the length of lots does not exceed three times the width of lots for the location of dwelling units.
- Policy I.6.4 The Town shall participate in the National Flood Insurance Program and regulate development and the installation of utilities in flood hazard areas in conformance with the programs requirements. Further, the Town shall require all structures to be clustered on the non-flood prone portion of a site or where the entire site is in a flood prone area, structures shall be elevated at least two feet above the highest adjacent grade.
- Policy I.6.5 The Town shall continue to require that where a commercial or industrial use is erected or expanded on land abutting a residential district, then the proposed use shall provide a landscaped buffer. A masonry or wood opaque structure may be substituted for the planted buffer.
- OBJECTIVE I. 7 The Town shall identify and designate blighted areas which are feasible for redevelopment or renewal, through the updating of the housing condition survey with U.S. Bureau of Census information.
- Policy I.7.1 The Town shall request federal and state funds to redevelop and renew any identified blighted areas, where the Town finds there is a competitive feasibility to receive such funding.
- OBJECTIVE I. 8 The Town shall reduce inconsistencies in land uses with the provisions of this Comprehensive Plan through the establishment of such inconsistencies as non-conforming land uses.
- Policy I. 8.1 The Town hereby establishes the following provisions for nonconforming structures and uses of land or structures and premises:
1. Nonconforming uses of land or structures may be continued where the lawful use of land existed prior to the adoption of this Comprehensive Plan where such use is not permitted by this Comprehensive Plan. Such use may be continued, so long as it remains otherwise lawful, subject to its discontinuance, after it ceases to exist for a period of more than 12 months.
 2. Nonconforming structures may be continued where a structure lawfully existed prior to the adoption of this Comprehensive Plan where such use would not be permitted to be built under this Comprehensive Plan by reason of restrictions on requirements other than use concerning the structure. Such structure may be continued so long as it remains otherwise lawful.
- Policy I.8.2 The Town hereby establishes the following administrative procedures and standards by which a property owner may demonstrate that private property rights have vested against the provisions of this Comprehensive Plan. These administrative procedures shall provide determination for the consistency of development with the densities and intensities set forth in this Comprehensive Plan.
- Applications for vesting determinations shall be evaluated pursuant to the following criteria:

1. Common Law Vesting - a right to develop or to continue the development of property notwithstanding this Comprehensive Plan may be found to exist whenever the applicant proves by a preponderance of evidence that the owner or developer, acting in good faith and reasonable reliance upon some act or omission of the Town, has made such a substantial change in position or has incurred such extensive obligations and expenses that it would be highly inequitable and unjust to destroy the right to develop or to continue the development of the property.
2. Statutory Vesting - the right to develop or to continue the development of property shall be found to exist if a valid and unexpired final development order was issued by the Town prior to adoption of this Comprehensive Plan, substantial development has occurred on a significant portion of the development authorized in the final development order and is completed or development is continuing in good faith as of the adoption of this Comprehensive Plan. A "final development order" shall be any development order which approved the development of land for a particular use of uses at a specified density of use and which allowed development activity to commence on the land for which the development order was issued. "Substantial development" shall mean that all required permits necessary to commence and continue the development have been obtained;
 - a. Permitted clearing and grading has commenced on a significant portion of the development; and
 - b. The actual construction of roads and the stormwater management system, on that portion of the development is complete or is progressing in a manner that significantly moves the entire development toward completion.
3. Presumptive Vesting for Consistency and Concurrency - any structure on which construction has been completed pursuant to a valid building permit shall be presumptively vested for the purposes of consistency and concurrency and shall not be required to file an applicant to preserve their vested rights status.
4. Presumptive Vesting for Density Only - the following categories shall be presumptively vested for the purpose of density and shall not be required to file an application to preserve their vested rights in this regard:
 - a. All lots of record as of the adoption of this Comprehensive Plan, whether located within a subdivision or without, but only to the extent of one single family residence per lot; however, such lots shall not be contiguous as of the adoption of this Comprehensive Plan to any other lot(s) owned by or under contract for deed to the person(s) applying for the single family residence building permit; and
 - b. All contiguous lots of record as of the adoption of this Comprehensive Plan, whether located within a subdivision or without, where such lots are treated as one lot for one single family residence.

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

Policy 1.9.1 The Town shall establish the following standards for the maintenance and adaptive reuse of historic structures and sites:

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

Policy 1.9.2 The Town shall maintain a listing of all known prehistoric and historic sites within the Town. This list shall be maintained by the Town Historic Preservation Agency.

OBJECTIVE I.10 The Town shall adopt regulations to protect natural resources and environmentally sensitive lands (including but not limited to wetlands and flood prone areas).

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

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

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

- Policy I. 10.2 The Town shall prohibit the location of any structure, other than permitted docks, piers, or walkways within a wetland. Such permitted docks, piers or walkways shall be elevated on pilings. In addition, the clearing of natural vegetation shall be prohibited, except for a minimum amount associated with the installation of the permitted docks, piers or walkways.
- Policy I.10.3
1. The gross density or intensity permitted by a Future Land Use category(s) may be transferred from conservation areas to non-conservation portions of the property; to an adjoining property under common ownership or management and within a unified development; or to other development receivership areas; at a rate consistent with that of the underlying zoning district, but not to exceed the maximum density allowed by the land use designation.
 2. When there are no non-conservation areas to which density or intensity may be transferred, the development may be clustered in a portion of the site that will result in the least environmental impact.
- Policy I 10.4
1. Development on land which may include or is adjacent to, conservation or preservation areas, shall follow best environmental management practices. These practices emphasize site designs which incorporate the natural features of the landscape to include unique topographic and stormwater features, vegetative edges, and soils types which avoid and minimize adverse environmental and visual impacts. The major criterion for approval shall be the continued functioning, with minimum disturbance, of an ecosystem impacted by a development.
 2. Development shall not be allowed at the maximum densities and intensities of the underlying zoning district, if those densities would be harmful to natural resources.
 3. Development occurring along the edges of conservation and preservation areas shall be designed to protect and minimize the impacts of development on conservation and preservation areas by the use of natural vegetative buffers as designated in the Conservation Element of this Comprehensive Plan.
- OBJECTIVE I. 11 The Town shall continue to coordinate with agencies responsible for the implementation of any regional resource planning and management plan prepared pursuant to Chapter 380, Florida Statutes, as amended.
- Policy I. 11.1 The Town shall require that all proposed development which is subject to the provisions of any regional resource planning and management plan shall be consistent with such plan and that proposed development be reviewed for such consistency during the development review process.
- OBJECTIVE I. 12 The Town shall coordinate review of all proposed subdivision plats with the Water Management District for subdivisions proposed within the drainage basin of any designated priority water body to provide the Water Management District an opportunity to review such subdivision to determine if the plat is consistent with any approved management plans within that basin.

- Policy I. 12.1 The Town shall continue to require the developer to submit development plans for all proposed subdivision plats within the drainage basin of any designated priority water body shall be submitted to the Water Management District for review and comment as to the consistency of the proposed development with any approved management plans within such basin prior to development review by the Town.
- OBJECTIVE I.13 The Town shall require the location of the following essential services - electrical transmission lines, natural gas transmission lines, and radio, telecommunication and television antennas and towers, owned or operated by publicly regulated entities - to be approved by the Town Council. All other essential services, which are hereby defined to include and be limited to - electrical distribution lines, water distribution lines and mains, sanitary sewer collection lines, force mains and lift stations, natural gas distribution lines and mains, telephone lines and substations, and cable television lines - shall be exempt from any Town approval and shall be permitted in any land use category. All public buildings and grounds, and public facilities not defined as an essential service herein and to be located outside of a public right-of-way or easement shall require an amendment to the Future Land Use Plan Map for designation as a public use.
- Policy I.13.1 The Town Council shall use the following criteria in considering for approval the following essential services; electrical transmission lines, natural gas transmission lines, and radio, telecommunications and television antennas and towers, owned or operated by publicly regulated entities:
1. No such essential service shall be sited within 500 feet of any single or multi-family residence, group living facility, school or hospital, said distance to be measured from the centerline of the electrical and natural gas transmission lines, as constructed. In addition, all radio and telecommunication towers shall also maintain, the rated self-collapsing distance from any use listed above.
- Policy I.13.2 The Town 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 abutting residential areas, a setback of 100 feet between the distribution electric substation property boundary and permanent equipment structures shall be maintained. 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.
 2. In residential areas, a setback of 100 feet between the distribution electric substation property boundary and permanent equipment structures shall be maintained. 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.

II

TRANSPORTATION ELEMENT

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II
TRANSPORTATION ELEMENT

INTRODUCTION

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

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

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

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

TRANSPORTATION GOAL, OBJECTIVES AND POLICIES

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

OBJECTIVE II. 1 The Town shall establish a safe, convenient and efficient level of service standard which shall be maintained for all roadways.

Policy II.1 1 Establish the Level of Service Standards as noted below at peak hour for the following roadway segments within the Town as defined within the most recent version of the Florida Department of Transportation Quality/Level of Service Handbook.

ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	LEVEL OF SERVICE
1	S.R. 121 (from Town's north limits - 1,350 feet north of C.R. 1493 to S.R. 235 North)	2 U	Arterial	Community	D
2	S.R. 121 (from S.R. 235 South to S.R. 235 North)	2 U	Arterial	Community	D
3	S.R. 121 (from Town's south limits (4,200 feet south of S.R. 235) to S.R. 235 South)	2 U	Arterial	Community	D
4	C.R. 237 (from S.R. 121 to Town's north limits)	2 U	Minor Collector	Rural	D
5	S. R. 235/231 (from S.R. 121 to Town's northeast limits - 1,600 feet south of 206th Lane)	2 U	Arterial	Community	D
6	S.R. 235 (from S.R. 121 to Town's southwest limits - 1,720 feet of S.R. 121)	2 U	Arterial	Community	D
7	C.R. 231 (from Town's south limits to Town's north limits)	2 U	Minor Collector	Rural	D

U - Undivided roadway

Policy II.1.2

The Town shall control the number and frequency of connections and access points of driveways and roads to arterial and collector roads by requiring access points for state roads to be in conformance with Chapter 14-96 and 14-97, Florida Administrative Code, in effect upon adoption of this Comprehensive Plan and the following requirements for County roads:

1. Permitting 1 access point for ingress and egress purposes to a single property or development;

2. Permitting 2 access points if the minimum distance between the two access points exceeds 20 feet;
3. Permitting 3 access points if the minimum distance between each access point is at least 100 feet; or
4. Permitting more than 3 access points where a minimum distance of 1,000 feet is maintained between each access point.

Policy II.1.3	The Town shall require the provision of safe and convenient on-site traffic flow, which includes the provision for vehicle parking, which shall be located on the same lot or parcel of land the parking, is intended to serve. Each off-street parking space, with the exception of handicapped parking spaces, shall be a minimum of 10 feet by 20 feet in size. Each handicapped parking space shall be a minimum of 12 feet by 20 feet in size. The Town may allow the establishment of such off-street parking facilities within 300 feet of the premises they are intended to service when the practical difficulties prevent the placing of the facilities on the same lot as the premises they are designed to serve.
Policy II.1.4	The Town shall, for any development which is required to provide a site plan or any development requiring platting, include requirements for an additional 10 foot right-of-way width for bicycle and pedestrian ways to be provided for all proposed collector and arterial roadways, as integrated or parallel transportation facilities.
Policy II.1.5	In accordance with Section 163.3180(5)(h)1.c. and 163.3180(5)(h)2. Florida Statutes, as amended, the Town shall provide a means by which the landowner will be assessed a proportionate share of the cost of providing the transportation facilities necessary to serve the proposed development. However, the landowner shall not be held responsible for contributing to deficient transportation facilities.
OBJECTIVE II.2	The Town shall require that all traffic circulation system improvements be consistent with the land uses shown on the future land use plan map.
Policy II.2.1	The Town shall, as part of the capital improvement scheduling of roadway improvements, review all proposed roadway improvements to determine if such improvement will further the direction of the Future Land Use Plan Element.
OBJECTIVE II.3	The Town shall coordinate all comprehensive planning and land development activities with the Florida Department of Transportation for consistency with the Department's 5-Year Transportation Plan.
Policy II.3.1	The Town shall review all comprehensive plan and land development activity for consistency with the Florida Department of Transportation's 5-Year Transportation Plan.
OBJECTIVE II.4	The Town shall provide for the protection of future right-of-ways from building encroachment by establishing right-of-way setback requirements as provided in Policy II.4.1 for all structures along new or realigned collector and arterial roadways.

- Policy II.4.1 The Town shall require all structures along new or realigned collector or arterial roadways to provide an additional setback of 75 feet, as measured from the centerline of the right-of-way, for the future need of additional right-of-way.
- Policy II.4.2 Properties under the same ownership or those consolidated for development shall be treated as one property for the purposes of access management and shall not receive the maximum potential number of access points for that frontage indicated under minimum access spacing standards.
- Policy II.4.3 Large commercial developments shall be required to provide and/or extend nearby local and collector streets and provide street connections with surrounding residential areas so residents may access the development without traveling on arterial streets.
- Policy II.4.4 Shopping centers shall be required to provide a unified access and circulation plan and require any out parcels to obtain access from the unified access and circulation system.
- Policy II.4.5 Existing lots unable to meet the access spacing standards for arterials shall obtain access from platted side streets, parallel streets, service roads, joint and cross-access or the provision of easements.
- Policy II.4.6 Adequate corner clearance shall be maintained at crossroad intersections with arterials.
- Policy II.4.7 The Town shall encourage cross-access connections easements and joint driveways, where available and economically feasible.

III

HOUSING ELEMENT

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III
HOUSING ELEMENT
INTRODUCTION

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

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

HOUSING GOAL, OBJECTIVES AND POLICIES

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

- OBJECTIVE III. 1** The Town shall provide for the allocation of at least 10 percent of the land use allocation which permit dwelling units to be provided to permit affordable housing, such as mobile homes, for the existing and anticipated population.
- Policy III.1.1** The Town shall insure that representatives of the local private and non-profit housing industry be provided opportunities to participate in housing related planning activities conducted by the Town.
- Policy III.1.2** The Town shall permit the construction of government subsidized housing only within areas which are served by public facilities which meet or exceed the adopted level of service standards established in the other elements of this Comprehensive Plan.
- Policy III.1.3** For the purposes of this Comprehensive Plan “affordable housing” means housing for which monthly rents or monthly mortgage payments, including taxes, insurance, and utilities, do not exceed 30 percent of that amount which represents the percentage of the median adjusted gross annual income for the households. Thirty percent is not the limit if the mortgage lender is satisfied that the household can afford a higher percent. Consideration must be given to the following groups:
1. “Moderate Income Person” 120 percent of the median income;
 2. “Low Income Person” 80 percent of the median income;
 3. “Very Low Income Person” 50 percent of the median annual income.
 4. “Extremely Low Income Person” 30 percent of the median income.
- Non-owner occupied units reserved for low or very low income households as defined by the U.S. Department of Housing and Urban Development at a monthly cost (including utilities) that does not exceed 30 percent of the total monthly income.

- OBJECTIVE III.2 The Town shall promote the maintenance of a safe and sanitary housing stock and the elimination of substandard housing conditions, as well as the establishment of provisions for the structural and aesthetic improvement of housing through adoption of minimum housing standard.
- Policy III.2.1 The Town, to address the quality of housing and stabilization of neighborhoods, shall include minimum housing standards for structural strength, stability, sanitation, adequate light and ventilation and safety to life and property from fire and other hazards incident to the construction, alteration, repair, removal, demolition, use and occupancy of residential buildings within the adopted land development regulations based upon the following criteria:
1. Every dwelling unit shall contain not less than a kitchen sink, lavatory, tub or shower and a water closet;
 2. Every dwelling unit shall have both a cold water and hot water supply;
 3. Every dwelling unit shall have heating facilities;
 4. Every habitable room shall have a window or skylight; and
 5. All exterior walls and roofs shall be structurally sound and free of defects.
- OBJECTIVE III.3 The Town shall make available site opportunities for extremely low-, very low, low-and moderate-income families and mobile homes by permitting mobile homes on individual lots or mobile home subdivisions and parks consistent with Section 320.8285 and Section 553.382 Florida Statutes, as amended, in effect upon the adoption of this Comprehensive Plan.
- Policy III.3.1 The Town shall provide for siting for housing for extremely low-, very low, low-and moderate-income persons and mobile homes.
- Policy III.3.2 The land development regulations of the Town shall provide for the location of mobile home developments and standards for mobile home installation consistent with Section 320.8285 and Chapter 553.382, Florida Statutes, as amended, in effect upon adoption of this Comprehensive Plan.
- OBJECTIVE III.4 The Town shall facilitate the provision of group homes or foster care facilities, as licensed or funded by the Florida Department of Children and Family Services, within residential areas or areas of residential character.
- Policy III.4.1 The Town shall permit homes of six or fewer residents which otherwise meet the definition of a community residential home as provided in Chapter 419, Florida Statutes, as amended, in effect upon adoption of the Comprehensive Plan, as a single-family noncommercial use to be allowed in all residential land use districts provided that such homes shall not be located within a radius of 1.000 feet of another existing home with six or fewer residents.
- OBJECTIVE III.5 The Town shall establish programs for the demolition of housing through the adoption of hazardous building regulations within the unified land development regulations.

- Policy III.5.1 The Town shall continue to maintain within the land development regulations a hazardous building code which shall address the rehabilitation or demolition and clearance of housing and other structures which pose a threat to public safety.
- Policy III.5.2 The Town shall apply for federal and state housing assistance when the Town can meet the eligibility requirements to receive a program award. In the case of assistance programs which use a scoring system based upon U.S. Bureau of Census data as a factor in determining award, such data shall be reviewed by Town staff and a determination shall be made as to the probability of program award prior to application. Where such raw scores provide a low probability of funding, the Town may decline to apply for such assistance program until such time as the raw scores improve the Town's standing for award.
- Policy III.5.3 The Local Planning Agency shall develop neighborhood plans to study and make recommendations to the Local Governing Body regarding the conservation of such neighborhoods, when existing residential neighborhoods are being considered for Future Land Use Plan amendments.
- OBJECTIVE III.6 The Town shall provide for the restoration or rehabilitation for adaptive reuse of historically significant housing by requiring that no person may undertake alteration of the exterior part of Town designated historic housing or demolish or relocate such housing without Town Council review and approval of such demolition, alteration or relocation.
- Policy III.6.1 The Town hereby provides that after conducting a public hearing, the Town Council shall review an application for a certificate of appropriateness for new construction, alterations, demolition or relocation of Town designated historic housing and shall approve or deny such applications based upon the following guidelines:
1. The effect of the proposed work on the landmark or the property upon which such work is to be done;
 2. The relationship between such work and other structures on the historic housing site;
 3. The extent to which the historic architectural significance, architectural style, design, arrangement, texture, materials, and color of the historic housing will be affected; and
 4. Whether the denial of a certificate would deprive the property owner of reasonable beneficial use or his or her property.
- Policy III.6.2 The Town shall maintain historic sites and structures preservation regulations within the adopted land development regulations, which address the identification and improvement of historically significant housing and shall regulate alterations, demolitions, relocation and new construction for historically significant housing.
- OBJECTIVE III.7 The Town shall in conformance with Policy III.5.2 of this element, assure that relocation housing be available as a prerequisite to housing rehabilitation or neighborhood revitalization activities, which result in the displacement of residents.

