

TOWN OF MICANOPY

COMPREHENSIVE PLAN

Adopted

April 10, 2012 by Ordinance No. 2012-01

Amended

October 8, 2019 by Ordinance No. 2019-03
February 8, 2022 by Ordinance No. 2021-04

TOWN OF MICANOPY

COMPREHENSIVE PLAN

ELEMENTS

Future Land Use

Transportation

Infrastructure

Conservation

Parks, Recreation and Open Space

Housing

Historic Preservation

Community Economy

Intergovernmental Coordination

Capital Improvements

Public School Facilities

Property Rights

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I

FUTURE LAND USE ELEMENT

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FUTURE LAND USE ELEMENT

GOAL 1: PROMOTE THE TOWN AS AN EXCELLENT PLACE TO LIVE. ENSURE THE PRESERVATION AND THE IMPROVEMENT OF THE QUALITY OF LIFE THAT CURRENTLY EXISTS THROUGH THE ORDERLY AND EFFICIENT DEVELOPMENT OF LAND, WATER, AND OTHER UNIQUE RESOURCES IN AND AROUND THE TOWN. PRESERVE THE HERITAGE AND VALUES OF A SMALL, RURAL, SOUTHERN TOWN.

OBJECTIVE 1.1 The Town shall make available or schedule for availability the public facilities for future growth, as development occurs in order to provide for urban densities and intensities within the Town and discourage the proliferation of urban sprawl.

Policy 1.1.1 The Town shall limit the location of higher density residential, high intensity commercial and heavy industrial uses to areas adjacent to arterial or collector roads where public facilities are available to support such higher density or intensity.

Policy 1.1.2 Density of development in the Town shall be governed by availability of Town water and adequate sewage treatment facilities as follows:

Use	Central Water	Sewage Treatment	Densities Permitted
Residential	No	Septic Tank	Less than or equal to 1 dwelling unit per acre,
	Yes	Septic Tank	1 - 2 dwelling unit per acre*
	Yes	Package Plant	1 - 12 dwelling unit per acre

* Residential uses at a density up to 3 dwelling units per acre, shall be permitted commercial districts.

All Commercial uses shall be required to connect and use the Town water system, density and intensity of uses shall be governed by Chapter 64E-6 of the Florida Administrative Code.

OBJECTIVE 1.2 The Town shall maintain and allocate the amounts and types of land uses for residential, commercial, and light industrial to meet the needs of the existing and projected future populations. Land uses should be located in a manner where public utilities may be provided to serve such land uses.

Policy 1.2.1 The future land use map of the Town may contain the following categories:

Use	Density
Residential	Less than 1 to 12 dwelling units per acre***
Commercial	.75 floor area ratio
Light Industrial	.50 floor area ratio
Agriculture	1 dwelling unit per 5 acres

- * Density to be a maximum of 1 dwelling unit per acre, but may be lower if environmental constraints do not support the density. Land Use densities lower than 1 dwelling unit per acre, area designated in the land use map.
- *** 1 - 3 dwelling units per acre, are permitted in this district as an accessory use, such as apartments located above business establishments in the downtown commercial district.
- *** 4 - 12 dwelling units per acre, are permitted for apartment units that provide on-site sewage treatment plans.
- *** 1 - 3 dwelling units per acre, may be permitted as an accessory use to commercial activity such as residential apartments over one story commercial;
- *** 4 - 12 dwelling units per acre, shall be permitted for apartment complexes with on-site sewage treatment plants; 4 - 8 dwelling units per acre, shall be permitted for mobile home parks.

Policy 1.2.2 The future land use map of the Town shall allow an Agriculture designation only for parcels annexing into the Town with an existing bona fide agricultural use. The purpose of an Agriculture future land use designation is to prevent the premature conversion of agricultural lands to urban land uses. It is the intent of the Town, that when fully developed, the Town would not have an agricultural district within the corporate limits. The amendment of parcels within the Town at the date of adoption of this Comprehensive Plan from urban future land use to Agriculture is prohibited. However, the Town shall allow the agricultural use of land in any future land use category.

1. Commercial livestock operations may be permitted on tracts of land of 40 acres or more which are zoned residential, commercial, or light industrial.

OBJECTIVE 1.3 The Town shall maintain areas needed for commercial activity.

Policy 1.3.1 The Town shall direct commercial development to existing commercial areas:

1. Downtown
2. U.S. Highway 441

Policy 1.3.2 The Town shall discourage the expansion of strip commercial development along arterials. Infilling in existing strip areas shall be encouraged.

Policy 1.3.3 The U.S. Highway 441 Commercial District shall be a gateway corridor to the Town. Commercial land uses shall be allowed in a density gradient along the U.S. Highway 441 corridor with the most intense uses at the edges of the Town limits and a gradual reduction in intensity of use toward the intersection of U.S. Highway 441 and Cholokka Boulevard.

Policy 1.3.4 The Town shall maintain flexible, innovative design regulations to reinforce the historic heritage, community character, vitality, and Town economy. The design regulations shall include, but not be limited to, rights-of-way, setbacks and buffers, building envelopes, circulation, parking, landscaping, site furnishing, utilities, lighting, signage, fences, and architectural design.

Policy 1.3.5 The Commercial land use category includes retail, entertainment, eating establishments, offices, medical facilities, personal services, trade services, wholesale and discount establishments, storage facilities, lodging establishments, recreational vehicle parks, fueling facilities, rental establishments, and facilities for repair and maintenance of vehicles and equipment.

1. Uses such as the sale, repair, storage, or maintenance of vehicles (cars, boats, trucks, motorcycles) shall be permissible only when determined to be compatible with adjacent residential uses.
2. Uses that use, generate, store, or handle hazardous wastes shall be permissible only when approved as a special use in order to ensure appropriate location, handling, storage, and disposal of the hazardous_wastes.
3. Recreational vehicle parks shall be subject to special design standards to ensure compatibility and safe layout of the vehicle sites and park amenities.
4. All commercial uses shall meet the following compatibility requirements:
 - a. Buffers will be provided to ensure compatibility between commercial and residential uses.
 - b. Dumpsters will be located to avoid negative impacts to adjacent residential uses.
 - c. Outdoor lighting will be designed and located to avoid direct illumination of adjacent properties.
 - d. Parking lots will be designed and located to avoid negative impacts from vehicle lights and noise to adjacent residential properties.

OBJECTIVE 1.4 The Town shall continue its present Light Industrial area.

Policy 1.4.1 The Light Industrial land use category may include industrial service uses, office/business parks, biotechnology and other technologies, business incubators, a limited amount of retail sales and services, light manufacturing, and construction industry uses either as allowed uses or with special exceptions.

Policy 1.4.2 The Town shall develop performance standards for industrial uses in order to address the following:

1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;
2. Buffering from adjacent existing/ potential uses;
3. Open space provisions and balance of proportion between gross floor area and site size;
4. Adequacy of pervious surface area in terms of drainage requirements;
5. Placement of signage;
6. Adequacy of site lighting and intrusiveness of lighting upon the surrounding area;
7. Safety of on-site circulation patterns (patron, employee and delivery vehicles, trucks), including parking layout and drive aisles, and points of conflict;
8. Landscaping, as it relates to the requirements of the Comprehensive Plan and the Land Development Code;
9. Unique features and resources which may constrain site development, such as soils, existing vegetation and historic significance; and
10. Performance based zoning requirements that may serve as a substitute for or accompany the Land Development Code in attaining acceptable site design.

- Policy 1.4.3 Industrial areas shall have water and sewer treatment consistent with state standards.
- Policy 1.4.4 Industrial developments shall not be out of scale with the service levels or infrastructure of the Town.
- OBJECTIVE 1.5 The Town shall regulate the location of land development consistent with topography and soil conditions and the availability of facilities and services.
- Policy 1.5.1 The Town shall restrict development within unsuitable areas due to flooding, improper drainage, steep slopes, rock formations, and adverse earth formations, unless acceptable methods are formulated by the developer and approved by the Town to solve the problems created by the unsuitable land conditions.
- Policy 1.5.2 Sewage treatment should be flexibly developed to safe guard the environment through cost-effective technology.
- Policy 1.5.3 The Town shall prohibit development within sinkhole areas and shall prohibit the primary discharge of drainage runoff into sinkholes.
- Policy 1.5.4 The Town shall discourage development areas lying within the 100-year floodplain through such policies as:
1. Requiring residential landowners whose property lies within of the 100 year floodplain to construct outside the floodplain;
 2. Maintaining a floodplain ordinance to reduce floodplain uses to agricultural, forest, and wildlife management and such other uses as would not likely to be severely disrupted by flooding.
 3. Continuing to participate in the National Flood Insurance Program and regulate development and the installation of utilities in flood hazard areas in conformance with the programs requirements.
- Policy 1.5.5 Wetlands, surface waters, flood prone areas, significant vegetative communities, and wildlife habitat shall be protected from the impacts of development. Where presence of such areas is indicated, a field investigation and surveys shall be required to determine the actual condition and boundaries of the areas. Where such areas appear to be either marginally environmentally sensitive or prevent the reasonable use of land, the Town Commission may permit modifications to the boundaries of said areas. In so doing the Town Commission shall consider the degree to which the proposed modifications will interfere with the natural drainage systems, the ability of the natural flood storage system to operate, and any adverse impacts on significant wetland ecosystems that might result. The development rights from wetland, surface water, flood prone areas, significant vegetative communities, and wildlife habitat shall be transferred onto developable upland portions of the property.
- OBJECTIVE 1.6 The Town shall require that proposed development be approved only where the public facilities meet or exceed the adopted level of service standards.
- Policy 1.6.1 The Town shall establish procedures for the review of proposed development to determine its impact on the level of service standards for public facilities. Building permits shall be issued only when the necessary facilities and services are in plan in accordance with the Concurrency Management System found in the Capital Improvement Element.

- Policy 1.6.2 To promote orderly, timely, and efficient growth the Town shall seek a compactly settled Town by promoting growth in those areas where public facilities and services are available or planned.
- OBJECTIVE 1.7 The Town shall adopt land development codes such as energy saving techniques and concentrating on the Town as the center of social and economic activities to implement the Comprehensive Plan.
- Policy 1.7.1 The Town shall provide for co-phasing of land development and transportation system development. Development will only be allowed in properly designated areas when the increased traffic generated by such developments is shown not to exceed the designated levels of service of roads servicing that development. If a development will increase traffic flow beyond the designated level of service of a roadway servicing the development, plans for improving such service and funding for construction must be assured by the Town, the developer, or both, before development approval is given.
- Policy 1.7.2 The Town will require new residential developments in conventional subdivisions to connect into and mirror the Town's existing gridded roadway network providing multiple travel routes for vehicles, bicyclists, and pedestrians. Exceptions to this requirement include residential developments that are designed as conservation subdivisions, clustered subdivisions, co-housing, and subdivisions with active agriculture or equestrian operations.
- Policy 1.7.3 Each new, sizable residential development will contain both park space provided by the developer depending on the number of dwellings, projected number of children, and the residential density of the development. As an alternative, the developer will contribute to funding for Town parks.
- Policy 1.7.4 The Town shall specify and detail 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 use of land and water consistent with this Element to maintain the compatibility of adjacent land uses and provide for open space;
 2. Protect environmentally sensitive lands identified within the Conservation Element;
 3. Regulate areas subject to seasonal and periodic flooding and provide for drainage and stormwater management;
 4. Protect potable water wellfields and aquifer recharge areas;
 5. Provide safe and convenient on-site traffic flow and vehicle parking needs;
 6. Provide that development orders and permits shall not be issued which result in the reduction of the level of service standards adopted in this Comprehensive Plan; and
 7. Regulate the subdivision of land.
- Policy 1.7.5 The Town will encourage innovative conservation practices for proposed developments by allowing land development techniques, such as clustering, shared septic tank drainfields, use of renewable energy sources, co-housing, and low-impact design.

- Policy 1.7.6 The Town shall adopt as part of its water, garbage, and other utility policies a provision whereby any extension of public utilities will be accompanied by annexation into the Town.
- OBJECTIVE 1.8 The Town shall regulate nonconforming lot sizes, uses of land shall be permitted to continue until they are voluntary removed; however, non-conformities shall not be enlarged upon, expanded, intensified, or extended. Certain non-conforming structures may be renovated and repaired to promote the safety and general appearance and avoid the deterioration and shabby appearance that can come from long term non-conformities.
- Policy 1.8.1 Non-conforming undeveloped lots lawfully permitted at the effective date of this plan, when conforming in all other respects except setback requirements, may be developed upon a finding that the property cannot be utilized as proposed without deviations, the deviations are necessitated by size or shape of lot, and the property can be developed as proposed without significant adverse impact on surrounding properties, public health, or safety.
- Policy 1.8.2 Lawful, non-conforming uses of land may be permitted to continue after the adoption of this plan provided a non-conforming use is not enlarged, increased or intensified; and provided that if the non-conforming use ceases for any reason (except governmental action which impedes access to the premises) for a period of six consecutive months, any subsequent use shall conform with this plan.
- Policy 1.8.3 A lawful non-conforming structure may continue as long as it remains otherwise lawful and provided:
1. It may not be enlarged or altered in a way which would increase its non-conformity;
 2. If it should be destroyed by any means to the extent of 50% or more of its replacement value, it shall not be reconstructed except in conformity with this plan; and
 3. Should such structure be moved for any reason for any distance whatever, it shall thereafter conform to this plan. Notwithstanding any other provisions for non-conforming structures, any structure used for single-family residential purposes and maintained as a non-conforming structure may be enlarged or replaced with a similar structure so long as that enlargement or replacement does not create new non-conformities or increase the extent of existing non-conformities.
- Policy 1.8.4 Lawful non-conforming use of structure may be permitted provided:
1. No existing structure devoted to such use shall be enlarged, extended, etc., without changing the use of the structure to a permitted use.
 2. Any non-conforming use of a structure or structure or premise may be changed to another non-conforming use of the same character or a more restricted non-conforming use provided such alternate non-conforming use is equality or more appropriate to the district than the previous non-conforming use
 3. Any structure or structure and premises in combination in which a non-conforming use is superseded by a permitted use shall thereafter conform to the regulations of the district.

4. If a non-conforming use of a structure or structure and premises ceases for any reason (except where governmental action impedes access to the premises) for a period of more than six (6) consecutive months, any subsequent use shall conform to the regulations of the district,
5. Should a structure containing a non-conforming use be destroyed by any means to the extent of more than 50 percent of its replacement value at the time of destruction, its status as a non-conforming use shall be terminated and any reconstruction shall be in conformity.

OBJECTIVE 1.9

The Town shall continue to preserve its historic resources.

Policy 1.9.1

The Town has established criteria for designating historic structures and sites and further, establishes guidelines for the maintenance and adaptive reuse of historic structures and sites.

Policy 1.9.2

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

Policy 1.9.3

The Town has established a Historic Preservation Board to:

1. Continue to conduct an inventory of historically significant buildings, landmarks, streetscapes, and neighborhoods in the Town;
2. Review existing guidelines for the restoration of historically significant structures utilizing the adopted standards for rehabilitation of the Secretary of Interior of the United States;
3. Continue to advise the Town on the ways and means of preserving and enhancing historic and cultural resources.

OBJECTIVE 1.10

The Town shall protect natural resources and environmentally sensitive lands (including but not limited to wetlands and floodplains).

Policy 1.10.1

The Town shall protect its public potable water wells by establishing the following wellfield protection areas:

1. The first 500-foot radius around the well shall remain a zone of exclusion where no development activities shall be permitted.
2. From a radius of 1,000 feet around the well, land uses shall be regulated to prohibit:
 - a. Landfills;
 - b. Facilities for the bulk storage, handling, or processing of materials on the Florida Substance List;
 - c. Activities that require the storage, use, or transportation of restricted substances, agricultural chemicals, petroleum products, hazardous toxic waste, medical waste, etc.;
 - d. Feedlots or other commercial animal facilities;
 - e. Wastewater treatment plants, percolation ponds, and similar facilities;
 - f. Mines; and

- g. Excavation of waterways or drainage facilities which intersect the water table.
- Policy 1.10.2 The integrity of the Town’s water must be preserved. The Town will review all developments to determine their compliance with regulations of state and regional agencies concerning their potential impact on local aquifers.
- OBJECTIVE 1.11 The Town coordinate its land use planning activities with regional resources identified in the North Central Florida Regional Planning Council’s Strategic Regional Policy Plan.
- Policy 1.11.1 The Town shall require that all proposed comprehensive plan amendments or 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 review process.
- OBJECTIVE 1.12 The Town shall coordinate review of all proposed comprehensive plan amendments, rezoning, and development plans, with the St. Johns River Water Management District.
- Policy 1.12.1 The Town shall require the developer to submit development plans for all proposed development within the drainage basin of any designated priority water body to the St. Johns River Water Management District for review and comment as the consistency of the proposed development with approved management plans prior to development review by the Town.
- OBJECTIVE 1.13 In review of all planning and development proposals, the Town shall issue findings that the application is consistent with the Comprehensive Plan and compatible with the surrounding area.
- Policy 1.13.1 The Town defines compatibility as uses that are able to exist in a harmonious and agreeable manner. Future Land Use Map amendments shall be analyzed based on all potential allowable uses for the determination of compatibility, unless the amendment contains a specific plan or agreement for development.
- Policy 1.13.2 The Town shall require that where a commercial or industrial use is erected or expanded on land abutting a residential district then the proposed use shall provide a landscaped buffer. A masonry or wood opaque structure may be substituted for the planted buffer. This policy shall not apply to residential and nonresidential uses within the historic district.
- Policy 1.13.3 Upon submittal of an application to voluntarily annex lands into the Town, the applicant shall also submit any amendments to the Comprehensive Plan, together with supporting data and analysis, necessary to address issues arising from the proposed annexation. Amendments may include, but are not limited to, issues of future land use, transportation, natural resource protection, surface water protection, wetland protection, historic and archeological resources, floodplain management, and water supply.
- OBJECTIVE 1.14 It is the Town’s objective to control urban sprawl, through its Comprehensive Plan, amendments to the Comprehensive Plan, and implementation of the Land Development Code, which provide specific criteria for development. Such criteria shall encourage infill and redevelopment within the Town and ensure provision of adequate urban services to meet adopted level of service standards concurrent with the impacts of development.

- Policy 1.14.1 Proposed plan amendments for land uses which are more intense than those designated on the adopted Future Land Use Map shall be required to provide urban services at adopted levels of service at the developer’s expense, in addition to demonstrating consistency with the adopted comprehensive plan, as required by Section 163.3194, Florida Statutes, as amended.
- Policy 1.14.2 Extension of services within the Town Limits shall have priority over extension to unincorporated areas. This does not prohibit extension of services to unincorporated where needed to ensure protection of public health and safety.
- Policy 1.14.3 The Town shall implement specific annexation policies that ensure annexation does not contribute to urban sprawl, including requiring that Town services provide service to existing developed areas within the Town prior to extension of services outside the city to discourage leapfrog development. Annexation proposals shall not be approved unless consistent with adjacent land use within the Town, availability of public facilities and discouraging leapfrog development.
- Policy 1.14.4 The Town shall continue to seek and implement coordinating mechanisms with the County in order to control urban sprawl outside Town limits. Such coordination may include interlocal agreements for: joint development review of proposals outside Town limits, which impact roadway level of service, future land use designations for adjacent lands, and proposed road improvement plans for U.S. Highway 441.
- Policy 1.14.5 When considering amendments to the future land use map that increase density or intensity of uses, the Town shall consider the amendment location in proximity to existing and future electric generation and transmission systems in order to promote energy-efficient land uses.
- OBJECTIVE 1.15 The Town shall require adequate planning, financing, construction, and dedication of public utilities to support proposed development.
- Policy 1.15.1 The Town shall require developers to provide for neighborhood utilities in site and development plans and to include specific provisions for:
1. Ownership of utilities and property;
 2. Financing of operations and required capital improvements;
 3. Dedication of road rights-of-way of sufficient size (minimum sixty feet) to accommodate present and future utility needs; and
 4. Adequate provision of easements across private property for use of required utilities.
- Policy 1.15.2 Community and regional utility facilities shall be restricted to commercial or industrial land use areas.
- Policy 1.15.3 Electric distribution substations shall be allowed as a permitted use by right in all future land use categories except electric distribution substations shall be prohibited within the Town’s historic district.
- Policy 1.15.4 New distribution electric substations should be constructed 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.

