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MEETING NOTICE

CLEARINGHOUSE COMMITTEE

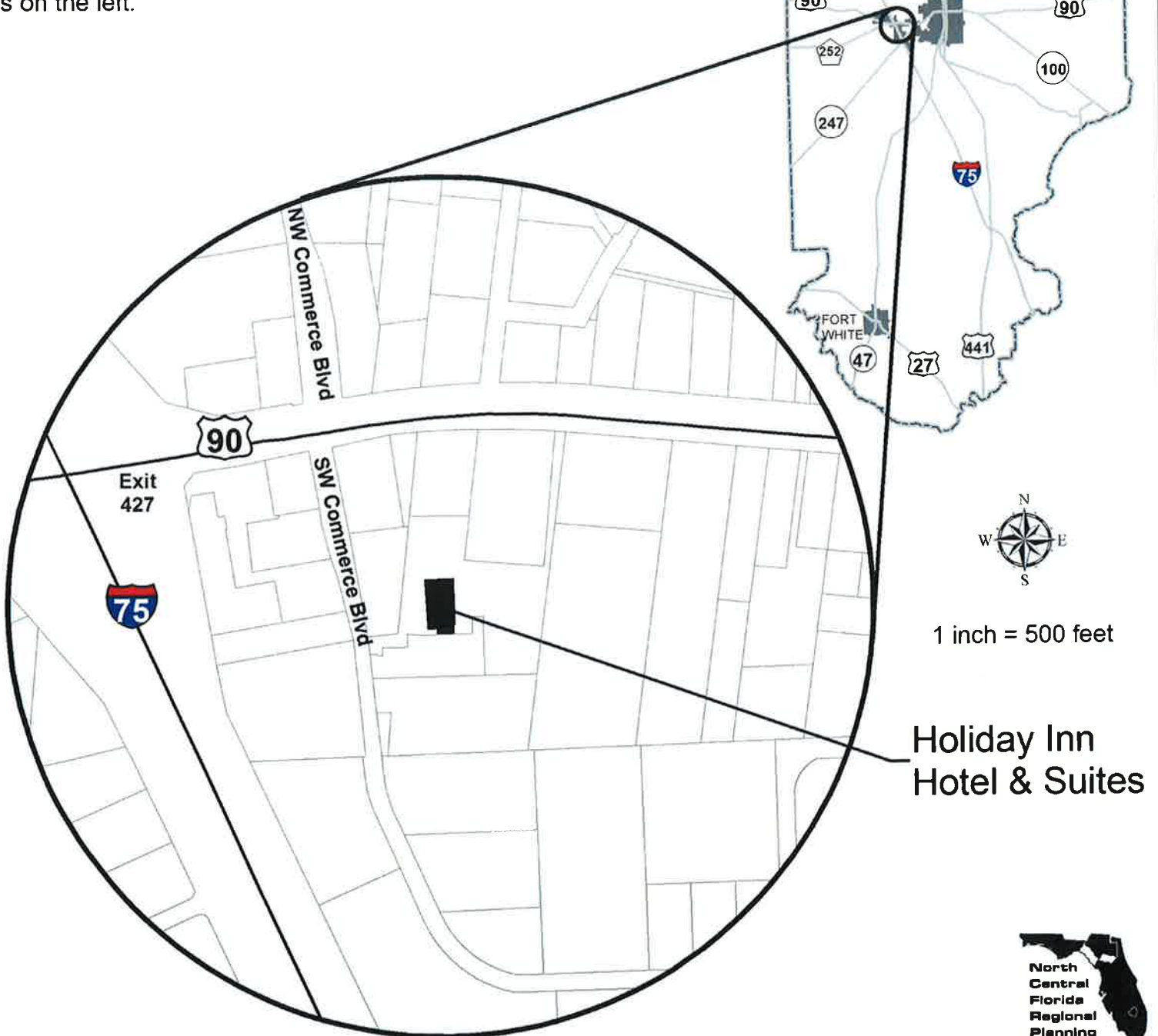
There will be a meeting of the Clearinghouse Committee of the North Central Florida Regional Planning Council on **March 26, 2015**. The meeting will be held at the **Holiday Inn Hotel & Suites, 213 SW Commerce Boulevard, Lake City**, beginning at **6:00 p.m.**

(Location Map on Back)

Holiday Inn Hotel & Suites

213 SW Commerce Blvd
Lake City, Florida 32025

Directions: From the intersection of Interstate 75 and U.S. Highway 90 (exit 427) in the City of Lake City turn, East onto U.S. Highway 90, travel approximately 450 feet to SW Commerce Blvd, turn right (South) onto SW Commerce Blvd, travel approximately 720 feet and the Holiday Inn Hotel & Suites is on the left.



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AGENDA

CLEARINGHOUSE COMMITTEE

Holiday Inn Hotel & Suites
Lake City, Florida

March 26, 2015
6:00 p.m.

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I.	APPROVAL OF THE FEBRUARY 26, 2015 MEETING MINUTES	5
II.	COMMITTEE-LEVEL REVIEW ITEMS	
	<u>Comprehensive Plan Amendments</u>	
	#37 - Columbia County Comprehensive Plan Adopted Amendment (DEO No. 14-1ESR)	9
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NORTH CENTRAL FLORIDA REGIONAL PLANNING COUNCIL

CLEARINGHOUSE COMMITTEE

MINUTES

Holiday Inn Hotel and Suites
Lake City, Florida

February 26, 2015
6:00 p.m.

MEMBERS PRESENT

Beth Burnam
Sandra Haas, Chair
Donnie Hamlin
James Montgomery, Vice-Chair
Patricia Patterson
Steven Witt

MEMBERS ABSENT

Jim Catron
Lauren Poe
Mike Williams

STAFF PRESENT

Steven Dopp

The meeting was called to order by Chair Haas at 6:08 p.m.

Chair Haas requested that the following item received by the Council following the distribution of the meeting packet be added to the Committee agenda:

#36 - City of Jasper Comprehensive Plan Draft Amendment (DEO No. 15-1ER).

ACTION: It was moved by Mayor Witt and seconded by Commissioner Patterson to add the above-referenced item to the agenda and to approve the agenda as amended. The motion carried unanimously.

I. APPROVAL OF THE JANUARY 22, 2015 MEETING MINUTES

ACTION: It was moved by Commissioner Hamlin and seconded by Commissioner Burnam to approve the January 22, 2015 meeting minutes as circulated. The motion carried unanimously.

III. COMMITTEE-LEVEL REVIEW ITEMS

#20 - University of Florida Draft Campus Master Plan Update, 2015-2025

Mr. Dopp stated the staff report for the item finds that the Campus Master Plan Update, as amended, is not anticipated to result in significant adverse impacts to Natural Resources of Regional Significance, regional facilities, or adjoining local governments.

ACTION: It was moved by Mr. Montgomery and seconded by Commissioner Hamlin to approve the staff report as circulated. The motion carried unanimously.

#35 - City of Starke Comprehensive Plan Adopted Amendment (DEO No. 15-1ER)

Mr. Dopp stated the staff report for the item finds that the local government comprehensive plan, as amended, is not anticipated to result in significant adverse impacts to Natural Resources of Regional Significance, regional facilities, or adjoining local governments.

ACTION: It was moved by Commissioner Patterson and seconded by Commissioner Burnam to approve the staff report as circulated. The motion carried unanimously.

#36 - City of Jasper Comprehensive Plan Draft Amendment (DEO No. 15-1ER)

Mr. Dopp stated the staff report for the item finds that the local government comprehensive plan, as amended, is not anticipated to result in significant adverse impacts to Natural Resources of Regional Significance, regional facilities, or adjoining local governments.

ACTION: It was moved by Mr. Montgomery and seconded by Commissioner Hamlin to approve the staff report as circulated. The motion carried unanimously.

The meeting adjourned at 6:35 p.m.

Sandra Haas, Chair

3/26/15

COMMITTEE-LEVEL ITEMS

**FLORIDA REGIONAL COUNCILS ASSOCIATION
LOCAL GOVERNMENT COMPREHENSIVE PLAN AMENDMENT REVIEW FORM 01**

Regional Planning Council: North Central Fl
Review Date: 3/26/15
Amendment Type: Adopted Amendments

Regional Planning Council Item No.: 37
Local Government: Columbia County
Local Government Item Nos.: CPA 0211
& CPA 0212
State Land Planning Agency Item No.: 14-1ESR

Date Mailed to Local Government and State Land Planning Agency (estimated): 3/27/15

Pursuant to Section 163.3184, Florida Statutes, Council review of local government comprehensive plan amendments is limited to adverse effects on regional resources and facilities identified in the strategic regional policy plan and extrajurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the region. A written report containing an evaluation of these impacts, pursuant to Section 163.3184, Florida Statutes, is to be provided to the local government and the state land planning agency within 30 calendar days of receipt of the amendment.

DESCRIPTION OF AMENDMENTS

County item CPA 0211 reclassifies 184.0 acres on the County Future Land Use Plan Map from Residential, Very Low Density (up to 1 dwelling unit per acre) to Light Industrial. County item CPA 0212 reclassifies 160.0 acres on the County Future Land Use Plan Map from Agriculture-3 (up to 1 dwelling unit per 5 acres) to Light Industrial (see attached).

1. ADVERSE EFFECTS TO SIGNIFICANT REGIONAL RESOURCES AND FACILITIES IDENTIFIED IN THE STRATEGIC REGIONAL POLICY PLAN

The subject properties are not located within or near a Natural Resource of Regional Significance as identified and mapped in the North Central Florida Strategic Regional Policy Plan. Therefore, significant adverse impacts are not anticipated to occur to Natural Resources of Regional Significance as a result of the amendments.

The subject properties are located within one-half mile of U.S. Highway 41, which is part of the Regional Road Network as identified in the North Central Florida Strategic Regional Policy Plan. The local government data and analysis report indicates that the nearest segment of U.S. Highway 41 to the subject properties is anticipated to meet minimum level of service standards contained in the County Comprehensive Plan (see attached). Therefore, significant adverse impacts are not anticipated to occur to the Regional Road Network as a result of the amendments.

2. EXTRAJURISDICTIONAL IMPACTS INCONSISTENT WITH THE COMPREHENSIVE PLANS OF LOCAL GOVERNMENTS WITHIN THE REGION

The County Comprehensive Plan, as amended, is not anticipated to create significant adverse impacts to adjoining local governments.