Policy III.7.1 The availability of relocation housing shall be researched and verified by Town staff prior to commencement of any governmental housing rehabilitation or neighborhood revitalization program to be enacted by the Town, which result in the displacement of residents.

OBJECTIVE III.8 The Town shall assist coordinate information regarding Town housing programs with the Housing Authority so that the Authority has the latest information available regarding local housing conditions and needs and in addition the Town shall cooperate with the Housing Authority in the planning of the housing assistance programs of the Housing Authority.

Policy III.8.1 The Town shall coordinate Town housing programs with the housing authority and the private sector to provide public participation opportunities for the private sector in planning for the provision of a supply of housing to accommodate the full range of life stages and economic capabilities of the Town's residents.

IV

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

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IV

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

INTRODUCTION

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

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

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

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

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

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

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

OBJECTIVE IV. 2 When such public facilities are made available, the Town shall coordinate the extension of or increase in the capacity of facilities by scheduling the completion of public facility improvements and require that they are concurrent with projected demand.

POLICIES FOR SANITARY SEWER

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

Table with 2 columns: FACILITY TYPE and LEVEL OF SERVICE STANDARD. Rows include Community Sanitary Sewer System (100 gallons per capita per day) and Individual Septic Tanks (Standards as specified in Chapter 64E-6, Florida Administrative Code, as amended).

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

Policy IV.2.3 The land development regulations of the Town shall allow existing septic tanks to remain in service until such time as a centralized sanitary sewer system is accessible, conditioned on the following requirements:

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

POLICIES FOR SOLID WASTE DISPOSAL

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

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Solid Waste Landfill	0.61 tons per capita per year for Class I solid waste.

Policy IV.2.5 The Town shall maximize the use of solid waste facilities through implementation of a strategy for separation of solid waste for recycling as recycling programs are developed pursuant to Chapter 403.706, Florida Statutes, as amended.

POLICIES FOR DRAINAGE

Policy IV.2.6 The Town hereby establishes the following water quantity and quality level of service standards for drainage facilities:

LEVEL OF SERVICE STANDARD

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

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

All other stormwater management projects shall adhere to the standards as specified in Chapter 62-330, Florida Administrative Code (Rules of the Florida Department of Environmental Protection) and Chapter 40B-44 and 40B-400, Florida Administrative Code (Rules of the Suwannee River Water Management District), as amended.

Any development exempt from Chapter 62-330, 40B-4, or 40B-400 as cited above, and which is adjacent to, or drains into a surface water, canal, or stream, or which empties into a sinkhole, shall first allow the runoff to enter a grassed swale designed to percolate 80 percent of the runoff from a three year, one hour design storm within 72 hours after a storm event.

Policy IV.2.7

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

POLICIES FOR POTABLE WATER

Policy IV.2.8

The Town hereby establishes the following level of service standards for potable water:

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Private Individual Water Wells	Standards, as specified in Chapter 62-532, Florida Administrative Code, as amended.
Community Potable Water Wells	100 gallons per capita per day

OBJECTIVE IV.3

The Town shall require that residential densities greater than 2 dwelling units per acre be directed to areas which are served by centralized potable water systems and sanitary sewer system.

Policy IV.3.1

The Town shall permit residential densities in excess of 2 dwelling units per acre only within areas served by centralized potable water and sanitary sewer systems.

OBJECTIVE IV.4

The Town shall require that no sanitary sewer facility have any discharge into designated prime groundwater recharge areas.

- Policy IV.4.1 The land development regulations of the Town shall provide that during the development review process, all proposed development within the drainage basin of any designated priority water body shall be coordinated with the Water Management District and ensure that any proposed development is consistent with any approved management plans within that basin.
- OBJECTIVE IV.5 The Town shall continue to coordinate with the Water Management District to protect the functions of natural groundwater recharge areas and natural drainage features, by requiring that all developments requiring subdivision approval be reviewed by the Water Management District prior to approval of the plat.
- Policy IV.5.1 The Town shall prohibit the discharge of hazardous materials to all soils, groundwater and surfacewater of the Town.
- Policy IV.5.2 The Town will cooperate with the County in the County's establishment of a local listing of all producers of industrial, hazardous and toxic materials and waste, as provided by the Water Quality Assurance Act of 1983, Section 403.7225, Florida Statutes, as amended.
- Policy IV.5.3 The Town will cooperate with the County in its preparation of a five year assessment and update the County's hazardous materials plan, as provided by the Water Quality Assurance Act of 1983, Section 403.7225, Florida Statutes, as amended, and the County's monitoring of small quantity producers of industrial, hazardous and toxic materials identified by such plan to be operating within the Town.
- Policy IV.5.4 The Town will participate in the County's Amnesty Day program as provided by the Water Quality Assurance Act of 1983, Section 403.7225, Florida Statutes, as amended.
- Policy IV.5.5 The Town shall provide for the limitation of development and associated impervious surfaces in prime groundwater recharge areas designated by the Water Management District to protect the functions of the recharge area through requirement of the following:
1. Stormwater management practices shall not include drainage wells and sinkholes for stormwater disposal where recharge is into potable water aquifers. Where development is proposed in areas with existing wells, these wells shall be abandoned, including adequate sealing and plugging according to Chapter 40B-3, Florida Administrative Code, as amended;
 2. Well construction, modification or closure shall be regulated in accordance with the criteria established by the Water Management District and the Florida Department of Health and Rehabilitative Services;
 3. Abandoned wells shall be closed in accordance with the criteria established in Chapter 40B-3, Florida Administrative Code, as amended;
 4. No person shall discharge or cause to or permit the discharge of a regulated material to the soils, groundwater, or surfacewater; and
 5. No person shall tamper or bypass or cause or permit tampering with or bypassing of the containment of a regulated material storage system, except as necessary for maintenance or testing of those components.

- OBJECTIVE IV.6 The Town shall assist the Water Management District, with the implementation of its water conservation rule, when water shortages are declared by the District. Whereby, during such shortages, water conservation measures shall be implemented for the use and reuse of water of the lowest acceptable quality for the purposes intended. In addition, the Town shall assist the Water Management District with the dissemination of educational materials regarding the conservation of water prior to peak seasonal demand.
- Policy IV.6.1 The Town shall assist in the enforcement of water use restrictions during a Water Management District declared water shortage and in addition, assist the Water Management District with the dissemination of educational materials regarding the conservation of water prior to peak seasonal demand.
- OBJECTIVE IV.7 The Town shall continue to maintain within the land development regulations a requirement that construction activity undertaken shall protect the functions of natural drainage features.
- Policy IV.7.1 The land development regulations of the Town shall include a provision which requires a certification, by the preparer of the permit plans, that all construction activity undertaken shall incorporate erosion and sediment controls during construction to protect the functions of natural drainage features.

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CONSERVATION ELEMENT

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CONSERVATION ELEMENT

INTRODUCTION

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

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

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

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

CONSERVATION GOAL, OBJECTIVES AND POLICIES

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

OBJECTIVE V.1 The land development regulations of the Town shall continue to protect air quality through the appropriate siting of development and associated public facilities.

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

OBJECTIVE V.2 The Town, in order to protect the quality and quantity of current and projected water sources, hereby establishes a 300 foot wellfield protection area around community water system wells. In addition, the Town in order to protect prime water recharge areas shall limit development in these areas as specified in Policy IV.5.5 of this Comprehensive Plan.

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

Policy V.2.2 The Town shall protect the present water quality classification established by the Florida Department of Environmental Protection by prohibiting industrial uses, commercial uses and intensive agricultural uses, such as milking barns and chicken houses, to be located adjacent to the Town's surface water bodies.

Policy V.2.3

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

Policy V.2.4

Wetlands means those areas that are inundated or saturated by surface water or ground water at a frequency and a duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soils. Soils present in wetlands generally are classified as hydric or alluvial, or possess characteristics that are associated with reducing soil conditions. The prevalent vegetation in wetlands generally consists of facultative or obligate hydrophytic macrophytes that are typically adapted to areas having soil conditions described above. These species, due to morphological, physiological or reproductive adaptation, have the ability to grow, reproduce, or persist in aquatic environments or anaerobic soil conditions. Florida wetlands generally include swamps, marshes, bayheads, bogs, cypress domes and strands, sloughs, wet prairies, riverine swamps and marshes, hydric seepage slopes, tidal marshes, mangrove swamps and other similar areas. Florida wetlands generally do not include longleaf or slash pine flatwoods with an understory dominated by saw palmetto.

1. Buffer width shall be determined on a case-by-case basis depending on what is demonstrated to be scientifically necessary to protect natural ecosystems from significantly adverse impacts. This determination shall be made in consideration of at least the following factors:
 - a. Type of development and associated potential for adverse site-specific and offsite impacts;
 - b. Natural community type associated hydrologic management requirements;
 - c. Buffer area characteristics and function; and,
 - d. Presence of listed species of plants and animals.
2. Absent scientific information which demonstrates that a larger or smaller buffer width is appropriate, the following buffer widths shall apply for the resources set forth in the table below

Protected Resource	Buffer Distance (feet)
Surface waters and wetlands less than or equal to 0.5 acre that do not include Outstanding Florida Waters or listed animal species as described elsewhere in this table.	50 average, 35 minimum
Surface waters and wetlands greater than 0.5 acre that do not include Outstanding Florida Waters or listed animal species as described elsewhere in this table.	75 average, 50 minimum
Areas where federally and/or state regulated vertebrate wetland/aquatic dependent animal species have been documented within 300 feet of a surface water or wetland;	100 average, 75 minimum
Outstanding Florida Waters	150 average, 100 minimum

- Policy V.2.5 The Town shall, through the development review process, require that post-development runoff rates and pollutant loads do not exceed pre-development conditions.
- Mitigation
- The Town shall review wetland mitigation and monitoring proposals to allow limited development activity in wetlands and wetland buffers. Application must prove the following steps have been taken in order:
1. The applicant has attempted every reasonable measure to avoid adverse impacts;
 2. The applicant has taken every reasonable measure to minimize unavoidable adverse impacts; and,
 3. The applicant has provided adequate mitigation at a ratio of 1:1 as compensation for wetland impacts. The property owner shall incur any and all expenses associated with wetland mitigation.
- Policy V.2.6 The Town shall require all new development to maintain the natural functions of natural flood storage, pollution attenuation, in wetlands and 100-year flood prone areas.
- Policy V.2.7 The Town shall participate in the National Flood Insurance Program and regulate development and the installation of utilities in flood hazard areas in conformance with the programs requirements. Further, the Town shall require all structures to be clustered on the nonflood prone portion of a site or where the entire site is in a flood prone area, structures shall be elevated at least 2 feet above the highest adjacent grade.
- Policy V.2.8 The Town shall conserve wetlands by prohibiting, where alternatives for development exist, any development or dredging and filling which would alter their natural functions. If no other alternative for development exists, mitigation will be considered as a last resort using criteria established within the rules of the Florida Department of Environmental Protection.
- Policy V.2.9 The Town shall support the Water Management District in their conducting of water conservation programs by assisting with public information programs for water use restrictions in the case of a water shortage.
- Policy V.2.10 The Town shall comply with the plans of the Water Management District for the emergency conservation of water sources through assisting the Water Management District with public information programs for any water use restrictions in the case of water shortage.
- Policy V.2.11 The Town shall, as part of the development review process, prohibit the use of drainage wells and sinkholes for stormwater disposal in prime aquifer recharge areas, designated by the Water Management District, in order to maintain the natural features of these areas.
- Policy V.2.12 The Town shall as part of the development review process require the maintenance of the quantity and quality of surface water runoff within natural drainage basins by prohibiting any development which may diminish or degrade the quality and quantity of surfacewater runoff within the Town.

- Policy V.2.13 The Town prior to granting approval of a site and development plan for construction or expansion shall require that all hazardous waste generators and facilities are duly permitted as required by Chapter 403, Florida Statutes, as amended, by the Florida Department of Environmental Protection. In addition, the Town, prior to the issuance of a certificate of land development regulation compliance, shall require that all existing hazardous waste facilities or uses which generates hazardous waste show proof of such permit prior to a change in occupancy.
- OBJECTIVE V.3 The Town shall include within the land development regulations for development review, provisions as for the conservation, use and protection of soils, minerals, and native vegetative communities.
- Policy V.3.1 The Town shall require within the land development regulations that any mining permit be coordinated with the Florida Department Environmental Protection so that mineral resources are conserved and used appropriately.
- Policy V.3.2 The Town shall review topographic, hydrologic and vegetative cover factors during the development review process in order to protect and conserve the natural functions of soils.
- Policy V.3.3 The Town shall require that forest resources be managed as provided in Silviculture Best Management Practices Manual, published by the Florida Department of Agriculture and Consumer Services, Florida Forest Service 2008 for the multiple uses of recreation, wildlife habitat, watershed protection, erosion control and maintenance of water quality.
- Policy V.3.4 The Town shall encourage water conservation by the implementation of xeric or native landscaping techniques.
- OBJECTIVE V.4 The Town shall identify as provided in Policy V.4.3 and protect native wildlife and their habitats, including state and federally protected plant and animal species (endangered, threatened and species of special concern), within proposed development sites and protect these natural resources from impacts of development.
- Policy V.4.1 The Town shall cooperate with the Florida Fish and Wildlife Conservation Commission in the monitoring and inventorying of wildlife and wildlife habitats within the Town.
- Policy V.4.2 The Town shall assist in the application and compliance with all Federal and state regulations which pertain to endangered and rare species.
- Policy V.4.3 The Town shall require the evaluation of impacts to endangered, threatened, or species of special concern by requiring as a condition of permit approval of all proposed subdivisions of land into 25 or more lots and multi-family, commercial and industrial developments of 50 acres or more a survey of the site for the presence of state and federally protected plant and animal species. In addition, if protected species are found on the site or would be affected by the development. a specific management plan shall be required from the developer, including necessary modifications to the proposed development, to ensure the preservation of the protected species and their habitat. The inventory and management plan shall be done in consultation with the Florida Fish and Wildlife Conservation Commission, but the final approval of the management plan shall be by the Town.

Policy V.4.4 The Town shall address, during the development review process, the mitigation of development activities within environmentally sensitive areas by prohibiting any development or dredging and filling which would alter their natural functions. If no other alternative for development exists, mitigation will be considered as a last resort using criteria established within the rules of the Florida Department of Environmental Protection and the Suwannee River Water Management District.

OBJECTIVE V.5 The Town, 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 August 23, 2018, hereby adopts the following maps as they apply to the Town as part of the Future Land Use Map Series of this Comprehensive Plan;

1. Regionally Significant Natural Resources - Ground Water Resources, dated August 23, 2018;
2. Regionally Significant Natural Resources - Natural Systems, dated August 23, 2018;
3. Regionally Significant Natural Resources - Planning and Resource Management Areas, dated August 23, 2018;
4. Regionally Significant Natural Resources - Planning and Resource Management Areas (Surface Water Improvement Management Water Bodies), dated August 23, 2018; and
5. Regionally Significant Natural Areas - Surface Water Resources, dated August 23, 2018.

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

Policy V.5.1 The map entitled Regionally Significant Natural Resources - Ground Water Resources, dated August 23, 2018, included within the Future Land Use Map Series, identifies groundwater resources for the application of the provisions of the high groundwater aquifer protection policy of the Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element of this Comprehensive Plan.

Policy V.5.2 The map entitled Regionally Significant Natural Resources - Natural Systems, dated August 23, 2018, included within the Future Land Use Map Series, identifies listed species for the application of the provisions the critical wildlife habitat policy of this element.

Policy V.5.3 The maps entitled Regionally Significant Natural Resources - Planning and Resource Management Areas, dated August 23, 2018, included within the Future Land Use Map Series, identifies publicly owned regionally significant lands for application of the provisions of the conservation land use policy of the Future Land Use Element of this Comprehensive Plan.

Policy V.5.4 The maps entitled Regionally Significant Natural Resources - Planning and Resource Management Areas (Surface Water Improvement Management Water Bodies), dated August 23, 2018, included within the Future Land Use Map Series, identifies surface water management improvement water bodies for the application of the provisions of the surface water runoff policy of this element.

Policy V.5.5

The map entitled Regionally Significant Natural Areas - Surface Water Resources, dated August 23, 2018, included within the Future Land Use Map Series, identifies surface water resources for the application of the provisions of the surface water protection policy of this element.

VI

RECREATION AND OPEN SPACE

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VI

RECREATION AND OPEN SPACE ELEMENT

INTRODUCTION

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

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

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

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

GOAL, OBJECTIVES AND POLICIES

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

OBJECTIVE VI. 1 The Town shall continue to provide vehicular and pedestrian access to Town owned activity and resource based recreation facilities.

Policy VI.1.1 The Town shall maintain the number of access points to recreational resources for the Town which will meet or exceed the level of service standards, contained herein.

OBJECTIVE VI. 2 The Town shall maintain accurate recreation activity/facility inventories so that accurate levels of service can be determined, based upon the recreation resources available to the Town.

Policy VI.2.1 The Town shall establish cooperative policies with other units of government, the Florida Department of Environmental Protection, Water Management District, School Board and community organizations to maintain accurate recreation activity/facility inventories in order to determine the need for recreation facilities.

OBJECTIVE VI.3 The Town shall require new subdivisions or resubdivisions to allocate land, as determined by standards within the regulations, for parks and recreation facilities so that the Town's recreation facilities are provided in quantities to maintain the adopted level of service standards for recreation contained herein.

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

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

Policy VI.3.2

The Town hereby establishes the following level of service standards for user based recreation facilities.

ACTIVITY	LEVEL OF SERVICE STANDARD
Golf	A 32,500 person threshold for the initial 9-holes of golf course, with a 32,500 person increment for each additional 9-holes of golf course.
Equipped play area	A 1,000 person threshold for the initial equipped play area, with a 1,000 person increment for each additional equipped play area.
Tennis	A 3,000 person threshold for the initial tennis court, with a 3,000 person increment for each additional tennis court.

	ACTIVITY	LEVEL OF SERVICE STANDARD
	Baseball/softball	A 3,000 person threshold for the initial ball field, with a 3,000 person increment for each additional ball field.
	Football/Soccer	A 15,000 person threshold for the initial multi-purpose field, with a 15,000 person increment for each additional multi-purpose field.
	Handball/racquetball	A 10,000 person threshold for the initial court, with a 10,000 person increment for each additional court.
	Basketball	A 1,000 person threshold for the initial goal, with a 1,000 person increment for each additional goal.
	Swimming (pool)	A 25,000 person threshold for the initial pool, with a 25,000 person increment for each additional pool.
	Shuffleboard	A 10,000 person threshold for the initial court, with a 10,000 person increment for each additional court.
Policy VI.3.3	The Town shall through the annual capital improvements budgeting process, identify funding sources to correct or improve existing deficiencies in Town-owned parks and recreation facilities in accordance with the level of service standards contained herein.	
OBJECTIVE IV.4	The Town shall maintain provisions within the land development regulations which shall include requirements for the provision and maintenance of open space by public agencies and private enterprise.	
Policy VI.4.1	The Town's land development regulations shall maintain specific standards for the provision of open spaces by development or redevelopment.	
Policy VI.4.2	The Town shall recommend lands for the purchase of open space by public agencies and subsequent to such land purchase support such agencies in the management of such lands.	