OBJECTIVE 1.16 The Town wants to encourage the location of schools near urban areas and to locate them near parks, libraries and community centers whenever possible. The Town shall support efforts that facilitate coordination of planning between the Town and the School Board of the County for the location and development of educational facilities, pursuant to requirements of Section 163.3177, Florida Statutes, as amended.

Policy 1.16.1 Public educational facilities are an allowable use within the following future land use categories: Residential and Commercial.

Policy 1.16.2 The Town will coordinate and cooperate with the School Board of the County to ensure that public schools are adequately and efficiently provided commensurate with growth and address school planning issues such as site selection, construction/expansion and capacity.

Policy 1.16.3 In addition to consistency with the Comprehensive Plan, the proposed location of a new or expanded public education facility shall be reviewed and considered in accordance with the standards and procedures prescribed in the Public School Facilities Element.

II

TRANSPORTATION ELEMENT

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TRANSPORTATION ELEMENT

GOAL 1: A SAFE, CONVENIENT, AND EFFICIENT MOTORIZED AND NON-MOTORIZED TRANSPORTATION SYSTEM THAT IS COORDINATED WITH THE TOWN’S LAND USES SHALL BE AVAILABLE FOR ALL RESIDENTS AND VISITORS TO THE TOWN.

OBJECTIVE 1.1 The Town shall establish safe, convenient, and efficient level of service standards, capital improvement priorities, and access management standards.

Policy 1.1.1 The Town hereby follows the following peak hour Level of Service Standards for each listed facility type:

Criteria

- A. Arterial Roadways - Level of Service Standard of “C”
- B. Collector Roadways - Level of Service Standard of “C”
- C. Limited Access Facilities - Level of Service Standard of “C”

Policy 1.1.2 The Town adopts the following peak hour Level of Service for specific roadway facility segments indicated below, as defined within the most recent version of the Florida Department of Transportation Quality/Level of Service Handbook:

Roadway Segment	Lower Level of Service Standards
East Entrance on U.S. Highway 441	C
West Entrance on CR 234	C
SW Entrance on CR 25A	C
North Entrance on CR 234	C

Policy 1.1.3 Proposed future roadway projects shall be evaluated and ranked in order of priority according to the following criteria:

Criteria:

1. Whether the project is needed to protect public health and safety.
2. To fulfill the Town’s legal commitment to provide facilities and services, or to preserve or achieve full use of existing facilities.
3. Whether the project increases efficiency of use of existing facilities, prevent or reduces future improvement cost, provides service to developed areas lacking full service, or promotes “infill” development.
4. Whether the project represents a logical extension of facilities and services within a designated urban service area.

Policy 1.1.4 The Town shall emphasize any new roadway projects needed to address existing deficiencies, dependent upon the availability of public funds.

Policy 1.1.5 The Town shall adopt minimum right-of-way requirements for new roadways containing the following criteria:

Criteria:

1. Arterial Roadways - 242 foot right-of-way
2. Collector Roadways - 100 foot right-of-way
3. Local Roadways - 50-foot right-of-way with curb & gutter

Policy 1.1.6 The Town shall control the number and frequency of connections and access points of driveways and roads to arterial and collector roads. For arterial and collector roads that are County or State owned and maintained facilities, the Town shall regulate access points and connections consistent with County and State regulations, Chapter 14-96 and 14-97, Florida Administrative Code, as amended.

Policy 1.1.7 The Town shall regulate access points or curb beaks as follows:

1. 1 curb break permitted for a single property;
2. 2 curb breaks with a minimum distance of 75 feet between curb breaks;
3. 3 curb breaks with a minimum distance of 150 feet between curb breaks; and,
4. More than 3 curb breaks with a minimum distance of 300 feet between curb breaks.

Policy 1.1.8 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 the additional cost of reducing or eliminating deficient transportation facilities.

OBJECTIVE 1.2 The Town will regulate bicycle and pedestrian ways.

Policy 1.2.1 The Town shall review all proposed development for its accommodation of bicycle and pedestrian traffic needs.

Policy 1.2.2 The Town shall, for any development which is required to provide a site plan or any development requiring platting, include requirements for additional 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.

OBJECTIVE 1.3 The Town will require adequate parking for all new developments.

Policy 1.3.1 The Town will require off-street parking for all new development in the downtown business district.

OBJECTIVE 1.4 The Town will emphasize safety and aesthetics for its transportation system.

Policy 1.4.1 The Town shall maintain design criteria for architectural design, landscaping and signs along commercial corridors.

Policy 1.4.2 The Town shall provide for the protection of existing and future rights-of-way from building encroachment by establishing right-of-way setback requirements for all structures along new or realigned collector and arterial roadways.

Policy 1.4.3 The Town shall, for any development which is required to provide a site plan or any development requiring platting, include requirements for additional right-of-way width for motorized and non-motorized traffic for all arterial and collector roadways.

- OBJECTIVE 1.5 The Town shall provide for the integration of traffic in future subdivisions into the overall traffic flow of the Town.
- Policy 1.5.1 The Town shall require that new subdivisions, over ten acres shall dedicate in their plats a minimum 50-foot rights-of-way that shall connect with existing roads at the time of subdivision or at a later date when the need for alternate routes become clear.
- OBJECTIVE 1.6 The Town shall coordinate its traffic circulation planning efforts with the Florida Department of Transportation and the County for consistency with their five-year transportation plans.
- Policy 1.6.1 The Town shall during its capital improvement planning process for roadway improvements, review the State and County's five-year plan so that such capital improvements are compatible with the State and County plans.
- Policy 1.6.2 The Town shall evaluate the effect of the capital improvement on the concurrency management system.
- Policy 1.6.3 The Town shall establish U.S. Highway 441 as its gateway corridor. In order to ensure that U.S. Highway 441 is integrated into the Town, the Town will work with the Florida Department of Transportation to incorporate traffic calming features, appropriately-scaled lighting, and sidewalks along the roadway. The Town also supports the location of crosswalks at functional locations, such as the intersection of U.S. Highway 441 and Chokolka Boulevard.

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INFRASTRUCTURE ELEMENT

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III
INFRASTRUCTURE ELEMENT

POTABLE WATER

GOAL 1: THE TOWN SHALL PURSUE A POTABLE WATER SUPPLY WHICH DOES NOT ADVERSELY DEplete THE FRESHWATER RESOURCE AND IS ENVIRONMENTALLY SOUND, SAFE, AND EFFICIENTLY DISTRIBUTED.

OBJECTIVE 1.1 The Town shall promote water conservation through a variety of techniques, including public education, water conservation programs, and rate structures.

Policy 1.1.1 The Town shall utilize existing public information programs in effort to increase public awareness and acceptance and acceptance of water conservation techniques. Also, the Town shall assist the St. Johns River Water Management District with the dissemination of educational materials regarding conservation of water prior to peak seasonal demand.

Policy 1.1.2 The Town shall maintain a water conservation program in an attempt to reduce per capita consumption.

Policy 1.1.3 The Town shall implement a water rate structure, which will discourage excessive water use.

Policy 1.1.4 The Town shall maintain a rate schedule of connection and service fees at an adequate level to ensure necessary annual operation and maintenance funds, capital improvements, and renewal and replacements funds to the potable water system.

Policy 1.1.5 Any service to an area outside the town limits shall be provided only when necessary to prevent an immediate health danger and at a rate determined by the Town Commission.

OBJECTIVE 1.2 The potable water system for the Town shall continue to be maintained at acceptable water quality standards.

Policy 1.2.1 The Town shall meet the water quality standards contained in the Florida Safe Drinking Water Act, Sections 403.850 through 403.864 Florida Statutes, as amended and Chapter 62-40, Florida Administrative Code.

Policy 1.2.2 In the event of a failure of the water system or a violation of the Water Quality Standards, public notification shall be made in accordance with the applicable procedures contained in the Florida Administrative Code.

Policy 1.2.3 The Town, to the extent practical, shall ensure the provision of potable water supplies to users of the system during or after natural or man-made catastrophes by establishing, and maintaining, emergency operating procedures for the wells, treatment plant, and storage tank.

Policy 1.2.4 The Town will continue its plan of emergency operating procedures for the treatment plan, an up-to-date system map to allow rapid isolation of broken mains and services, and a predetermined procedure for operation of the storage tank to allow maximum usage.

Policy 1.2.5 The Town shall protect areas surrounding existing and future public waterwells.

- OBJECTIVE 1.3 The Town will ensure that the present and future population of the Town will have access to potable water that is consistent with the service sectors defined in the Future Land Use Element of the comprehensive plan.
- Policy 1.3.1 Per capita consumption of 120 gallons per day will be used to establish the level of service for residential areas of the Town.
- Policy 1.3.2 To ensure continued availability of adequate service the Town, on an annual basis, will evaluate the treatment, distribution, and storage systems based on known or anticipated development.
- Policy 1.3.3 Newly annexed areas will be eligible for service. However, service will not be mandatory until such time that the commission deems such service can be provided on an economical basis. Developers in such areas shall be responsible for the installation of water lines and services in accordance with the policies of the Town.
- Policy 1.3.4 Single residential properties voluntarily annexed into the Town shall be eligible for water services as determined by the Town Commission. Connection charges and provision of services be at the prevailing rates in accordance with the policies of the town at the time of annexation.
- Policy 1.3.5 The Town shall provide within the capital improvement budget items that may be required to correct deficiencies in public facilities and give them priority over providing future facility needs:
1. If they are needed to protect the public health and safety, they will be given the highest priority,
 2. If existing facilities are not meeting maintenance or operational level of service standards adopted herein, they will be given the second order of priority
- Policy 1.3.6 The Town shall issue no development orders or development permits without first consulting with the Town's Utility Department to determine whether adequate water supplies to serve the development will be available no later than the anticipated date of issuance by the Town of a certificate of occupancy or its functional equivalent. The Town will also ensure that adequate water supplies and facilities are available and in place prior to issuing a certificate of occupancy or its functional equivalent.
- Policy 1.3.7 The Town shall assist in the enforcement of water use restrictions during St. Johns River Water Management District declared water shortages, whereby water conservation measures shall be implemented for the use and reuse of water of the lowest acceptable quality for the purposes intended.

SOLID AND HAZARDOUS WASTE

GOAL 1: THE TOWN SHALL ENSURE AN ENVIRONMENTALLY SOUND AND EFFICIENT SOLID WASTE MANAGEMENT SYSTEM, WHICH UTILIZES RESOURCE RECOVERY, RECYCLING, AND SOURCE REDUCTION.

- OBJECTIVE 1.1 While there are no existing deficiencies in its solid waste system, the Town will continue to ensure that the solid waste management system operates efficiently.
- Policy 1.1.1 The private franchised collectors and Town disposal operation shall be monitored annually to ensure that adequate fees for the collection and disposal of solid waste are maintained as outlined by Town policy.

Policy 1.1.2 The Town shall establish the following level of service standard to provide for the disposal of all solid waste, with the exception of hazardous material.

Facility	Level of Service
Solid Waste	0.73 tons per person per year

Policy 1.1.3 The Town shall provide within the capital improvement budget items that may be required to correct deficiencies in public facilities over providing future facility needs:

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

OBJECTIVE 1.2 The Town shall maximize the use of solid waste facilities through the continued implementation of a recycling program.

Policy 1.2.1 The Town hereby gives a priority to its existing resource recovery program, which will use the following criteria:

Criteria:

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

OBJECTIVE 1.3 The Town shall develop and implement programs and regulations that monitor and ensure proper waste disposal activities.

Policy 1.3.1 Prohibit improper disposal of solid and hazardous waste through applicable codes of the Town and Florida Statutes, as amended.

Criteria:

1. Town shall conform to United States Environmental Protection Agency, and Chapter 403.706, Florida Statutes, as amended solid waste legislation and update all applicable Town regulations.

Policy 1.3.2 Town shall develop programs, policies, and other measures to substantially reduce littering and unauthorized dumping.

Criteria:

1. Town codes shall be amended as necessary to regulate the illegal disposal of solid waste.

GOAL 2: THE TOWN WILL PARTICIPATE IN A SAFE, ENVIRONMENTALLY SOUND, AND EFFICIENT TOWN-WIDE HAZARDOUS MATERIALS MANAGEMENT SYSTEM IN COOPERATION AND COMPLIANCE WITH THE COUNTY HAZARDOUS WASTE PROGRAMS. FURTHER, THE TOWN WILL PARTICIPATE IN PLANNING, TRAINING, AND ENFORCEMENT PROGRAMS IN COOPERATION WITH THE COUNTY.

- OBJECTIVE 2.1 Town shall increase public awareness of the nature, harmful effects, and proper disposal methods associated with hazardous materials and hazardous wastes through existing public information programs. Information on source reduction and recycling of hazardous materials and wastes shall also be made available.
- Policy 2.1.1 Town shall make available information on hazardous waste source reduction and recycling to homeowners and businesses.
- OBJECTIVE 2.2 The Town shall provide, in coordination with the County Emergency Response Team and the Local Emergency Planning Coordinator, adequate emergency response and clean-up capabilities for the uncontrolled or accidental release of hazardous materials.
- Policy 2.2.1 The Town shall provide training for and equip all involved public service personnel to insure adequate, efficient, and safe response to hazardous materials incidents on a permanent basis.
- Policy 2.2.2 Operating costs shall be recovered from parties responsible for the cause of hazardous materials incidents.
- Policy 2.2.3 Town shall coordinate with the County and participate in the County Hazardous Materials Management, Petroleum Management, and Hazardous Waste Collection Programs.

STORMWATER DRAINAGE AND NATURAL GROUNDWATER AQUIFER RECHARGE AREAS

GOAL 1: ADEQUATE STORMWATER DRAINAGE WILL BE PROVIDED IN ORDER TO PROVIDE PROTECTION FROM “NORMAL” RAINFALL FLOODING AND TO PREVENT THE DEGRADATION OF THE QUALITY OF RECEIVING WATERS.

- OBJECTIVE 1.1 The Town shall coordinate its Town’s drainage system facilities with that of other agencies to require all new development manage stormwater runoff so that new development runoff volume rates and pollutant loads do not exceed pre-development conditions.
- Policy 1.1.1 The Town Commission will work with the County and St. Johns River Water Management District to be in compliance with State and Regional regulations.
- Policy 1.1.2 The Commission will work with Florida Department of Transportation, St. Johns River Water Management District and the County to ensure that any necessary improvements for which they are responsible are made.
- OBJECTIVE 1.2 The Town shall ensure provision of drainage and stormwater retention through level of service standards and design requirements to minimize flooding and to protect and improve water quality, including the minimization of water quality impacts from erosion and sedimentation.
- Policy 1.2.1 The Town will ensure that development within the Town be in conformance with the State and Regional requirements.
- Policy 1.2.2 The Town shall require the following level of service standards for stormwater management to be maintained:

FACILITY	LEVEL OF SERVICE
Residential floor elevation	1 foot above the 100-year/critical-duration storm elevation
Non-residential floor elevation	1 foot above 100-year/critical-duration storm elevation or flood resistant construction
WATER QUANTITY	
Retention basins	100-year/critical-duration storm or applicable St. Johns River Water Management District standards
Detention basins	25-year/critical-duration storm with 100-year/critical-duration storm routing analysis
Storm sewer systems	3-year/10-minute
Crossdrains	10/25-year/24-hour for closed system 100-year/24-hour for open system
Side drains	10-year/20-minute
WATER QUALITY	
Provided in accordance with State Water Policy and applicable St. Johns River Water Management District, state, and federal requirements.	

Note: "Critical-duration" means the duration of a specific storm event (i.e., 100-year storm) which creates the largest volume or highest rate of net stormwater runoff (post-development runoff less pre-development runoff) for typical durations up through and including the ten day duration event. The critical duration is determined by comparing various durations of the specified storm and calculating the peak rate and volume of runoff for each. The duration resulting in the highest peak rate or largest total volume is the "critical-duration" storm.

- Policy 1.2.3 The Town shall require that new or reconstructed roads and developments to be arranged so that the grades of the streets and developments conform as closely as possible to the original topography to prevent the interruption of natural drainage flows, including sheet flow and flow to low-lying areas, including floodplains and wetlands.
- Policy 1.2.4 The Town shall require a certification, by the preparer of the permit plans, that all construction activity undertaken shall incorporate and maintain erosion and sedimentation controls during construction. Failure to maintain adequate erosion and sedimentation controls during construction shall result in the issuance of a stop-work order until the erosion and sedimentation controls are restored.
- Policy 1.2.5 The Town shall require development practices that minimize land disturbance, the clearing of vegetation, and the removal of topsoil. These practices shall be based on established construction best management practices, such as the use of silt fences and sediment basins to retain sediment onsite.

- Policy 1.2.6 Stormwater facility design shall incorporate the following features, where practicable:
- 1 Joint use of retention and detention basins for passive recreation, habitat, and open space.
 - 2 Use of vegetation in and along the shorelines of retention and detention basins to enhance stormwater management objectives.
 - 3 On-site retention and detention facilities shall be integrated with other elements of the proposed development through aesthetically sensitive design and the use of landscaping.
 - 4 Maintain and enhance the existing hydrological and ecological function of stream or drainage corridors or wetland areas which serve stormwater facilities.
- OBJECTIVE 1.3 The Town shall protect the functions of natural drainage features including the natural groundwater aquifer recharge area.
- Policy 1.3.1 The Town shall coordinate with the St. Johns River Water Management District to protect the functions of natural groundwater aquifer recharge areas and natural drainage features and basin, by requiring that all development proposals that have the potential for impacting water resources be reviewed by the St. Johns River Water Management District.
- Policy 1.3.2 The Town shall require demonstration from engineering results by the applicant during the development review process that post-development recharge volumes will equal pre-development recharge volumes to the Floridan aquifer.
- Policy 1.3.3 In an effort to protect groundwater quality, the Town shall:
1. Promote the Florida-Friendly Landscaping program to educate the public about proper lawn and landscaped area fertilization and irrigation, and the use of native and naturalized plants;
 2. Consider incorporating the principles of Florida-Friendly Landscaping into the Town's landscaping ordinance; and,
 3. Promote the efforts of the St. Johns River Water Management District to protect groundwater quality.
- Policy 1.3.4 Best management practices and performances standards shall be utilized to maximize open space, limit impervious surfaces, to minimize the use of fertilizers on turf grass areas, promote the protection of native vegetation, promote the use of pervious parking areas, and incorporate the principles of low impact design into new development.

SANITARY SEWER

GOAL 1: THE TOWN SHALL ENSURE THE PROTECTION OF THE PUBLIC HEALTH BY REVIEWING/MONITORING THE CURRENT SYSTEM AND DEVELOPMENT, OPERATING AND/OR MAINTAINING, AS APPROPRIATE AND REQUIRED, ENVIRONMENTALLY SOUND AND EFFICIENT WASTEWATER COLLECTION, TREATMENT AND DISPOSAL SYSTEMS.

- OBJECTIVE 1.1 All wastewater treatment and disposal systems shall, at a minimum, be operated consistent with all local, state and federal standards.