Request a copy of the adopted version of the amendments?

Yes _____	No _____
Not Applicable	____X____

It is recommended that these findings be forwarded to the County and the Florida Department of Economic Opportunity.

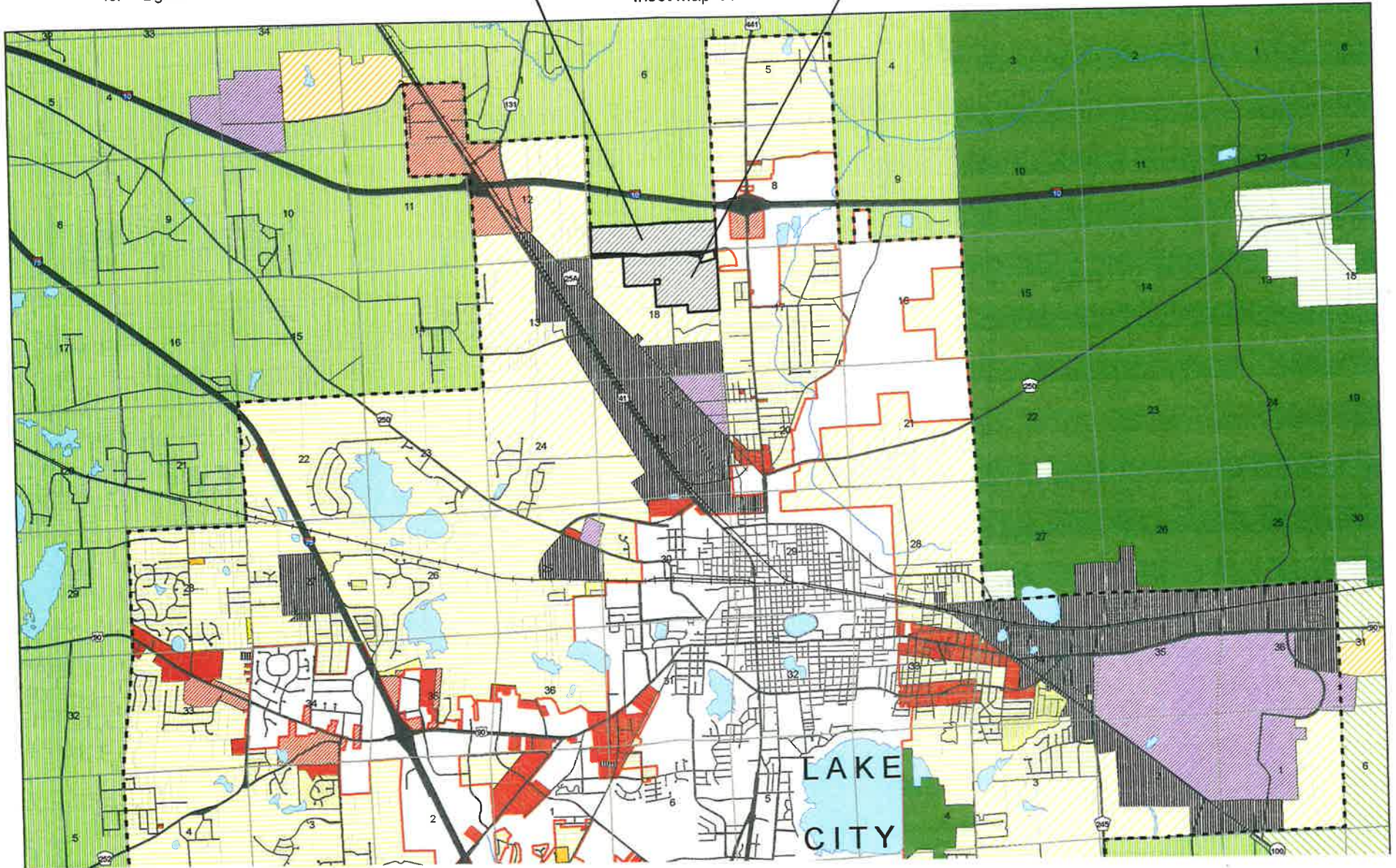
AMENDMENT NO. CPA 0212

Expand the Lake City Designated Urban Development Area
AND
From: Agriculture - 3 (≤ 1 d.u. per 5 acres)
To: Light Industrial

AMENDMENT NO. CPA 0211

From: Residential Very Low Density (≤ 1 d.u. per acre)
To: Light Industrial

Inset Map "A"



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To:

**FLORIDA REGIONAL COUNCILS ASSOCIATION
LOCAL GOVERNMENT COMPREHENSIVE PLAN AMENDMENT REVIEW FORM 01**

Regional Planning Council: North Central Fl
Review Date: 3/26/15
Amendment Type: Draft Amendment

Regional Planning Council Item No.: 38
Local Government: City of High Springs
Local Government Item No.: CPA 15-01
State Land Planning Agency Item No.: 15-1ER

Date Mailed to Local Government and State Land Planning Agency: 3/27/15 (estimated)

Pursuant to Section 163.3184, Florida Statutes, Council review of local government comprehensive plan amendments is limited to adverse effects on regional resources and facilities identified in the strategic regional policy plan and extrajurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the region. A written report containing an evaluation of these impacts, pursuant to Section 163.3184, Florida Statutes, is to be provided to the local government and the state land planning agency within 30 calendar days of receipt of the amendment.

DESCRIPTION OF AMENDMENT

The City is amending the text and the Future Land Use Plan Map Series of the City Comprehensive Plan based on an evaluation completed by the City to reflect changes in state requirements pursuant to Section 163.3191, Florida Statutes. More specifically, the item amends the text of the Land Use Element; the Transportation Element; the Community Design Element; the Conservation Element; the Economic Development Element; the Historic Preservation Element; the Housing Element; the Parks, Recreation and Open Space Element; the Utility Element; the Capital Improvements Element; the Intergovernmental Coordination Element; the Public School Facilities Element; and the Future Land Use Plan Map Series of the City Comprehensive Plan. The amendment also adds a Concurrency Management Element to the City Comprehensive Plan (see attached excerpts).

1. ADVERSE EFFECTS TO SIGNIFICANT REGIONAL RESOURCES AND FACILITIES IDENTIFIED IN THE STRATEGIC REGIONAL POLICY PLAN

The City is bisected by the following roads which are identified and mapped in the North Central Florida Strategic Regional Policy Plan as part of the Regional Road Network: U.S. Highway 27 and U.S. Highway 441. Nevertheless, significant adverse impacts are not anticipated to occur to the regional road network as a result of the amendment since it retains Minimum Level of Service Standards for these regional facilities (see attached). Additionally, the amendment does not result in any change in intensity or density of use.

The City is located within an Area of High Recharge Potential to the Floridan Aquifer a Natural Resource of Regional Significance as identified and mapped in the regional plan. Nevertheless, significant adverse impacts are not anticipated to occur to this Natural Resources of Regional Significance as the amendment does not result in any change in intensity or density of use. Additionally, the amendment includes a new objective and associated policies to protect Natural Resources of Regional Significance in a manner consistent with the regional plan (see attached).

**2. EXTRAJURISDICTIONAL IMPACTS INCONSISTENT WITH THE
COMPREHENSIVE PLANS OF LOCAL GOVERNMENTS WITHIN THE REGION**

The City Comprehensive Plan, as amended, is not anticipated to create significant adverse impacts to adjoining local governments.

Request a copy of the adopted version of the amendment?

Yes ☒ No ☐

Not Applicable ☐

It is recommended that these findings be forwarded to the City and the Florida Department of Economic Opportunity.

**EXCERPTS FROM THE
CITY COMPREHENSIVE PLAN AMENDMENT**

Words **bolded and underlined** have been added.
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FUTURE LAND USE ELEMENT

GOALS, OBJECTIVES AND POLICIES

FLUE GOAL 1 - PROMOTE HIGH SPRINGS AS AN EXCELLENT PLACE TO LIVE. ENSURE THE PRESERVATION AND THE IMPROVEMENT OF THE QUALITY OF LIFE THAT CURRENTLY EXISTS THROUGH THE EXPANSION OF ECONOMIC DEVELOPMENT. ENSURE THE ORDERLY AND EFFICIENT DEVELOPMENT OF LAND, WATER AND OTHER UNIQUE RESOURCES IN AND AROUND THE CITY. PRESERVE OUR HERITAGE AND SMALL TOWN VALUES.

FLUE OBJECTIVE 1.1 - Regional Context: High Springs will promote and nurture its role as a livable community within the North Central Florida and Alachua County Region. The City will endeavor to promote beneficial principles and concepts embodied in the Alachua County Countywide Visioning process.

FLUE Policy 1.1.1 - The City will cooperate with Alachua County and neighboring jurisdictions to further the beneficial principles and action strategies developed and adopted during the Alachua County Countywide Visioning Process.

FLUE Policy 1.1.2 - The City hereby adopts the following guiding principles:

1. Concentrate future growth within existing municipal boundaries;
2. Create greenbelts and open spaces as buffers between communities;
3. Preserve the unique character of existing downtowns and town centers;
4. Focus future annexations primarily on enclaves;
5. Promote fiscally efficient growth and land use patterns;
6. Protect private property rights;
7. Ensure equal participation by municipalities, residents and the County in planning for the unincorporated areas; and
8. Facilitate relationship building and communication between communities

FLUE Policy 1.1.3 - The City will cooperate with the County and neighboring jurisdictions to implement the following action strategies identified during the Alachua County Countywide Visioning Process pertaining to intergovernmental coordination by entering into new interlocal agreements to advance the countywide vision to:

1. Create a multi-jurisdictional task force to amend the Boundary Adjustment Act;
2. Pursue legislation to allow for easier annexation of enclaves; and
3. Adopt a new model template for "transition of service" agreements that distinguishes between urban and rural services.

FLUE Policy 1.1.4 - The City will cooperate with the County and neighboring jurisdictions to promote the following action strategies identified during the Alachua County Countywide Visioning Process to enhance the comprehensive planning process:

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FLUE Policy 1.15.10 - The City shall adopt regulations prohibiting the use of a temporary structure for any purpose other than during City approved events or during a period of declared emergency. A temporary structure is any structure that does not meet the City's building codes.