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VII

INTERGOVERNMENTAL COORDINATION ELEMENT

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VII
INTERGOVERNMENTAL COORDINATION ELEMENT

INTRODUCTION

The purpose of this plan element is to establish a goal and planning objectives with corresponding policies for the coordination process and procedures with adjacent local governments, regional and state agencies. The data collected for this plan element identifies the process of intergovernmental coordination. In addition, the corresponding analysis reviews the effectiveness of the intergovernmental coordination instruments which are in force to implement agreements for services between the Town and its governmental counterparts. Although the data and corresponding analysis are not part of this plan element, they provide a basis for its formulation.

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

INTERGOVERNMENTAL COORDINATION GOAL, OBJECTIVES AND POLICIES

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

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

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

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

Policy VII.1.3 The Town shall establish inter local agreements for the provision of services across jurisdictional boundaries.

Policy VII.1.4 The Town shall use the Regional Planning Council's informal mediation process to resolve annexation issues.

Policy VII.1.5 The Town will participate in the Interlocal Agreement for Public School Facilities Planning as prescribed in the Public School Facilities Element.

OBJECTIVE VII.2 The Town shall provide adjacent units of local government, the School Board, the Regional Planning Council and the Florida Department of Economic Opportunity the opportunity to comment on Comprehensive Plan amendments.

- Policy VII.2.1 The Town, as part of the subdivision, commercial and industrial review process, shall review the relationship of proposed development to the existing comprehensive plans of adjacent local governments and the plans and programs of the School Board.
- Policy VII.2.2 The Town, as part of the monitoring and evaluation process of the Comprehensive Plan shall review the relationship of Comprehensive Plan to the existing comprehensive plans of adjacent local governments and the plans and programs of the School Board.
- Policy VII.2.3 The Town's administrative officer shall provide preliminary plats and site and development plans for commercial and industrial development within the Town for review and comment to adjacent local governments. The Town's administrative officer shall provide preliminary plats and site and development plans for residential development within the Town for review and comment to the School Board as prescribed by the Public School Facilities Element.
- OBJECTIVE VII.3 The Town shall coordinate the establishment and amendment of level of service standards for public facilities with state and local entities having operational and maintenance responsibility for such facilities prior to the adoption or any amendment of such level of service standards.
- Policy VII.3.1 The Town, as part of the Comprehensive Plan monitoring and evaluation process, shall coordinate amendments of any level of service standards with appropriate state, regional and local agencies, such as the Florida Department of Transportation, Florida Department of Environmental Protection, Florida Fish and Wildlife Conservation Commission, Water Management District, Regional Planning Council, adjacent local governments and the School Board prior to such amendment. The Town shall not amend the level of service standard for public schools except in accordance with procedures prescribed in the Public Facilities Element.
- OBJECTIVE VII.4 The Town shall coordinate with the Water Management District regarding all development proposals with the potential for impacting the water resources of the Town.
- Policy VII.4.1 The Town through the development review process shall coordinate all development proposals with the Water Management District for all development proposals within the watershed of any designated Surface Water Management and Improvement Act priority water body.
- OBJECTIVE VII.5 The Town shall ensure that the impacts of development proposed in the Comprehensive Plan are coordinated with development in the county, region and state.
- Policy VII.5.1 The Town, through the development review process, shall coordinate with the county, regional agencies and state agencies to ensure that impacts of development proposed in the Comprehensive Plan are consistent and compatible with adjacent development.
- OBJECTIVE VII.6 The Town shall continue to coordinate the Comprehensive Plan with the School Board Five-Year Facilities Plan.

- Policy VII.6.1 The Town shall coordinate land use and school facility capacity planning in accordance with a land use and school facility planning interlocal agreement entered into by the Town, the County and School Board.
- OBJECTIVE VII.7 The Town shall provide all other units of local government located within the County, the opportunity to comment on the siting of facilities with countywide significance, including locally unwanted land uses.
- Policy VII.7.1 The Town, as part of the development review process, shall review the relationship of any facilities with countywide significance, including locally unwanted land uses, to the existing comprehensive plans of all other units of local governments located within the County.
- OBJECTIVE VII.8 The Town shall coordinate annexations and joint planning issues with the County and the other municipalities within the County.
- Policy VII.8.1 Upon the annexation of any land into the Town, the Town shall immediately begin the process of amending the Comprehensive Plan, establishing a future land use designation and a zoning designation.
- Policy VII.8.2 In the interim period between annexation and amendment of the Comprehensive Plan, the Town shall implement the County’s adopted Comprehensive Plan and Land Development Regulations.
- Policy VII.8.3 The Town shall work with the County and other municipalities within the County to promote cooperative planning efforts within the Urban Reserve Area.

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VIII

CAPITAL IMPROVEMENTS ELEMENT

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VIII
CAPITAL IMPROVEMENTS ELEMENT

INTRODUCTION

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

The data collected for this plan element and its analysis, contained in the Town'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 Town and therefore, considers only those public facilities which are planned for under the requirements of Chapter 163, Part II, Florida Statutes, as amended.

CAPITAL IMPROVEMENTS GOAL, OBJECTIVES AND POLICIES

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

OBJECTIVE VIII.1 The Town 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 financially feasible capital improvements budget

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

Criteria

1. The Town shall assess the level of service for the public facilities which have adopted level of service standards established by the Comprehensive Plan, on an annual basis, prior to or concurrent with the Town's budget process;
2. The Town shall schedule only those projects which are consistent with the goals, objectives and policies of this Comprehensive Plan and which do not exceed the Town's fiscal capacity;
3. The Town shall identify those existing or projected public facility needs, which occur or are projected to occur, due to deficiencies in the maintenance of adopted levels of service standards;
4. The capital improvement projects identified which are imminently needed to protect the public health and safety shall be given the highest priority;

5. The capital improvements projects related to the maintenance and operation of existing facilities, which due to existing or projected needs, do not or are not expected to meet the adopted level of service standard for such facility shall be given the second order of priority;
6. The capital improvement projects with the greatest deficiencies based upon the established level of service standards within the Comprehensive Plan shall be given the third order of priority; and
6. The capital improvement projects, which due to deficiencies based upon the established level of service standard within the Comprehensive Plan, are needed to provide public facilities to areas which have received development approval prior to the adoption of this Comprehensive Plan shall be given the fourth order of priority.
7. All other capital improvement projects shall be given the fifth order of priority.

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

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

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

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

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

TRAFFIC CIRCULATION LEVEL OF SERVICE STANDARDS

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

ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	LEVEL OF SERVICE
1	S.R. 121 (from Town's north limits - 1,350 feet north of C.R. 1493 to S.R. 235 North)	2 U	Arterial	Community	D
2	S.R. 121 (from S.R. 235 South to S.R. 235 North)	2 U	Arterial	Community	D
3	S.R. 121 (from Town's south limits (4,200 feet south of S.R. 235) to S.R. 235 South)	2 U	Arterial	Community	D
≥ 4	C.R. 237 (from S.R. 121 to Town's north limits)	2 U	Minor Collector	Rural	D
5	S. R. 235/231 (from S.R. 121 to Town's northeast limits - 1,600 feet south of 206th Lane)	2 U	Arterial	Community	D
6	S.R. 235 (from S.R. 121 to Town's southwest limits - 1,720 feet of S.R. 121)	2 U	Arterial	Community	D
7	C.R. 231 (from Town's south limits to Town's north limits)	2 U	Minor Collector	Rural	D

U - Undivided roadway.

SANITARY SEWER LEVEL OF SERVICE STANDARDS

FACILITY TYPE

LEVEL OF SERVICE STANDARD

Individual Septic Tanks

Standards as specified in Chapter 64E-6, Florida Administrative Code, as amended.

Community Sanitary Sewer System

100 gallons per capita per day

SOLID WASTE DISPOSAL LEVEL OF SERVICE STANDARDS

FACILITY TYPE

LEVEL OF SERVICE STANDARD

Solid Waste Landfill

0.61 tons per capita per year for Class I solid waste.

DRAINAGE LEVEL OF SERVICE STANDARDS

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

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

All other stormwater management projects shall adhere to the standards as specified in Chapter 62-330, Florida Administrative Code (Rules of the Florida Department of Environmental Protection) and Chapter 40B-4 and 40B-400, Florida Administrative Code (Rules of the Suwannee River Water Management District), as amended.

Any development exempt from Chapter 62-330, 40B-4 or 40B-400 as cited above, and which is adjacent to, or drains into a surface water, canal, or stream, which empties into a sinkhole, shall first allow the runoff to enter a grassed swale designed to percolate 80 percent of the runoff from a three year, one hour design storm within 72 hours after a storm event.

POTABLE WATER LEVEL OF SERVICE STANDARDS;

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Private individual Water Wells	Standards as specified in Chapter 62-532, Florida Administrative Code, as amended.
Community Potable Water Systems	100 gallons per capita per day

RESOURCE BASED RECREATION ACTIVITY/FACILITY LEVEL OF SERVICE STANDARDS

ACTIVITY	LEVEL OF SERVICE STANDARD
Swimming (non-pool)	A 25,000 person threshold for the initial access point at a beach, stream, spring, river, lake or pond, with a 25,000 person increment for each additional access point at a beach, stream, spring, river, lake or pond within a 25 mile radius of the Town.
Fishing (non-boat)	A 2,500 person threshold for the initial access point, with a 2,500 person increment for each additional access point within a 25 mile radius of the Town.
Fishing (boat)	A 4,300 person threshold for the initial boat ramp, with a 4,300 person increment for each additional boat ramp within a 25 mile radius of the Town.

ACTIVITY	LEVEL OF SERVICE STANDARD
Camping (Recreation Vehicle and tent)	A 5,600 person threshold for the initial acre of camping area, with a 5,600 person increment for each additional acre of camping area within a 25 mile radius of the Town.
Picnicking	A 500 person threshold for the initial picnic table, with a 500 person increment for each additional picnic table.
Bicycling	A 1,000 person threshold for the initial mile of local roadway, with a 1,000 person increment for each additional mile of local roadway.
Hiking	A 7,000 person threshold for the initial mile of available hiking trail, with a 7,000 person increment for each additional mile of available hiking trail.
Nature Study	A 2,500 person threshold for the initial 7.0 acres of wildlife management area, with a 2,500 person increment for each additional 7.0 acres of wildlife management area within a 25 mile radius of the Town.

ACTIVITY BASED RECREATION ACTIVITY/ FACILITY LEVEL OF SERVICE STANDARDS

ACTIVITY	LEVEL OF SERVICE STANDARD
Golf	A 32,500 person threshold for the initial 9-holes of golf course, with a 32,500 person increment for each additional 9-holes of golf course.
Equipped play area	A 1,000 person threshold for the initial equipped play area, with a 1,000 person increment for each additional equipped play area.
Tennis	A 3,000 person threshold for the initial tennis court, with a 3,000 person increment for each additional tennis court.
Baseball/softball	A 3,000 person threshold for the initial ball field, with a 3,000 person increment for each additional ball field.
Football/Soccer	A 15,000 person threshold for the initial multi-purpose field, with a 15,000 person increment for each additional multi-purpose field.
Handball/racquetball	A 10,000 person threshold for the initial court, with a 10,000 person increment for each additional court.
Basketball	A 1,000 person threshold for the initial goal, with a 1,000 person increment for each additional goal.
Swimming (pool)	A 25,000 person threshold for the initial pool, with a 25,000 person increment for each additional pool.

ACTIVITY	LEVEL OF SERVICE STANDARD
Shuffleboard	A 10,000 person threshold for the initial court, with a 10,000 person increment for each additional court.

PUBLIC SCHOOLS LEVEL OF SERVICE STANDARD

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

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

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

- OBJECTIVE VIII.3 The Town shall maintain subdivision improvement standards within the land development regulations which required that by the subdivider, at his or her expense, shall provide paved streets, street name signs, stormwater facilities and where community sanitary sewer and potable water service is available, install sanitary sewer, water mains and fire hydrants connected to the mains.

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

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

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

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

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

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

- Policy VIII.4.5 The Town shall apply for federal or state grant funding for projects which recognize the policies of other elements of this comprehensive plan whenever available and where it has been determined that the Town has competitive standing in any ranking process for determining program award.
- Policy VIII.4.6 The Town shall limit any extension of the public facility geographic service areas to the Town's corporate limits.
- Policy VIII.4.7 The Town shall replace or renew community facility plants damaged due to storm surge or flood only where such facility can meet minimum requirements for flood proofing.
- Policy VIII.4.8 On an annual basis and as prescribed in the Public School Facilities Element, the Town shall adopt by reference the Five Year District Facilities Plan adopted by the School Board, and include the schedule of school improvements in its annual update of the Capital Improvement Element.

IMPLEMENTATION

FIVE-YEAR SCHEDULE OF IMPROVEMENTS

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

TABLE VIII-1
FIVE-YEAR SCHEDULE OF IMPROVEMENTS
2022-2026

Project Description	Schedule	Projected Cost	General Location	Revenue Source	Consistent with other Elements
New Classroom Buildings 352 Student Stations 16 Classrooms	FY 2022-23	\$10,211,810	Oakview Middle School	School District	Yes
LaCrosse City Park Phase I Improvements Renovation or replacement of existing park equipment and/or the acquisition and installation of additional park equipment.	FY 2022-26	\$50,000	LaCrosse City Park	Florida Department of Environmental Protection - Florida Recreation Development Assistance Program	Yes
LaCrosse City Park Phase II Improvements Renovation or replacement of existing park equipment and/or the acquisition and installation of additional park equipment.	FY 2022-26	\$50,000	LaCrosse City Park	Florida Department of Environmental Protection - Florida Recreation Development Assistance Program	Yes
New 8 Room Science Building 200 Student Stations 8 Classrooms	FY 2025-26	6,100,000	F. W. Buchholz High School	School District	Yes
New 8 Room Science Building 200 Student Stations 8 Classrooms	FY 2025-26	6,100,000	Eastside High School	School District	Yes

Source: School District Five-Year Work Plan, December 7, 2021 and Florida Department of Transportation Five-Year Work Program 2022-2026.

PROCEDURE FOR MONITORING AND
EVALUATION OF CAPITAL IMPROVEMENTS ELEMENT
INTRODUCTION

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

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

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

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

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

The findings and recommendations of the Local Planning Agency will be transmitted to the Town for review at a scheduled public hearing. Subsequent to review of the findings and recommendations of the Local Planning Agency, the Town Council shall direct Town 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 Town Council.

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

CONCURRENCY MANAGEMENT SYSTEM

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

The Town 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 Town can ensure the maintenance of these standards concurrent with the impacts of development.

PURPOSE AND OVERVIEW

The Town 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.

For purposes of this Concurrency Management System, a development order means any order granting, denying or granting with condition an application for a development permit. Development permit includes any building permit, zoning permit, subdivision approval, rezoning, certification, special exception, variance or any other official action of local government having the effect of permitting development of land.

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 adopted levels of service and with meeting the concurrency test shall be upon the applicant.

The Town 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 roads, potable water, sewer, solid waste, drainage and recreation and open space, at a minimum, provisions which ensure that:
 - a. The necessary facilities and services are in place at the time a development permit is issued; or
 - b. A development permit is issued subject to the condition that the necessary facilities and services will be in place when the impacts of the development occur; or
 - c. The necessary facilities are under construction at the time a permit is issued; or
 - d. The necessary facilities and services are guaranteed in an enforceable development agreement that includes the provisions of Chapter 163, Florida Statutes, as amended. An enforceable development agreement may include, but is not limited to development agreements pursuant to Chapter 163.3220, Florida Statutes, as amended or an agreement or development order issued pursuant to Chapter 380, Florida Statutes, as amended.
 - e. All transportation facilities are to be in place or under construction within three years after approval of building permit.

These minimum requirements shall be ensured as follows:

1. **Building Permits.** The issuance of a building permit has more of an immediate impact on the level of service for public facilities than may be the case with the issuance of other types of development permits. Therefore, building permits shall be issued only when the necessary facilities and services are in place.

Prior to the issuance of a building permit or its functional equivalent, the Town will consult with the applicable water supply utility, if any, 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.

The determination of the existence of the necessary facilities and services in place shall be made by the Land Development Regulations Administrator as part of the Certificate of Concurrency Compliance procedure. For roads, this determination shall apply to the adopted level of service standards for all roads within the Town's jurisdiction for each of the impacted roadway segments as identified in the Traffic Circulation Element. Public facility impacts shall be determined based on the level of service of the facility throughout the facility geographical service area.

2. **Other Types of Development Permits.** Other types of development permits have less immediate impacts on public facilities and services than the issuance of a building permit. However, public facilities and services must be available concurrent with the impacts of development permitted by other types of development permits. Therefore, subject to the Land Development Regulations Administrator determining that the necessary facilities or services are in place and are maintaining the adopted level of service, the following concurrency management requirements shall apply for the issuance of such development permits.
 - a. Provisions shall be included within the development order which shall require the construction of additional public facility capacity, where public facilities, due to the impacts of the development proposal do not meet the adopted level of service;
 - b. Such provisions shall require the necessary public facilities be constructed by the developer and at the developer's expense, or by the public or private entity having jurisdictional authority over the facility to the adopted level of service standards so that the necessary facilities and services will be in place when the impacts of the development occur and within conformance with the Five-Year Schedule of Improvements found within the Town's Capital Improvements Element; and
 - c. Such provisions shall specify if the construction of additional public facility capacity is not completed when the impacts of development occur, a certificate of occupancy shall not be issued.

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:

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 to the total excess capacity of existing facilities the total capacity of any new facilities which meet the previously defined concurrency standards, followed by subtracting capacity committed through concurrency reservations or previously approved development orders or permits.