- Policy 1.1.1 The Town shall allow, where consistent with Florida Department of Environmental Protection, the County, and Town rules, the use of on-site sewage disposal systems as appropriate. On-site systems may be septic tanks or package treatment plants, with on- or off-site disposal, as appropriate to the scope of the project.
- Policy 1.1.2 Based on health and environmental consideration and the needs of future growth, the Town shall determine, consistent with State standards, areas in which septic tanks and/or centralized collection and treatment systems are required.
- Policy 1.1.3 The Town will work with the County on the use and effectiveness of the current septic tanks in order to ensure that no health problems develop.
- Policy 1.1.4 The Town will participate, in coordination with the County, in its public education programs on the proper use, inspection, maintenance, and abandonment of septic tanks.
- Policy 1.1.5 The Town shall provide within the capital improvement budget items that may be required to correct deficiencies in public facilities and give them priority over providing future facility needs:
1. If they are needed to protect the public health and safety, they will be given the highest priority.
 2. If existing facilities are not meeting maintenance or operational level of service standards adopted herein, they will be given the second order of priority.
- Policy 1.1.6 The Town shall set the level of service for sanitary sewers:
- | Facility Type | Level of Service |
|---|--------------------------------|
| Privately-Owned
Wastewater Package Treatment | 120 gallons per capita per day |
- Policy 1.1.7 The Town shall work with the County Health Department to require regular sewer septic tank inspection at all business locations in the Town. Those sewer systems to be found deficient shall be brought into compliance.
- OBJECTIVE 1.2 The Town will continue to monitor the need and the feasibility of a sewage collection and treatment system for the Town.
- Policy 1.2.1 If the Town determines that there is a need for a centralized sewer system, the Town will commission a study that explores the needs for, and costs of developing, a sewage collection and treatment system for the town.
- Policy 1.2.2 This system will target commercial areas and expand as needed. Expansion will be determined by density, accessibility, and/or necessity.
- Policy 1.2.3 The Town will ensure that any centralized collection and treatment system is cost-effective, economically self-sustaining and that sufficient grant monies are available.
- Policy 1.2.4 New development, requiring centralized collection and treatment shall connect to an existing system, if the existing system has sufficient capacity and is so located that the connection can be made at reasonable cost to the developer.
- Policy 1.2.5 “Package plants” shall be required to connect, at the option of the Town, to a centralized system at such time as a central system becomes available.
- Policy 1.2.6 When a private sanitary sewer facility is phased out and connected to a centralized system, the connection charges shall be borne by the owner of the private system.

- OBJECTIVE 1.3 In the absence of a centralized system or access to such a system the Town will encourage the use of package treatment plants for commercial development and residential development in accordance with developed levels of services.
- Policy 1.3.1 The Town will require compliance with all relevant federal, state, and county regulations.
- Policy 1.3.2 The Town will develop a program to assure that financial resources are provided by the owners of private package treatment plants. This program shall address adequate costs of rehabilitating, operating, and maintaining each wastewater treatment facility. It also will include funding for connecting to a centralized system when required.
- OBJECTIVE 1.4 The Town shall provide for and coordinate a system of public utility corridors related to facility needs for public and essential private utilities.
- Policy 1.4.1 The Town will coordinate public utility corridors by providing access for repair and replacement needs, new road right-of-way should include sufficient unpaved area for utility services to be located.

IV

CONSERVATION ELEMENT

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CONSERVATION ELEMENT

GOAL 1: TO CONSERVE, PROTECT, MANAGE AND RESTORE THE NATURAL AND ENVIRONMENTAL RESOURCES OF THE TOWN BY EMPHASIZING STEWARDSHIP AND UNDERSTANDING THAT ENVIRONMENTAL ISSUES TRANSCEND POLITICAL AND GEOGRAPHICAL BOUNDARIES.

OBJECTIVE 1.1 The Town shall provide additional protection to particularly sensitive natural resources, habitats, and ecosystems by establishing a conservation land use category, with specific uses, buffers and management protocol.

Policy 1.1.1 The Town shall create a conservation land use category for publicly-owned lands on which certain identifiable features, such as flowing surface water bodies, wetlands, flood plains, wellfield protection areas, unique geologic characteristics, and listed plant and wildlife habitat require enhanced oversight and regulatory protection. Land use regulations for designated conservation areas will consider the vulnerability of susceptible features and vary accordingly.

Policy 1.1.2 The Town shall cooperate with external agencies responsible for managing specific conservation areas to ensure that development activities work in concert with protection and conservation strategies.

Policy 1.1.3 The Town shall coordinate with federal, state, and local government agencies to appropriately incorporate conservation areas into the Town's Recreation Program.

OBJECTIVE 1.2 The Town shall preserve and protect native communities and ecosystems, particularly those considered endangered or threatened.

Policy 1.2.1 The Town shall ensure that land use designations, development practices, and regulations protect native communities and ecosystems, and environmentally sensitive lands.

Policy 1.2.2 The Town shall utilize resources of the County and/or other appropriate agencies for an inventory of native communities, ecosystems, and environmentally sensitive lands.

Policy 1.2.3 The Town shall encourage the acquisition, protection, and maintenance of environmentally sensitive lands through measures such as land banking, conservation easements, grants and matching funds, land donations, and local, state and federal land acquisition funds.

Policy 1.2.4 The Town shall coordinate with the County to ensure the protection of native communities and ecosystems that exist across jurisdictional boundaries.

Policy 1.2.5 The Town shall require the removal of invasive exotic plant species, and whenever possible, recommend their replacement with native plant species alone, or in conjunction with other erosion control techniques. The Town shall refer to the Pest Plant List provided by the Florida Exotic Pest Plant Council for guidance.

Policy 1.2.6 The Town shall promote the Florida Friendly Landscaping program and incorporate the program's best management practices into requirements for landscaping.

Policy 1.2.7 The Town shall, as a condition of development, prohibit the planting of Pest Plant Species, and require perpetual maintenance of preserved and landscaped areas to eradicate invasive exotics.

- Policy 1.2.8 The Town shall protect regulated, heritage, and champion trees.
- OBJECTIVE 1.3 The Town shall protect species listed by state and federal agencies as endangered, threatened, or of special concern, and their habitats.
- Policy 1.3.1 The Town shall ensure that its ordinances, regulations, and policies protect listed species and their habitats.
- Policy 1.3.2 The Town shall obtain data from the Florida Fish and Wildlife Conservation Commission, the County Environmental Protection Department, Florida Department of Environmental Protection, to maintain a periodically updated inventory of listed species and habitats located within Town limits or immediately adjacent to Town limits. The Town will use the Florida Natural Areas Inventory as a base inventory.
- Policy 1.3.3 The Town shall require prior to development approval, an inventory of listed species for all new developments in areas identified as known habitat for listed species. The inventory shall include detailed information regarding type, quantity, location, and habitat requirements for any listed species identified.
- OBJECTIVE 1.4 The Town shall institute the following measures to maintain air quality at the levels established in the National Ambient Air Quality Standards
- Policy 1.4.1 The Town shall support the Florida Department of Environmental Protection in their enforcement of air quality standards.
- Policy 1.4.2 The Town shall request notification from the State of Florida Division of Forestry, Florida Department of Environmental Protection, St. Johns Water Management District and any private conservation entities for advance notice of prescribed burns scheduled to take place within Town limits or on lands adjacent to the Town. Educational materials should be available to residents and businesses regarding prescribed burns.
- Policy 1.4.3 The Town shall promote the creation of bicycle and pedestrian pathways to reduce automotive air quality impacts.
- Policy 1.4.4 The Town shall promote mixed use and compact development to promote pedestrian, golf cart and bicycle traffic and reduce automobile dependency.
- OBJECTIVE 1.5 The Town shall protect soil resources through erosion and sedimentation control, by requiring proper design criteria on specific soils.
- Policy 1.5.1 The Town shall ensure soil protection and intervention measures are included in the development review process.
- Policy 1.5.2 The Town shall require development to adhere to techniques which minimize soil erosion, minimize removal of native and noninvasive trees and vegetation, and protect champion and designated heritage trees. After clearing, soils shall be stabilized in accordance with best management practices identified in “The Florida Stormwater, Erosion, and Sedimentation Control Inspector’s Manual”, Chapters 4, 5, and 6.
- Policy 1.5.3 The Town shall protect the natural topography, including steep and seepage slopes, by requiring new development to include techniques to minimize negative impacts on the natural terrain. An emphasis will be placed on retaining the natural function of seepage slopes during development. Additionally, retention of existing native vegetation will be encouraged as one method of protecting slopes.

- OBJECTIVE 1.6 The Town shall ensure that extraction activities do not pose a threat to natural resources, protected habitats and ecosystems, and human health.
- Policy 1.6.1 The Town shall prohibit commercial mineral extraction in areas within the Town limits.
- OBJECTIVE 1.7 The Town shall protect and preserve wetland values and functions from adverse, human caused, physical, and hydrologic disturbances.
- Policy 1.7.1 The Town shall utilize statewide wetland delineation methodology in accordance with Florida Administrative Code and regulations adopted by the Florida Department of Environmental Protection and the St. Johns Water Management District.
- Policy 1.7.2 The Town shall conserve wetlands by prohibiting, where the alternative of clustering all structures in the non-wetland portion of the site exists, any development or dredging and filling which would alter their natural functions.
- Policy 1.7.3 The Town shall require all wetland mitigation and monitoring proposals to be reviewed by St. Johns Water Management District and any other applicable agencies.
- Policy 1.7.4 The Town shall encourage the dedication of conservation easements for wetland preservation.
- Policy 1.7.5 The Town shall require natural vegetative buffers around wetlands to protect the fragile ecosystems they sustain. Buffers, measured from the outer edge of the wetland, shall be created as established in the following table.

Wetlands	Required Buffer
Wetlands less than or equal to 0.5 acre	50 feet average 35 feet minimum
Wetlands greater than 0.5 acre	75 feet average 50 feet minimum

- Policy 1.7.6 As an alternative to Policy 1.7.5, where scientific data is available, specific buffering requirements will vary according to the nature of the individual wetland and the proposed land use, but in no case will the buffer be less than 35 feet. Buffering requirements will be based on the best available science regarding impacted ecosystems, listed species, wetland function, and hydrologic considerations.
- OBJECTIVE 1.8 The Town shall work to preserve native ecosystems and the natural aesthetic beauty and charm of the Town by ensuring the provision of open spaces and green linkages throughout the Town, designed for the enjoyment of the citizenry.
- Policy 1.8.1 The Town shall offer incentives to developers to include open green spaces beyond the required minimums in new developments. These open spaces may be either interior or on the perimeter of the development and may be used to serve passive recreational purposes. Ideally, open spaces may be linked throughout the Town, providing greenways for pedestrian and bicycle travel.

OBJECTIVE 1.9 The Town shall protect and conserve the quantity and quality of water resources, not only for the benefit of residents of the Town, but for all in North Florida who depend on the Floridan Aquifer for drinking water, and for the benefit of all connected springs, streams, and rivers which may be impacted by the Town’s land use and development practices.

Policy 1.9.1 The Town shall require the following buffer for development along surface water bodies. Buffers shall be measured from the outer edge of the water body, and created as established in the following table.

Required Buffer
75 feet average
50 feet minimum

Policy 1.9.2 The Town shall protect the natural function of floodplains, recognizing the role of flood patterns in maintaining water quality and quantity. Flood plain regulations will be based on Federal Emergency Management Agency Flood Insurance Rate Maps.

Policy 1.9.3 The Town shall work with Federal Emergency Management Agency, St. Johns Water Management District, Florida Department of Environmental Protection and the County to strictly regulate development within the 100-year flood hazard zone established by the Federal Emergency Management Agency,. The Town will require development activity to occupy only the non-floodplain portion of a site when feasible; allow dredging and filling within floodplains only if it preserves the natural function of the floodplain and adequately provides for stormwater management; require the lowest floor elevation of any structure to be at least one foot above the Flood Insurance Rate Maps base flood elevation; and will prohibit the storage of hazardous materials or waste within the floodplain, and development activity that threatens to raise the 100-year base flood elevation.

Policy 1.9.4 The Town shall cooperate with the St. Johns Water Management District, Florida Department of Environmental Protection, and the County Environmental Protection Department, to ensure that Town water resource practices are in compliance with all federal, state and local laws and regulations.

Policy 1.9.5 The Town shall coordinate with the St. Johns Water Management District. to review plans for new stormwater retention and detention basins, and to monitor existing basins.

Policy 1.9.6 The Town shall protect groundwater resources by minimizing impervious surface requirements for new development through the use of environmentally beneficial techniques and materials, such as pervious materials for parking lots, water reclamation practices, and high filtration landscape design.

V

PARKS, RECREATION AND OPEN SPACE ELEMENT

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PARKS, RECREATION AND OPEN SPACE ELEMENT

GOAL 1: PROVIDE A COMPREHENSIVE PROGRAM FOR RECREATION WHICH INCLUDES ACTIVE AND PASSIVE RECREATION, CULTURAL AND LEISURE ORIENTED EDUCATIONAL PROGRAMS.

OBJECTIVE 1.1 A system of parks and recreation facilities meeting the needs of the population shall be maintained and improvement when necessary to meet the recreation needs of the citizens of the Town and surrounding area.

Policy 1.1.1 The Town, shall provide access to Town owned activity and resource based recreation facilities.

Policy 1.1.2 The Town shall establish a level of service for total developed acreages of neighborhood, community and urban district parks at 4 acres per 1,000 people.

Policy 1.1.3 The Town, shall require new subdivision 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 1.1.4 The Town shall prepare and adopt procedures to measure the impact of development orders relative to the level of service for recreation and open space.

Policy 1.1.5 Future neighborhood parks provided by the Town shall be developed as determined by the recreational needs of the citizenry and may combine areas of activity-based recreation with open space and natural areas.

Policy 1.1.6 Adequate and qualified levels of staff shall be maintained to ensure that recreational programs are cost effective and properly administered.

Policy 1.1.7 The physically handicapped shall be provided access to all Town owned or operated recreational facilities in accordance with the Americans with Disabilities Act.

Policy 1.1.8 The Town will prepare a plan to develop vacant lands either currently owned or being considered for acquisition by the Town.

Policy 1.1.9 The Town shall provide within the capital improvement budget items that may be required to correct deficiencies in public facilities and give them priority over providing future facility needs:

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

OBJECTIVE 1.2 The Town shall promote the recreational aspects of the Town's cultural and natural history.

Policy 1.2.1 Assist the Town Historical Society by distributing informational material on its historical landmark program.

Criteria

1. Maps furnished by the Town Historical Society shall provide for self-guided walking/riding tours of these sites as well as scenic routes in the Town.

Policy 1.2.2 Access to recreational facilities and historical sites shall be provided in a manner which does not endanger the integrity of these sites and their historical resources.

- OBJECTIVE 1.3 The Town, upon adoption of this comprehensive plan, shall provide an open space system which utilizes environmentally sensitive areas, promotes visual appeal, provides relief from expanses of development and offers opportunities for passive outdoor recreation.
- Policy 1.3.1 The Town shall regulate the use of environmentally sensitive areas in development plans and promotes an integrated open space system.
- OBJECTIVE 1.4 The Town shall attain public, private and civic support for the acquisition, development, operation, and maintenance of recreational opportunities and open space areas.
- Policy 1.4.1 The Town will work with other community groups to provide adequate funding to achieve the appropriate levels of service in a cost effective manner.
- Policy 1.4.2 The existing joint-use and contractual agreements between the County and the Town shall be continually monitored to ensure cost effectiveness and the Town's needs are served.
- Policy 1.4.3 The Town shall establish cooperative policies with other units of government, the Florida Department of Environmental Protection, Florida Fish and Wildlife Conservation Commission, St. Johns River Water Management District, School Board of the County and community organizations to meet recreation demands.
- OBJECTIVE 1.5 The Town shall foster a spirit of cooperation between the public and volunteer groups to coordinate and further this element's recreation and open space goals.
- Policy 1.5.1 The Town will continue to rely upon the volunteer efforts of residents inside and surrounding the town to implement the development of recreation facilities and programs.
- Policy 1.5.2 Development of residential areas shall provide common useable recreation and open space to augment public recreational facilities and to provide direct, convenient facilities to residents.

VI

HOUSING ELEMENT

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HOUSING ELEMENT

GOAL 1: PROVIDE DECENT, SAFE AND SANITARY HOUSING WITH A SUITABLE LIVING ENVIRONMENT FOR ALL RESIDENTS.

OBJECTIVE 1.1 The Town areas for residential use on the Future Land Use Map to assist the private sector in providing an affordable housing supply for the existing and anticipated population and for households with special housing needs.

Policy 1.1.1 Assist the private sector with information technical assistance and incentives to provide a sufficient supply of housing.

Policy 1.1.2 The Town shall work with the private sector to utilize job training, job creation, and economic development solutions to address affordable housing needs.

OBJECTIVE 1.2 The Town shall promote the maintenance of a safe and sanitary housing stock, as well as, the establishment of provisions for the structural and aesthetic improvement of housing through adoption of minimum housing standards.

Policy 1.2.1 The Town shall include minimum housing standards within the adopted Land Development Code, which address the quality of housing and stabilization of neighborhoods.

Policy 1.2.2 The Town will review local ordinances, codes regulations, and permitting that are part of the Florida Building Code. The Town will focus on simplifying permits themselves to make them simpler and easier to understand.

Policy 1.2.3 When a more efficient permitting system is available, the Town will adopt it.

Policy 1.2.4 The Town shall continue to promote and encourage the historical character of the Town while assuming minimum housing standards and neighborhood stabilization.

Policy 1.2.5 The Town shall, when rehabilitating residential dwelling units, provide temporary relocation.

OBJECTIVE 1.3 The Town shall address the problem of housing adequacy and affordability for the extremely low, very low, low, and moderate-income facilities. The Town shall continue to participate in housing rehabilitation programs through a variety of funding sources to achieve this Objective.

Potential funding sources are:

1. Grants from state and federal government
2. Voluntary programs, i.e., Habitat for Humanity
3. Community Action Agency, and
4. Seed funds by the Town.

Policy 1.3.1 The Town's Land Development Code shall provide for:

1. Residential structures as small as 600 square feet (heated and cooled area) in size.
2. Low cost housing in the form of mobile homes (as defined by Section 320.01, Florida Statutes, as amended) and modular homes (as defined by Section 553.36, Florida Statutes, as amended) shall be permitted in designated residential subdivisions and mobile home parks provided:

- a. All mobile and modular homes are securely anchored and meet applicable safety codes of the Town.
- b. Those mobile or modular homes placed in residential subdivisions shall meet the following minimum requirements:
 - i. The width is no less than 25% of the total length;
 - ii. The pitch of the home's roof has a minimal vertical rise of one foot for each five feet of horizontal run;
 - iii. The roof is finished with a type of shingle commonly used in standard residential construction;
 - iv. The exterior siding consists of wood, hardboard, or aluminum comparable in composition, appearance, and durability to exterior siding commonly used in standard residential construction;
 - v. A continuous masonry skirting, unpierced except for required ventilation and access shall completely enclose the area between the floor line of the home and the ground, and
 - vi. All towing equipment, including tongue, axles, wheels, transporting lights, etc., shall be removed if possible, or placed behind permanent skirting.
- c. Those mobile or modular homes placed in mobile home parks shall meet the following minimum requirements:
 - i. A continuous permanent skirting, unpierced, except for required ventilation and access shall completely enclose the area between the floor line of the home and the ground; and
 - ii. All towing equipment, including tongue, axles, wheels, transporting lights, etc. shall be removed.

- Policy 1.3.2 The Town shall explore the ways and means of providing incentives to rehabilitate substandard housing.
- Policy 1.3.3 The Town shall continue to seek Community Development Block Grants and other grants that may be available.
- Policy 1.3.4 The Town shall provide availability and densities of land to accommodate affordable housing.
- OBJECTIVE 1.4 The Town shall encourage residential building styles that conform to the historic architecture of the Town.
- Policy 1.4.1 The Town shall create an architecturally harmonious community with blends of modern and traditional building styles.
- Policy 1.4.2 The Town's Historic Preservation District and Planning and Historic Preservation Board will ensure a harmony of architectural styles.
- Policy 1.4.3 The Town has developed and will continue to refine a set of historic preservation architectural guidelines that apply to both rehabilitation and to new construction in the Historic Preservation District.