FLUE Policy 1.15.11 - The City shall coordinate review of all proposed development plans with the SRWMD for developments proposed within the drainage basin of any designated priority water body. This will provide the SRWMD an opportunity to review such development to determine if the development is consistent with the approved management plans within that basin.

FLUE Policy 1.15.12 - The City shall require the developer to submit development plans for all proposed development within the drainage basin of any designated priority water body to the SRWMD. This submittal will allow review and comment by the SRWMD as to the consistency of the proposed development with any approved management plans within such basin prior to development review by the City.

FLUE Policy 1.15.13 - The City shall require adequate planning, financing, construction and dedication of public utilities to support proposed development.

FLUE Policy 1.15.14 - The City shall require developers to provide neighborhood utilities in site and development plans and to provide specific provisions for:

1. Ownership of utility and property,
2. Financing of operations and required capital improvements,
3. Dedication of road rights-of-way of sufficient size to accommodate present and future utility needs, and
4. Adequate provision of easements across private property for use of the required utilities.

FLUE Policy 1.15.15 - The City shall permit facilities for the distribution of utilities, through the Conditional Use Permit process, within any zoning district. For the purposes of this policy, utilities shall be defined as water, sewer, gas, telephone land lines, and television cable.

FLUE Policy 1.15.16 - Except as permitted in FLUE Policy 1.15.17 all utility operations and facilities (**except electrical substations**) shall be sited in areas classified as commercial, business/ commerce, business / industrial or public/semipublic, and subject to additional restrictions imposed by the Land Development **Regulations Code**, in areas classified as mixed use, residential or conservation.

FLUE Policy 1.15.17 - The City shall implement, through its Land Development **Regulations Code**, rules for the siting of communication towers within the City.

FLUE Policy 1.15.18 The City shall allow electrical substations as a permitted use by right within all land use classifications, except Conservation future land use category and any Historic Preservation Overlay district as depicted on the Future Land Use Plan Map. New distribution electric substations should be constructed to the maximum extent practicable, to achieve compatibility with adjacent and surrounding land uses. The following standards intended to balance the need for electricity with land use compatibility shall apply to new distribution electric substations.

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- 1. In nonresidential areas, the distribution electric substation shall comply with the setback and landscaped buffer area criteria applicable to other similar uses in that district.**
- 2. In residential areas, a setback of up to 100 feet between the distribution electric substation property boundary and permanent equipment structures shall be maintained, as follows:**
 - a. For setbacks between 100 feet and 50 feet, an open green space shall be formed by installing native landscaping, including trees and shrub material. Substation equipment shall be protected by a security fence.**
 - b. For setback of less than 50 feet, a buffer wall 8 feet high or a fence 8 feet high with native landscaping shall be installed around the substation.**

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TRAFFIC CIRCULATION TRANSPORTATION ELEMENT

GOALS, OBJECTIVES AND POLICIES

TC GOAL 1 - TO ESTABLISH AND MAINTAIN A SAFE, CONVENIENT, AND EFFICIENT AUTOMOBILE, BICYCLE AND PEDESTRIAN TRANSPORTATION SYSTEM, CAPABLE OF MOVING PEOPLE AND GOODS THROUGHOUT THE CITY.

TC OBJECTIVE 1.1 - Adopt and maintain a Master Thoroughfare Plan that establishes a network of roadways adequate to serve the existing community and accommodate the transportation needs required to implement the Future Land Use Plan.

TC Policy 1.1.1 - The City hereby adopts a Master Thoroughfare Plan as shown by TC Map 1.

TC Policy 1.1.2 - For purposes of implementing the Master Thoroughfare Plan, the City hereby adopts the following roadway classifications:

1. Arterials
2. Major Collectors
3. Collectors
4. Residential Collectors

The roadway classifications are designated by TC Map 1.

TC Policy 1.1.3 - The City shall adopt minimum right-of-way requirements for new roadways containing the following criteria:

1. Arterials Roadways - 150 foot right-of-way;
2. Major Collectors Roadways - 100 foot right-of-way except where modified by "Context Sensitive Design" guidelines;
3. Collectors - 80 foot right-of-way except where modified by "Context Sensitive Design" guidelines;
4. Residential Collectors - 60 foot right-of-way;
5. Local Roadways - 60 foot right-of-way with swale & drainage; and
6. Local Roadways - 50 foot right-of-way with curb & gutter except where modified by "Context Sensitive Design" guidelines.

TC Policy 1.1.4 - ~~By December 2009, the~~ The City shall adopt a "Corridor Preservation Ordinance" to preserve future roadway corridors as prescribed by the Master Thoroughfare Plan.

TC Policy 1.1.5 - The Master Thoroughfare Plan shall be reviewed for modification in conjunction with the consideration of amendments to the adopted Urban Service Area.

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TC OBJECTIVE 1.3 - Vehicular Level of Service Standards (LOSS) shall be adopted and maintained to maximize the efficient use and safety of roadway facilities and to coordinate capital improvement planning with land use decisions to meet the requirement that adequate roadway facilities be available concurrent with the impacts of development in accordance with the latest version of the Level of Service Handbook developed by the Florida Department of Transportation Systems Planning Office.

TC Policy 1.3.1 - The City hereby adopts the Alachua County Corridor Design Manual by reference. New construction and reconstruction of roadways within High Springs shall conform to the guidelines and standards prescribed in the Corridor Design Manual. The City shall amend the Land Development **Regulations Code** to incorporate the standards and guidelines prescribed in the Corridor Design Manual.

TC Policy 1.3.2 - Establish and maintain adopted levels of service on all classifications of roadways within the City. The following level of service standards (LOSS) are adopted:

Vehicular Level of Service Standards (LOSS) for Major Roadways

Designation or Classification	LOSS
State Highways	C
County Maintained Roadways	D
City Maintained Arterials	D
City Maintained Major Collectors	D
City Maintained Collectors	D
<u>Residential Collectors</u>	<u>D</u>

TC Policy 1.3.3 - Design bicycle facilities to include the following considerations:

1. Bike paths, lanes and shoulders planned for designated roadways, in coordination with adjacent uses and appropriate to different roadway types as prescribed in the Corridor Design Manual; and
2. Facilities which meet standards set by Florida Department of Transportation, American Association of State Highway Transportation Officials, and local regulating agencies
Facilities which are well marked and signed, and which are designed for ease of maintenance.

TC Policy 1.3.4 - Design pedestrian facilities for designated roadways in urban and suburban areas to include the following considerations:

1. Continuous sidewalks, free of obstruction, buffered from traffic by landscape or setbacks, and shaded where appropriate;
2. Clearly marked crosswalks at intersections, with handicapped provisions;
3. Traffic control signals with safe crossing time for pedestrians; and
4. Street furnishings, including benches, trash receptacles, bus shelters, and lighting, as appropriate to the surroundings.

TC Policy 1.3.5 - To maintain level of service standards and to preserve the function and character of its downtown, the City shall give high priority to the development of an alternative or bypass route. The plan consists of the following elements:

1. The enhancement of 9th Street from its intersection of US 441 to its intersection with US 27;

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Priority 4 New and expanded facilities that reduce or eliminate deficiencies relative to LOS standards for existing demands. Projects to address deficiencies to serve existing development or approved vested development in urban service areas designated in the Future Land Use Element shall have priority within this category.

Priority 5 New or expanded facilities, including land acquisition, that are needed to maintain adopted LOS for new development and redevelopment during the next ten (10) years. Projects to serve new development within the Urban Service Area designated in the Future Land Use Element shall have priority within this category.

TC Policy 1.6.4 - The City shall require that new development bear the full cost of all internal transportation improvements and a proportionate share of the cost of all transportation facilities impacted by new development. The City will adopt and implement a Proportionate Share Mitigation Ordinance in accordance with State statutes.

TC Policy 1.6.5 - The City will investigate alternative sources of funding for road and street construction, ~~By December 2009, the City will evaluate the feasibility of roadway impact fees.~~

TC Policy 1.6.6 -In accordance with Section 163.3180(5)(h)1.c. and 163.3180(5)(h)2. Florida Statutes, the City shall provide a means by which the landowner will be assessed a proportionate share of the cost of providing the transportation facilities necessary to serve the proposed development. However, the landowner shall not be held responsible for contributing to deficient transportation facilities.

TC GOAL 2 - TO ESTABLISH AND MAINTAIN A BALANCED TRANSPORTATION SYSTEM THAT SUPPORTS THE LAND USE, ECONOMIC, COMMUNITY CHARACTER, ENVIRONMENTAL, HOUSING AND OTHER OBJECTIVES OF THIS COMPREHENSIVE PLAN.

TC OBJECTIVE 2.1 - Apply "Context Sensitive Design" to enhance natural and historic resources and scenic quality and to avoid, minimize, and mitigate adverse impacts upon natural, cultural, historic and economic resources and scenic quality during the siting, design, construction, operation, and maintenance of the transportation system.

TC Policy 2.1.1 - The City shall establish multimodal street cross-sections, design standards, and operational measures to ensure that streets are safe, convenient and appealing for all modes of travel including automobiles, trucks, bicycles and pedestrians. Strategies shall include marked crosswalks, wider sidewalks, on-street parking, traffic calming, raised medians, adequate drainage or other appropriate safety enhancements that reduce hazardous conflicts between modes and that are consistent with the planned functions of the roadway. The Alachua County Corridor Design Manual prescribes the roadway cross-sections, design standards and streetscapes for a variety of roadway classifications and settings and is adopted by reference. The standards shall be applied within the City of High Springs as follows:

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CONSERVATION ELEMENT

GOALS, OBJECTIVES AND POLICIES

CON GOAL 1 - THE CITY WILL GUIDE URBAN AND RURAL DEVELOPMENT IN SUCH A WAY AS NOT TO ADVERSELY AFFECT THE COMMUNITY'S NATURAL RESOURCES, AND THUS, ENSURE THE HIGHEST ENVIRONMENTAL QUALITY.

CON OBJECTIVE 1.1 - The City shall meet or exceed the minimum air quality standards established by the FDEP.

CON Policy 1.1.1 - The City's ~~IL~~ and ~~dD~~ development ~~regulations~~ Code will continue to require that all appropriate air quality permits be obtained prior to the issuance of final development orders so that minimum air quality levels established by the FDEP are maintained in the City.

CON Policy 1.1.2 - All new development must meet State and Federal guidelines for air emissions.