1. For development orders and permits, the following determination procedures shall apply, as follows:
 - a. Should an applicant desire to determine if sufficient capacity exists to accommodate the proposed project, the Land Development Regulation Administrator shall make an informal, non-binding determination regarding the apparent sufficiency in the capacity of 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 make a determination of what public facilities or services would become deficient if the proposed project were approved.
 - b. Certain development approvals are ineligible to receive a 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 and 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 on the date of inquiry. The issuance of a Certificate of Concurrency Compliance shall be the only binding action, for reserving capacity in public facilities and services.
2. For Roadways, determination procedures shall apply, as follows.
 - a. The Town shall provide level of service information as set forth in the most recent Data and Analysis Report in support of the Town's Comprehensive Plan. If this information indicates a level of service failure, the applicant may either
 - i. Accept the level of service information as set forth in the most recent Data and Analysis Report supporting the Town's Comprehensive Plan; or

- ii Prepare a more detailed Highway Capacity Analysis as outlined in the most recent version of the Highway Capacity Manual; or
 - iii Prepare a traffic impact analysis following the procedures outlined in the most recent version of the Florida Department of Transportation, Traffic Engineering Office Manual for Uniform Traffic Studies.
 - b. If the applicant chooses to perform a more detailed analysis, the applicant shall submit the completed alternative analysis to the Land Development Administrator for review. The Land Development Administrator shall review the alternative analysis for accuracy and appropriate application of the methodology.
 - c. If the foregoing alternative methodology indicates an acceptable level of service and is accepted by the Land Development Regulation Administrator, the alternative methodology shall be used in place of the most recent data and analysis to support the Town's Comprehensive Plan.
3. For sanitary sewer, solid waste, drainage, potable water, and recreation and open space, determination procedures shall apply, as follows:
- a. The Town shall provide level of service information as set forth in the most recent Data and Analysis Report in support of the Town's Comprehensive Plan.
 - b. If such level of service information indicates the proposed project will not result in a level of service failure, the concurrency determination will be that adequate facility capacity exists at acceptable levels of service.
 - c. If such level of service information indicates the proposed project will result in a level of service failure, the concurrency determination will be that adequate facility capacity at acceptable levels of service is not available on the date of application or inquiry.
4. For public school facilities, determination procedures shall apply, as follows:
- A concurrency review shall be conducted for all development plan approvals that are subject to school concurrency in accordance with procedures for coordination of such reviews by the Town and the School Board established in the Interlocal Agreement. These procedures shall provide for review of individual development proposals by School Board staff to determine whether there is adequate public school capacity to accommodate the proposed development, and issuance by the Town of a concurrency determination based on School Board staff's review and recommendation. These procedures shall also provide for the School Board in coordination with local governments in the County to prepare an annual report based on existing and projected capacity and enrollment and student generation rates that establish maximum thresholds for developments at or below which adequate public school capacity will be available; for development at or below these thresholds the Town may determine as part of the Town's development review process that there is adequate public school capacity without School Board staff review of such developments.
- a. Adequate school capacity means there is sufficient school capacity at the adopted level of service standards to accommodate the demand created by a proposed development for each type of school within the affected School Concurrency Service Area; and
 - b. If adequate capacity does not exist, the School Board shall identify possible mitigation options that may be applied consistent with the policies set forth within the Public School Facilities Element Objective 2.5. In the event that the School Board determines that there is not adequate capacity in accordance with the concurrency availability standard in Policy 2.4.6., then the development application may remain active pending the conclusion of the mitigation negotiations and execution of a legally binding mitigation agreement in accordance with the policies under Objective 2.5.

Public School Facilities Concurrency Availability Standard

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

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

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

Reservation of Public School Facilities Capacity

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

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

CERTIFICATE OF CONCURRENCY COMPLIANCE

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

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

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

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

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

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

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PUBLIC SCHOOL FACILITIES ELEMENT

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PUBLIC SCHOOL FACILITIES ELEMENT

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

OBJECTIVE IX.1.1 LAND USE AND SCHOOL CAPACITY COORDINATION

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

Policy IX.1.1.1 Coordinated Map Series

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

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

Policy IX.1.1.2 Coordinating School Capacity with Growth

The Town shall coordinate land use decisions rezonings with the School Board's Long Range Facilities Plans over the 5-year, 10-year and 20-year periods.

Policy IX.1.1.3 Geographic Basis for School Capacity Planning.

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

1. On the school system as a whole; and

2. On the applicable School Concurrency Service Area(s). For purposes of this planning assessment, existing or planned capacity in adjacent School Concurrency Service Areas shall not be considered.

Policy IX.1.1.4

Criteria for Evaluating Land Use and Development Applications

In reviewing land use decisions, the School Board may address the following issues as applicable:

1. Available school capacity or planned improvements to accommodate the enrollment resulting from the land use decision;
2. The provision of school sites and facilities within neighborhoods;
3. The co-location of parks, recreation and neighborhood facilities with school sites;
4. The linkage of schools, parks, libraries and other public facilities with bikeways, trails, and sidewalks for safe access;
5. Traffic circulation, in the vicinity of schools including the provision of off-site signalization, signage, access improvements, sidewalks to serve schools and the inclusion of school bus stops and turnarounds;
6. Encouraging the private sector to identify and implement creative solutions to developing adequate school facilities in residential developments;
7. Whether the proposed location is consistent with any local government's school design and planning policies.

Policy IX.1.1.5

School Board Report to Town

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

Policy IX.1.1.6

Town to Consider School Board Report

The Town shall consider and review the School Board's comments and findings regarding the availability of school capacity in the evaluation of land use decisions.

Policy IX.1.1.7

Capacity Enhancement Agreements

Where feasible and agreeable to the Town, School Board, affected jurisdictions and the applicant, Capacity Enhancement Agreements shall be encouraged to ensure adequate capacity is available at the time the school impact is created. The School Board's Long Range Facilities Plans over the 5-year, 10-year and 20-year periods shall be amended to incorporate capacity modification commitments established by Capacity Enhancement Agreements.

Policy IX.1.1.8

Educational Facilities Benefit District Funding Option

The School Board and local governments may consider establishment of Educational Facilities Benefit Districts as a funding option if needed to achieve or maintain financial feasibility.

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

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

OBJECTIVE IX.2.1 IMPLEMENTATION OF SCHOOL CONCURRENCY

The Town shall coordinate with the School Board to assure the future availability of adequate public school facility capacity through its authority to implement school concurrency.

Policy IX.2.1.1 Amendment of Interlocal Agreement

The Town shall maintain the Interlocal Agreement for Public School Facility Planning to implement school concurrency in concert with the School Board and the municipalities. The Interlocal Agreement shall be consistent with the goals, objectives and policies of this element.

Policy IX.2.1.2 Ordinance Implementing School Concurrency

The Town shall implement the provisions for public school concurrency management through its Land Development Regulations.

OBJECTIVE IX.2.2 LEVEL OF SERVICE STANDARDS

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

Policy IX.2.2.1 Uniform Application of Level of Service Standards

The level of service standards established herein shall be applied consistently by all the local governments within the County and by the School Board district-wide to all schools of the same type.

Policy IX.2.2.2 Level of Service Standards

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

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

Policy IX.2.2.3

Amendment of Level of Service Standard

If there is agreement to amend the level of service standards, it shall be accomplished by the execution of an amendment to the Interlocal Agreement by all parties and the adoption of amendments to the local government comprehensive plans. The amended level of service standard shall not be effective until all plan amendments are effective and the amendment to the Interlocal Agreement for Public School Facility Planning is fully executed. Changes to level of service standards shall be supported by adequate data and analysis showing that the amended level of service standard is financially feasible, and can be achieved and maintained within the period covered by the first five years of the School Board Five-Year Work Program. After the first five-year schedule of capital improvements, the capacity shall be maintained within each subsequent five-year schedules of capital improvements.

OBJECTIVE IX.2.3

SCHOOL CONCURRENCY SERVICE AREAS

The Town shall, in coordination with the School Board and municipalities, establish School Concurrency Service Areas, as the areas within which an evaluation is made of whether adequate school capacity is available based on the adopted level of service standards.

Policy IX.2.3.2

Criteria for School Concurrency Service Areas

School concurrency service areas shall be established to maximize available school capacity and make efficient use of new and existing public schools in accordance with the level of service standards, taking into account minimization of transportation costs, limitations on maximum student travel times, the effect of court approved desegregation plans, and recognition of the capacity commitments resulting from the local governments' within the County's development approvals within the school concurrency service area and contiguous school concurrency service areas.

School concurrency service area boundaries shall consider the relationship of school facilities to the communities they serve including of urban reserve and extra-territorial designations under the "Boundary Adjustment Act" and the effect of changing development trends.

Policy IX.2.3.

Modifying School Concurrency Service Areas

The Town, in coordination with the School Board and the Municipalities, shall require that prior to adopting a modification to school concurrency service areas, the following standards will be met:

1. Potential modifications to the school concurrency service areas may be considered annually. Supporting data & analysis for modified school concurrency service area's shall be included in the annual update to the School Board's Five -Year Work Program
2. Modifications to school concurrency service area boundaries shall be based upon the criteria as provided in Policy IX.2.3.2.

3. School concurrency service area boundaries shall be modified based on supporting data and analysis showing that the amended school concurrency service area's are financially feasible within the five year period described by the five year schedule of capital improvements.
4. Any party to the adopted Interlocal Agreement may propose a modification to the school concurrency service area boundary maps.
5. At such time as the School Board determines that a school concurrency service area boundary change is appropriate considering the above criteria, the School Board shall transmit the proposed school concurrency service area boundary modification with data and analysis to support the changes to the Elected Officials Group.
6. The Elected Officials Group shall review the proposed school concurrency service area boundary modifications and send its comments to the School Board.
7. Modifications to a school concurrency service area shall become effective upon final approval by the School Board and amendment of the Interlocal Agreement for Public School Facility Planning.

OBJECTIVE IX.2.4 SCHOOL CONCURRENCY REVIEW PROCESS

In coordination with the School Board, the Town will establish a joint process for implementation of school concurrency which includes applicability, capacity determination, availability standards, and school capacity methodology.

Policy IX.2.4.1 Development Review

The issuance of final development orders for residential development shall be subject to the availability of adequate school capacity or provisions in a legally binding mitigation agreement based on the Level of Service standards adopted in this Element.

Policy IX.2.4.2 Exemptions

The following residential developments are exempt from the school concurrency requirements:

1. Single family lots of record that received final subdivision or plat approval prior to the effective date of the Public School Facilities Element, or single family subdivisions or plats actively being reviewed at the time of adoption of the Public School Facilities Element that have received preliminary subdivision approvals and there is no lapse in the development approval status has not expired.
2. Multi-family residential development that received final site plan approval prior to the effective date of the Public School Facilities Element, or multi-family site plans actively being reviewed at the time of adoption of the Public School Facilities Element that have received preliminary site plan approvals and there is no lapse in the development approval status has not expired.

3. Amendments to subdivisions or plat and site plan for residential development that were approved prior to the effective date of the Public School Facilities Element, and which do not increase the number of students generated by the development.
4. Age restricted developments that prohibit permanent occupancy by persons of school age Such restrictions must be recorded, irrevocable for a period of at least thirty (30) years and lawful under applicable state and federal housing statutes. The applicant must demonstrate that these conditions are satisfied
5. Group quarters that do not generate students that will be housed in public school facilities, including residential facilities such as local jails, prisons, hospitals, bed and breakfast, motels and hotels, temporary emergency shelters for the homeless, adult halfway houses, firehouse dorms, college dorms exclusive of married student housing, and religious non-youth facilities.

Policy IX.2.4.3

Student Generation Rates and Costs per Student Station

Student generation rates used to determine the impact of a particular development application on public schools, and the costs per student station shall be determined in accordance with professionally accepted methodologies and adopted annually by the School Board in the Five-Year District Facilities Work Program.

Policy IX.2.4.4

School Capacity and Enrollment

The uniform methodology for determining if a particular school is meeting adopted level of service standards, shall be determined by the School Board. The School Board shall use program capacity as the methodology to determine the capacity of elementary, middle, and high school facilities. School enrollment shall be based on the enrollment of each individual school based on counts reported by the School Board to the Department of Education.

Policy IX.2.4.5

Determination of Adequate Capacity

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

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

Policy IX.2.4.6

Concurrency Availability Standard

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

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

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

Policy IX.2.4.7

Reservation of Capacity

A determination of adequate school capacity shall indicate a temporary commitment of capacity of necessary school facilities for purposes of development review and approval for a period not to exceed one year from Preliminary Development Plan Approval or until a Final Development Order is issued, whichever occurs first.

1. Once the Town issues a Certificate of Concurrency Reservation as a part of the Final Development Order, the school capacity necessary to serve the development shall be considered reserved for a period not to exceed three (3) years or until completion of construction of development infrastructure required by for the life of the Development Order as specified in the Land Development Regulations.

2. Phased projects, as provided for in the Town’s land development regulations, may obtain approval for a longer period, provided the development order is in accordance with a development agreement entered into by the School Board, the Town, and the developer, which may include a phasing schedule or other timing plan for development plan approvals, capacity reservation fees, capacity enhancement agreements, or other requirements as determined by the School Board or longer if the School Board concurs that there is sufficient capacity. These time frames shall be subject to any State-mandated extensions of development approval.
3. The Town shall notify shall notify the School Board within 15 working days of the approval or expiration of a Concurrency Reservation for a residential development. No further determination of school capacity availability shall be required for the residential development before the expiration of the Certificate of Concurrency Determination, except that any change that would increase student generation requires review.

OBJECTIVE IX.2.5 PROPORTIONATE SHARE MITIGATION

The Town, in coordination with the School Board, shall provide for mitigation alternatives that are determined by the School Board to be financially feasible and will achieve and maintain the adopted level of service standard consistent with the adopted School Board’s financially feasible Five-Year District Facilities Work Program.

Policy IX.2.5.1 Mitigation Options

Mitigation may be allowed for those developments that cannot meet the adopted level of service standards. Mitigation options shall include options listed below for which the School Board assumes operational responsibility through incorporation in the adopted School Board’s financially feasible Five-Year Work Program and which will maintain adopted level of service standards.

1. The payment of a proportionate share amount as calculated by the formula in Policy 2.5.4 or the equivalent donation, construction, or funding of school facilities or sites accordance with costs determined by the School Board;
2. The creation of mitigation banking within designated areas based on the construction of a public school facility in exchange for the right to sell capacity credits; and
3. The establishment of a charter school with facilities constructed in accordance with the State Requirements for Educational Facilities.

Policy IX.2.5.2 Mitigation Must Enhance District Facilities Capacity

Mitigation must be directed toward a program capacity improvement identified in the School Board’s financially feasible Five -Year District Facilities Work Program, which satisfies the demands created by the proposed development consistent with the adopted level of service standards.

Policy IX.2.5.3

Mitigation to Meet Financial Feasibility

Mitigation shall be directed to projects on the School Board's financially feasible Five -Year District Facilities Work Program that the School Board agrees will satisfy the demand created by that development approval, and shall be assured by a legally binding development agreement between the School Board, the Town, and the applicant which shall be executed prior to the Town's issuance of the final development order. If the School Board agrees to the mitigation, the School Board must commit in the agreement to placing the improvement required for mitigation on its Five -Year Work District Facilities Program.

Policy IX.2.5.4

Calculating Proportionate Share

The applicant's total proportionate share obligation to resolve a capacity deficiency shall be based on the following:

NUMBER OF STUDENT STATIONS (BY SCHOOL TYPE) = NUMBER OF DWELLING UNITS BY HOUSING TYPE X STUDENT GENERATION MULTIPLIER (BY HOUSING TYPE AND SCHOOL TYPE)

PROPORTIONATE SHARE AMOUNT = NUMBER OF STUDENT STATIONS (BY SCHOOL TYPE) X COST PER STUDENT STATION FOR SCHOOL TYPE.

The above formula shall be calculated for each housing type within the proposed development and for each school type (elementary, middle or high) for which a capacity deficiency has been identified. The sum of these calculations shall be the proportionate share amount for the development under review.

The School Board average cost per student station shall only include school facility construction and land costs, and costs to build schools to emergency shelter standards when applicable.

The applicant's proportionate-share mitigation obligation shall be credited toward any other impact or exaction fee imposed by local ordinance for the same need, on a dollar-for-dollar basis, at fair market value.

OBJECTIVE IX.2.6

ADOPTION OF SCHOOL BOARD FIVE-YEAR WORK PROGRAM

Each year thereafter, the Town shall adopt by reference in its Capital Improvements Element, the School Board's annually updated Five -Year District Facilities Work Program.

Policy IX.2.6.1

Development, Adoption and Amendment of the School Board Five -Year Work Program

The School Board shall annually update and amend the Five-Year District Facilities Work Program to reflect the level of service standards for schools to add a new fifth year, which continues to achieve and maintain the adopted level of service for schools. The Five-Year District Facilities Work Program ensures the level of service standards for public schools are achieved and maintained within the period covered by the five -year schedule. The Five-Year District Facilities Work Program shall also address the correction of existing facility deficiencies and facilities needed to meet future needs. After the first five-year schedule of capital improvements, annual updates to the schedule shall ensure levels of service standards are achieved and maintained within the subsequent

five-year schedule of capital improvements necessary to address existing deficiencies and meet future needs based upon achieving and maintaining the adopted level of service standards. The Town shall have neither obligation nor responsibility for funding the Five-Year District Facilities Work Program by adopting the School Board's Five-Year District Facilities Work Program into the Capital Improvements Element.

GOAL IX-3 - PROVIDE SAFE AND SECURE SCHOOLS SITED WITHIN WELL DESIGNED COMMUNITIES

OBJECTIVE IX.3.1 School Location

The Town shall establish standards and criteria to guide the location of future schools.

Policy IX.3.1.1 Coordination of Existing School Facilities and Sites

Existing schools and sites acquired prior to July 1, 2008, shall be considered consistent with the Comprehensive Plan. If the School Board submits an application to expand an existing school site, the Town may impose reasonable development standards and conditions on the expansion only, and in a manner consistent with Florida Statutes. Standards and conditions may not be imposed which conflict with those established in Chapter 1013 Florida Statutes, as amended, or the State Uniform Building Code, unless mutually agreed. In accordance with Chapter 1013 Florida Statutes, as amended, site plan review or approval shall not be required for:

1. The placement of temporary or portable classroom facilities; or
2. Proposed renovation or construction on existing school sites, with the exception of construction that changes the primary use of a facility, includes stadiums, or results in a greater than 5 percent increase in student capacity, or as mutually agreed.

Policy IX.3.1.2 Coordination of Future School Facilities and Sites

As of July 1, 2008 all new public schools built within the Town will be coordinated with the School Board to verify consistency between the location of public school with the Town's Future Land Use Map, ensure that the new schools are proximate and consistent with existing and proposed residential areas, serve as community focal points, are co-located with other appropriate public facilities when possible, and shall have the on-site and off-site infrastructure necessary in place to support the new school.

Policy IX.3.1.3 Future Land Use Map to Designate Land Use Classifications Where Schools Are Permitted

Schools shall be permitted in all Future Land Use Categories within the Town except as restricted by Policy IX.3.1.4.

Policy IX.3.1.4 Schools Prohibited in Specified Areas

The following areas shall be avoided when locating future educational facilities in the Town:

1. Environmentally sensitive areas as determined in accordance with the conservation policies of the Town (see the Conservation and Open Space Element).

2. Existing or designated industrial districts (except for vocational schools).
3. Any area where the nature of existing or proposed adjacent land uses would endanger the safety of students or decrease the effective provision of education.

OBJECTIVE IX.3.2 ENCOURAGE SCHOOLS AS FOCAL POINTS OF COMMUNITY PLANNING AND DESIGN

Policy IX.3.2.1 Enhance Community/Neighborhood Design

The Town, in conjunction with the School Board, shall promote the neighborhood concept in new developments or redevelopment by encouraging the use of existing schools as neighborhood centers or focal points.

Policy IX.3.2.2 Location of Elementary and Middle Schools

Elementary and middle schools are encouraged to locate:

1. Within existing or proposed residential areas or neighborhood activity centers, and
2. Near existing or designated public facilities such as parks, recreational areas, libraries, and community centers to facilitate the joint use of these areas.

OBJECTIVE IX.3.3 STANDARDS FOR SCHOOL SITE DESIGN

The Town will establish standards for school siting and site design to provide security and safety of children and to provide a functional educational environment, consistent with the State Requirement for Educational Facilities.

Policy IX.3.3.1 Land Development Regulations to Provide Reasonable Standards

Land Development Regulations for public and private educational facilities shall include reasonable development standards and conditions, and shall provide for consideration of the site plan's adequacy as it relates to environmental concerns, health, safety, and general welfare, promotion of safe pedestrian and bicycle access with interconnections to related uses, and effects on adjacent property. The standards shall be consistent with the State Requirement for Educational Facilities.