- Policy 1.4.4 The Town has developed and will continue to refine standards for minimum level of appearance. Due consideration should be given to the financial ability of residents to maintain minimum levels of appearance. See the Historic Preservation Element for the development of financial support programs to achieve this policy.
- Policy 1.4.5 The Town shall review the desirability of reviving the earlier housing construction of wood clapboard siding rather than the modern concrete slab housing pattern.
- OBJECTIVE 1.5 The Town, upon adoption of this comprehensive plan, shall assure adequate sites in residential areas for group homes or foster care facilities as licensed or funded by the State.
- Policy 1.5.1 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, as a single-family noncommercial use to be allowed in all residential land use districts provided such homes shall not be located within a radius of 1,000 feet of another existing group home with six or fewer residents.
- OBJECTIVE 1.6 The Town, upon adoption of this comprehensive plan, shall establish those policies, guidelines, and programs that will meet the housing needs of all the citizens of the Town.
- Policy 1.6.1 The Town will develop the ways and means to increase the range of choices of housing types for extremely low-, very low, low, moderate, and middle income families.
- Policy 1.6.2 The Town will encourage design and construction techniques to reduce the cost of housing.
- Policy 1.6.3 The Town has set minimum housing standards and it will strictly enforce these standards to ensure decent, safe, and sanitary housing.
- Policy 1.6.4 The Town shall identify and designated 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 1.6.5 The Town shall continue to 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.

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HISTORIC PRESERVATION ELEMENT

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HISTORIC PRESERVATION ELEMENT

GOAL 1: PRESERVE THE PRESENT HISTORIC DISTRICT, ITS SITES, BUILDINGS, STRUCTURES, AND OBJECTS WITHIN THE TOWN.

OBJECTIVE 1.1 The Town shall insure retention of the historic character of National Register Historic District.

Policy 1.1.1 The Planning and Historic Preservation Board shall periodically review existing and proposed zoning requirements for the Historic District.

Policy 1.1.2 The Town Commission in consultation with the Planning and Historic Preservation Board shall review the present historic preservation regulations at the time of the Evaluation and Appraisal Report.

Criteria:

1. Designation of additions to the historic district;
2. Clarifying review procedures; and
3. Rationalizing architectural guidelines.

Policy 1.1.3 The Town shall maintain procedures for the nomination of qualified structures and sites to the National Register of Historic Places.

Policy 1.1.4 The Planning and Historic Preservation Board shall review the building codes and suggest amendments that adversely impact the architectural qualities of historic buildings.

Policy 1.1.5 The Town shall maintain design guidelines to place streets and sidewalk surfaces, street furniture, street lights, and similar municipal appurtenances in visual harmony with surroundings in historic districts.

Policy 1.1.6 The Historic Preservation Board shall require adequate documentation of historic buildings and sites for which demolition or other permits are granted to entail their destruction.

GOAL 2: THE ARCHEOLOGICAL RESOURCES OF THE TOWN SHALL BE PRESERVED.

OBJECTIVE 2.1 The Town shall utilize the records of the State of Florida to inventory archeological resources within Town limits.

Policy 2.1.1 The Town shall maintain appropriate policies to ensure that preservation management decisions may be made with full awareness of resource locations and values.

Policy 2.1.2 The Town shall maintain regulations to ensure protection of archeological resources.

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COMMUNITY ECONOMY ELEMENT

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VIII

COMMUNITY ECONOMY ELEMENT

GOAL 1: TO CREATE AN ECONOMIC CLIMATE THAT PROMOTES THE ECONOMIC PROSPERITY FOR ALL RESIDENTS WITH AN IMPROVED QUALITY OF LIFE WHILE ENCOURAGING A STABLE LOCAL ECONOMY COMPATIBLE WITH PLANNED GROWTH.

OBJECTIVE 1.1 The Town shall maximize employment opportunities for community residents.

Policy 1.1.1 Promote the availability of employment for all who desire it, regardless of race, creed, sex, age, or national origins.

Criteria

1. Coordinate with public/private agencies to identify and help individuals requiring special assistance to obtain and maintain employment.
2. Encourage public schools and the local community college and university to determine what vocational and professional training is necessary and available for the current and future land market needs.

OBJECTIVE 1.2 The Town shall encourage cooperation and coordinate private and public efforts to expand existing business and attract new firms into the community.

Policy 1.2.1 The Town Commission should appoint a committee or commission to promote the economic prosperity of the Town.

Policy 1.2.2 The committee should prepare a strategic plan on the feasibility of the proposed list of projects.

Criteria

1. Provide incentives for job creation.
2. Target those businesses with a potential for growth in higher pay.

Policy 1.2.3 Economic development should be pursued without endangering the quality of life in the Town.

Criteria

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

OBJECTIVE 1.3 The core downtown business district should continue to be revitalized.

Policy 1.3.1 Additional parking areas should be provided.

Policy 1.3.2 A wastewater treatment system should be studied for its feasibility for Historic District.

Policy 1.3.3 The downtown area should concentrate on businesses that would be of interest to tourists.

Policy 1.3.4 The downtown, with its multiple mixed commercial and residential uses should also service the consumption needs of local residents.

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INTERGOVERNMENTAL COORDINATION ELEMENT

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IX

INTERGOVERNMENTAL COORDINATION ELEMENT

GOAL 1: THE TOWN SHALL PARTICIPATE IN ALL RELEVANT INTERGOVERNMENTAL COORDINATING MECHANISM OPERATING IN THE REGION TO IMPROVE THE EFFECTIVENESS, EFFICIENCY, AND EQUITY OF PUBLIC POLICY MAKING FOR THE TOWN.

- OBJECTIVE 1.1 The Town shall coordinate this plan with the School Board of the County, the St. Johns River Water Management District, adjacent governments providing services but not having regulatory authority.
- OBJECTIVE 1.2 The Town shall provide adjacent governments with an opportunity to comment on comprehensive plan amendments.
 - Policy 1.2.1 The Town is a member of the County League of Cities and has a member of the Town Commission represent the Town.
 - Policy 1.2.2 If the Town Commission determines it is necessary, the Town will meet with the neighboring cities of Archer and Hawthorne to mutually agree upon the lines demarking each city's Urban Reserve Area.
 - Policy 1.2.3 The Town will seek meetings and working relations with the Counties of Alachua, Marion and Levy on matters of mutual concern. More specifically, the Town intends to work with the School Board of the County on planning the future location of a school in the Town for the growing student enrollment.
 - Policy 1.2.4 The Town has appointed the Citizens Committee for Schools to conduct a feasibility study to locate an elementary school in the area of the Town.
 - Policy 1.2.5 The Town will seek to participate in all relevant countywide task force studies. These include: fire assessment, fire contracts, recycling of waste materials, recreation funding, joint planning, greenbelt, etc.
 - Policy 1.2.6 The Town shall coordinate the establishment and amendment of level of service standards for public facilities with state and local governments and agencies have operational and maintenance responsibility for such facilities.
 - Policy 1.2.7 The Town shall review the impact of proposed developments upon adjacent governments.
 - Policy 1.2.8 The Town shall provide preliminary plats and site and development plans for residential development within the Town to the School Board of the County for review and comment as prescribed by the Public School Facilities Element.
 - Policy 1.2.9 The Town shall, as part of the monitoring and evaluation process of the Comprehensive Plan, review the relationships of development provided for in the Comprehensive Plan to the existing comprehensive plan of the County and the plans and programs of the School Board of the County.
- OBJECTIVE 1.3 The Town shall ensure that existing intergovernmental relations and agreements are beneficial to the residents of the Town.

- Policy 1.3.1 The Town will review all existing Interlocal agreements to ensure that implementation is beneficial to the residents of the Town. More specifically there should be an evaluation of the mutual aid agreement with Alachua County Sheriff's Office and the fire/rescue assistance agreement.
- Policy 1.3.2 The Town will openly consider possible transfers of county functions such as recreation.
- OBJECTIVE 1.4 The Town shall coordinate with adjacent governments, the School Board of the County and St. Johns River Water Management District regarding all development proposals with the potential for impacting upon their plans.
- Policy 1.4.1 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 School Board of the County prior to such amendments. The Town shall not amend the level of service standard for public schools except in accordance with procedures prescribed in the Public Schools Facilities Element.
- Policy 1.4.2 The Town will circulate its comprehensive plan to other governmental agencies for review of the relationship of proposed development to the existing comprehensive plan of adjacent governments.
- Policy 1.4.3 The Town will engage in cooperative/collaborative planning with other governmental agencies. It will oppose the imposition of a single planning agency, board and staff. The Town shall use the North Central Florida Regional Planning Council and any other group to mediate the process of resolving conflicts with other units of government.
- Policy 1.4.4 The Town will work closely with all regulated private utilities serving the community to ensure adequate planned capacity is available as the community grows in population and geographic size. These include electric, gas, telephone, and cable television.
- Policy 1.4.5 The Town will pursue an active annexation strategy. It will prepare an impact analysis on households as well as upon the municipal government. Timing of public goods and services will be carefully considered in regard to annexation.
- Policy 1.4.6 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 1.4.7 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 Code.
- Policy 1.4.8 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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CAPITAL IMPROVEMENTS ELEMENT

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CAPITAL IMPROVEMENTS ELEMENT

GOAL 1: THE TOWN SHALL UNDERTAKE REASONABLE POLICIES TO PROVIDE NEEDED LANDS, PUBLIC FACILITIES, AND EQUIPMENT WHICH WILL PROTECT INVESTMENTS IN EXISTING FACILITIES, MAXIMIZE THEIR USE AND PROMOTE ORDERLY COMPACT URBAN GROWTH, TO BENEFIT ALL RESIDENTS WITHIN ITS JURISDICTION

OBJECTIVE 1.1 The Town shall provide capital improvements to correct the existing and projected deficiencies as identified within the schedule of improvements and funding, by adopting an annual capital improvement budget.

Policy 1.1.1 The Town will establish a Capital Improvement Program as an integral part of the annual budget. The program will include a Five-Year Schedule of Improvements as included in this element.

Policy 1.1.2 The Town will, as a matter of priority, schedule and fund all improvement projects that are designated to correct existing deficiencies listed in the Capital Improvement Element.

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

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

Criteria

- a. 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;
- b. 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;
- c. 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;
- d. The capital improvement projects identified which are imminently needed to protect the public health and safety shall be given the highest priority;
- e. The capital improvements projects related to the maintenance and operation of existing facilities, which due to existing or projected needs, do not or are not expected to meet the adopted level of service standard for such facility shall be given the second order to priority;
- f. The capital improvement projects with the greatest deficiencies based upon the established level of service standards with the Comprehensive Plan shall be given the third order to priority; and
- g. The capital improvement projects, which due to deficiencies based upon the established level of service standard within the Comprehensive Plan, are needed to provide public facilities to areas which have received development approval prior to the adoption of this Comprehensive Plan shall be given the fourth order of priority.

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

Policy 1.1.6 No later than December 1st of each year, the Town shall adopt in its Capital Improvements Element, the School Board of the County annually updated Five-Year Work Program. The School Board of the County shall annually update and amend the Five-Year 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 Work Program ensures the level of service standards for public schools are achieved and maintained within the period covered by the Five-year schedule. The Five-Year Work Program shall also address the correction of existing facility deficiencies and facilities needed to meet future needs. After the first Five-year schedule of capital improvements, annual updates to the schedule shall ensure levels of service standards are achieved and maintained within the subsequent Five-year schedule of capital improvements necessary to address existing deficiencies and meet future needs based upon achieving and maintaining the adopted level of service standards. The Town shall have neither obligation nor responsibility for funding the Five-Year Work Program by adopting the School Board of the County Five-Year Work Program into the Capital Improvements Element.

OBJECTIVE 1.2 The Town shall require that all decisions regarding the issuance of development permits shall be consistent with the adopted level of service standards for public facilities.

Policy 1.2.1 The Town shall use the following level of service standards in reviewing impacts of new development and redevelopment upon the provision of public facilities:

SANITARY SEWER LEVEL OF SERVICE STANDARDS

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Community Sanitary Sewer System	120 gallons per capita per day

SOLID WASTE DISPOSAL LEVEL OF SERVICE STANDARDS

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Solid Waste	0.73 tons per person per year

STORMWATER DRAINAGE LEVEL OF SERVICE STANDARDS

FACILITY	LEVEL OF SERVICE
Residential floor elevation	1 foot above the 100-year/critical-duration storm elevation
Non-residential floor elevation	1 foot above 100-year/critical-duration storm elevation or flood resistant construction

STORMWATER DRAINAGE LEVEL OF SERVICE STANDARDS (continued)

WATER QUANTITY	
Retention basins	100-year/critical-duration storm or applicable St. Johns River Water Management District standards
Detention basins	25-year/critical-duration storm with 100-year/critical-duration storm routing analysis
Storm sewer systems	3-year/10-minute
Crossdrains	10/25-year/24-hour for closed system 100-year/24-hour for open system
Side drains	10-year/20-minute
WATER QUALITY	
Provided in accordance with State Water Policy and applicable St. Johns River Water Management District, state, and federal requirements.	

Note: "Critical-duration" means the duration of a specific storm event (i.e., 100-year storm) which creates the largest volume or highest rate of net stormwater runoff (post-development runoff less pre-development runoff) for typical durations up through and including the ten-day duration event. The critical duration is determined by comparing various durations of the specified storm and calculating the peak rate and volume of runoff for each. The duration resulting in the highest peak rate or largest total volume is the "critical-duration" storm.

POTABLE WATER LEVEL OF SERVICE STANDARDS

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Private individual water wells	N/A
Community potable water systems	120 gallons per capita per day

PUBLIC SCHOOLS LEVEL OF SERVICE STANDARD

The uniform, county-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 between and among the County, the School Board of the County and the local governments located within the County, including the Town. For combination schools, the School Board of the County 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.

These level of service standards shall be applied to School Concurrency Service Areas as specified in the Public School Facilities Element.

For public schools, the concurrency requirement may be satisfied by:

1. Adequate school facilities will be in place or under construction within three years, as provided in the School Board of the County Five-Year District Facilities Plan for School Concurrency adopted as part of this element, after the issuance of the final subdivision, final plat or final site plan for residential development; or,
2. Adequate school facilities are available in an adjacent school concurrency service areas, and when adequate capacity at adopted level of service standards will be in place or under construction in the adjacent school concurrency service areas within three years, as provided in the School Board of the County Five-Year District Facilities Plan for School Concurrency, after the issuance of the final subdivision, final plat or final site plan approval; 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 subdivision, plat or site plan (or functional equivalent) as provided in the Public School Facilities Element.

Table: Public School Facilities Schedule of Capacity Projects, FY 2018-2023

Location	Description	2018-19	2019-20	2020-21	2021-22	2022-23	Total
NONE							

Source: Alachua County School District Five-Year Facilities Work Program, October 2018

- Policy 1.2.2 The Town shall require that public facilities which serve such development have a capacity which meets or exceeds the adopted level of service standard at the time the development permit is issued.
- OBJECTIVE 1.3 The Town shall include in its subdivision improvement standards regulations that subdividers shall provide streets, sidewalks, street name signs, street lights, fire hydrants, curb and gutters, install water mains and stormwater facilities.
- Policy 1.3.1 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.
- Policy 1.3.2 The Town will continue its present ordinance requiring that developers install necessary street improvements within their developments.
- Policy 1.3.3 The Town will continue its present ordinance requiring that developers install necessary park and open space within their development or provide equal space at an off-site area.
- OBJECTIVE 1.4 The Town shall include subdivision improvement standards which require that the developer, at their expense, shall provide streets, street name signs, stormwater facilities, water mains, and fire hydrants connected to the mains.
- Policy 1.4.1 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 are found to be within their development.

- Policy 1.4.2 The Town shall replace or renew public facilities damage due to storm surge or flood only where such facility can meet minimum requirements for flood proofing. In evaluating capital improvement projects criteria set forth in Policy 1.1.4 above shall be used.
- OBJECTIVE 1.5 The Town will manage its public finances - both operating and capital - sufficiently to ensure the provision of needed capital improvements for previously issued development orders and for future development and redevelopment.
- Policy 1.5.1 The Town will systematically estimate revenues and expenditure of the general fund and enterprise funds annually.
- Policy 1.5.2 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 1.5.3: The Town will ensure that adequate capital improvement funds be provided so that the Town's Plan is consistent with the State of Florida Plan and concurrent with the Town's own growth management strategy.
- Policy 1.5.4 The Town shall establish a policy as part of its annual capital improvement budgeting process to issue revenue bonds only when the maximum total of the annual payment for all revenue bonds does not exceed four percent debt limit.
- OBJECTIVE 1.6 The Town shall maintain a concurrency management system.
- Policy 1.6.1 The Town will continue to inventorying and recording all existing public facilities described in this comprehensive plan.
- Policy 1.6.2 The Town will request all developers to list the impact of their project upon the Town's public facilities.
- Policy 1.6.3 The Town will duly record development impacts and determine how they affect levels of service adopted in this comprehensive plan.
- Policy 1.6.4 The Town will then determine whether to issue the permit for development and/or who must provide what, should the project impacts exceed the accepted levels of service.
- Policy 1.6.5 Prior to the issuance of a building permit or its functional equivalent, the Town will consult with the Town's Utility Department 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.

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PUBLIC SCHOOL FACILITIES ELEMENT

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XI
PUBLIC SCHOOL FACILITIES ELEMENT

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

OBJECTIVE 1.1 Land Use and School Capacity Coordination.

It is the objective of Town to coordinate land use decisions with school capacity planning. This objective will be accomplished recognizing the statutory and constitutional responsibility of the School Board of the County 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 1.1.1 Coordinated Map Series.

The Town, in conjunction with the County, the School Board of the County, and the municipalities within the County, 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; and,
3. A map or map series which depicts school concurrency service areas for high schools, middle schools and elementary schools.

Policy 1.1.2 Coordinating School Capacity with Growth

The Town shall coordinate land use decisions with the School Board of the County's Long-Range Facilities Plans over the 5-year, 10-year and 20-year periods by requesting School Board of the County review of proposed comprehensive plan amendments and rezonings that would increase residential density. This shall be done as part of a planning assessment of the impact of development proposals on school capacity.

Policy 1.1.3 Geographic Basis for School Capacity Planning

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

1. School system as a whole; and
2. 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 1.1.4 Criteria for Evaluating Land Use and Development Applications

In reviewing land use decisions, the School Board of the County 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 1.1.5 School Board of the County Report to Town

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

Policy 1.1.6 Town to Consider School Board of the County Report

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

Policy 1.1.7 Capacity Enhancement Agreements

Where feasible and agreeable to the Town, School Board of the County, 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 of the County 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 1.1.8 School Board of the County Report

The School Board of the County 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 of the County, the County and the municipalities within the County - established by the Interlocal Agreement for Public School Facility Planning.

Policy 1.1.9 Educational Facilities Benefit District Funding Option

The School Board of the County and local governments may consider establishment of Educational Facilities Benefit Districts (Section 1013.355-357, Florida Statutes, as amended, as a funding option if needed to achieve or maintain financial feasibility.

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

OBJECTIVE 2.1 Implementation of School Concurrency

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

Policy 2.1.1 Interlocal Agreement

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

Policy 2.1.2 Ordinance Implementing School Concurrency

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

OBJECTIVE 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 level of service standards within the period covered by the five-year schedule of capital improvements and the long range planning period.

Policy 2.2.1 Uniform Application of Level of Service Standards

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

Policy 2.2.2 Level of Service Standards

The uniform, county-wide level of service standards shall be 100% of Program Capacity for elementary, middle, and high schools. This Level of Service standard shall apply to all school concurrency service areas as adopted in the Interlocal Agreement between and among the County, the School Board of the County and the local governments located within the County, including the Town.

For combination schools, the School Board of the County 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 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 of the County Five-Year Work Program.

OBJECTIVE 2.3 School Concurrency Service Areas

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

Policy 2.3.1 School Concurrency Service Areas Maps

School concurrency service areas for high, middle and elementary schools shall be as adopted in the interlocal agreement school concurrency service area boundaries shall be included as a part the data and analysis supporting this Element and included in the Public School Facilities Element Map Series as part of that supporting data.