CON Policy 1.1.3 - Owners of facilities that become sources of emissions in non-compliance will be required to correct the problem.

CON Policy 1.1.4 - The City shall reduce the impact of automobile emissions and noise by requiring vegetative buffer strips along arterial roadways.

CON Policy 1.1.5 - The City will assign priority to paving high-use, unpaved roads due to their effect on the air quality and develop and implement a plan for paving those roads that are considered a problem.

CON OBJECTIVE 1.2 - The City shall maintain a high quality potable water supply within the City.

CON Policy 1.2.1 - The City shall, as part of the development review process, require the coordination and approval of development plans with the FDEP and the SRWMD to assist the City in ensuring protection of its current and projected water sources.

CON Policy 1.2.2 - The City shall prohibit uses within or adjacent to the water resources of the City which would violate water quality anti-degradation rules established by the FDEP.

CON Policy 1.2.3 - The City shall identify and make recommendations for the purchase of environmentally sensitive lands under available conservation programs such as those administered by the FDEP and the SRWMD.

CON Policy 1.2.4 - The City will adopt and adhere to the SRWMD stormwater regulations contained in Rule 40B-4 and 40B-400, FAC.

CON Policy 1.2.5 - The City shall require all new developments to manage stormwater runoff in accordance with the SRWMD regulations listed in CON Policy 1.2.4.

CON Policy 1.2.6 - The City shall require management practices, as determined by state and federal regulations, for agriculture, commercial, and domestic Future Land Uses to reduce runoff and soil erosion.

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CON OBJECTIVE 1.10 The City, in order to protect significant natural resources in a manner which is in conformance with and furthers the North Central Florida Strategic Regional Policy Plan, as amended October 27, 2011, hereby adopts the following maps as they apply to the City as part of the Future Land Use Map Series of this Comprehensive Plan;

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

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

CON Policy 1.10.1 The map entitled Regionally Significant Natural Resources - Ground Water Resources, dated October 27, 2011, included within the Future Land Use Map Series, identifies groundwater resources for the application of the provisions of the high groundwater aquifer protection policy of the Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element of this Comprehensive Plan.

CON Policy 1.10.2 The map entitled Regionally Significant Natural Resources - Natural Systems, dated October 27, 2011, included within the Future Land Use Map Series, identifies listed species for the application of the provisions the critical wildlife habitat policy of this element.

CON Policy 1.10.3 The maps entitled Regionally Significant Natural Resources - Planning and Resource Management Areas, dated October 27, 2011, included within the Future Land Use Map Series, identifies state owned regionally significant lands for application of the provisions of the conservation land use policy of the Future Land Use Element of this Comprehensive Plan.

CON Policy 1.10.4 The maps entitled Regionally Significant Natural Resources - Planning and Resource Management Areas (Surface Water Improvement Management Water Bodies), dated October 27, 2011, included within the Future Land Use Map Series, identifies surface water management improvement water bodies for the application of the provisions of the surface water runoff policy of this element.

CON Policy E.1.7.5 The map entitled Regionally Significant Natural Areas - Surface Water Resources, dated October 27, 2011, included within the Future Land Use Map Series, identifies surface water resources for the application of the provisions of the surface water and riverbank protection policies of this element.

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~~**PSFE OBJECTIVE 2.2: LEVEL OF SERVICE STANDARDS** The City 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 LOS standards within the period covered by the five-year schedule of capital improvements and the long range planning period. After the first 5-year schedule of capital improvements, capacity shall be maintained within each year of subsequent 5-year schedules of capital improvements.~~

CAPITAL IMPROVEMENTS ELEMENT

GOALS, OBJECTIVES AND POLICIES

CIE GOAL 1 - The City shall undertake reasonable policies to provide needed lands, public facilities, and equipment that will protect investments in existing facilities, maximize their use and promote orderly compact urban growth, to benefit all residents within its jurisdiction.

CIE OBJECTIVE 1.1 - Capital improvements will be provided to correct existing deficiencies, maintain or replace existing, worn-out, or obsolete facilities, and accommodate desired future growth.

CIE Policy 1.1.1 - The City 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.

CIE Policy 1.1.2 - The CIP will list specific projects ranked by priority. Each project will be identified by location, estimated cost, and possible sources of funding.

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

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

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

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

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CIE OBJECTIVE 1.2 - The City shall continue to require that all decisions regarding the issuance of development permits shall be consistent with the established level of service standards adopted for public facilities within the Comprehensive Plan.

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

TRAFFIC CIRCULATION - LEVEL OF SERVICE STANDARDS

~~Establish a Level of Service Standard at peak hour as defined within the Florida Department of Transportation "Florida Level of Service Standards and Guidelines Manual for Planning, 1998" for the following roadway segments within the City:~~

Segment Roadway Segment LOS Standards

- ~~1 — U.S. 441/41 and S.R. 25 C~~
- ~~2 — U.S. 27/S.R. 20 C~~
- ~~3 — U.S. 41/27 and S.R. 45 C~~

~~Establish LOS standards for those streets and roads controlled by the City:~~

Paved Two-lane Neighborhood Streets	Unpaved Graded Roads
LOS Trips per day C 5,000	LOS Trips per day C 2,000

Vehicular Level of Service Standards shall be adopted and maintained to maximize the efficient use and safety of roadway facilities and to coordinate capital improvement planning with land use decisions to meet the requirement that adequate roadway facilities be available concurrent with the impacts of development in accordance with the latest version of the Level of Service Handbook developed by the Florida Department of Transportation Systems Planning Office.

The following level of service standards are adopted on all classifications of roadways within the City:

Vehicular Level of Service Standards for Major Roadways

<u>Designation or Classification</u>	<u>LOSS</u>
<u>State Highways</u>	<u>C</u>
<u>County Maintained Roadways</u>	<u>D</u>
<u>City Maintained Arterials</u>	<u>D</u>
<u>City Maintained Major Collectors</u>	<u>D</u>
<u>City Maintained Collectors</u>	<u>D</u>
<u>Residential Collectors</u>	<u>D</u>

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CONCURRENCY MANAGEMENT SYSTEM

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

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

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

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

- 1. Prior to the issuance of a building permit or its functional equivalent, the City will consult with the applicable water supply utility to ensure that adequate water supplies and facilities will be in place and available no later than the anticipated date of issuance of a certificate of occupancy or its functional equivalent.**
- 2. A development order or permit may be issued at the time of issuance of a certificate of occupancy or its function equivalent, if the necessary facilities and services are in place and available to serve the new development; or**
- 3. At the time the development order or permit is issued, the necessary public facilities and services are guaranteed in an enforceable development agreement, pursuant to Section 163.3220, Florida Statutes, or an agreement or development order issued pursuant to Chapter 380, Florida Statutes, to be in place and available to serve new development at the time of the issuance of a certificate of occupancy or its functional equivalent.**

b. For Parks and Recreation Facilities

- 1. At the time the development order or permit is issued, the necessary facilities and services are in place or under actual construction; or**
- 2. A development order or permit is issued subject to the condition that, at the time of the issuance of a certificate of occupancy or its functional equivalent, the acreage for the necessary facilities and services to serve the new development is dedicated or acquired by the City, or funds in the amount of the developer's fair share are committed; and**
 - a. A development order or permit is issued subject to the conditions that the necessary facilities and services needed to serve the new development are scheduled to be in place or under actual construction not more than one year after issuance of a certificate of occupancy or its functional equivalent as provided in the City's adopted 5-Year Schedule of the Capital Improvements Element; or**
 - b. At the time the development order or permit is issued, the necessary facilities and services are the subject of a binding executed agreement which requires the necessary facilities and services to serve the new development to be in place or under actual construction not more than one year or under actual**

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construction not more than one year after issuance of a certificate of occupancy or its functional equivalent; or

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

c. For Transportation Facilities

1. At the time a development order or permit is issued the necessary facilities and services are in place or under construction; or
2. A development order or permit is issued subject to the conditions that the necessary facilities and services needed to serve the new development are scheduled to be in place or under actual construction nor more than three years after issuance of a certificate of occupancy or its function equivalent as provided in the City's 5-Year Schedule of the Capital Improvements Element. The schedule of capital improvements may recognize and include transportation projects included in the first three years of the applicable, adopted Florida Department of Transportation five-year work program.
3. At the time the development order or permit is issued, the necessary facilities and services are the subject of a binding executed agreement which requires the necessary facilities and services to serve the new development to be in place or under actual construction nor more than three years after the issuance of a certificate of occupancy or its functional equivalent; or
4. At the time a development order or permit is issued the necessary facilities and services are guaranteed on an enforceable development agreement, pursuant to Section 163.3220, Florida Statutes, or an agreement or development order issued pursuant to Chapter 380, Florida Statutes, to be in place or under actual construction not more than three years after issuance of a certificate of occupancy or its functional equivalent.

4. For Public School Facilities

- a. At the time a final subdivision or site plan approval for residential uses is issued the necessary public school facilities and services are in place; or
- b. A final subdivision or site plan approval for residential uses is issued, subject to the condition that the necessary public school facilities and services needed to serve the new development are scheduled to be in place or under actual construction no more than three years after issuance of final subdivision or site plan approval as provided in the County's 5-Year Schedule of the Capital Improvements Element; or
- c. A final subdivision or site plan approval for residential uses is issued, subject to the execution of a legally binding mitigation agreement between the applicant, School Board and the City. This agreement shall be supported by a bond, deposit of funds or other acceptable financial means to assure performance of the proportional share mitigation agreed to by the developer.

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CONCURRENCY DETERMINATION PROCEDURES

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

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

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

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

- a. If an applicant desires to determine whether there is sufficient capacity to accommodate their proposed project, the Land Development Code Administrator shall make an informal non-binding determination of whether there appears to be sufficient capacity in the public facilities and services to satisfy the demands of the proposed project. If there appears to be insufficient capacity, the Land Development Code Administrator shall then make a determination of what public facilities or services would be deficient if the proposed project were approved.
- b. There are certain development approvals that are ineligible to receive concurrency reservation because they are too conceptual and consequently do not allow an accurate assessment of public facility impacts. These development approvals are land use amendments to the Comprehensive Plan and rezoning requests. Those development approvals shall receive a non-binding concurrency determination.
- c. Any concurrency determination, whether requested as part of an application for development approval or without an application for development approval, is a non-binding determination of what public facilities and services are available at the date of inquiry. The issuance of a Certificate of Concurrency Compliance shall be the only binding action which reserves capacity for public facilities and services.