OBJECTIVE IX.3.4 SCHOOL SITING STANDARDS

The Town will establish siting standards for schools.

Policy IX.3.4.1 Evaluation of Potential School Sites

Potential school sites shall be consistent with the following school siting standards, to the extent practicable:

1. The location of schools proximate to urban residential development and contiguous to existing school sites, and which provide potential focal points for community activities, including opportunities for shared use and co-location with other community facilities;

2. The location of elementary schools proximate to and, within walking distance of the residential neighborhoods served;
3. Elementary schools should be located on local or collector streets,
4. Middle and high schools should be located near arterial streets;
5. Compatibility of the school site with present and future land uses of adjacent property considering the safety of students or the effective provision of education.
6. Whether existing schools can be expanded or renovated to support community redevelopment and revitalization, efficient use of existing infrastructure, and the discouragement of urban sprawl;
7. Site acquisition and development costs;
8. Safe access to and from the school site by pedestrians, bicyclists and motor vehicles;
9. Existing or planned availability of adequate public facilities and services to support the School;
10. Environmental constraints that would either preclude or render infeasible the development or significant expansion of a public school on the site
11. Adverse impacts on archaeological or historic sites listed in the National Register of Historic Places or designated by the affected local government as a locally significant historic or archaeological resource;
12. The proposed location is consistent with the local government comprehensive plan, storm water management plans, or watershed management plans;
13. The proposed location is not within a velocity flood zone or floodway, as delineated on pertinent maps identified or referenced in the applicable comprehensive plan or land development regulations;
14. The proposed site can accommodate the required parking, circulation and queuing of vehicles; and
15. The proposed location lies outside the area regulated by Section 333.03, Florida Statutes, regarding the construction of public educational facilities in the vicinity of an airport.

OBJECTIVE IX.3.6

COORDINATION OF SUPPORTING INFRASTRUCTURE

The Town shall coordinate with the School Board plans for supporting infrastructure.

Policy IX.1.5.1

Coordination of Planned Improvements

The Town shall annually update and amend the Capital Improvements Element to include the School Board’s Five-Year District Facilities Work Program to reflect the infrastructure required to support new school facilities.

GOAL IX-4-PROMOTE AND OPTIMIZE INTERGOVERNMENTAL COOPERATION FOR EFFECTIVE FUTURE PLANNING OF PUBLIC SCHOOL SYSTEM FACILITIES

OBJECTIVE IX.4.1 SCHOOL BOARD REPRESENTATION

Policy IX.4.1.1 Appointed Local Planning Agency and Planning and Zoning Board Members.
The Town will include a representative appointed by the School Board on the Local Planning Agency and Planning and Zoning Board.

Policy IX.4.1.2 Development Review Representative
The School Board will appoint a representative to advise the Local Government review committee, or equivalent body on development and redevelopment which could have a significant impact on student enrollment or school facilities.

OBJECTIVE IX.4.2 JOINT MEETINGS

The Town shall participate in meetings and other actions established to promote coordination and the sharing of data and information.

Policy IX.4.2.1 Staff Working Group
A staff working group of the Town, School Board and municipalities will meet on a semi-annual basis to identify issues and assemble and evaluate information regarding coordination of land use and school facilities planning including population and student projections, development trends, school needs, co-location and joint use opportunities, and ancillary infrastructure improvements needed to support the school and ensure safe student access. A staff representative from the Regional Planning Council will also be invited to attend. A designee of the School Board shall be responsible for coordinating and convening the semi-annual meeting.

Policy IX.4.2.2 Annual Meeting of Elected Officials
One or more representatives of the, Town, County, each municipality, and the School Board will meet at least annually in joint workshop sessions. A representative of the Regional Planning Council will also be invited to attend. The joint workshop sessions will be opportunities for the County Commission, the Town Commissions or Councils, and the School Board to hear reports, discuss policy, set direction, and reach understandings concerning issues of mutual concern regarding coordination of land use and school facilities planning, including population and student growth, development trends, school needs, off-site improvements, and joint use opportunities. The Superintendent of Schools, or designee, shall be responsible for making meeting arrangements and providing notification to the general public of the annual meeting.

OBJECTIVE IX.4.3 STUDENT ENROLLMENT AND POPULATION PROJECTIONS

The Town will coordinate with the School Board, the County and the municipalities to maintain and update student enrollment and population projections.

- Policy IX.4.3.1 Annual Revision and Distribution.
- The Town will coordinate and base its plans upon consistent projections of the amount, type, and distribution of population growth and student enrollment. Countywide five-year population and student enrollment projections shall be revised annually.
- Policy IX.4.3.2 Enrollment Projections.
- The School Board shall use student population projections based on information produced by the demographic and education estimating conferences pursuant to Section 216.136, Florida Statutes and the Department of Education Capital Outlay Full-Time Equivalent. The School Board may request adjustment to the projections based on actual enrollment and development trends. In formulating such a request the School Board will coordinate with the Cities and County regarding development trends, enrollment projections and future population projections.
- Policy IX.4.3.3 Planning Data.
- The School Board will consider Town generated data on growth and development to allocate the projected student enrollment into school attendance zones.
- Policy IX.4.3.4 The School District’s Five -Year District Facilities Work Program.
- No later than August 15th of each year, the School Board shall submit to the Town the district’s tentative Five Year District Facilities Work Program. The program will be consistent with the requirements of Sections 1013.31 and 1013.35, Florida Statutes, and include projected student populations apportioned geographically, an inventory of existing school facilities, projections of facility space needs, information on relocatables, general locations of new schools for the 5, 10, 20 year time periods, and options to reduce the need for additional student stations. The program will be financially feasible for a five-year period. The Town shall review the program and provide comments to the School Board within 30 days on the consistency of the program with the local comprehensive plan, including the capital improvements element and whether a comprehensive plan amendment will be necessary for any proposed educational facility.
- Policy IX.4.3.5 Educational Plant Survey.
- At least one year prior to preparation of each Educational Plant Survey, the Staff Working Group, established by Policy IX.4.2.1, will assist the School Board in an advisory capacity in preparation of the survey. The Educational Plant Survey shall be consistent with the requirements of Section 1013.31 , Florida Statutes, and include at least an inventory of existing educational facilities, recommendations for new and existing facilities, and the general location of each in coordination with local government comprehensive plans. The Staff Working Group will evaluate and make recommendations regarding the location and need for new schools, significant expansions of existing schools, and closures of existing facilities, and the consistency of such plans with the local government comprehensive plan.
- Policy IX.4.3.6 Growth and Development Trends.

The Town will provide to the School Board on an annual basis and in accordance with a schedule described in the Interlocal Agreement, a report on growth and development trends for the preceding calendar year within their jurisdiction. These reports will include the following:

1. The type, number, and location of residential units which have received development plan approval;
2. Information regarding comprehensive land use amendments which have an impact on school facilities;
3. Residential building permits and / or certificates of occupancy issued for the preceding year and their location;
4. The identification of any development orders issued which contain a requirement for the provision of a school site as a condition of development approval.
5. Other information relevant to monitoring for school concurrency.

OBJECTIVE IX.4.4 SCHOOL SITE SELECTION, EXPANSIONS AND CLOSURES

The Town, in conjunction with the School Board, shall implement an effective process for identification and selection of school sites and for the review of significant expansions and closures.

Policy IX.4.4.1 Advisory Committee.

The School Board will establish a School Planning Advisory Committee for the purpose of reviewing potential sites for new schools, proposals for significant school expansions and potential closure of existing schools. Based on information gathered during the review, the School Planning Advisory Committee will submit recommendations to the Superintendent of Schools. The School Planning Advisory Committee will be a standing committee and will meet on an as needed basis. In addition to appropriate representatives of the School Board staff, the School Planning Advisory Committee will include at least one staff member of the County, a staff representative from each of the Cities, and a diverse group of community members.

Policy IX.4.4.2 New School Sites.

When the need for a new school site is identified in the Five Year Facilities Work Program, the School Planning Advisory Committee will develop a list of potential sites in the area of need. The list of potential sites for new schools will be submitted to the Town with jurisdiction for an informal assessment regarding consistency with this Element, Based on the information gathered during this review, and the evaluation criteria set forth in this Element, the School Planning Advisory Committee will make a recommendation to the Superintendent of one or more sites in order of preference.

Policy IX.4.4.3 Expansions and Closures.

For significant expansions and potential closures, the School Planning Advisory Committee will make appropriate recommendations to the Superintendent.

Policy IX.4.4.4 Expeditious Consistency Review

At least 60 days prior to acquiring or leasing property that may be used for a new public educational facility, the School Board shall provide written notice of its intent to the Town. The Town shall notify the School Board within 45 days of receipt of this notice if the proposed new public education facility site is consistent with the local government's comprehensive plan. This notice does not constitute the local government's determination of consistency of any proposed construction pursuant to Section 1013.33, Florida Statutes, as amended.

OBJECTIVE IX.4.6 MAXIMIZE CO-LOCATION OPPORTUNITIES

The Town shall maximize co-location opportunities between the Town, the School Board, and other jurisdictions.

Policy IX.4.6.1 Co-location of Facilities

The Town shall co-locate public facilities such as parks, recreational areas, libraries, and community centers with schools to the extent possible. The Town will seek for opportunities to co-locate and share use of County facilities when preparing updates to the Comprehensive plan's schedule of capital improvements and when planning and designing new or renovating existing, community facilities.

Policy IX.4.6.2 Collaboration on Co-location

Upon notice by the School Board that it is considering acquisition of a school site, the Town shall promptly notify the School Board of the Town's interest, if any, in joint acquisition or co-location for other public facilities.

Policy IX.4.6.3 Joint Use Agreements

The Town and the School Board shall, where feasible, enter into agreements for joint-use facilities, to include but not be limited to, schools, community centers, libraries and parks.

Policy IX.4.6.4 Emergency Preparedness

To build new school facilities, and rehabilitate existing facilities and expansions, to be designed to serve as and provide emergency shelters as required by Section 1013.372, Florida Statutes, as amended, the Town will coordinate with the School Board and adjacent municipalities on requirements for such efforts.

GOAL IX – 5 - MONITORING AND EVALUATION OF PUBLIC SCHOOL FACILITIES ELEMENT

OBJECTIVE IX.5.1 Coordinate the Comprehensive Plan With School Facilities Plans

On an ongoing basis, the Town shall evaluate the comprehensive plan with the school facilities plans of the School Board to ensure consistency with the comprehensive plan.

Policy IX.5.1.1 Coordination of Plan Amendments

The Town and the School Board will coordinate during updates or amendments to the Town's Comprehensive Plan and updates or amendments for long-range plans for School Board facilities. Amendments to the Public School Facilities Element will be initiated following the procedures of the Interlocal Agreement.

Policy IX.5.1.2

Annual Meeting of the School Working Group

Consistent with the Interlocal Agreement, the School Working Group will meet at least once per year to discuss issues related to the effectiveness of implementing the Public School Facilities Element and Interlocal Agreement and discuss recommendations for change.

Policy IX.5.1.3

Annual Meeting of the Town and the School Board

On an annual basis, the Town and the School Board will conduct a workshop on implementing the Public School Facilities Element and Interlocal Agreement.

Definitions. The terms used in this subsection shall be defined as follows:

1. Adequate School Capacity - the circumstance where there is sufficient school capacity by school type, based on adopted Level of Service standards, to accommodate the demand created by a proposed residential development.
2. Affected Jurisdictions – Local governments that are parties to the Interlocal Agreement for Public School Facilities Planning and are physically located within the same School Concurrency Service Areas as the area affected by a land use decision that may increase public school enrollment.
3. Capacity - "capacity" as defined in the Florida Inventory of School Houses Manual.
4. Capacity Enhancement Agreement – An agreement between the School Board, affected jurisdictions and a private entity (land owner, developer, applicant, etc) for the mitigation of school capacity deficiencies that are anticipated to result from a land use decision.
5. Existing School Facilities - school facilities constructed and operational at the time a completed application for residential development is submitted to the County and Cities.
6. Final Development Order - The approval by the Town of a specific plan for a development with residential uses that specifies the maximum number and type of residential units. This may include approval of a final subdivision, final site plan, or functional equivalent as provided in the Town's Land Development Regulations.
7. Final Subdivision or Plat / Final Site Plan – The stage in residential development where permits or development orders are approved authorizing actual construction of infrastructure, the recording of a final plat or the issuance of building permits.
8. Florida Inventory of School Houses Manual - the document entitled "Florida Inventory of School Houses," 2006 edition, and that is published by the Florida Department of Education, Office of Educational Facilities.

9. Land Use Decisions – future land use amendments, developments of regional impact, rezonings and other residential development approvals under the Land Development Regulations that precede the application of school concurrency and do not require a Certificate of School Concurrency.
10. Florida Inventory of School Houses Capacity - capacity that is provided by “buildings and facilities” as defined in the Florida Inventory of School Houses Manual.
11. Program Capacity – capacity that is provided by “buildings and facilities” as defined in the Florida Inventory of School Houses Manual and modified by the School Board to reflect measurable programmatic changes.
12. Planned School Facilities - school facility capacity that will be in place or under actual construction within three (3) years after the issuance of final subdivision or site plan approval, pursuant to the School Board’s adopted Five Year Facilities Work Program.
13. Preliminary Development Plan Approval - The conferral of certain rights to final development order approval, including the maximum number and type of residential units, provided that such final approval is granted by the Town within a time period prescribed in the Town’s Land Development Regulations, but not exceeding one year, or as specified for phased projects in the Town’s Land Development Regulations.
14. Preliminary Subdivision or Plat / Preliminary Site Plan – Any conceptual approval in residential that precedes the review of detailed engineering plans and/or the commencement of actual construction of infrastructure.
15. State Requirements for Educational Facilities – Standards established by the State of Florida for the design and construction of public educational facilities.
16. Total School Facilities - Existing school facilities and planned school facilities.
17. Utilization of Capacity - current enrollment at the time of a completed application for residential development.
18. Work Program - the financially feasible School District’s Five Year Facilities Work Program adopted pursuant to section 1013.35, Florida Statutes.
19. Measurable Programmatic Change - means a change to the operation of a school or the use of the school facility that has consistently and measurably modifies the capacity such as the use of classrooms for special education or other special purposes.
20. School Type - Elementary Schools are grades Pre Kindergarten Exceptional Student Education (PK- ESE) through 5; Middle Schools are grades 6 through 8; and High School are grades 9 through 12.

X

PROPERTY RIGHTS ELEMENT

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PROPERTY RIGHTS ELEMENT

INTRODUCTION

The following goal, objective and policies constitute the Property Rights Element, in accordance with the legislative intent expressed in Section 163.3161(10) , Florida Statutes, as amended, and Section 187.101(3), Florida Statutes, as amended.

PROPERTY RIGHTS GOAL, OBJECTIVE AND POLICIES

GOAL X - RECOGNIZE AND RESPECT JUDICIALLY ACKNOWLEDGED AND CONSTITUTIONALLY PROTECTED PRIVATE PROPERTY RIGHTS.

- OBJECTIVE X.1 In local decision making, the Town shall consider the statement of rights as enumerated in Policy X.1.1, Policy X.1.2, Policy X.1.3, and Policy X.1.4.
- Policy X.1.1 In local decision making, the Town shall consider the right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.
- Policy X.1.2 In local decision making, the Town shall consider the right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.
- Policy X.1.3 In local decision making, the Town shall consider the right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.
- Policy X.1.4 In local decision making, the Town shall consider the right of a property owner to dispose of his or her property through sale or gift.

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APPENDIX A

FUTURE LAND USE PLAN MAP SERIES

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ILLUSTRATION A - I
GENERALIZED FUTURE LAND USE MAP 2032
(under separate cover)