Policy 2.3.2 Criteria for School Concurrency Service Areas

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

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

Policy 2.3.3 Modifying School Concurrency Service Areas

The Town, in coordination with the County, the School Board of the County and the municipalities within the County, 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 and analysis for modified school concurrency service areas shall be included in the annual update to the School Concurrency Service Areas Five-Year Work Program.
2. Modifications to school concurrency service areas boundaries shall be based upon the criteria as provided in Policy 2.3.2.

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

OBJECTIVE 2.4 School Concurrency Review Process

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

Policy 2.4.1 Development Review

The issuance of final development orders for residential development shall be subject to the availability of adequate school capacity based on the level of service standards adopted in this Element.

Policy 2.4.2 Exemptions

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

1. Single family lots of record that received final subdivision or plat approval prior to the effective date of this Element, or single family subdivisions or plats actively being reviewed at the time of adoption of this Element that have received preliminary subdivision approvals and there is no lapse in the development approval status.
2. Multi-family residential development that received final site plan approval prior to the effective date of this Element, or multi-family site plans actively being reviewed at the time of adoption of this Element that have received preliminary site plan approvals and there is no lapse in the development approval status.
3. Amendments to subdivisions or plat and site plan for residential development that were approved prior to the effective date of this 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 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 dormitories, college dormitories (exclusive of married student housing), and religious non-youth facilities.

Policy 2.4.3 Student Generation Rates and Costs per Student Station

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

Policy 2.4.4 School Capacity and Enrollment

The uniform methodology for determining if a particular school is meeting adopted level of service standards, shall be determined by the School Board of the County. The School Board of the County 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 of the County to the Florida Department of Education.

Policy 2.4.5 Determination of Adequate Capacity

A concurrency review shall be conducted for all development plan approvals that are subject to school concurrency in accordance with procedures for coordination of such reviews by the Town and the School Board of the County established in the Interlocal Agreement. These procedures shall provide for review of individual development proposals by School Board of the County 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 of the County staff's review and recommendation. These procedures shall also provide for the School Board of the County 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 of the County 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 of the County 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 of the County 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 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 Code to require that all new residential development be reviewed for school concurrency no later than the time of final subdivision, final plat or final site plan. The Town shall not deny a 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, as provided in the School Board of the County Five-Year District Facilities Plan for School Concurrency adopted as part of the Capital Improvements Element, after the issuance of the final development order; or,
2. Adequate school facilities are available in an adjacent school concurrency service areas, and when adequate capacity at adopted level of service Standards will be in place or under construction in the adjacent school concurrency service areas within three years, as provided in the School Board of the County Five-Year District Facilities Plan for School Concurrency adopted as part of the Capital Improvements Element, after the issuance of the final subdivision, final plat or final site plan approval; 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 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, or as specified for phased projects in the Town's Land Development Code.

1. Once the Town reserves school capacity for concurrency purposes 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 by the Development Order or longer if the School Board of the County concurs that there is sufficient capacity as specified in the Town's Land Development Code. 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 Code, may obtain approval for a longer period, provided the development order is in accordance with an agreement entered into by the School Board of the County, 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 of the County.

3. The Town shall notify shall notify the School Board of the County within fifteen (15) working days of the approval or expiration of a concurrency reservation for a residential development. No further determination of school capacity availability shall be required for the residential development before the expiration of the Final Certificate of Level of Service Compliance, except that any change that would increase student generation requires review.

OBJECTIVE 2.5 Proportionate Share Mitigation

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

Policy 2.5.1 Mitigation Options

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

1. The payment of a proportionate share amount as calculated by the formula in Policy 2.5.3 or the equivalent donation, construction, or funding of school facilities or sites in accordance with costs determined by the School Board of the County;
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 2.5.2 Mitigation Must Enhance Program Capacity

Mitigation must be directed toward a program capacity improvement identified in the School Board of the County 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 2.5.3 Mitigation to Meet Financial Feasibility

Mitigation shall be directed to projects on the School Board of the County financially feasible Five-Year District Facilities Work Program that the School Board of the County agrees will satisfy the demand created by that development approval. Such mitigation proposals shall be reviewed by the School Board of the County, the Town, and any affected municipality. If agreed to by all parties, the mitigation shall be assured by a legally binding development agreement between the School Board of the County, the Town, and the applicant which shall be executed prior to the Town's issuance of the final development order. If the mitigation proposal is for a project that is not within the School Board of the County adopted Five-Year District Facilities Work Plan, acceptance of the proposal will be subject to determination by the School Board of the County of the financial feasibility of the project. If the School Board of the County agrees to the mitigation, the School Board of the County must commit in the agreement to placing the improvement required for mitigation in its Five-Year District Facilities Work Program.

Policy 2.5.4

Calculating Proportionate Share

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

Number of Student Stations (by School Type) = Number of Dwelling Units by Housing Type X Student Generation Multiplier (by Housing Type and School Type)

Proportionate Share Amount = Number of Student Stations (by School Type) X Cost per Student Station for School Type.

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

The School Board of the County 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 2.6 Adoption of School Board of the County Five-Year Work Program

No later than December 1st of each year, the Town shall adopt by reference in its Capital Improvements Element the School Board of the County annually updated Five-Year Work Program.

Policy 2.6.1 Development, Adoption and Amendment of the School Board of the County Five-Year Work Program.

The School Board of the County shall annually update and amend the Five-Year 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 or schools. The Five-Year Work Program ensures the level of service standards for public schools are achieved and maintained within the period covered by the Five-Year Schedule. 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. The Town shall have neither obligation nor responsibility for funding the Five-Year Work Program by adopting the School Board of the County Five-Year Work Program into the Capital Improvements Element,

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

OBJECTIVE 3.1 School Siting Standards

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

- Policy 3.1.1 Coordination of Future School Facilities and Sites
- Standards regarding existing and future public school facilities and sites in the Town shall be as provided in the Future Land Use Element and this element of the Town’s Comprehensive Plan. This includes identification of Future Land Use categories where public educational facilities shall be allowable uses; areas where future educational facilities shall be avoided; encouraging the location of elementary and middle schools within existing or proposed residential areas or village centers, and near public facilities to facilitate joint use; providing for reasonable development standards and conditions for school site planning including promotion of safe pedestrian and bicycle access; and, linking schools with surrounding residential areas by bikeways and sidewalks.
- Policy 3.1.2 Future Land Use Map to Designate Land Use Classifications Where Schools Are Permitted.
- Schools shall be permitted in Residential and Commercial land use categories within the Town except as restricted by Policy 3.1.3.
- Policy 3.1.3 Schools Prohibited in Specified Areas.
- The following areas shall be avoided when locating future educational facilities in the Town:
1. Environmentally sensitive areas.
 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 3.2 Encourage Schools as Focal Points of Community Planning and Design
- Policy 3.2.1 Enhance Community/Neighborhood Design
- The Town, in conjunction with the School Board of the County shall promote the neighborhood concept in new developments or redevelopment by encouraging the use of existing schools as neighborhood centers or focal points.
- Policy 3.2.2 Location of Elementary and Middle Schools
- Elementary and middle schools are encouraged to locate:
1. Within existing or proposed residential areas or neighborhood activity centers, and
 2. Near existing or designated public facilities such as parks, recreational areas, libraries, and community centers to facilitate the joint use of these areas.
- Policy 3.2.3 Compatibility of Adjacent Uses
- The Town shall consider input from the School Board of the County in reviewing plan amendments and rezonings concerning compatibility of proposed uses adjacent to existing schools and known future school sites.
- Policy 3.2.4 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 Town 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 Code;
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, as amended, regarding the construction of public educational facilities in the vicinity of an airport.

Policy 3.2.5

Safe Ways to School

To reduce hazardous walking conditions consistent with Florida's safe ways to school program, the Town shall coordinate with the School Board of the County to implement the provisions of Section 1006.23, Florida Statutes, as amended, including identification and correction of hazardous conditions along walking routes to schools, and identification of proposed projects to remedy such conditions for priority consideration in the annual review and update of the Capital Improvement Program.

Policy 3.2.6 Coordination of Planned Improvements

As part of the annual review and update of the Capital Improvements Element, the Town shall consider infrastructure required to support new school facilities.

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

OBJECTIVE 4.1 School Board of the County Representation

Policy 4.1.1 Appointed Local Planning Agency Members

The Town will include a representative appointed by the School Board of the County on the Local Planning Agency as a voting member.

Policy 4.1.2 Development Review Representative

The School Board of the County will appoint a representative to advise the Town on development and redevelopment which could have a significant impact on student enrollment or school facilities.

OBJECTIVE 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 4.2.1 Staff Working Group

A staff working group of the Town, School Board of the County and other local governments 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 North Central Florida Regional Planning Council will also be invited to attend. A designee of the School Board of the County shall be responsible for coordinating and convening the semi-annual meeting.

Policy 4.2.2 Annual Meeting of Elected Officials

One or more representatives of the, Town, County, each municipality, and the School Board of the County 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 Board of County Commissioners, the Town Commissions or Councils, and the School Board of the County 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 4.3 Student Enrollment & Population Projections

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

- Policy 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 4.3.2 Enrollment Projections
- The School Board of the County shall use student population projections based on information produced by the demographic and education estimating conferences pursuant to Section 216.136, Florida Statutes, as amended, and the Florida Department of Education Capital Outlay Full-Time Equivalent. The School Board of the County may request adjustment to the projections based on actual enrollment and development trends. In formulating such a request the School Board of the County will coordinate with the municipalities and the County regarding development trends, enrollment projections and future population projections.
- Policy 4.3.3 Planning Data
- As provided in the Interlocal Agreement for Public School Facility Planning, the Town will provide to the School Board of the County, on an annual basis, a report on growth and development trends in the unincorporated area of the Town for the preceding calendar year. The Town, in coordination with the municipalities and County, will generate data on growth and development for the School Board of the County consideration in allocating the projected student enrollment into school attendance zones.
- Policy 4.3.4 The School Board of the County Five-Year District Facilities Work Program
- No later than August 15th of each year, the School Board of the County shall submit to the Town the School Board of the County tentative Five Year Facilities District Facilities Work Program. The program will be consistent with the requirements of Sections 1013.31 and 1013.35, Florida Statutes, as amended, and include projected student populations apportioned geographically, an inventory of existing school facilities, projections of facility space needs, information on relocatables, general locations of new schools for the 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 of the County 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 4.3.5 Educational Plant Survey
- At least one year prior to preparation of each Educational Plant Survey, the Staff Working Group established Policy 4.2.1 will assist the School Board of the County in an advisory capacity in preparation of the survey. The Educational Plant Survey shall be consistent with the requirements of Section 1013.31, Florida Statutes, as amended, and include at least an inventory of existing educational facilities, recommendations for new and existing facilities, and the general location of each in coordination with local government comprehensive plans. The Staff Working Group will evaluate and make recommendations regarding the location and need for new schools, significant expansions of existing schools, and closures of existing facilities, and the consistency of such plans with the local government comprehensive plan.

Policy 4.3.6

Growth and Development Trends

The Town will provide to the School Planning Advisory Committee 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 4.4

School Site Selection, Expansions, and Closures.

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

Policy 4.4.1

Advisory Committee

The School Board of the County 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 of the County staff, the School Planning Advisory Committee will include at least one staff member of the County, a staff representative from each of the municipalities, and a diverse group of community members.

Policy 4.4.2

New School Sites

When the need for a new school site is identified in the Five Year Facilities Work Program, the School Planning Advisory Committee will develop a list of potential sites in the area of need. When applicable, the list of potential sites for new schools will be submitted to the Town 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 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 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 of the County shall provide written notice of its intent to the Town. The Town shall notify the School Board of the County 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 4.5 Maximize Co-location Opportunities

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

Policy 4.5.1 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 4.5.2 Collaboration on Co-location

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

Policy 4.5.3 Joint Use Agreements

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

Policy 4.5.4 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. The Town will coordinate with the School Board of the County and adjacent municipalities on requirements for such efforts.

Policy 4.5.5 Use of Dedicated Property

The Town will attempt to require, within any developer agreement, zoning condition, or development order condition, that any property required to be conveyed for public services to the Town may be transferred to the School Board of the County, with or without consideration except that, as applicable, to develop educational facilities, and conversely, if the School Board of the County deems any donated property through a developer agreement, zoning condition or development order condition unsuitable for a school site, then it may transfer or lease said property to the Town for any public use with or without consideration, as applicable. Said agreements and conditions may provide that any such properties may be transferred directly to the School Board of the County.

GOAL 5: MONITORING AND EVALUATION OF PUBLIC SCHOOL FACILITIES ELEMENT

OBJECTIVE 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 of the County to ensure consistency with this comprehensive plan.

Policy 5.1.1 Coordination of Plan Amendments

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

Policy 5.1.2 Annual Meeting of the School Working Group

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

Policy 5.1.3 Annual Meeting of the Town and the School Board of the County.

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

PUBLIC SCHOOL FACILITIES ELEMENT DEFINITIONS

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

1. Adequate School Capacity - the circumstance where there is sufficient school capacity by school type, based on adopted Level of Service standards, to accommodate the demand created by a proposed residential development.
2. Affected Jurisdictions – Local governments that are parties to the Interlocal Agreement for Public School Facilities Planning and are physically located within the same School Concurrency Service Area(s) as the area affected by a land use decision that may increase public school enrollment.
3. Capacity - "capacity" as defined in the Florida Inventory of School Houses Manual.
4. Capacity Enhancement Agreement – An agreement between the School Board of Alachua County, 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 municipalities.
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 Code.
7. Final Subdivision or Plat / Final Site Plan – The stage in residential development where permits or development orders are approved authorizing actual construction of infrastructure, the recording of a final plat or the issuance of building permits.

8. 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 Code that precede the application of school concurrency and do not require a Certificate of School Concurrency.
10. Florida Inventory of School Houses Capacity - capacity that is provided by "buildings and facilities," as defined in the Florida Inventory of School Houses Manual.
11. Program Capacity – capacity that is provided by “buildings and facilities” as defined in the Florida Inventory of School Houses Manual and modified by the School Board of Alachua County 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 of the County 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 Land Development Code, but not exceeding one year, or as specified for phased projects in the Town’s Land Development Code.
14. Preliminary Subdivision or Plat / Preliminary Site Plan – Any conceptual approval in residential that precedes the review of detailed engineering plans and/or the commencement of actual construction of infrastructure.
15. State Requirements for Educational Facilities – Standards established by the State of Florida for the design and construction of public educational facilities.
16. Total School Facilities - Existing school facilities and planned school facilities.
17. Utilization of Capacity - current enrollment at the time of a completed application for residential development.
18. Work Program - the financially feasible School District’s Five Year Facilities Work Program adopted pursuant to section 1013.35, Florida Statutes.
19. Measurable Programmatic Change - means a change to the operation of a school or the use of the school facility that consistently and measurably modifies the capacity such as the use of classrooms for special education or other special purposes.
20. School Type - Elementary Schools are grades Pre-Kindergarten Exceptional Student Education through 5; Middle Schools are grades 6 through 8; and High School are grades 9 through 12.

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

- OBJECTIVE 1.1 In local decision making, the Town shall consider the statement of rights as enumerated in Policy 1.1.1, Policy 1.1.2, Policy 1.1.3, and Policy 1.1.4.
- Policy 1.1.1 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 1.1.2 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 1.1.3 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 1.1.4 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 MAP SERIES

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ILLUSTRATION A - I

GENERALIZED FUTURE LAND USE MAP 2030
(under separate cover)