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

- a. The City shall provide level of service information as set forth in the most recent Data and Analysis Report in support of the City's Comprehensive Plan. If this level of service information indicates a level of service failure, the applicant may either:
 - (1) Accept the level of service information as set forth in the most recent Data and Analysis Report supporting the City's Comprehensive Plan; or
 - (2) Prepare a more detailed Highway Capacity Analysis as outlined in the Highway Capacity Manual, 2010, or

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- ## Proposed Evaluation Amendments
- ### Amendment No. CPA 15-01

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2. If adequate capacity does not exist, the School Board of Alachua County shall identify possible mitigation options that may be applied consistent with the policies set forth within PSFE Objective 2.5. In the event that the School Board of Alachua determines that there is not adequate capacity in accordance with the concurrency availability standard in Policy 2.4.6., then the development application may remain active pending the conclusion of the mitigation negotiations and execution of a legally binding mitigation agreement in accordance with the policies under Objective 2.5.

Public School Facilities Concurrency Availability Standard -

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

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

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

Reservation of Public School Facilities Capacity -

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

1. Once the City issues a Certificate of Concurrency Reservation as a part of the Final Development Order, the school capacity necessary to serve the development shall be considered reserved for a period not to exceed three (3) years or until completion of construction of development infrastructure required for the life of the Development Order or longer if the School Board of Alachua County concurs that there is sufficient capacity. These time frames shall be subject to any State-mandated extensions of development approval.
2. Phased projects, as provided for in the City of High Springs land development regulations, may obtain approval for a longer period, provided the development order is in accordance with an agreement entered into by the School Board, The City of High Springs, 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.

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3. The City shall notify the School Board of Alachua 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 Certificate of Concurrency Determination, except that any change that would increase student generation requires review.

CERTIFICATE OF CONCURRENCY COMPLIANCE

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

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

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

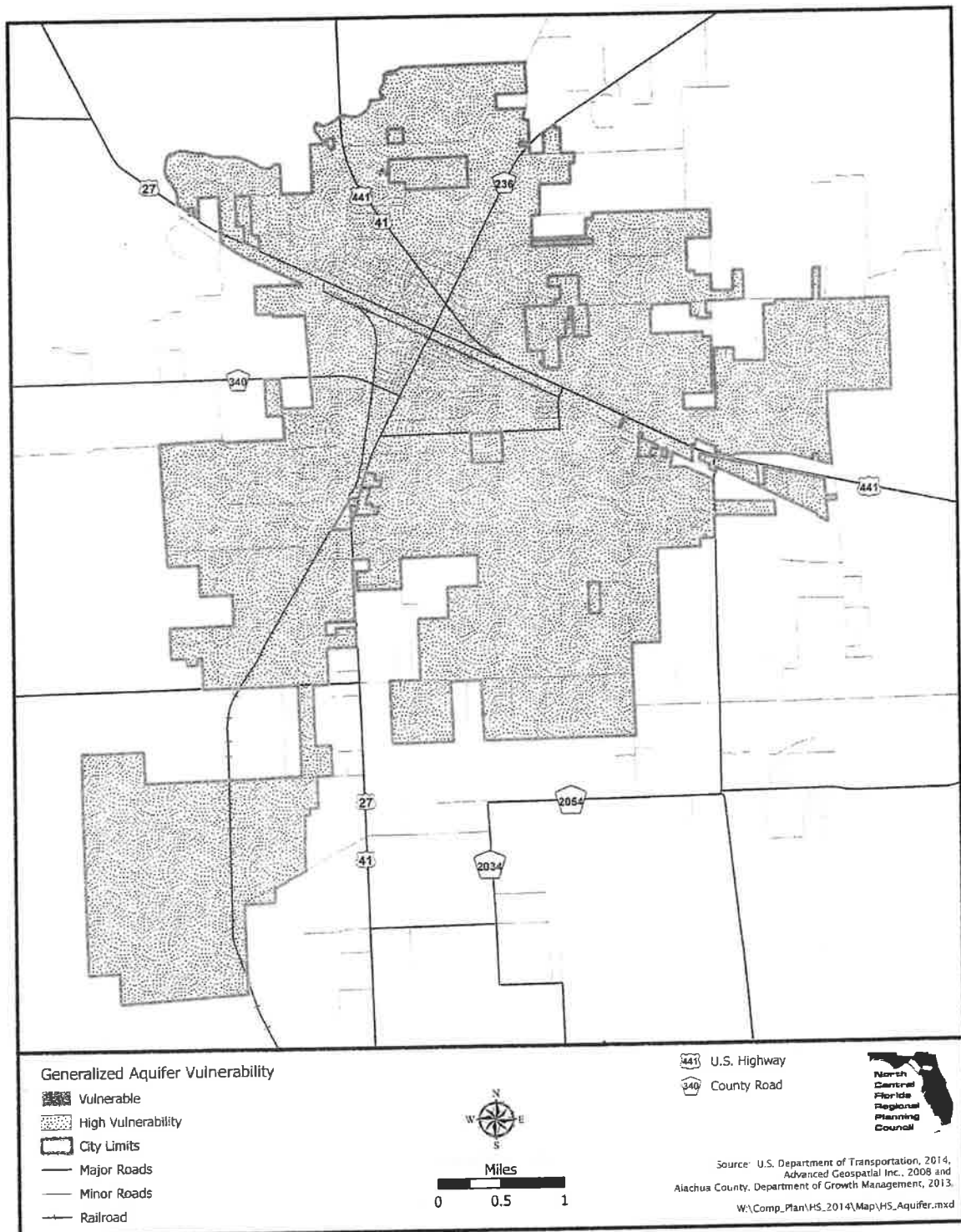
1. Issuance of a building permit based upon previously approved development orders permitting redevelopment;
2. Issuance of a building permit based upon previously approved development orders permitting new development;
3. Issuance of new development orders permitting redevelopment;
4. Issuance of new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

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

1. Amendments to the Comprehensive Plan can be made as often as necessary. In addition, changes can be made to the Capital Improvements Element by ordinance if the changes are limited to the technical matters listed in Chapter 163, Part II, Florida Statutes.
2. No development order shall be issued which would require the City Commission to delay or suspend construction of any of the capital improvements on the 5-Year schedule of the Capital Improvements Element.
3. If by issuance of a development order a substitution of a comparable project on the 5-Year schedule is proposed, the applicant may request the City to consider an amendment to the 5-Year schedule in one of the twice annual amendment reviews.
4. The result of any development not meeting adopted level of service standards for public facilities shall be cessation of the affected development or the reduction of the standard for level of service (which requires an amendment to the Comprehensive Plan).

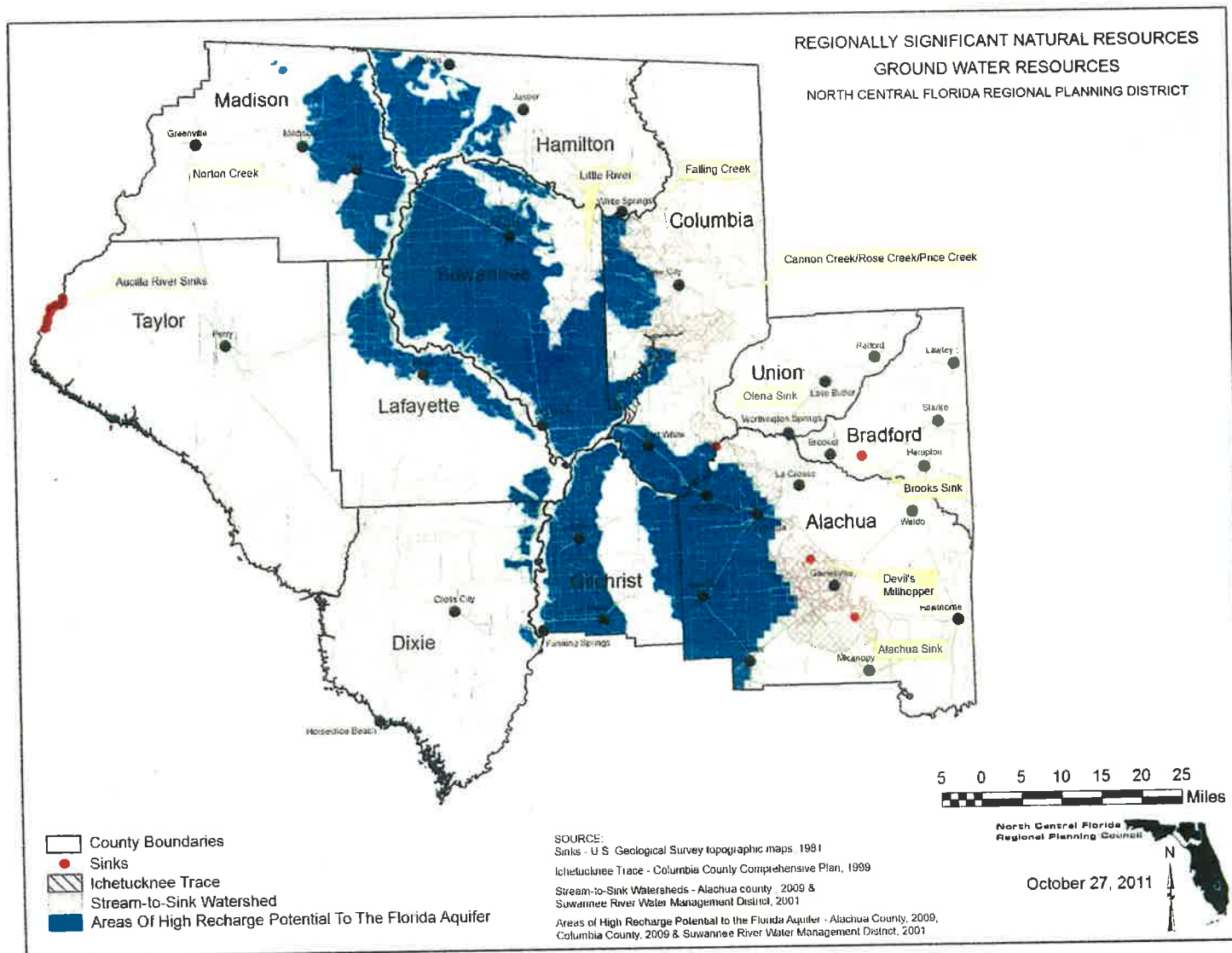
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Illustration A - X
High Groundwater Aquifer Recharge Areas