ILLUSTRATION A - II
HISTORIC RESOURCES MAP

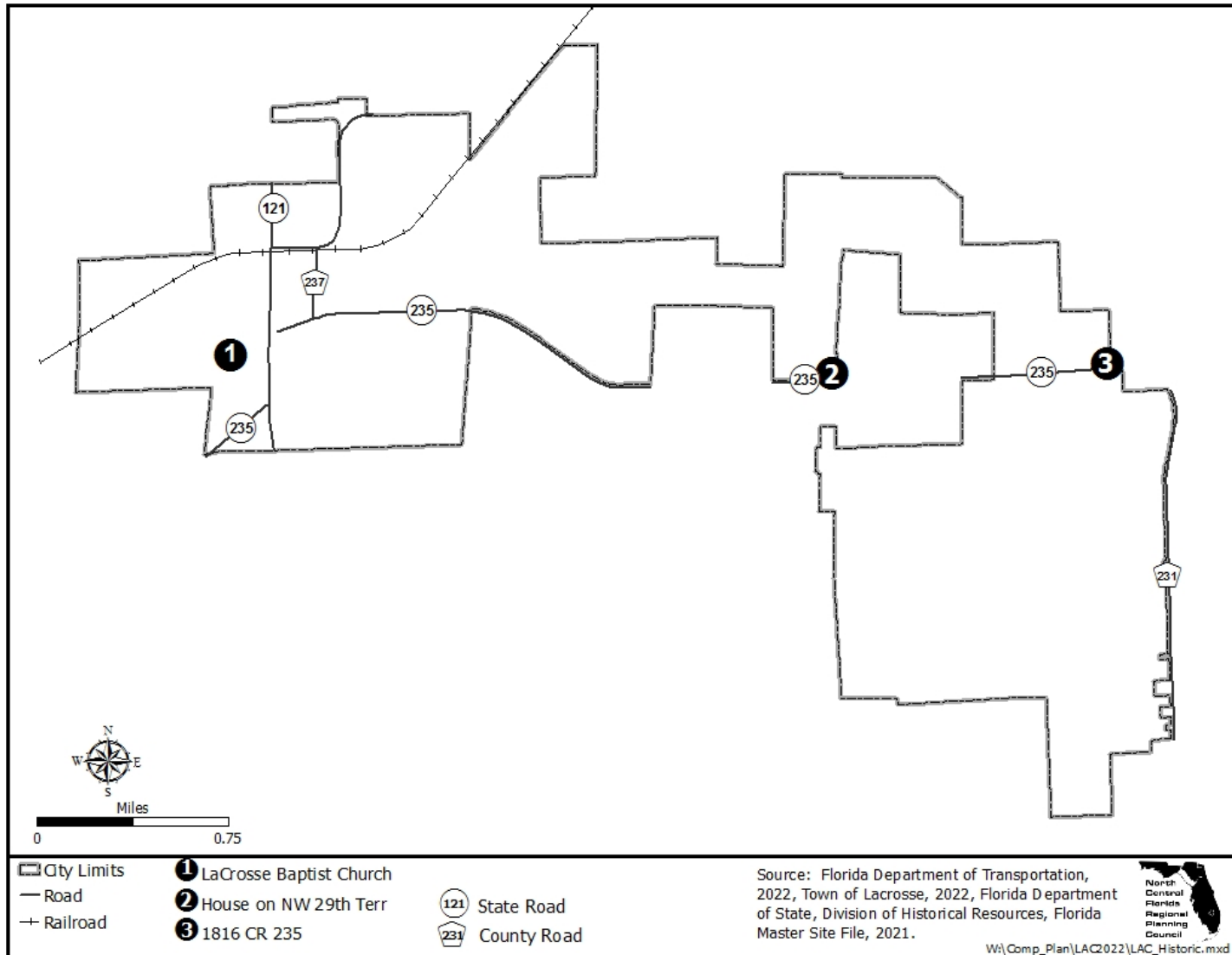


ILLUSTRATION A - III
 EXISTING AND PLANNED WATERWELLS MAP

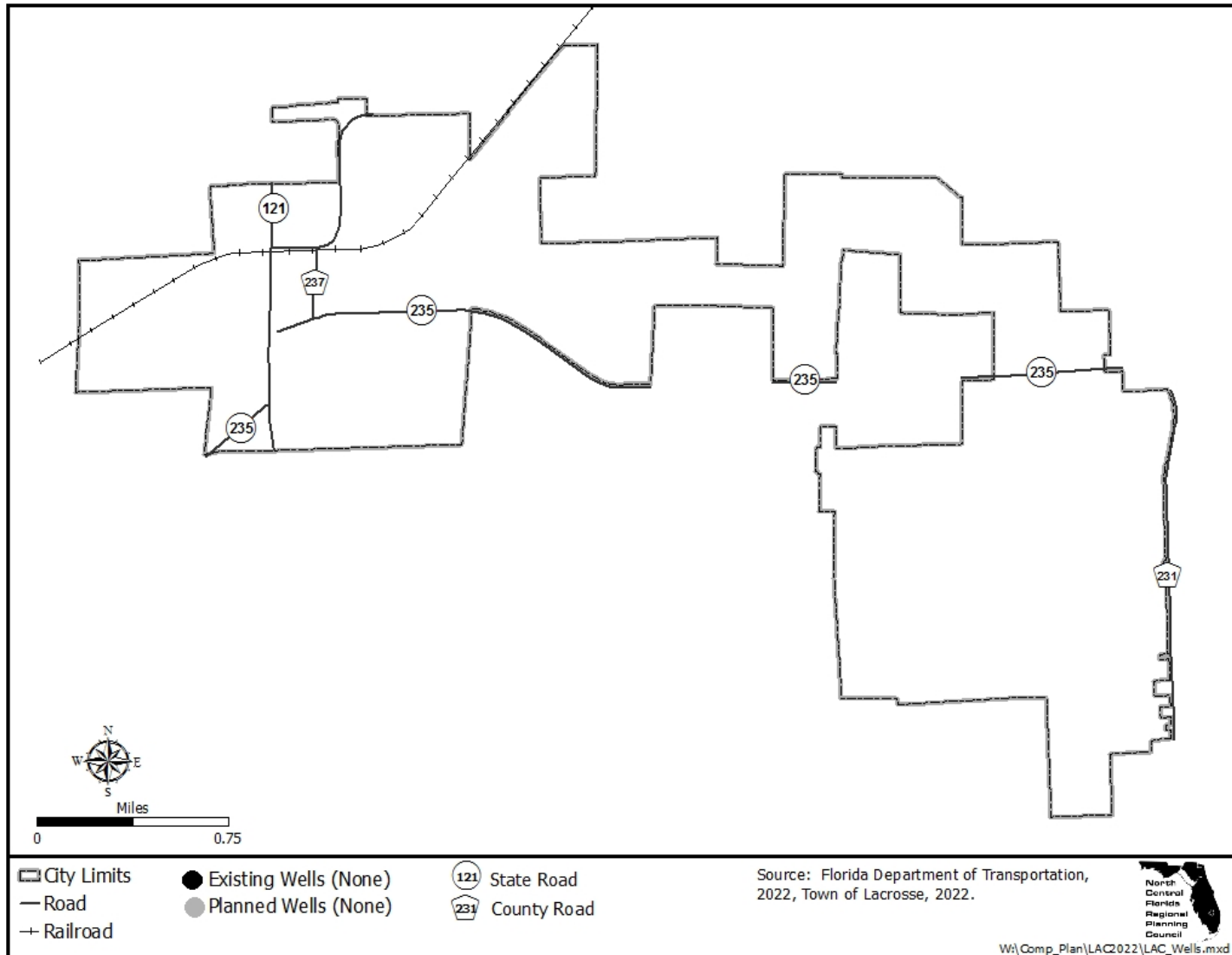


ILLUSTRATION A - IV
RIVERS AND LAKES MAP

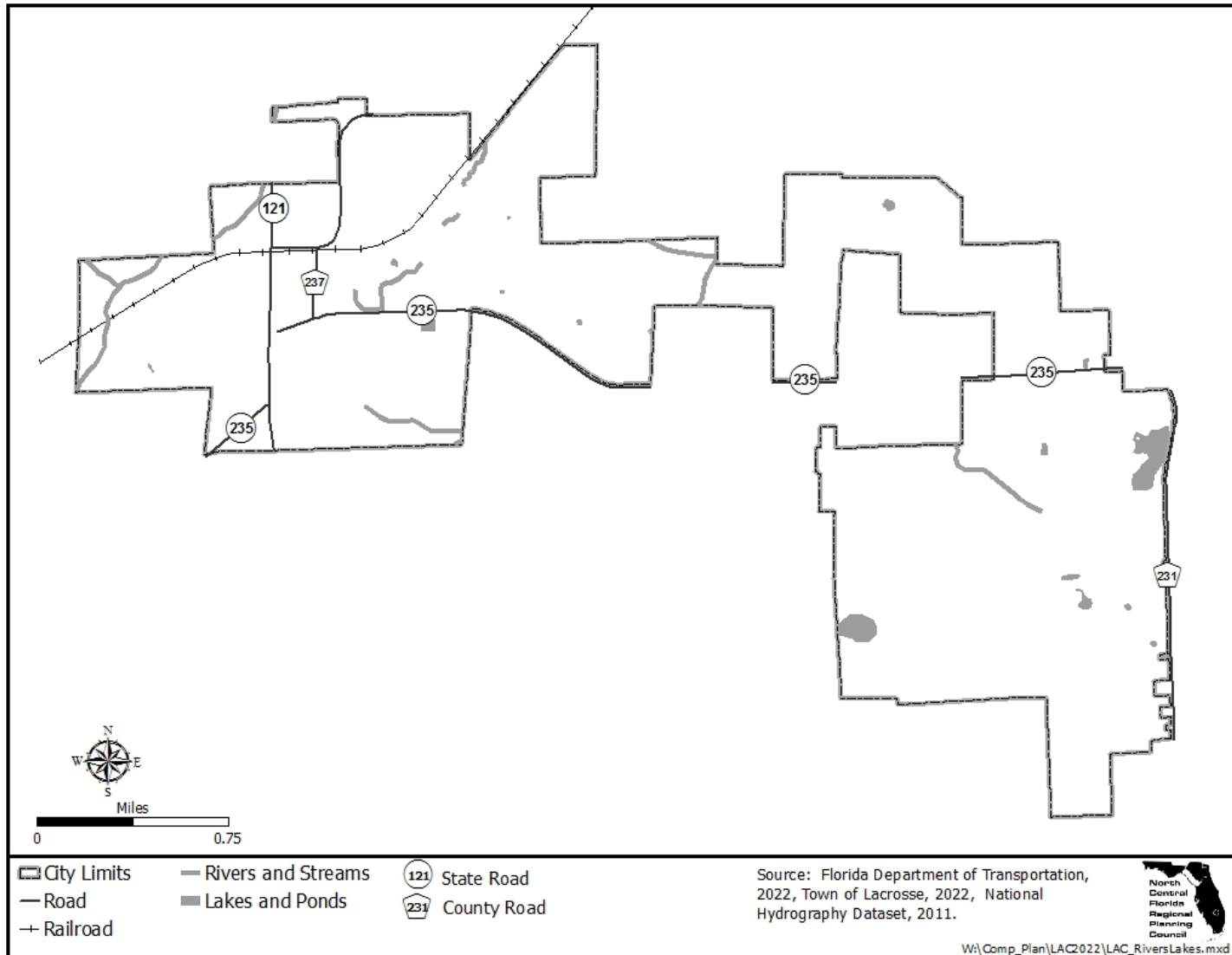


ILLUSTRATION A - V
 FLOOD PRONE AREAS MAP

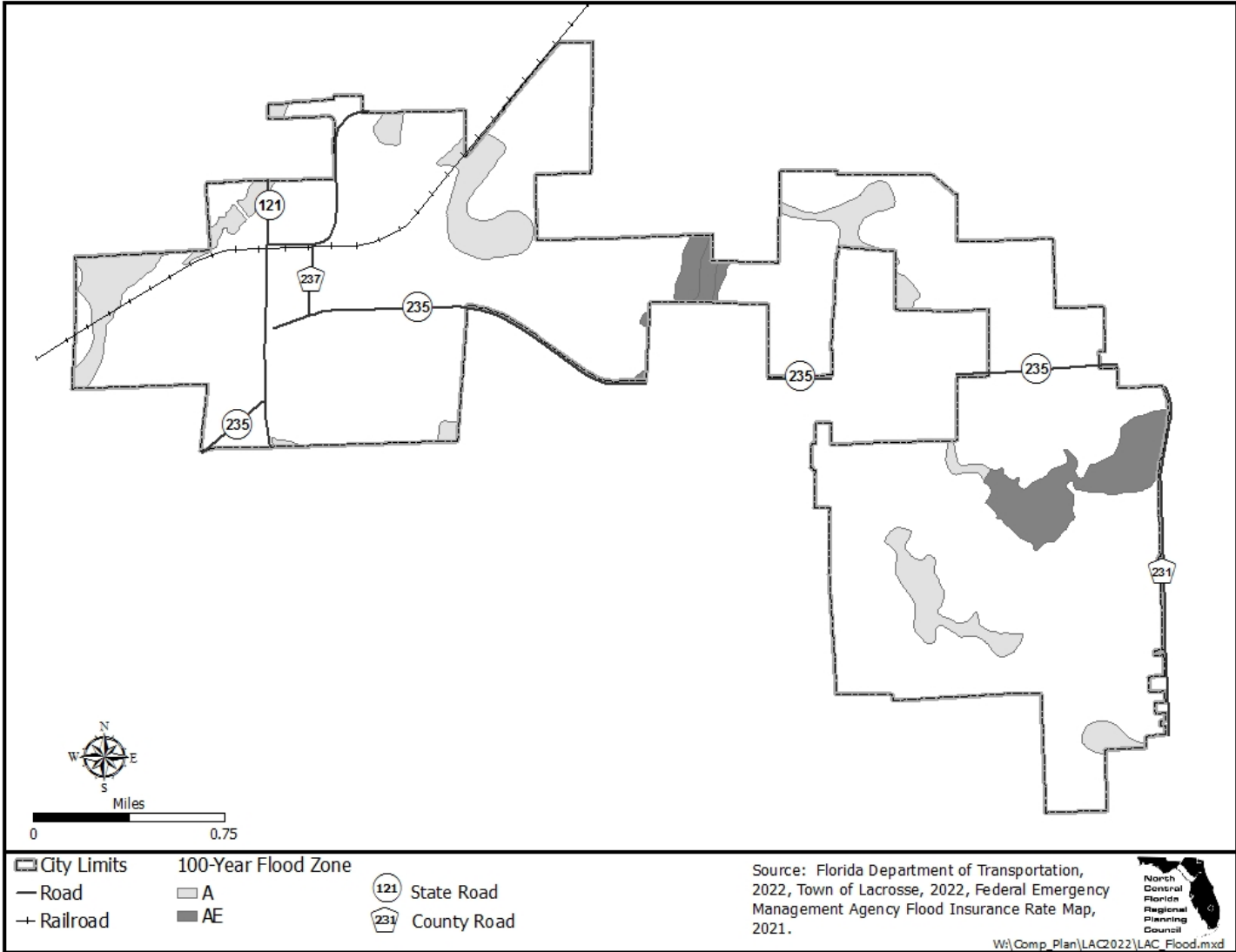


ILLUSTRATION A - VI
WETLANDS MAP

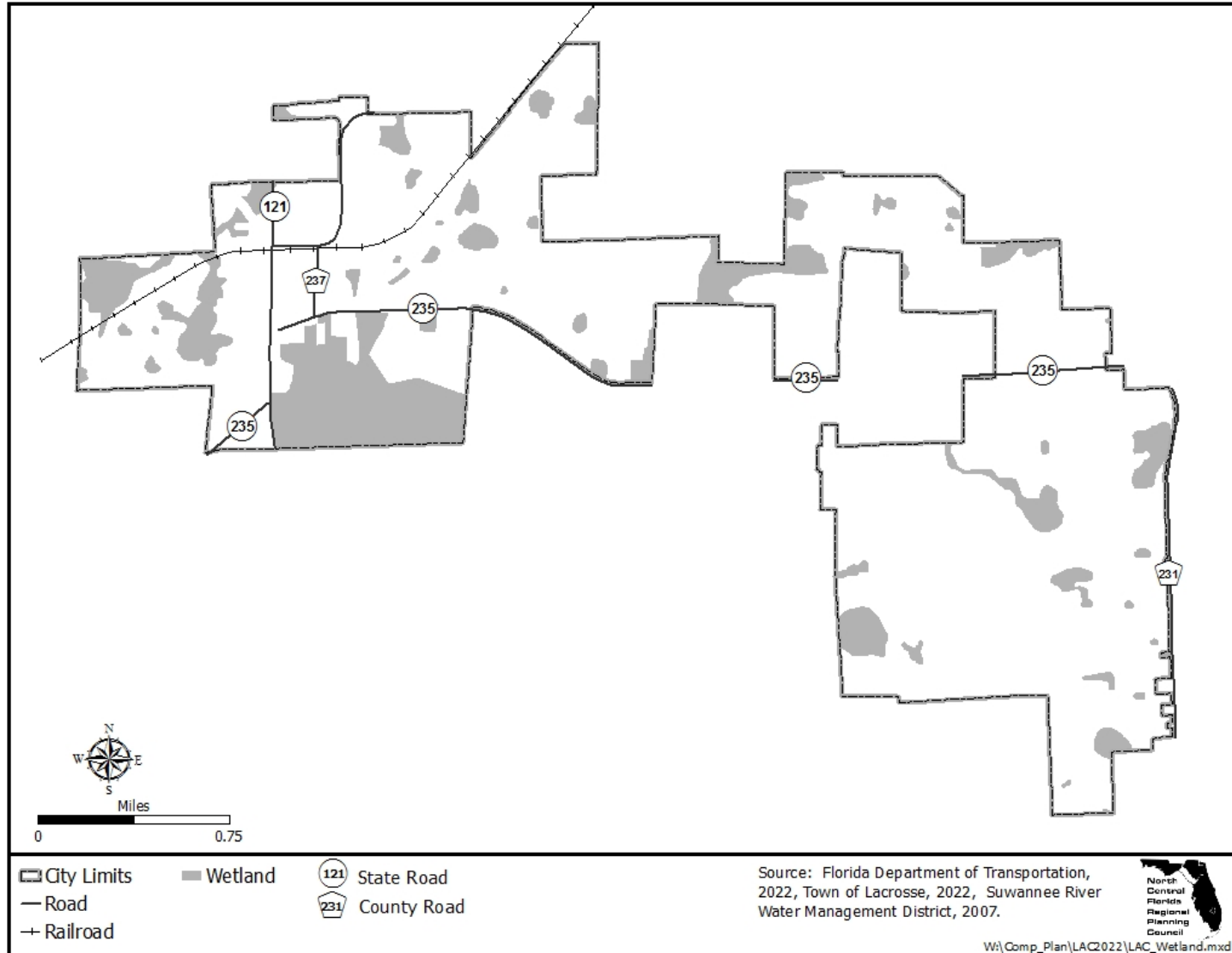
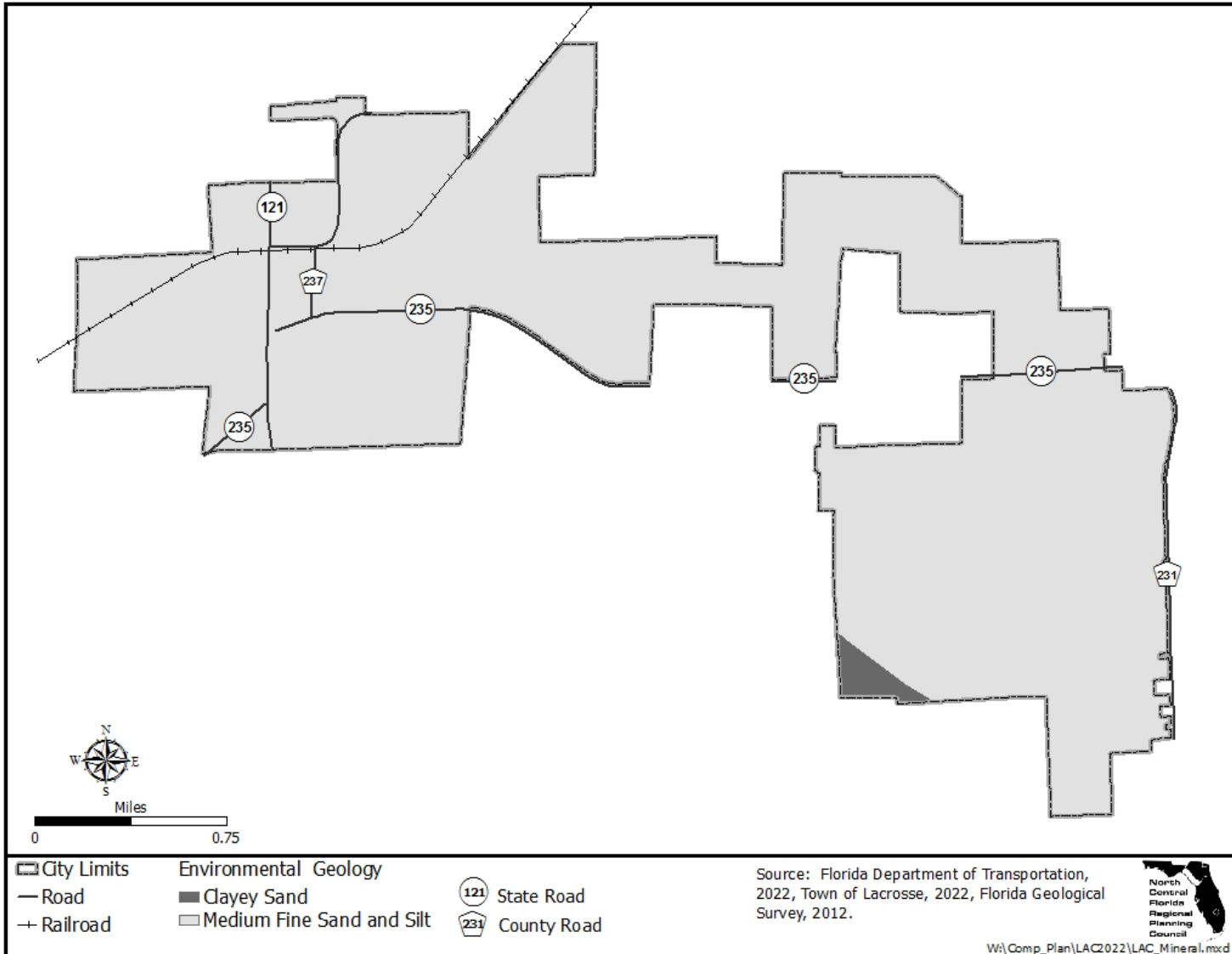
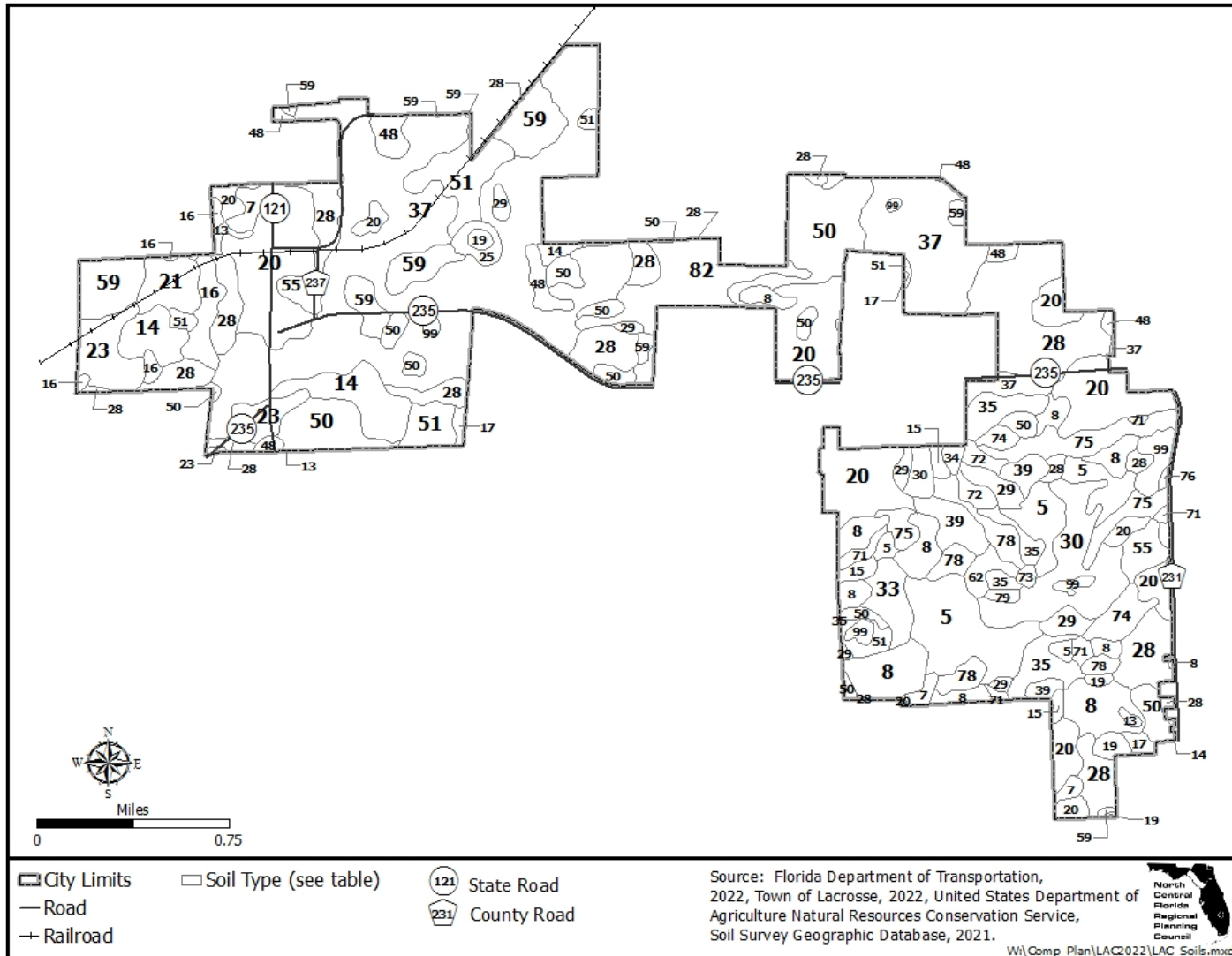