ILLUSTRATION A - II
 HISTORIC RESOURCES MAP

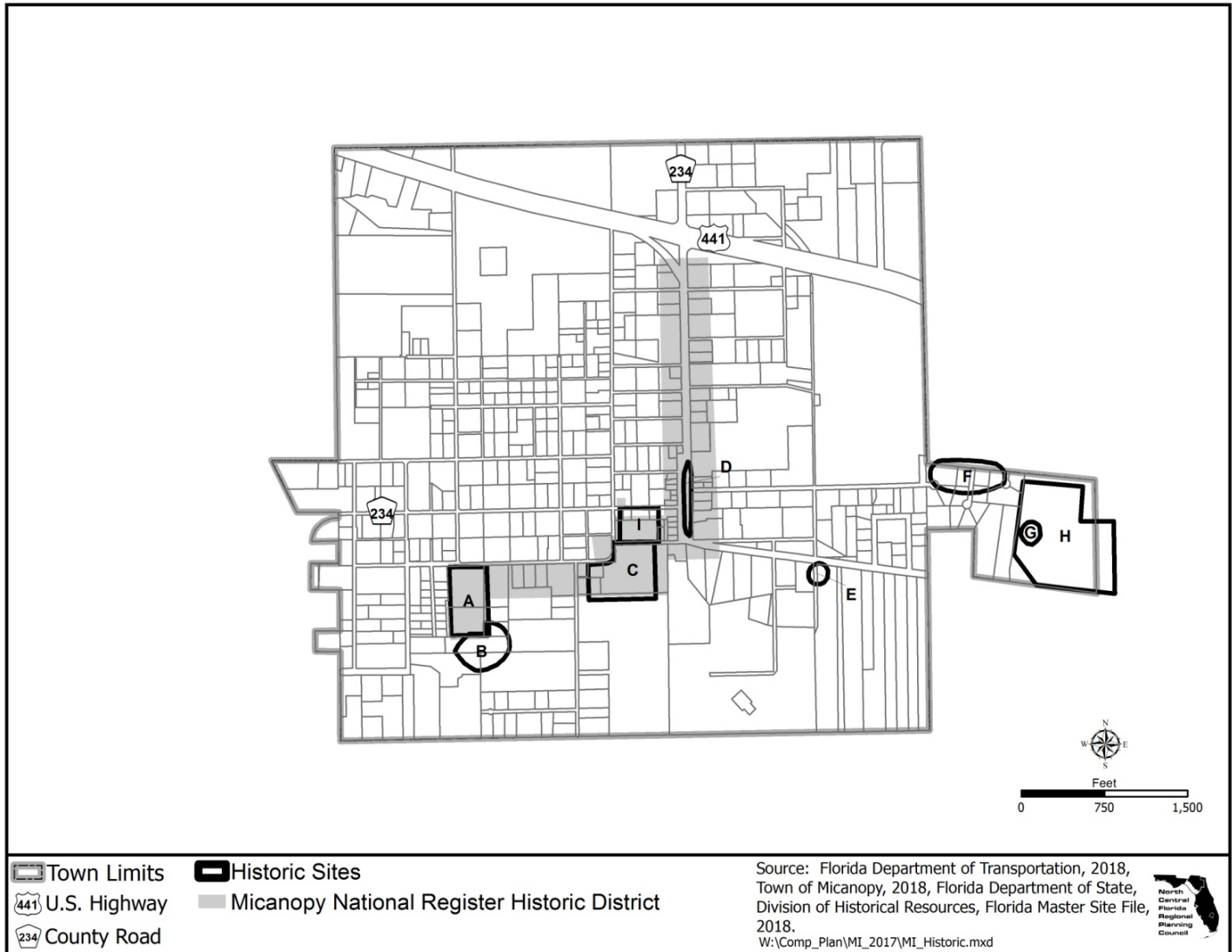


ILLUSTRATION A - IIa
 HISTORIC RESOURCES MAP

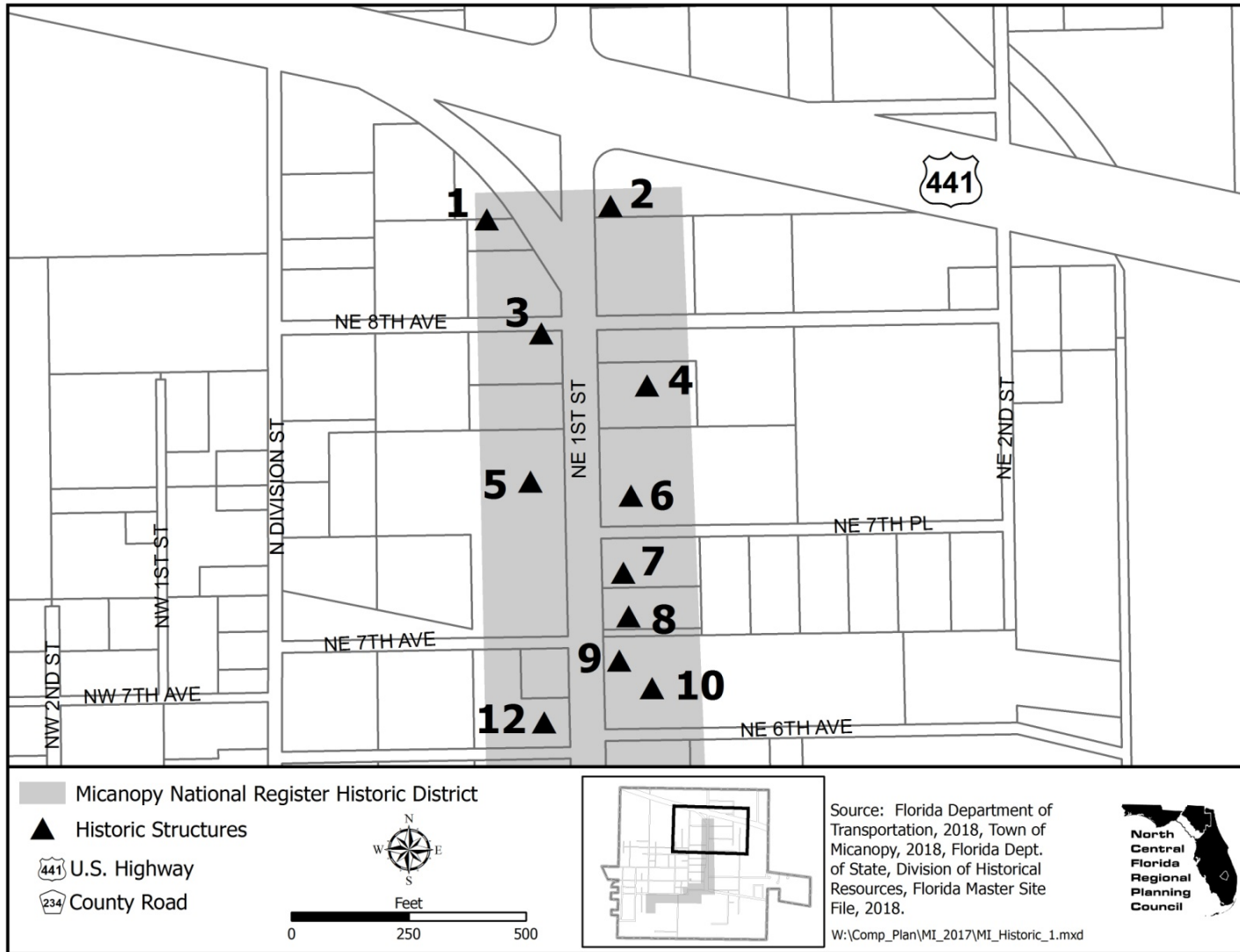


ILLUSTRATION A - IIb
 HISTORIC RESOURCES MAP

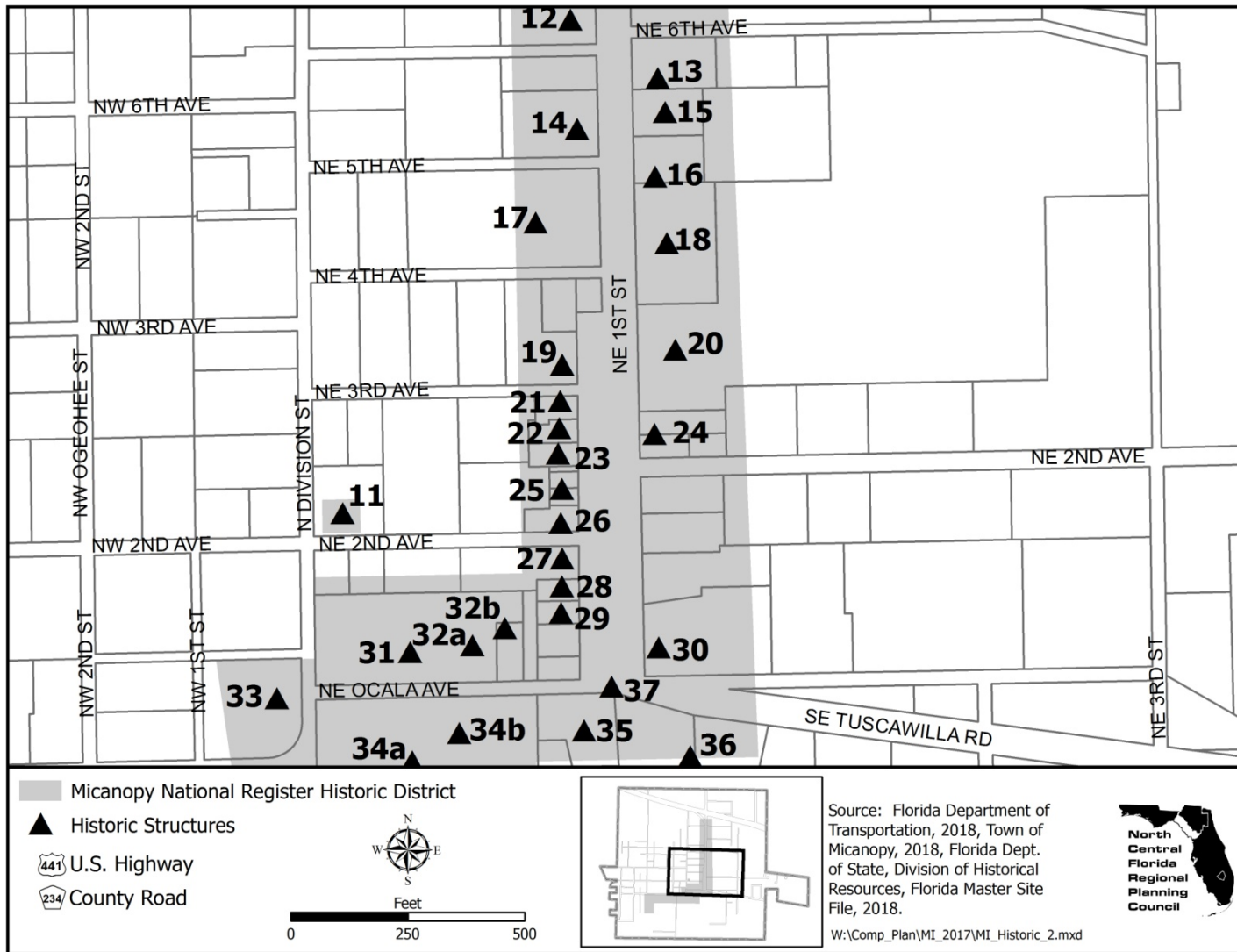
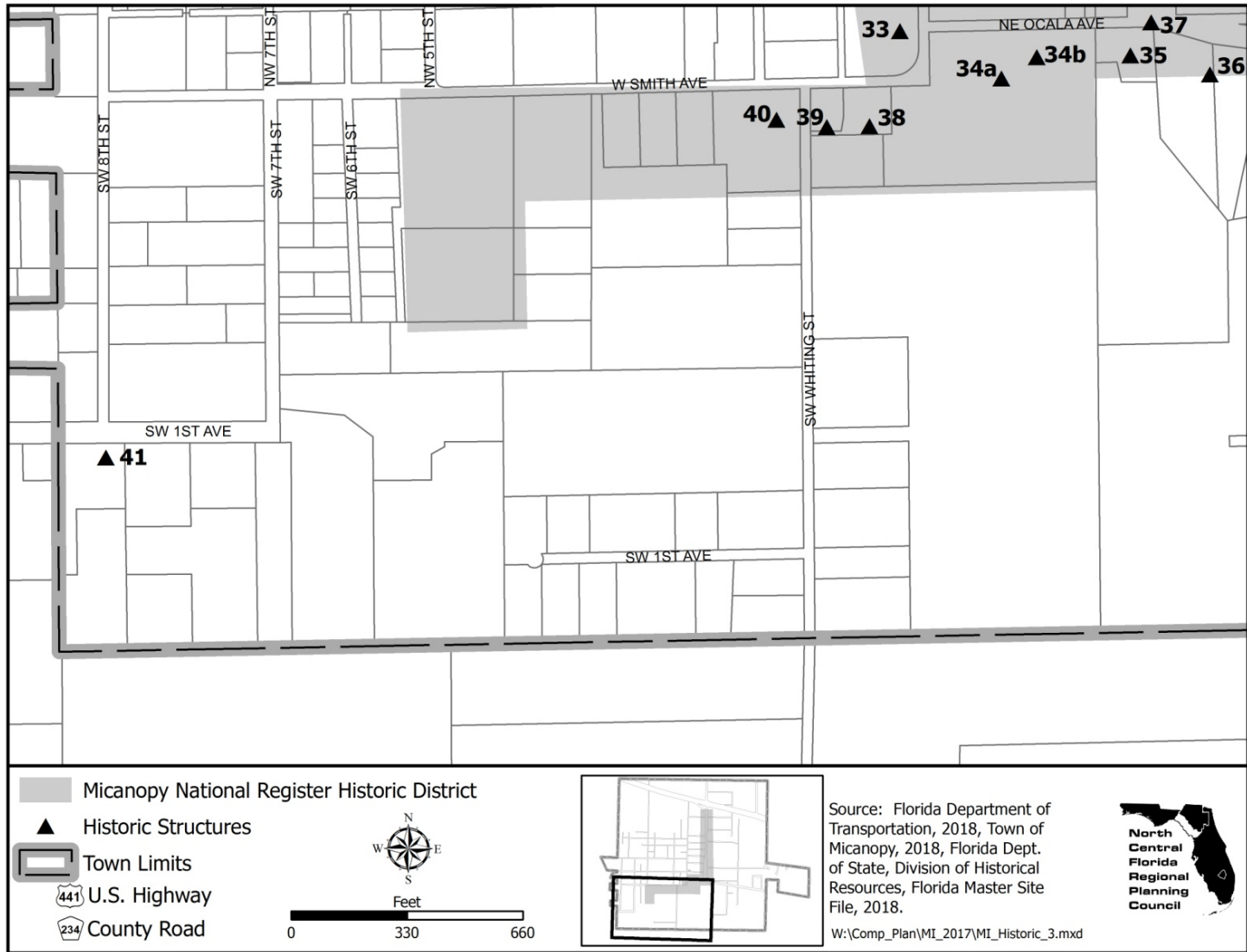


ILLUSTRATION A - IIc
 HISTORIC RESOURCES MAP



LEGEND FOR ILLUSTRATION A - II
HISTORIC RESOURCES

Label	SITE ID	SITE NAME	ADDRESS	Type/Use
1	AL02347	Little School House	802 NE Cholakka Blvd	Private residence
2	AL02346	Calvin Merry House	801 NE Cholakka Blvd	Private residence
3	AL02348	Powell House	712 NE Cholakka Blvd	Private residence
4	AL02345	Swift-Jarvis House	711 NE Cholakka Blvd	Private residence
5	AL02349	Brick School House	706 NE Cholakka Blvd	Town hall
6	AL02344	Turner House	707 NE Cholakka Blvd	Private residence
7	AL02343	Abel House	705 NE Cholakka Blvd	Private residence
8	AL02342	Roberts House	703 NE Cholakka Blvd	Shop
9	AL02341	Thrasher Warehouse 1	607 NE Cholakka Blvd	Museum
10		Thrasher Warehouse 2	607 NE Cholakka Blvd	Outdoor meeting venue
11	AL04826	Winecoff House	102 NE Seminary AVE	Private residence
12	AL02350	Reeves-Hilleary House	602 NE Cholakka Blvd	Private residence
13	AL02340	Thrasher Store	607 NE Cholakka Blvd	Private residence
14	AL02351	Chitty-Thrasher House	502 NE Cholakka Blvd	Private residence
15		Masonic Lodge	503 NE Cholakka Blvd	Private club
16	AL02339	Episcopal Church	501 NE Cholakka Blvd	House of worship
17	AL02352	Herlong Mansion	402 NE Cholakka Blvd	Bed and Breakfast
18	AL02338	Franklin Cottage	403 NE Cholakka Blvd	Private residence
19	AL02353	Smith Building	302 NE Cholakka Blvd	Commercial and residence
20	AL02363	Fontaine House	209 NE Cholakka Blvd	Private residence
21	AL02354	Mott-May Building	214 NE Cholakka Blvd	Shop
22	AL02355	Mountain Garage	212 NE Cholakka Blvd	Shop
23	AL02356	Daily Drugstore	210 NE Cholakka Blvd	Shop
24	AL02362	Log Cabin/Packing House	205-207 NE Cholakka Blvd	Shops
25	AL02357	Little Story House	208 NE Cholakka Blvd	Shop
26	AL02358	Feaster Building	202 NE Cholakka Blvd	Shop
27	AL02359	Benjamin Building	114-118 NE Cholakka Blvd	Shops
28	AL02360	Micanopy Banking Co.	112 NE Cholakka Blvd	Shop, Residential
29		Sherouse Garage	110 NE Cholakka Blvd	Shop
30	AL02361	Simonton House	101 NE Cholakka Blvd	Private residence
31	AL02369	Watkins House	104 E Ocala Ave	Private residence
32a	AL02366	Old Telephone Office	152 E Ocala Ave	Private residence
32b	AL02365	Old Telephone Equipment Bldg	152 E Ocala Ave	Equipment storage
33	AL02364	John WM Barr House	100 N Division St	Private residence
34a	AL02368	John J Barr Barn	103 E Ocala Ave	Barn
34b	AL02367	John J Barr House	103 E Ocala Ave	Private residence
35	AL02330	Stewart-Merry House	151 E Ocala Ave	Private residence
36	AL02373	Territorial Well	Tuscawilla Ave	Well

Label	SITE ID	SITE NAME	ADDRESS	Type/Use
37	AL02337	Center of Arredondo Grant	Cholokka Blvd and Ocala Ave	Monument, Marker, Statue
38	AL02371	Blocker House	105 W Smith Ave	Private residence
39	AL02329	Old Baptist Church	107 W Smith Ave	Apartments
40	AL02370	Montgomery /brick Wall	104 W Smith Ave	Wall
41	AL05624	Latson House	707 SW 1st Ave	Private residence
A	AL02372	Micanopy Cemetery	401 W Smith Ave	Cemetery
B	AL00358	NN		Historic site
C	AL00042	Micanopy 2		Historic site
D	AL03779	DO X 8		Historic site
E	AL00041	Micanopy 1		Historic site
F	AL00360	NN		Historic site
G	AL00046	Cameron Mound		Historic site
H	AL00045	Cameron Flint Area		Historic site
I		Fort Micanopy Location		Historic site