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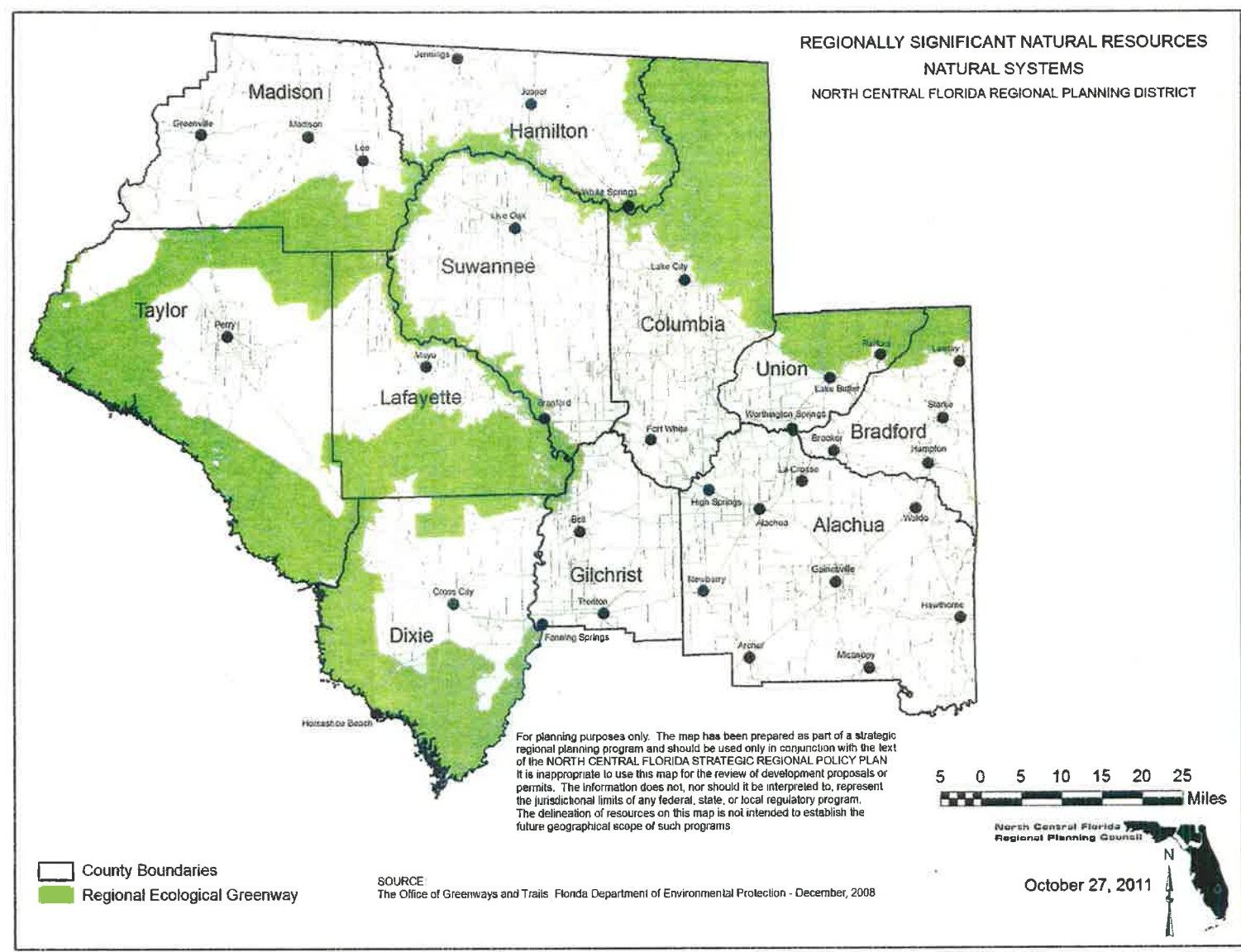
Illustration A - XII-a
Regionally Significant Natural Resources
Groundwater Resources



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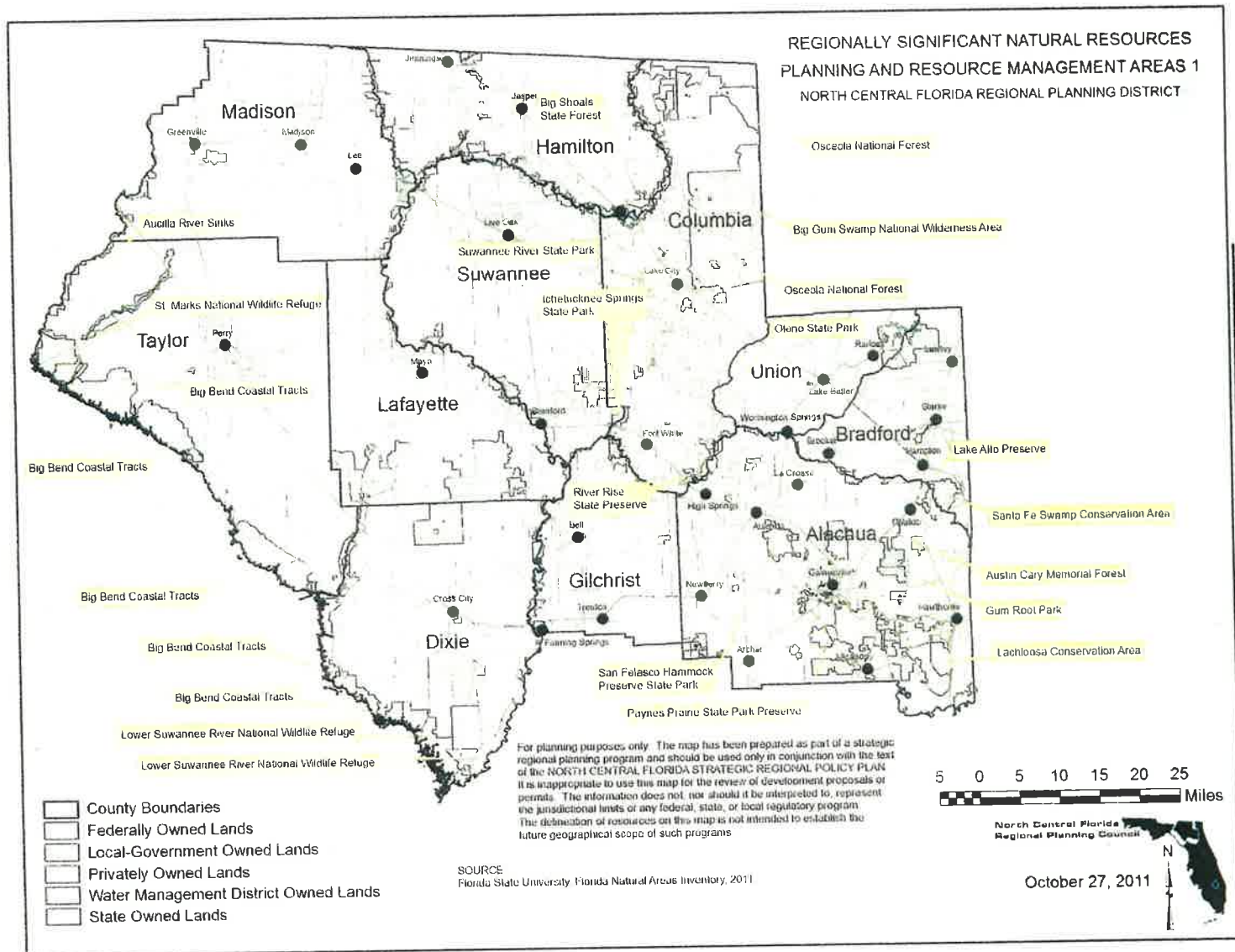
Illustration A - XII-b
Regionally Significant Natural Resources
Natural Systems



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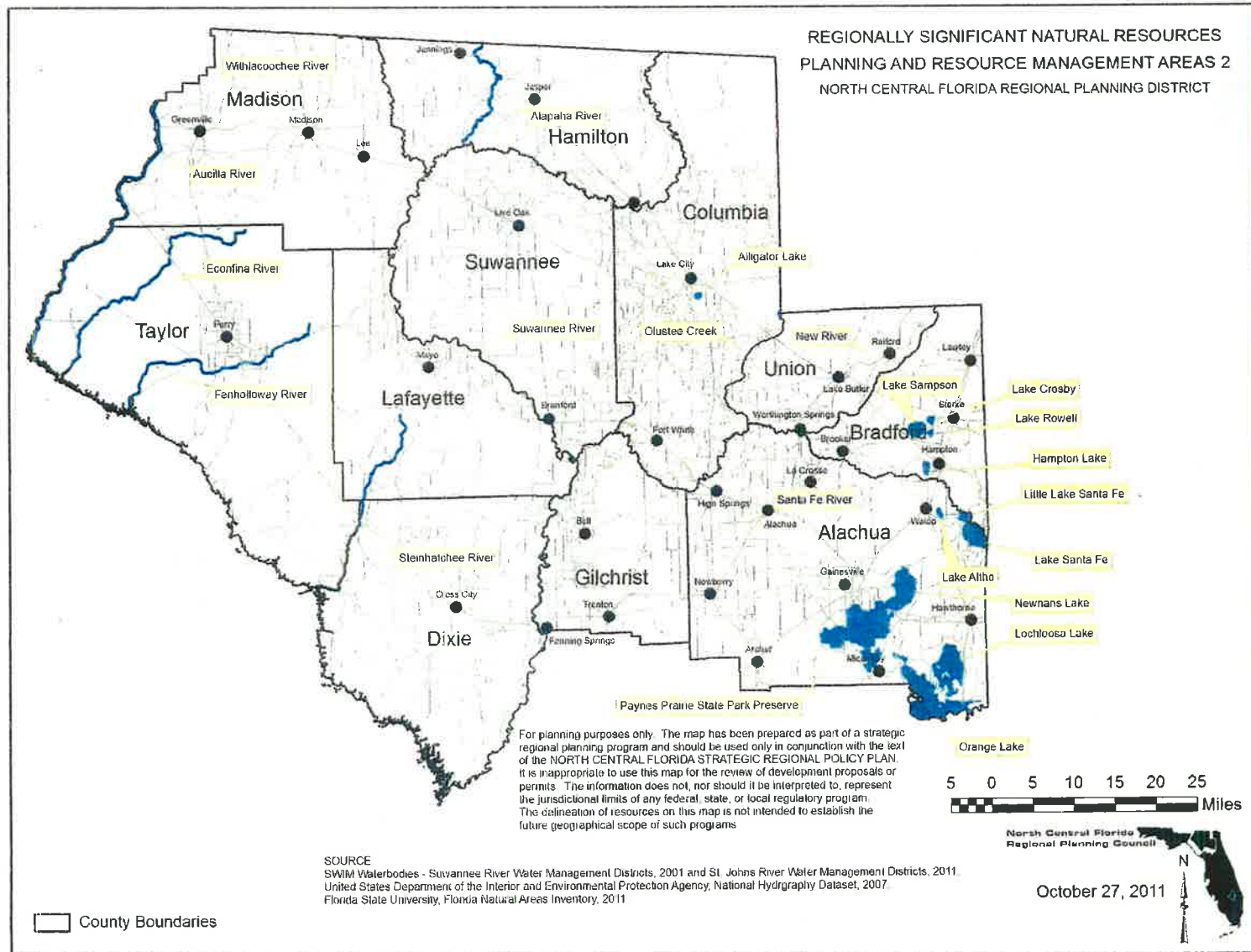
Illustration A - XII-c
Regionally Significant Natural Resources
Planning and Resource Management Areas 1