ILLUSTRATION A - VII
MINERALS MAP



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ILLUSTRATION A - VIII
SOIL TYPES MAP



LEGEND FOR ILLUSTRATION A - VIII

SOIL TYPES

SOIL NUMBER	SOIL TYPE	CHARACTERISTICS
5	Fort Meade Fine Sand, 0 to 5 Percent Slopes	Well Drained; Not Prime Farmland
7	Kanapaha Sand, 0 to 5 Percent Slopes	Poorly Drained; Not Prime Farmland
8	Millhopper Sand, 0 to 5 Percent Slopes	Moderately Well Drained; Not Prime Farmland
13	Pelham Sand	Poorly Drained; Not Prime Farmland
14	Pomona Sand	Poorly Drained; Not Prime Farmland
15	Pompano Sand	Poorly Drained; Not Prime Farmland
16	Surrency Sand	Very Poorly Drained; Not Prime Farmland
17	Wauchula Sand	Poorly Drained; Not Prime Farmland
19	Monteocha Loamy Sand	Very Poorly Drained; Not Prime Farmland
20	Tavares Sand, 0 to 5 Percent Slopes	Moderately Well Drained; Not Prime Farmland
21	Newnan Sand	Somewhat Poorly Drained; Not Prime Farmland
23	Mulat Sand	Poorly Drained; Not Prime Farmland
25	Pomona Sand, Depressional	Very Poorly Drained; Not Prime Farmland
28	Chipley Sand	Somewhat Poorly Drained; Not Prime Farmland
29	Lochloosa Fine Sand, 2 to 5 Percent Slopes	Somewhat Poorly Drained; Not Prime Farmland
30	Kendrick Sand, 2 to 5 Percent Slopes	Well Drained; Not Prime Farmland
33	Norfolk Loamy Fine Sand, 2 to 5 Percent Slopes	Well Drained; All Areas Are Prime Farmland
34	Placid Sand, Depressional	Very Poorly Drained; Not Prime Farmland
35	Gainesville Sand, 0 to 5 Percent Slopes	Well Drained; Not Prime Farmland
37	Zolfo Sand	Somewhat Poorly Drained; Not Prime Farmland
39	Bonneau Fine Sand, 2 to 5 Percent Slopes	Moderately Well Drained; Not Prime Farmland
48	Myakka Sand	Poorly Drained; Not Prime Farmland
50	Sparr Fine Sand	Somewhat Poorly Drained; Not Prime Farmland
51	Plummer Fine Sand	Poorly Drained; Not Prime Farmland
55	Lake Sand, 0 to 5 Percent Slopes	Excessively Drained; Not Prime Farmland
59	Pottsburg Sand	Poorly Drained; Not Prime Farmland
62	Boardman Loamy Sand, 5 to 8 Percent Slopes	Poorly Drained; Not Prime Farmland

SOIL NUMBER	SOIL TYPE	CHARACTERISTICS
71	Millhopper Sand, 5 to 8 Percent Slopes	Moderately Well Drained; Not Prime Farmland
72	Lochloosa Fine Sand, 5 to 8 Percent Slopes	Somewhat Poorly Drained; Not Prime Farmland
73	Kendrick Sand, 5 to 8 Percent Slopes	Well Drained; Not Prime Farmland
74	Blichton Sand, 2 to 5 Percent Slopes	Poorly Drained; Not Prime Farmland
75	Blichton Sand, 5 to 8 Percent Slopes	Poorly Drained; Not Prime Farmland
76	Bivans Sand, 5 to 8 Percent Slopes	Poorly Drained; Not Prime Farmland
78	Norfolk Loamy Fine Sand, 5 to 8 Percent Slopes	Well Drained; All Areas Are Prime Farmland
79	Gainesville Sand, 5 to 8 Percent Slopes	Well Drained; Not Prime Farmland
82	Pelham, Plummer, And Mascotte Soils, Occasionally Flooded	Poorly Drained; Not Prime Farmland

ILLUSTRATION A - IX
 FUTURE TRANSPORTATION MAP 2032

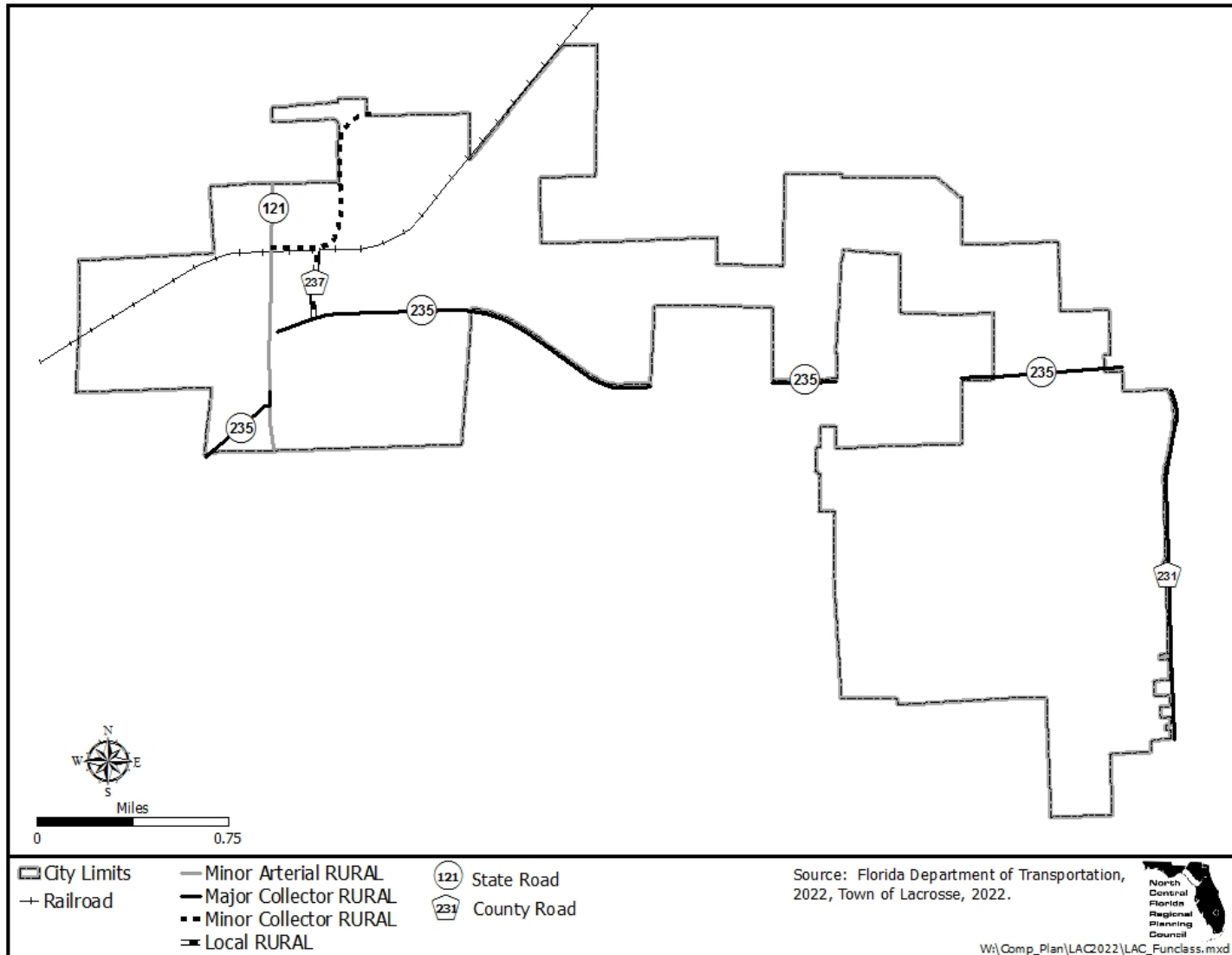


ILLUSTRATION A -IX-a
 BICYCLE AND PEDESTRIAN FACILITIES MAP 2032

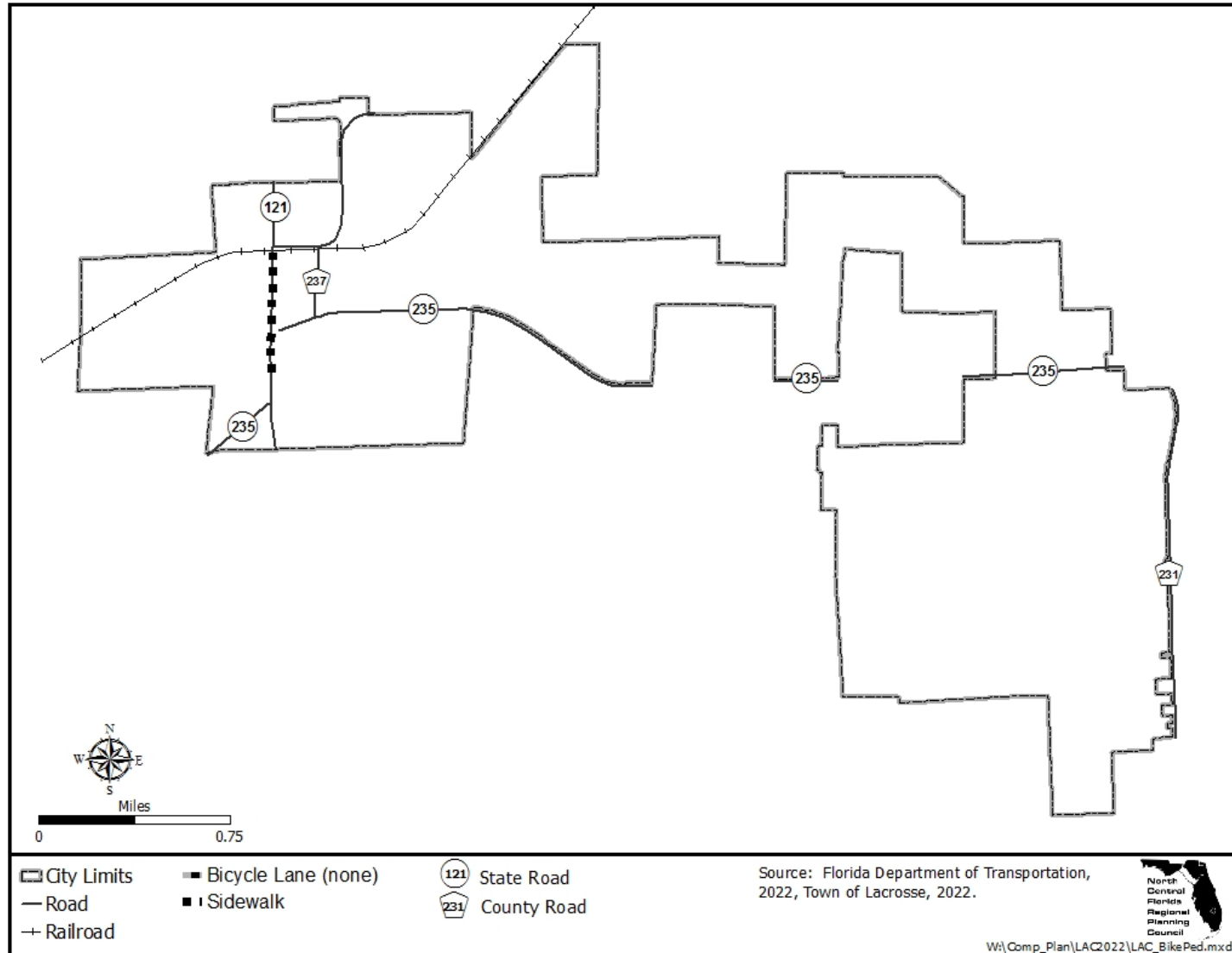


ILLUSTRATION A - X
AQUIFER RECHARGE MAP

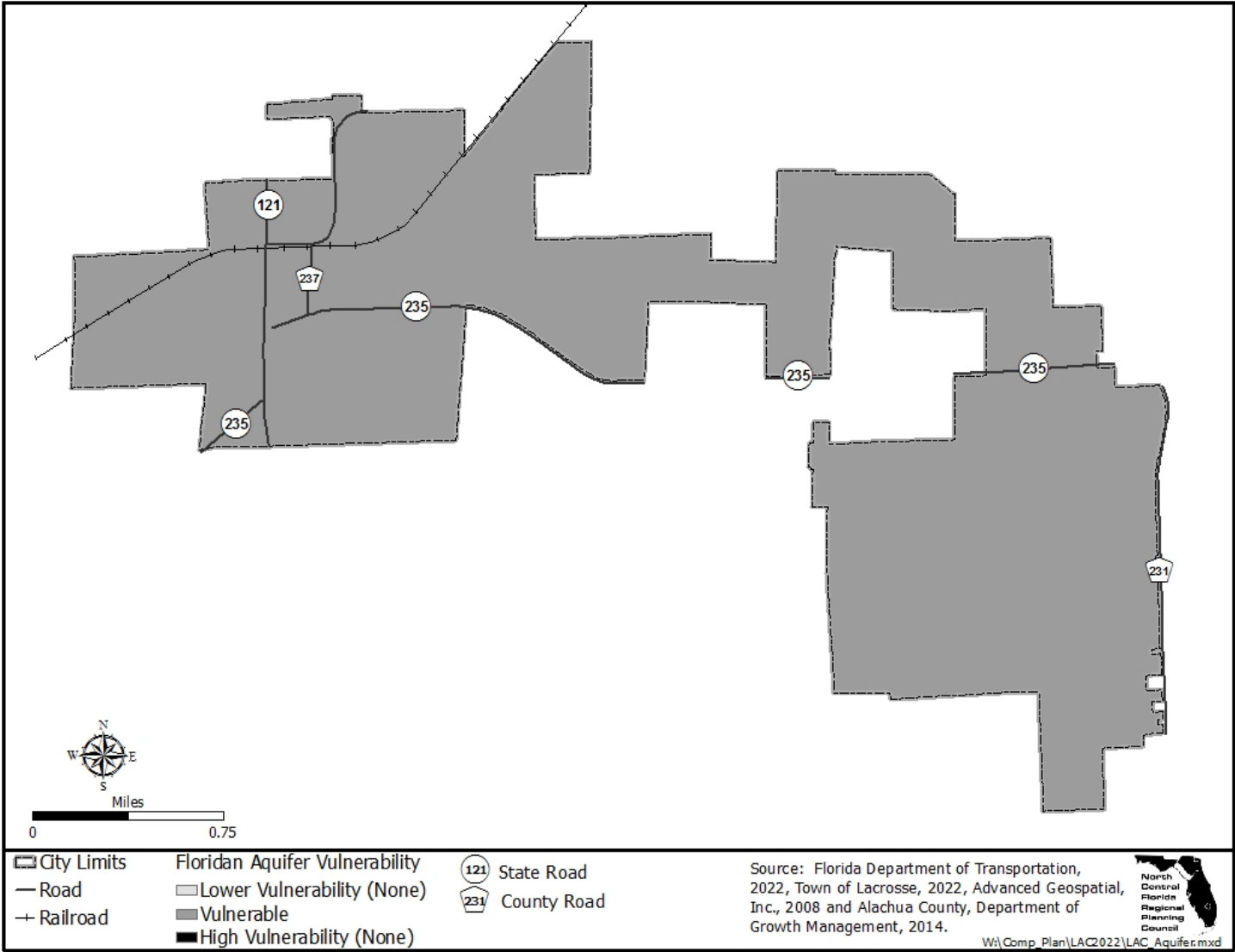


ILLUSTRATION A - XI-a
Regionally Significant Natural Resources - Groundwater Resources