ILLUSTRATION A - III
EXISTING AND PLANNED WATERWELLS MAP

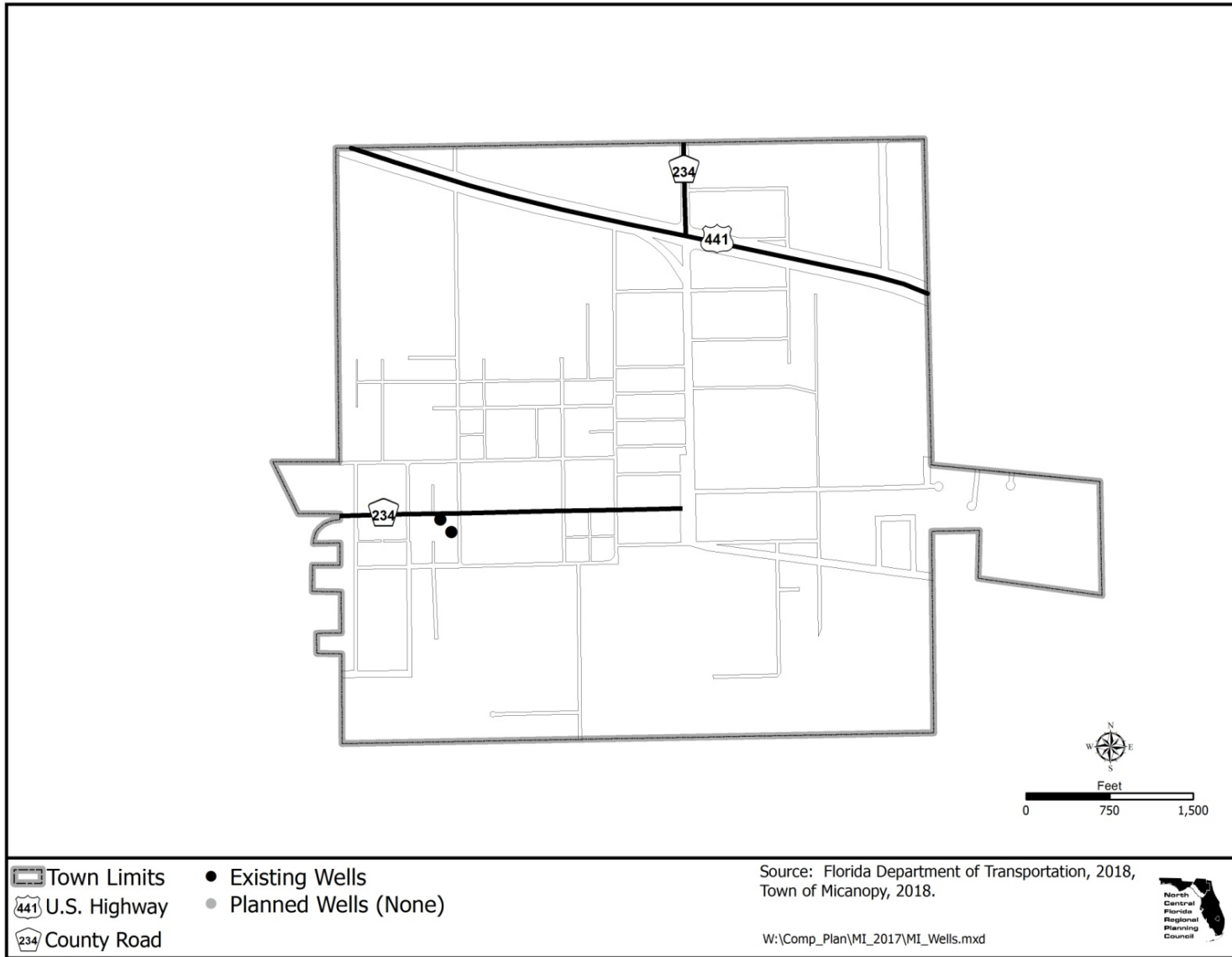


ILLUSTRATION A - IV
RIVERS AND LAKES MAP

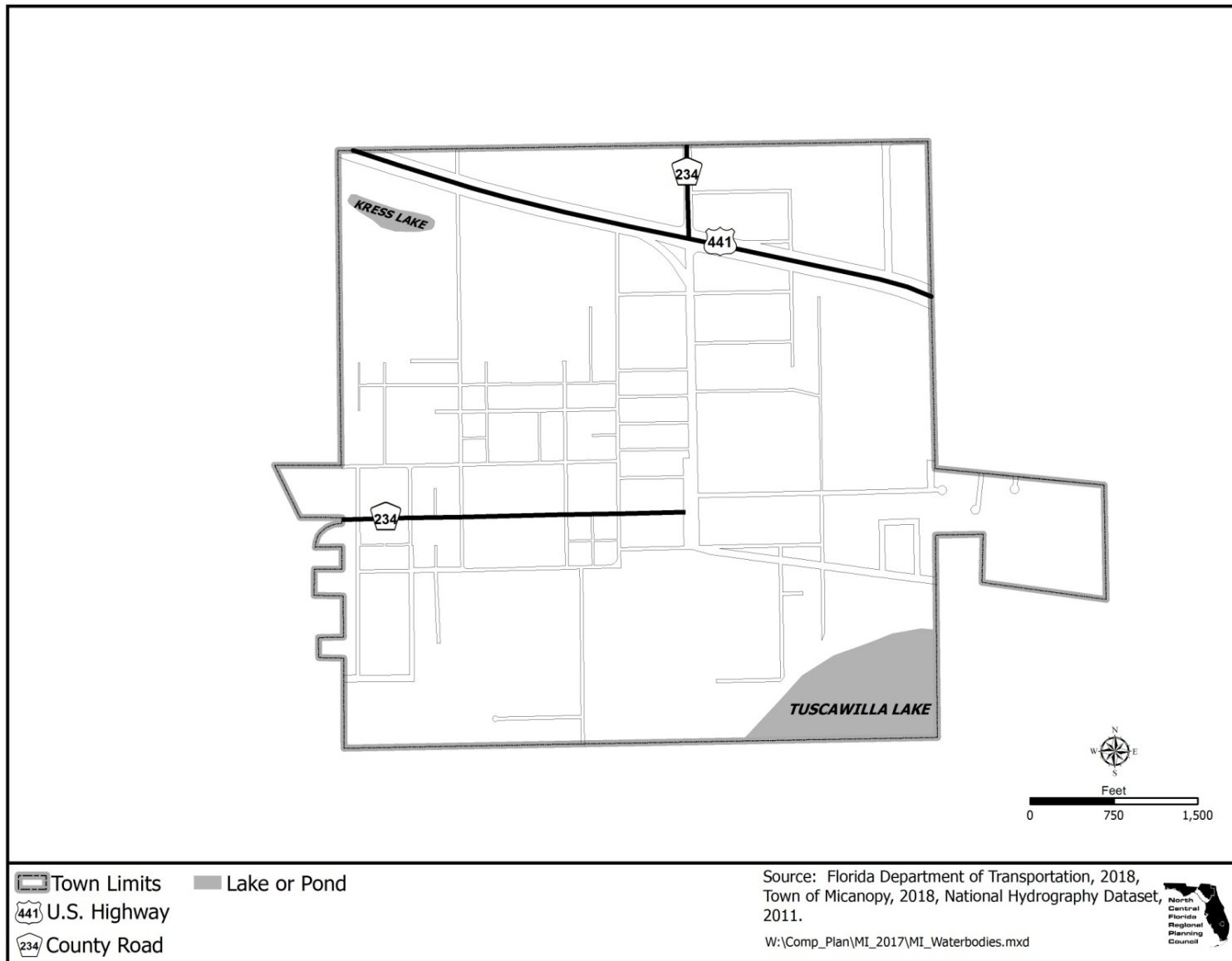


ILLUSTRATION A - V
FLOOD PRONE AREAS MAP

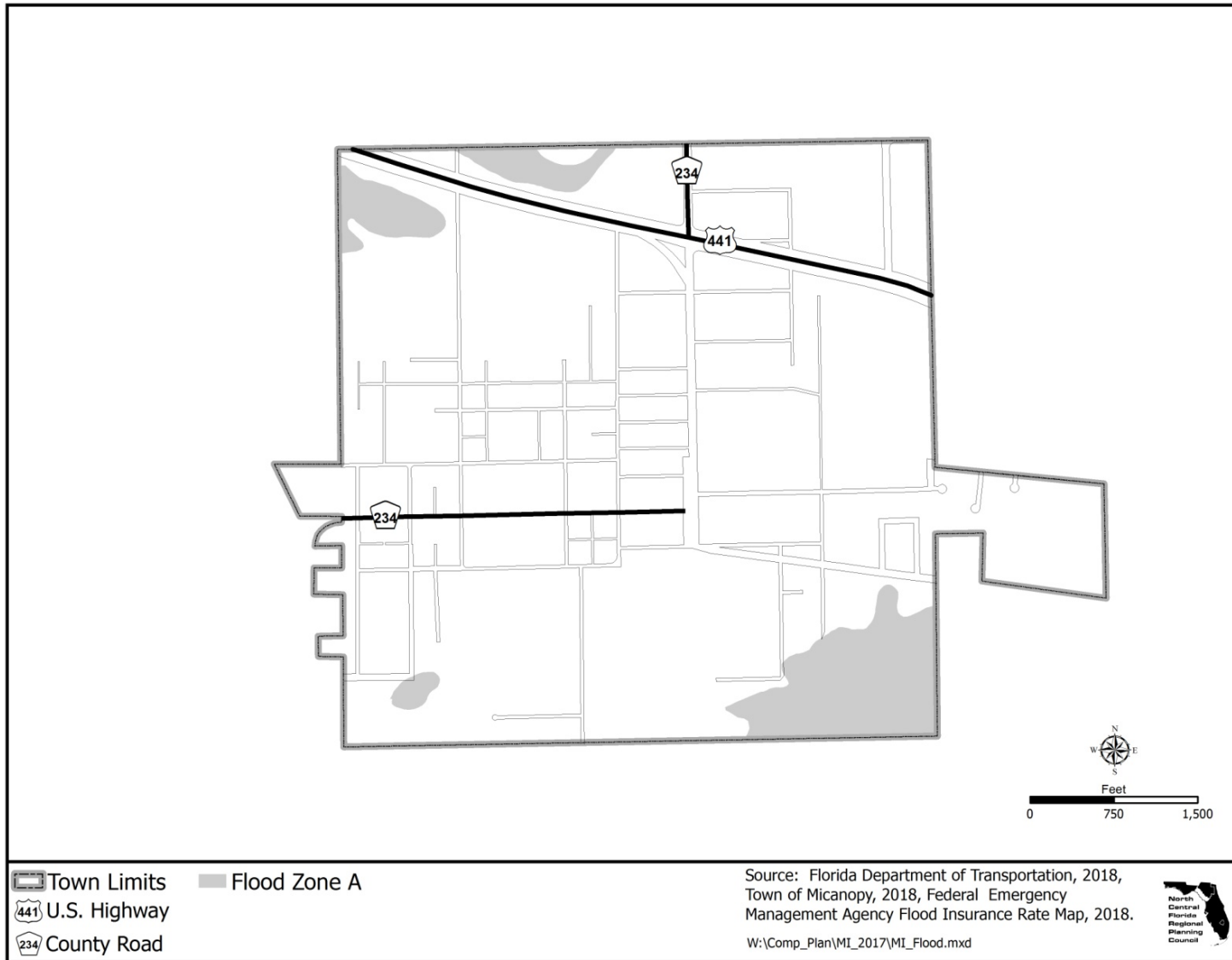


ILLUSTRATION A - VI

WETLANDS MAP



-  Town Limits
-  Wetlands
-  U.S. Highway
-  County Road

Source: Florida Department of Transportation, 2018,
Town of Micanopy, 2018, Suwannee River Water
Management District, 2007.

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ILLUSTRATION A - VII
MINERALS MAP

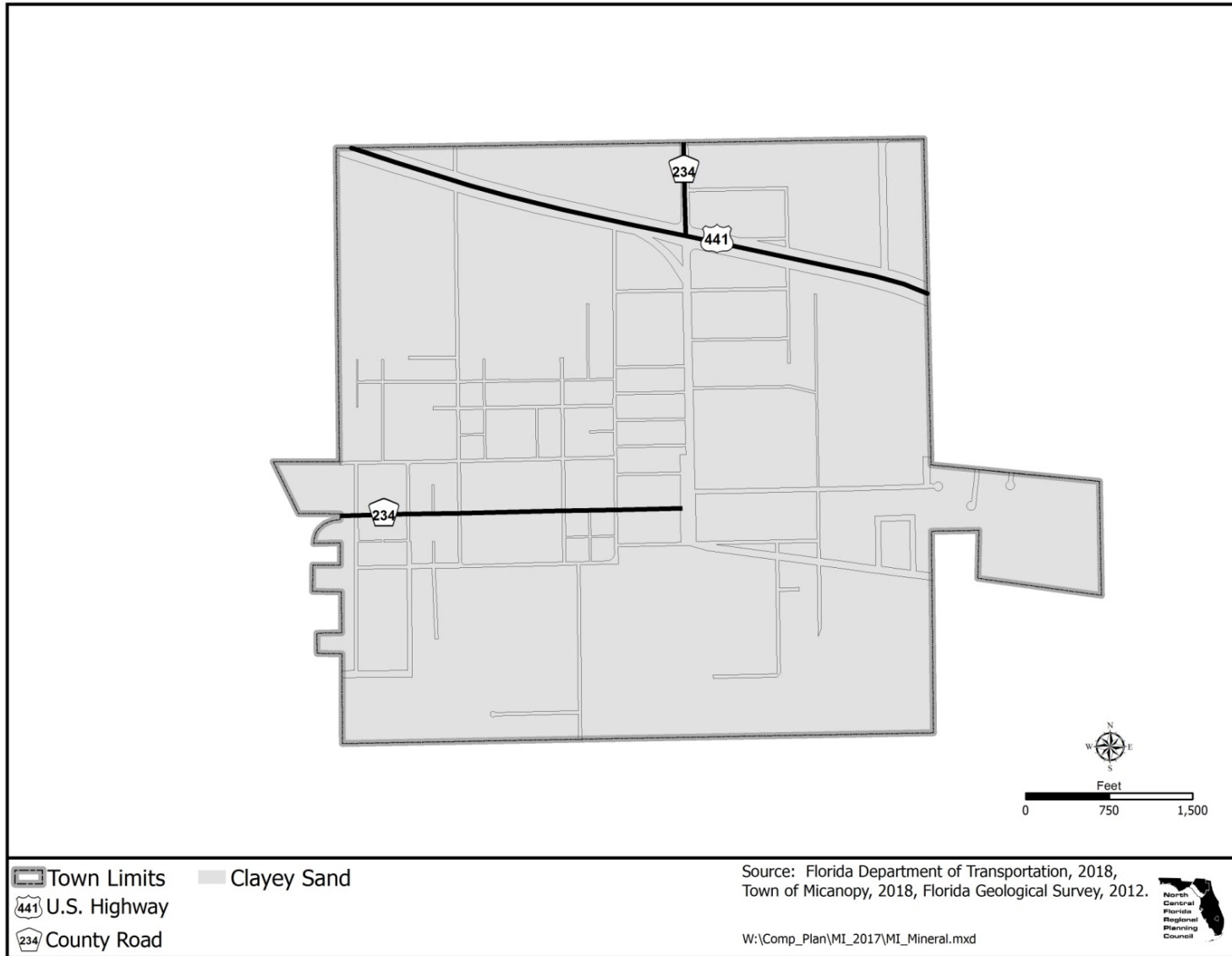
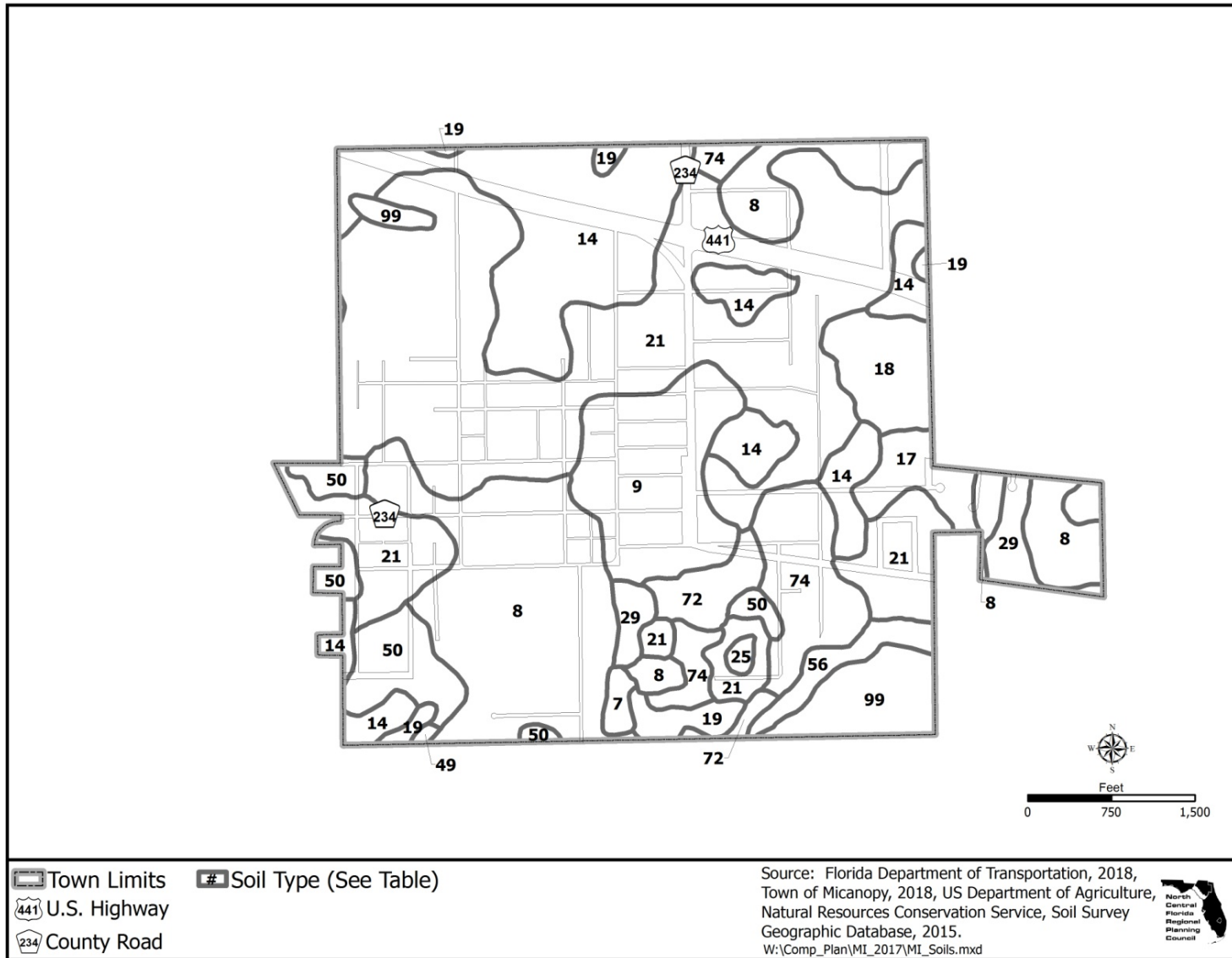


ILLUSTRATION A - VIII

SOIL TYPES MAP



LEGEND FOR ILLUSTRATION A - VIII

SOIL TYPES

SOIL NUMBER	SOIL TYPE	DESCRIPTION
7	KANAPAHA SAND, 0 TO 5 PERCENT SLOPES	The Kanapaha series consists of poorly drained soils with a slowly or moderately slowly permeable subsoil. The soils formed in thick beds of sandy and loamy marine sediments. They are on nearly level to gently sloping landscapes of upland position in the lower Coastal Plain. Slopes range from 0 to 5 percent. USE AND VEGETATION: Most of these soils are in forest. Small areas where adequate water control is established are used for growing corn, watermelons, citrus, and tomatoes. Most of the cleared areas are used for improved pasture. Native vegetation consists of sweetgum, maple, live and water oaks; magnolia, hickory, slash, longleaf and loblolly pine; and an understory of several bluestem species, longleaf uniola, hairy panicum, several threeawn species and numerous forbs.
8	MILLHOPPER SAND, 0 TO 5 PERCENT SLOPES	The Millhopper series consists of very deep, moderately well drained, moderately permeable soils that formed in thick beds of sandy and loamy marine sediments. They occur in central and southern Florida. Slopes range from 0 to 8 percent. USE AND VEGETATION: Many areas are cleared and used for improved pasture or for cultivated crops. Native vegetation consists of live oak, laurel oak, post oak, water oak, sweetgum, cherry laurel, few hickory, and slash and longleaf pine. The understory is chiefly lopsided indiagrass, hairy panicum, low panicum, greenbrier, hawthorne, persimmon, fringeleaf paspalum, chalky and creeping bluestems, and pineland threeawn.
9	MILLHOPPER-URBAN LAND COMPLEX, 0 TO 5 PERCENT SLOPES	The Millhopper series consists of very deep, moderately well drained, moderately permeable soils that formed in thick beds of sandy and loamy marine sediments. They occur in central and southern Florida. Slopes range from 0 to 8 percent. USE AND VEGETATION: Many areas are cleared and used for improved pasture or for cultivated crops. Native vegetation consists of live oak, laurel oak, post oak, water oak, sweetgum, cherry laurel, few hickory, and slash and longleaf pine. The understory is chiefly lopsided indiagrass, hairy panicum, low panicum, greenbrier, hawthorne, persimmon, fringeleaf paspalum, chalky and creeping bluestems, and pineland threeawn.
14	POMONA SAND	The Pomona series consists of very deep, poorly and very poorly drained, moderate to moderately slowly permeable soils on broad low ridges on the Lower Coastal Plain. They formed in sandy and loamy marine sediments. Near the type location, the mean annual temperature is about 72 degrees F., and the mean annual precipitation is about 55 inches. Slopes are 0 to 2 percent. USE AND VEGETATION: Most areas remain in native vegetation and are used for wildlife habitat. A few small areas have been cleared and used for watermelons, truck crops, and tame pasture. The native vegetation consists of slash pine (<i>Pinus Elliottii</i>), longleaf pine (<i>Pinus Palustris</i>), and south Florida slash pine (<i>Pinus Elliottii Densa</i>) with an understory of sawpalmetto, waxmyrtle, gallberry, creeping bluestem, chalky bluestem, indiagrass, and pineland threeawn.

17	WAUCHULA SAND	The Wauchula series consists of very deep, very poorly or poorly drained, moderately slow or slowly permeable soils on flatwoods on the lower coastal plains. They formed in sandy and loamy marine sediments. Near the type location, the mean annual temperature is about 72 degrees F., and the mean annual precipitation is about 55 inches. Slopes range from 0 to 5 percent. USE AND VEGETATION: Many areas of this soil have been cleared and are used for tame pasture or range. Some areas are used for citrus and vegetable crops where water control is adequate. The natural vegetation consists of longleaf pine, slash pine, sawpalmetto, with an understory of inkberry, fetter, southern bayberry, and pineland threeawn.
18	WAUCHULA-URBAN LAND COMPLEX	The Wauchula series consists of very deep, very poorly or poorly drained, moderately slow or slowly permeable soils on flatwoods on the lower coastal plains. They formed in sandy and loamy marine sediments. Near the type location, the mean annual temperature is about 72 degrees F., and the mean annual precipitation is about 55 inches. Slopes range from 0 to 5 percent. USE AND VEGETATION: Many areas of this soil have been cleared and are used for tame pasture or range. Some areas are used for citrus and vegetable crops where water control is adequate. The natural vegetation consists of longleaf pine, slash pine, sawpalmetto, with an understory of inkberry, fetter, southern bayberry, and pineland threeawn.
19	MONTEOCHA LOAMY SAND	The Monteochoa series consists of very poorly drained, moderately permeable soils that formed in thick deposits of sandy and loamy sediments of marine origin. These soils are in wet depressions within the flatwoods of central and southern peninsular Florida. Slopes are concave and range from 0 to 2 percent. USE AND VEGETATION: Monteochoa soils are used mainly for wildlife habitat. Native vegetation is dominantly ponded baldcypress, sweetbay, pond pine, red maple, greenbrier, and water tolerant grasses. Swamp tupelo occur in the northern range.
21	NEWNAN SAND	The Newnan series consists of somewhat poorly drained soils that formed in thick beds of sandy and loamy marine sediments of slight ridges in the flatwoods areas of central and southern Florida. USE AND VEGETATION: Some areas of these soils are in tame pasture or in special crops. Most areas remain in native vegetation consisting of slash and longleaf pine and scattered live and laurel oaks. A few turkey or water oaks are in some areas. The understory is chiefly huckleberry, blueberry, gallberry, running oak, brackenfern, bluestems, paspalums, pineland threeawn, sawpalmetto, greenbrier, lovegrass, and lopsided indiagrass
25	POMONA SAND, DEPRESSIONAL	The Pomona series consists of very deep, poorly and very poorly drained, moderate to moderately slowly permeable soils on broad low ridges on the Lower Coastal Plain. They formed in sandy and loamy marine sediments. Near the type location, the mean annual temperature is about 72 degrees F., and the mean annual precipitation is about 55 inches. Slopes are 0 to 2 percent. USE AND VEGETATION: Most areas remain in native vegetation and are used for wildlife habitat. A few small areas have been cleared and used for watermelons, truck crops, and tame pasture. The native vegetation consists of slash pine (Pinus Elliottii), longleaf pine (Pinus Palustris), and south Florida slash pine (Pinus Elliottii Densa) with an understory of sawpalmetto, waxmyrtle, gallberry, creeping bluestem, chalky bluestem, indiagrass, and pineland threeawn.