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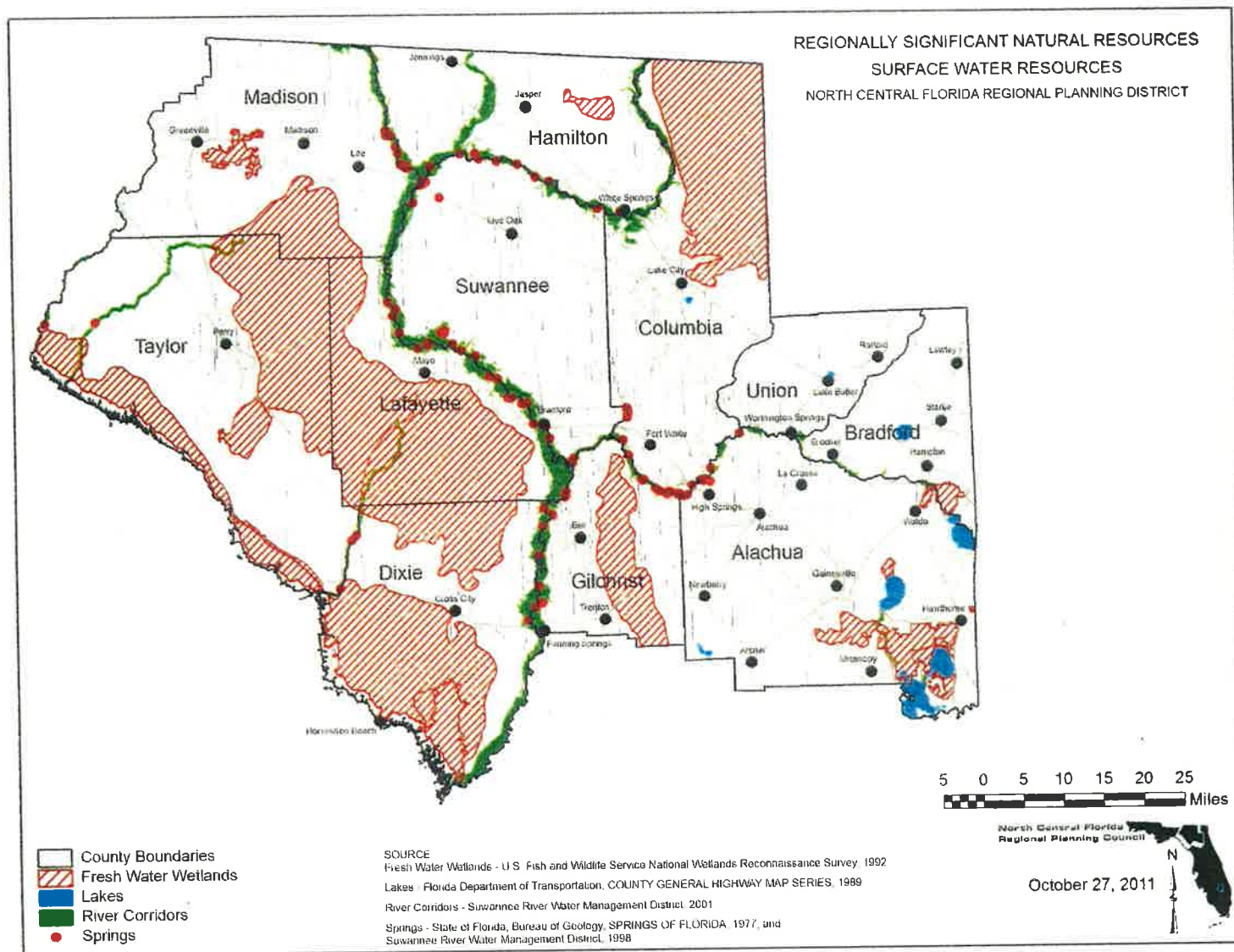
Illustration A - XII-d
Regionally Significant Natural Resources
Planning and Resource Management Areas 2



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



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**FLORIDA REGIONAL COUNCILS ASSOCIATION
LOCAL GOVERNMENT COMPREHENSIVE PLAN AMENDMENT REVIEW FORM 01**

Regional Planning Council: North Central Fl
Review Date: 3/26/15
Amendment Type: Draft Amendment

Regional Planning Council Item No.: 39
Local Government: City of Perry
Local Government Item No.: CPA 15-01
State Land Planning Agency Item No.: 15-1ER

Date Mailed to Local Government and State Land Planning Agency: 3/27/15 (estimated)

Pursuant to Section 163.3184, Florida Statutes, Council review of local government comprehensive plan amendments is limited to adverse effects on regional resources and facilities identified in the strategic regional policy plan and extrajurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the region. A written report containing an evaluation of these impacts, pursuant to Section 163.3184, Florida Statutes, is to be provided to the local government and the state land planning agency within 30 calendar days of receipt of the amendment.

DESCRIPTION OF AMENDMENT

The City is amending the text and the Future Land Use Plan Map of the City Comprehensive Plan based on an evaluation completed by the City to reflect changes in state requirements pursuant to Section 163.3191, Florida Statutes. More specifically, the amends the text of the Land Use Element; the Transportation Element; the Housing Element; the Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element; the Conservation Element; the Recreation and Open Space Element; the Intergovernmental Coordination Element; the Capital Improvements Element; and the Public School Facilities Element; and the Future Land Use Plan Map Series of the City Comprehensive Plan (see attached excerpts).

1. ADVERSE EFFECTS TO SIGNIFICANT REGIONAL RESOURCES AND FACILITIES IDENTIFIED IN THE STRATEGIC REGIONAL POLICY PLAN

The City is bisected by the following roads which are identified and mapped in the North Central Florida Strategic Regional Policy Plan as part of the Regional Road Network: U.S. Highway 19/27, U.S. Highway 27, U.S. Highway 19/98, U.S. Highway 98 and U.S. Highway 221. Nevertheless, significant adverse impacts are not anticipated to occur to the regional road network as a result of the amendment since it retains Minimum Level of Service Standards for these regional facilities. Additionally, the amendment does not result in any change in intensity or density of use. Finally, the amendment adds policies to the City Transportation Element which implement Transportation Planning Best Practices contained in the regional plan (see attached).

Significant adverse impacts are not anticipated to occur to Natural Resources of Regional Significance as identified and mapped in the regional plan. The City is not located within a Natural Resource of Regional Significance as identified and mapped in the regional plan. Additionally, the amendment does not result in any change in intensity or density of use. Finally, the amendment includes a new objective and associated policies to protect Natural Resources of Regional Significance in a manner consistent with the goals and policies of the regional plan. The amendment also includes maps of Natural Resources of Regional Significance which are consistent with the mapped Natural Resources of Regional Significance contained in the regional plan (see attached).

**2. EXTRAJURISDICTIONAL IMPACTS INCONSISTENT WITH THE
COMPREHENSIVE PLANS OF LOCAL GOVERNMENTS WITHIN THE REGION**

The City Comprehensive Plan, as amended, is not anticipated to create significant adverse impacts to adjoining local governments.

Request a copy of the adopted version of the amendment?

Yes X No

Not Applicable

It is recommended that these findings be forwarded to the City and the Florida Department of Economic Opportunity.

**EXCERPTS FROM THE
CITY COMPREHENSIVE PLAN AMENDMENT**

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I

FUTURE LAND USE ELEMENT

INTRODUCTION

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

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

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

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

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

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

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specified essential services on 10 acres of land or less in size shall not require a future land use plan map amendment prior to the approval of the special exception. All essential services on more than 10 acres of land shall require an amendment to public land use on the Future Land Use Plan Map prior to approval of the special exception request. In addition, those electrical and natural gas transmission facilities mentioned above, which are subject to the exclusive jurisdiction and approval of the State of Florida, shall be so located within the City as provided by procedures in Florida Statutes and shall not require further approval by the City Council.

Policy I.13.2

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

- 1. In nonresidential areas, the distribution electric substation shall comply with the setback and landscaped buffer area criteria applicable to other similar uses in that district.**
- 2. In residential areas, a setback of up to 100 feet between the distribution electric substation property boundary and permanent equipment structures shall be maintained, as follows:**
 - a. For setbacks between 100 feet and 50 feet, an open green space shall be formed by installing native landscaping, including trees and shrub material. Substation equipment shall be protected by a security fence.**
 - b. For setback of less than 50 feet, a buffer wall 8 feet high or a fence 8 feet high with native landscaping shall be installed around the substation.**

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II

TRAFFIC CIRCULATION-TRANSPORTATION ELEMENT

INTRODUCTION

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

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

In addition to the Future Land Use Element, the **Traffic Circulation-Transportation** Element is coordinated and consistent with the remaining plan elements as required by the Local Government Comprehensive Planning and Land Development Regulation Act ~~and accompanying Chapter 9J-5, Florida Administrative Code~~. Further, the City's traffic circulation system does not stop at political boundaries. Therefore, coordination between other local governments is a necessary prerequisite to a functional traffic circulation system. The goal, objectives and policies of the Intergovernmental Coordination Element establish guidelines to be followed which provide for coordination between various governmental entities.