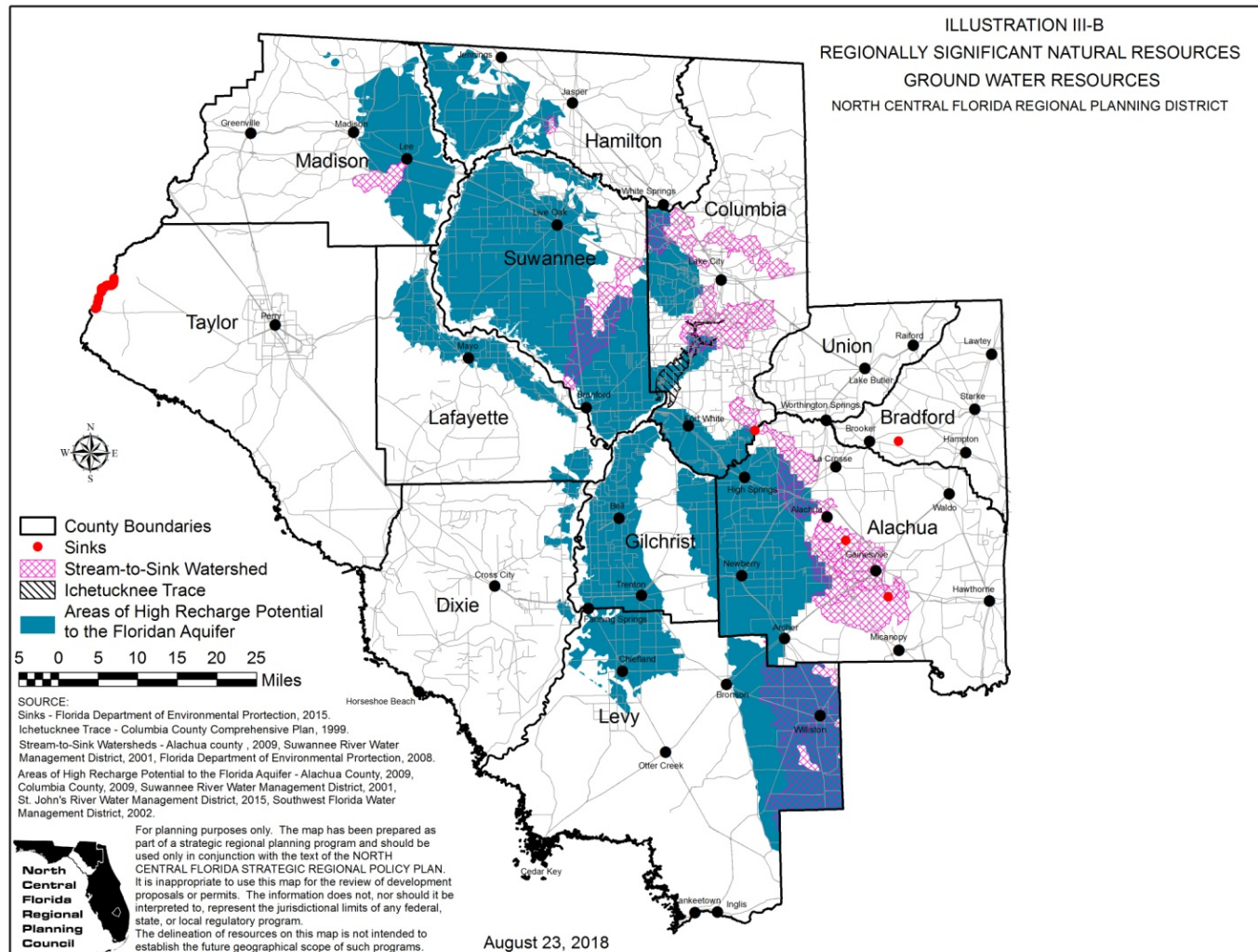


ILLUSTRATION A - XI-b
Regionally Significant Natural Resources - Natural Systems

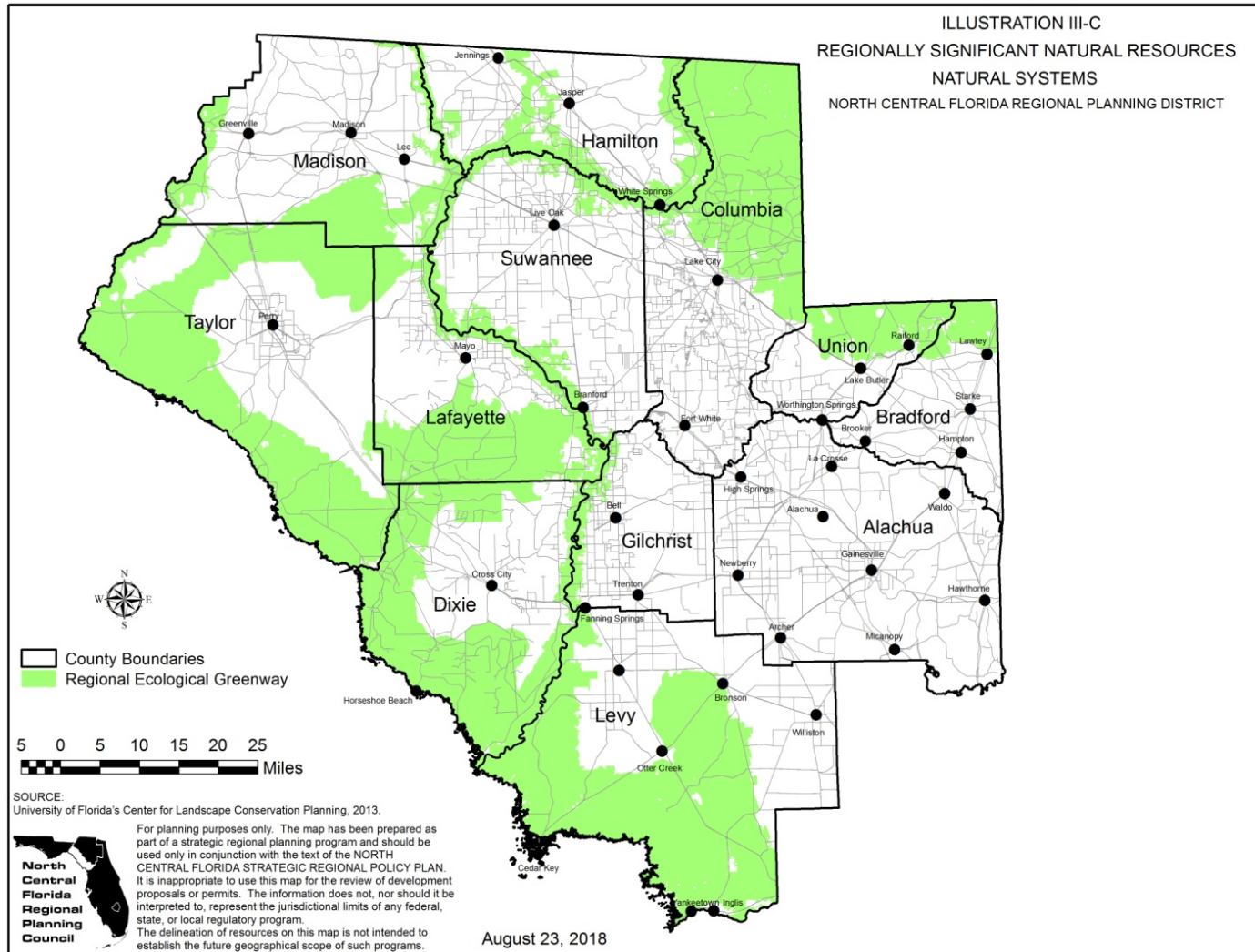


ILLUSTRATION A - XI-c
Regionally Significant Natural Resources - Planning and Resource Management Areas 1

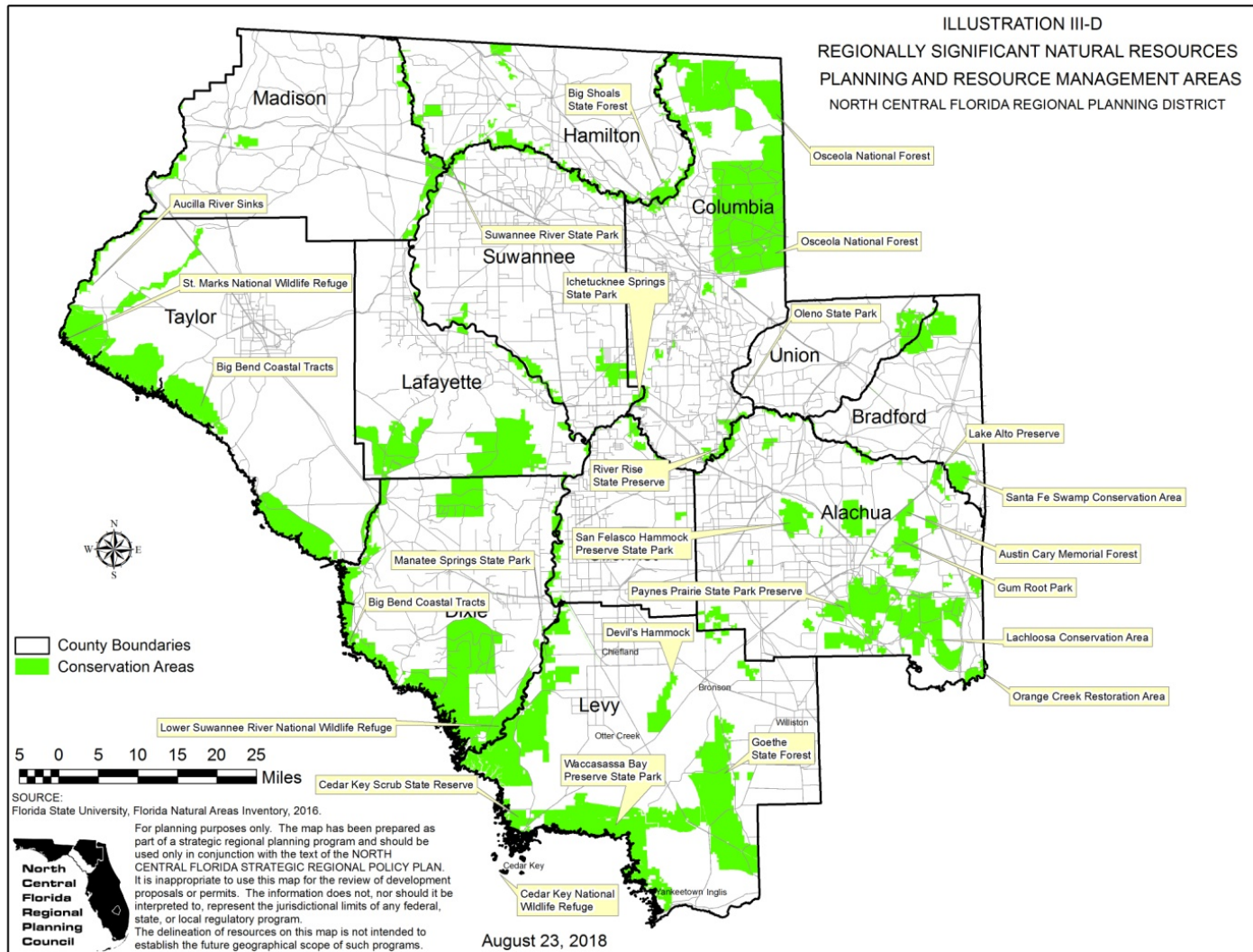


ILLUSTRATION A - XI-d
Regionally Significant Natural Resources - Planning and Resource Management Areas 2

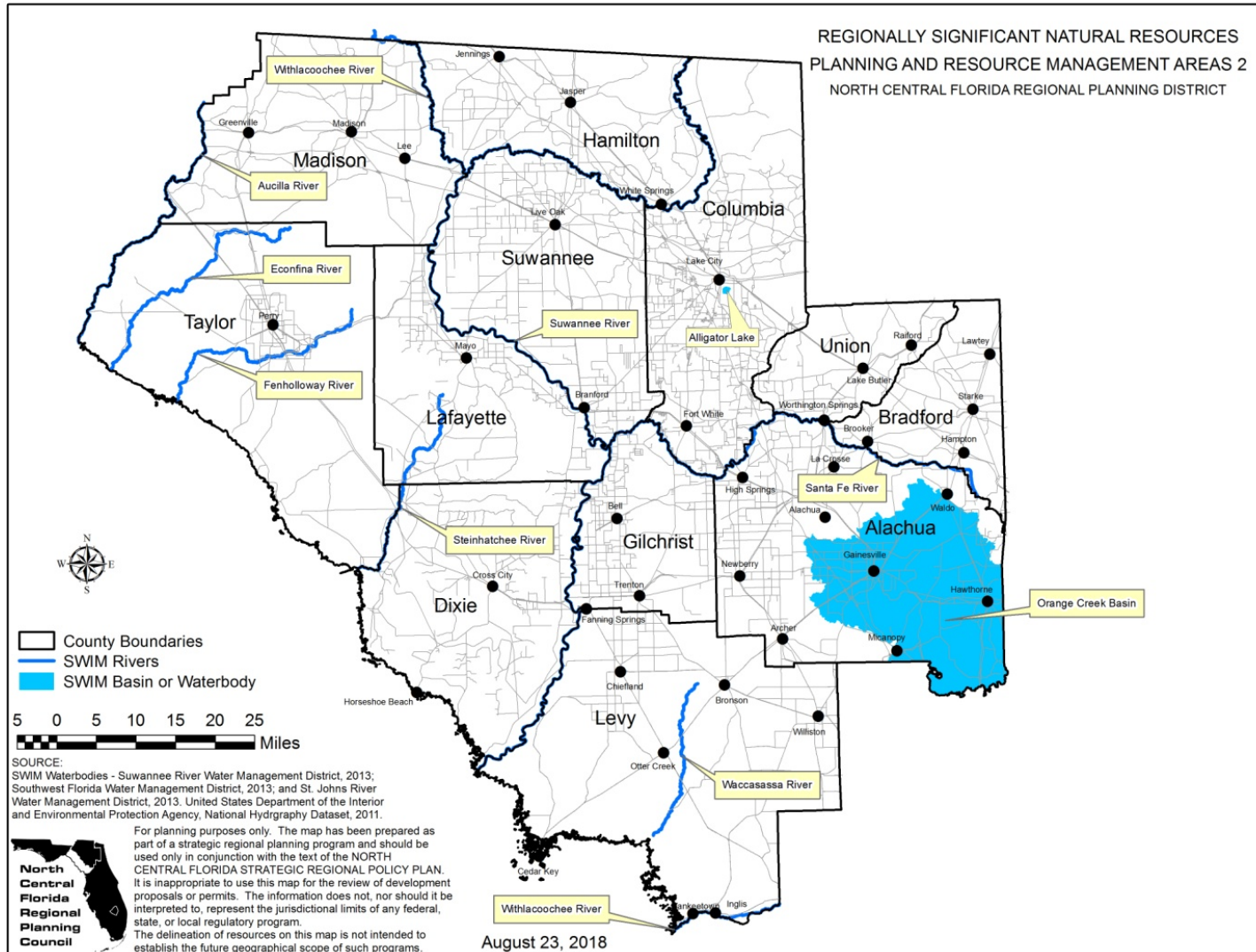
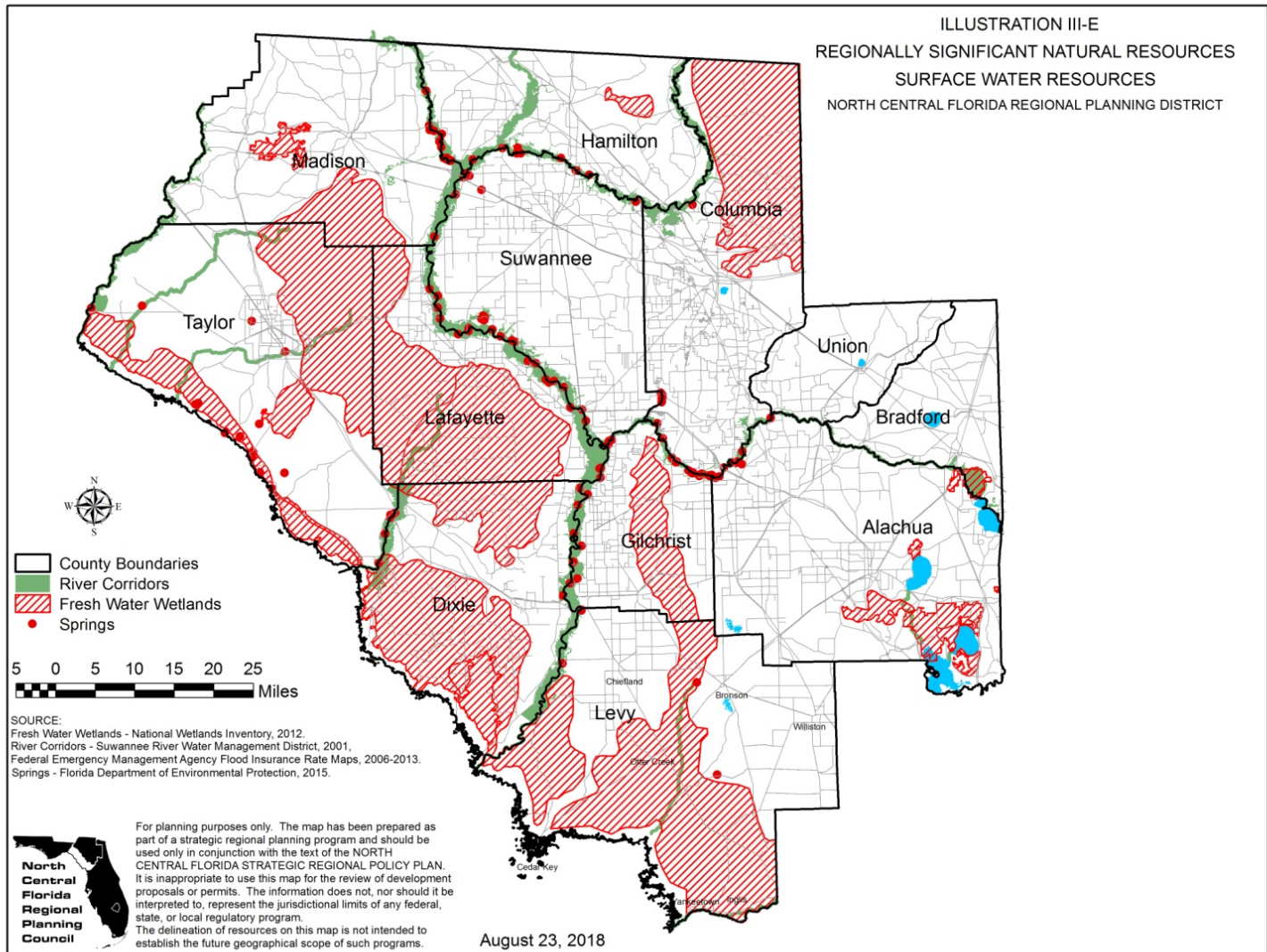


ILLUSTRATION A - XI-e
Regionally Significant Natural Resources - Surface Water Resources



NORTH CENTRAL FLORIDA REGIONAL PLANNING COUNCIL

LOCAL GOVERNMENT PROGRAM

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