29	LOCHLOOSA FINE SAND, 2 TO 5 PERCENT SLOPES	The Lochloosa series consists of somewhat poorly drained, slowly permeable soils formed in thick beds of sandy and loamy marine sediments in central Florida. Slopes range from 0 to 8 percent. USE AND VEGETATION: Most of these soils are cleared. Tame pasture is the dominant use of these areas. Some cleared areas are used for corn, citrus, peanuts, tomatoes, and watermelons. Native vegetation consists of slash and loblolly pine, dogwood, hickory, live, laurel and water oak, sweetgum, red maple, and magnolia. The understory is waxmyrtle, briars, and native grasses.
49	LOCHLOOSA FINE SAND, 0 TO 2 PERCENT SLOPES	The Lochloosa series consists of somewhat poorly drained, slowly permeable soils formed in thick beds of sandy and loamy marine sediments in central Florida. Slopes range from 0 to 8 percent. USE AND VEGETATION: Most of these soils are cleared. Tame pasture is the dominant use of these areas. Some cleared areas are used for corn, citrus, peanuts, tomatoes, and watermelons. Native vegetation consists of slash and loblolly pine, dogwood, hickory, live, laurel and water oak, sweetgum, red maple, and magnolia. The understory is waxmyrtle, briars, and native grasses.
50	SPARR FINE SAND	The Sparr series consists of very deep, somewhat poorly drained, moderately slowly to slowly permeable soils on uplands of the coastal plain. They formed in thick beds of sandy and loamy marine sediments. Near the type location, the mean annual temperature is about 72 degrees F., and the mean annual precipitation is about 55 inches. Slopes range from 0 to 8 percent. USE AND VEGETATION: Most areas of Sparr soils are used for corn, citrus, peanuts, watermelons, truck crops, and tame pasture. Native vegetation consists of longleaf pine, slash pine, loblolly pine, magnolia, dogwood, hickory, and live oak, laurel oak, and water oak.
56	WAUBERG SAND	The Wauberg series consists of poorly drained, very slowly permeable soils that formed in thick beds of loamy marine sediments within large prairie areas and low areas within the flatwoods of central and southern Florida. Slopes range from 0 to 2 percent. USE AND VEGETATION: Most areas of these soils remain in native vegetation consisting of low panicums, bushybeard, creeping and chalky bluestems, bulrush, cutgrass, maidencane, carpetgrass, dogfennel, briars, thistle, and waxmyrtle. A few areas are wooded with slash and longleaf pine, sweetgum, and red maple. The areas are mostly used for wildlife, some are used for rangeland or pasture.
72	LOCHLOOSA FINE SAND, 5 TO 8 PERCENT SLOPES	The Lochloosa series consists of somewhat poorly drained, slowly permeable soils formed in thick beds of sandy and loamy marine sediments in central Florida. Slopes range from 0 to 8 percent. USE AND VEGETATION: Most of these soils are cleared. Tame pasture is the dominant use of these areas. Some cleared areas are used for corn, citrus, peanuts, tomatoes, and watermelons. Native vegetation consists of slash and loblolly pine, dogwood, hickory, live, laurel and water oak, sweetgum, red maple, and magnolia. The understory is waxmyrtle, briars, and native grasses.

74	BLICHTON SAND, 2 TO 5 PERCENT SLOPES	The Blichton series consists of very deep, very poorly drained, moderately slow or slowly permeable soils on uplands in central Florida. They formed in thick beds of loamy and sandy marine sediments. Near the type location, the mean annual temperature is about 72 degrees F., and the mean annual precipitation is about 55 inches. Slopes range from 0 to 8 percent. USE AND VEGETATION: Most of this soil is in forest. Many areas have been cleared and are used for improved pasture with small areas being used for growing watermelons, peanuts, corn, tomatoes, oranges, and grapefruit. The native vegetation consists of sweetgum, magnolia, hickory, live oak, laurel oak, red maple, dogwood, pineland threeawn, slash pine, longleaf pine, and loblolly pine.
99	WATER	

ILLUSTRATION A - IX
 AQUIFER RECHARGE MAP

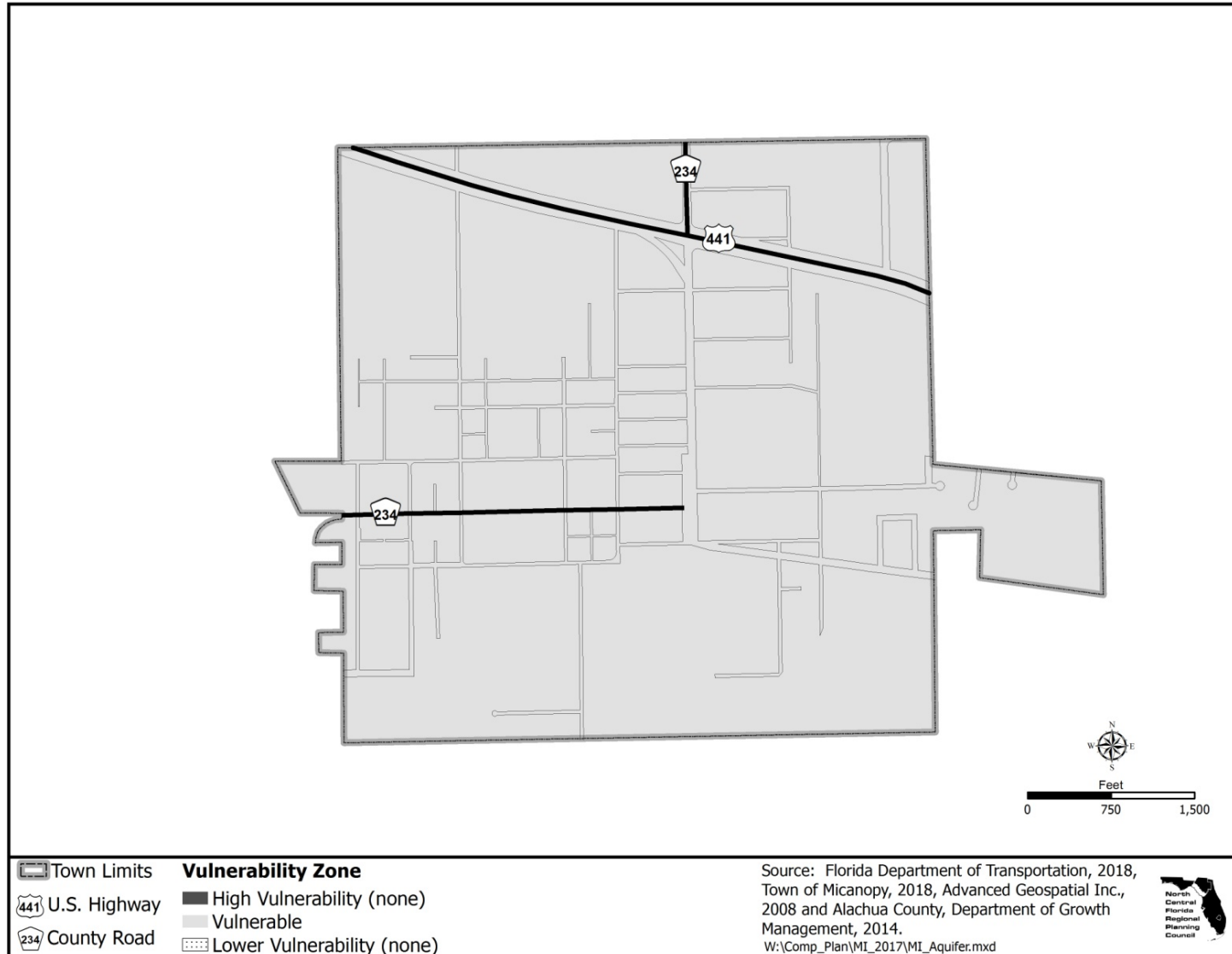


ILLUSTRATION A - X
EVACUATION ROUTE MAP

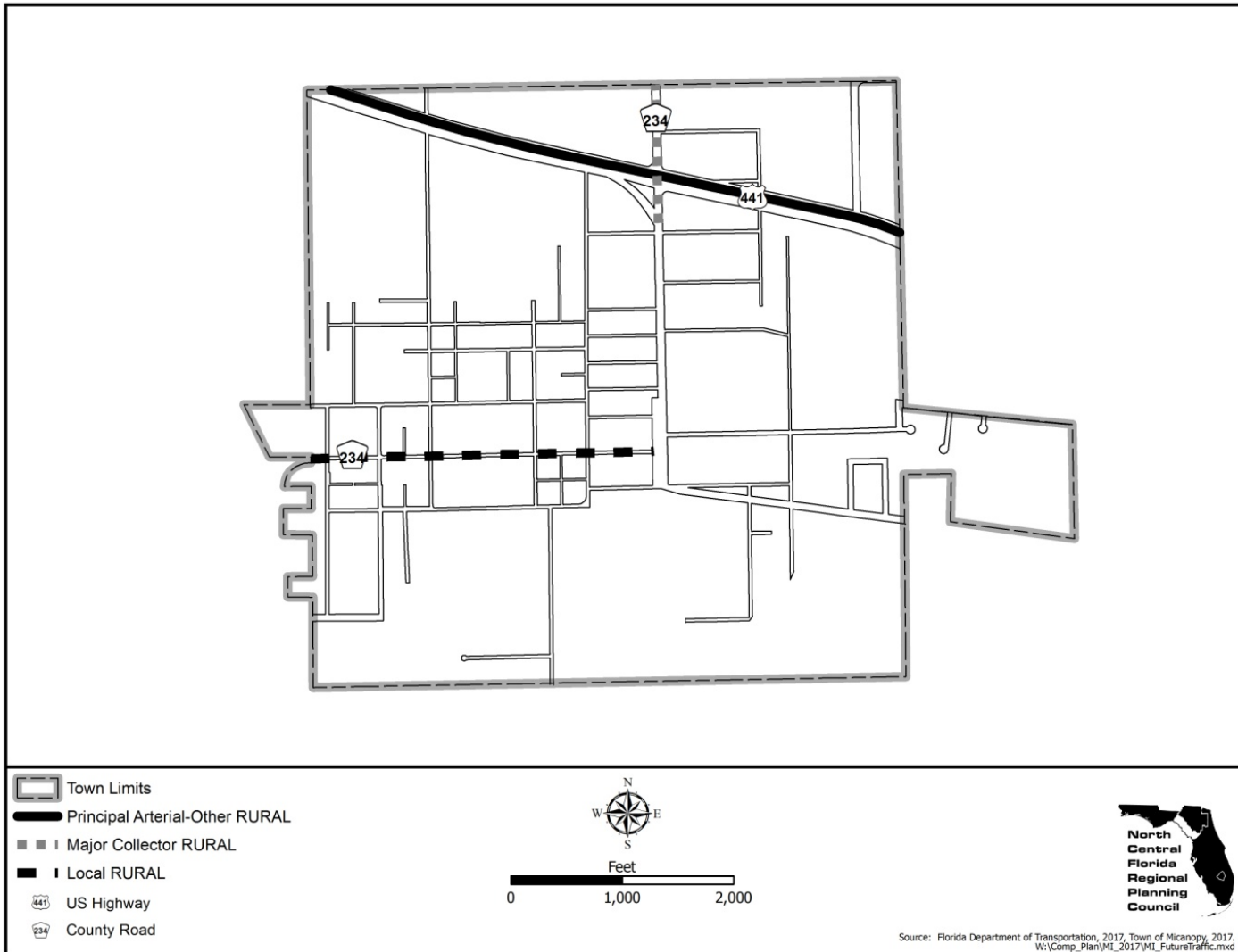


ILLUSTRATION A - XI
FUTURE TRANSPORTATION MAP

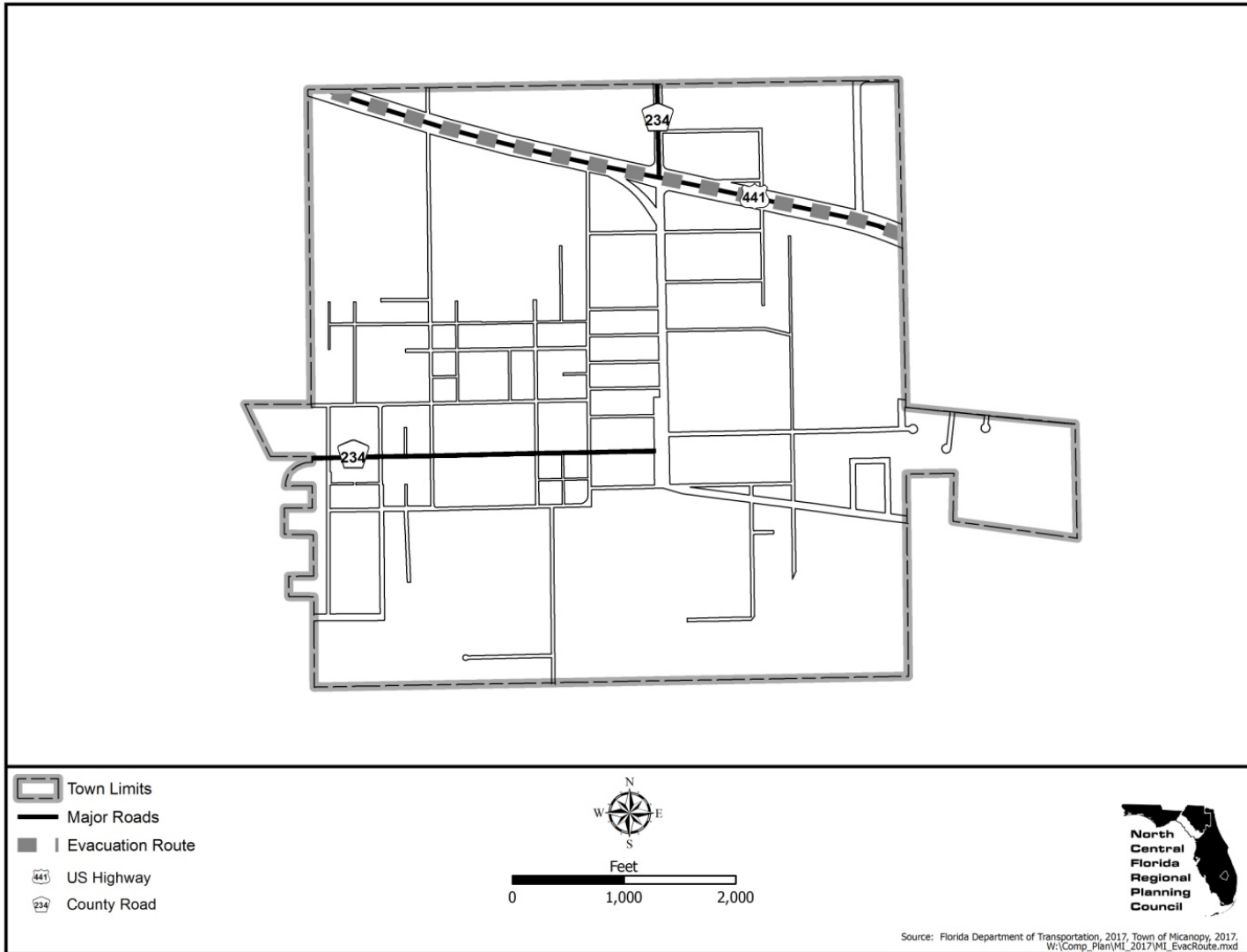
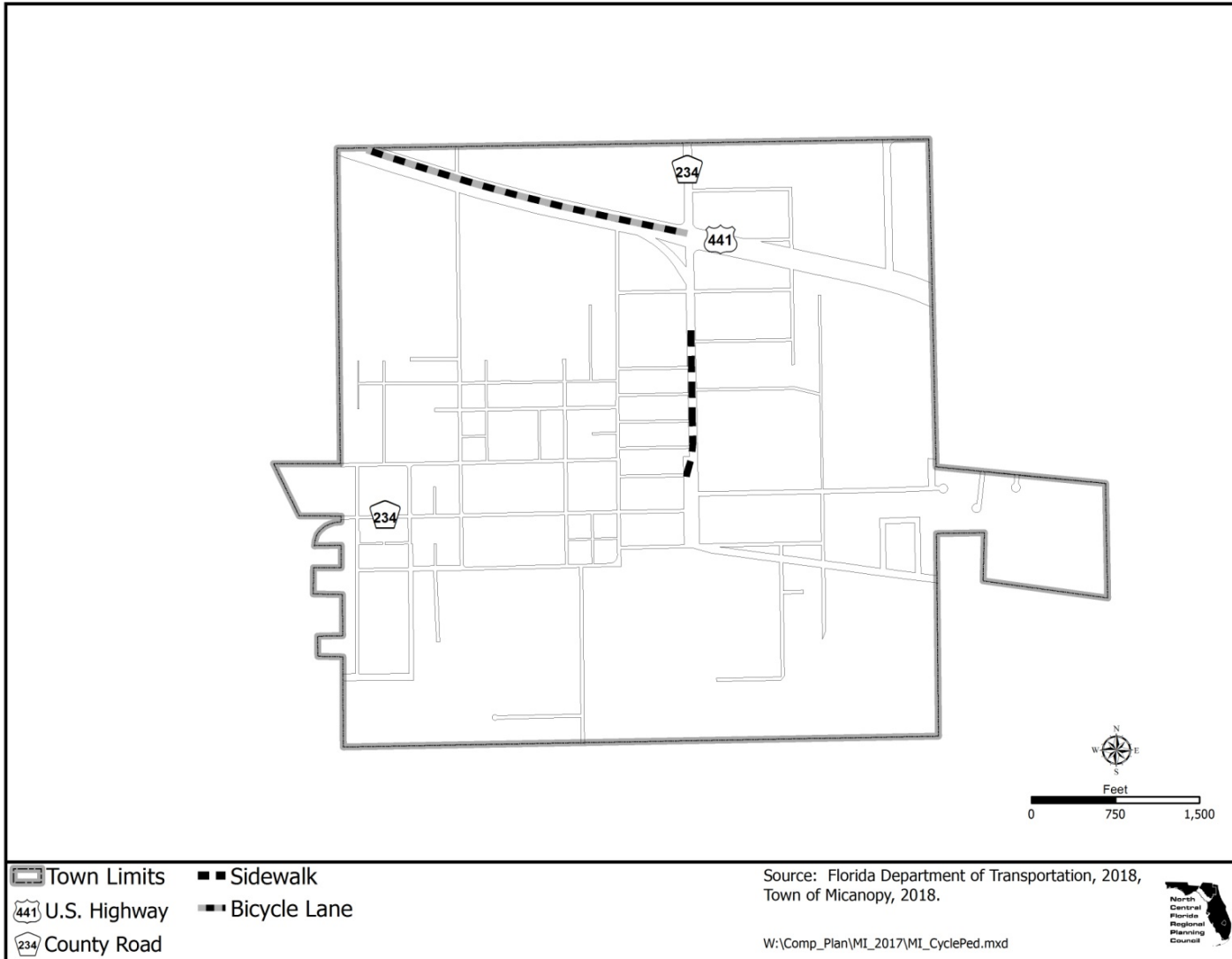


ILLUSTRATION A - XII
 BICYCLE AND PEDESTRIAN FACILITIES MAP



NORTH CENTRAL FLORIDA REGIONAL PLANNING COUNCIL

LOCAL GOVERNMENT PROGRAM

STAFF

Scott R. Koons, AICP, Executive Director

Sandra Joseph, Senior Planner

Lauren Yeatter, AICP, Senior Planner, Geographic Information Systems

Carmelita Franco, Administrative Planning Assistant