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

TRAFFIC CIRCULATION-TRANSPORTATION GOAL, OBJECTIVES AND POLICIES

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

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

Policy II.1.1 Establish Service Standard at peak hour as defined within the Florida Department of Transportation "~~Level of Service Handbook, 1998~~" **2013 Quality/Level of Service Handbook** for the following roadway segments within the City:

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

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

- Policy II.1.2. The City's ~~land development regulations~~ shall include provisions to control the number and frequency of connections and access points of driveways and roads to arterial and collector roads.
- Policy II.1.3. The City's ~~land development regulations~~ shall require the provision of safe and convenient on-site traffic flow, which includes the provision for non-motorized vehicle parking.
- Policy II.1.4. The City's Planning and Zoning Board shall consider the need for the purchase of additional right-of-way width for bicycle and pedestrian ways as integrated or parallel transportation facilities for any development which is required to provide a site plan or any development requiring platting, which faces a collector and arterial roadways.
- Policy II.1.5** **In accordance with Section 163.3180(5)(h)1.c. and 163.3180(5)(h)2. Florida Statutes, the City shall provide a means by which the landowner will be assessed a proportionate share of the cost of providing the transportation facilities necessary to serve the proposed development. However, the landowner shall not be held responsible for contributing to deficient transportation facilities.**

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- OBJECTIVE II.2 The City shall require that all traffic circulation improvements be consistent with and complement the future land uses on the future land use plan map.
- Policy II.2.1 The City shall, as part of the capital improvement scheduling of roadway improvements, review all proposed roadway improvements to determine if such improvement will further the direction of the future Land Use Plan Element. Where the roadway is operated and maintained by another jurisdictional authority, the City shall notify such jurisdiction, in writing, if any identified roadway improvement plans are not consistent with the provisions of the future land use plan element.
- OBJECTIVE II.3 The City shall on an annual basis coordinate its traffic circulation planning efforts with the Florida Department of Transportation for consistency with the Department's 5-year Transportation Plan.
- Policy II.3.1. The City shall, during the capital improvements planning process for roadway improvements, review the proposed roadway improvements which will be completed as part of the implementation of the Florida Department of Transportation 5 - Year Transportation Plan so that such capital project planning is complementary and consistent with the state roadway improvement planning.
- OBJECTIVE II.4 The City shall provide for the protection of existing and future right-of-ways from building encroachment by identifying the need to purchase additional right of way where new development is being established along new or realigned collector and arterial roadways
- Policy II.4.1 The Planning and Zoning Board shall identify the need for the purchase of additional right-of way where new development is being established along new or realigned collector and arterial roadways.
- Policy II.4.2** **Properties under the same ownership or those consolidated for development shall be treated as one property for the purposes of access management and shall not receive the maximum potential number of access points for that frontage indicated under minimum access spacing standards.**
- Policy II.4.3** **Large commercial developments shall be required to provide and/or extend nearby local and collector streets and provide street connections with surrounding residential areas so residents may access the development without traveling on arterial streets.**
- Policy II.4.4** **Shopping centers shall be required to provide a unified access and circulation plan and require any out parcels to obtain access from the unified access and circulation system.**
- Policy II.4.5** **Existing lots unable to meet the access spacing standards for arterials shall obtain access from platted side streets, parallel streets, service roads, joint and cross-access or the provision of easements;**
- Policy II.4.6** **Adequate corner clearance shall be maintained at crossroad intersections with arterials.**
- Policy II.4.7** **The City shall encourage cross-access connections easements and joint driveways, where available and economically feasible.**
- Policy II.4.8** **The City shall encourage closure of existing excessive, duplicative, unsafe curb cuts or narrowing of overly wide curb cuts at the development site.**

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V

CONSERVATION ELEMENT

INTRODUCTION

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

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

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

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

CONSERVATION GOAL, OBJECTIVES AND POLICIES

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

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

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

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

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- Policy V.4.2 The City shall assist in the application and compliance with all Federal and state regulations which pertain to endangered and rare species.
- Policy V.4.3 The City shall consult with the ~~Florida Game and Fresh Water Fish Commission~~ **Florida Fish and Wildlife Conservation Commission** prior to the issuance of a development order where there is an indication that such issuance would result in an adverse impact to any endangered or rare species.
- Policy V.4.4 The City shall cooperate with the Florida Department of Environmental Protection in the inventorying and monitoring aquaculture activities within the City.
- Policy V.4.5 The City shall address, during the development review process, the mitigation of development activities within environmentally sensitive areas by prohibiting, where other alternatives for development exist, any development or dredging and filling which would alter their natural functions. Where no other alternative for development exists, mitigation will be considered as a last resort using criteria established within ~~Chapter 17-312, Rules~~ **the rules** of the Florida Department of Environmental Protection.
- Policy V.4.4 The City shall cooperate with the ~~Florida Department of Natural Resources~~ **Florida Fish and Wildlife Conservation Commission** in the inventorying and monitoring aquaculture activities within the City.
- Policy V.4.5 The City shall address during the development review process the mitigation of development activities within environmentally sensitive areas so that the possible impacts created by the proposed development activity will not significantly alter the natural functions of the these significant natural resources.

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

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

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

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- Policy V.5.1** **The map entitled Regionally Significant Natural Resources - Ground Water Resources, dated October 27, 2011, included within the Future Land Use Map Series, identifies groundwater resources for the application of the provisions of the high groundwater aquifer protection policy of the Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element of this Comprehensive Plan.**
- Policy V.5.2** **The map entitled Regionally Significant Natural Resources - Natural Systems, dated October 27, 2011, included within the Future Land Use Map Series, identifies listed species for the application of the provisions the critical wildlife habitat policy of this element.**
- Policy V.5.3** **The maps entitled Regionally Significant Natural Resources - Planning and Resource Management Areas, dated October 27, 2011, included within the Future Land Use Map Series, identifies state owned regionally significant lands for application of the provisions of the conservation land use policy of the Future Land Use Element of this Comprehensive Plan.**
- Policy V.5.4** **The maps entitled Regionally Significant Natural Resources - Planning and Resource Management Areas (Surface Water Improvement Management Water Bodies), dated October 27, 2011, included within the Future Land Use Map Series, identifies surface water management improvement water bodies for the application of the provisions of the surface water runoff policy of this element.**
- Policy V.5.5** **The map entitled Regionally Significant Natural Areas - Surface Water Resources, dated October 27, 2011, included within the Future Land Use Map Series, identifies surface water resources for the application of the provisions of the surface water and riverbank protection policies of this element.**

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VIII CAPITAL IMPROVEMENTS ELEMENT

INTRODUCTION

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

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

This element is not intended to be a capital improvement program for the City and therefore, considers only those public facilities which are planned for under the requirements of Chapter 163, Florida Statutes, Part II ~~and Rule 9J-5, Florida Administrative Code~~, as amended.

CAPITAL IMPROVEMENTS GOAL, OBJECTIVES AND POLICIES

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

As defined in Section 163.3164 (23), Florida Statutes, financial feasibility means that sufficient revenues are currently available or will be available from committed funding sources for the first three years, or will be available from committed or planned revenue sources for years four and five of the Five-Year Schedule of Improvements to fund projects needed to maintain adopted level of service standards.

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

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

Criteria

- a. The City shall assess the level of service for the public facilities which have adopted level of service standards established by the Comprehensive Plan, on an annual basis, prior to or concurrent with the City's budget process;
- b. The City shall schedule only those projects which are consistent with the goals, objectives and policies of this Comprehensive Plan and which do not exceed the City's fiscal capacity;
- c. The City shall identify those existing or projected public facility needs, which occur or are projected to occur, due to deficiencies in the maintenance of adopted levels of service standards;

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

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

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

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

OBJECTIVE VIII.2 The City shall require ~~by 1990~~ that all decisions regarding the issuance of development permits shall be consistent with the established level of service standards adopted for public facilities within the Comprehensive Plan.

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

TRAFFIC CIRCULATION LEVEL OF SERVICE STANDARDS;

Establish Service Standard at peak hour as defined within the Florida Department of Transportation ~~"Daily Service volumes Level of Service, A-E, 1995"~~ **2013 Quality/Level of Service Handbook** for the roadway segments listed within the Traffic Circulation Element of this Comprehensive Plan.

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

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

SANITARY SEWER LEVEL OF SERVICE STANDARDS

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

SOLID WASTE DISPOSAL LEVEL OF SERVICE STANDARDS

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Solid Waste Landfill	Not Applicable

DRAINAGE LEVEL OF SERVICE STANDARDS

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

POTABLE WATER LEVEL OF SERVICE STANDARDS

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

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Water Systems

RESOURCE-BASED RECREATION ACTIVITY\FACILITY LEVEL OF SERVICE STANDARDS

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

PUBLIC SCHOOL FACILITIES LEVEL OF SERVICE STANDARDS

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

RESOURCE BASED RECREATION ACTIVITY/FACILITY LEVEL OF SERVICE STANDARDS

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

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CONCURRENCY MANAGEMENT SYSTEM

Chapter ~~9J-5~~ **163**, Florida ~~Statutes Administrative Code~~, requires the adoption of a concurrency management system to ensure that facilities and services needed to support development are available concurrent with the impacts of such development. This concurrency management system is designed to ensure that prior to the issuance of a development order and development permit that the adopted level of service standards required within this Comprehensive Plan for roads, potable water, sanitary sewer, solid waste, drainage and recreation and open space will be maintained.

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

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

- a. For Sanitary Sewer, Solid Waste, Drainage and Potable Water Facilities
 - 1. Prior to the issuance of a building permit or its functional equivalent, the City will consult with the applicable water supply utility to ensure that adequate water supplies and facilities will be in place and available no later than the anticipated date of issuance of a certificate of occupancy or its functional equivalent.**
 - ~~12.~~ A development order or permit may be issued at the time of issuance of a certificate of occupancy or its function equivalent, if the necessary facilities and services are in place and available to serve the new development; or
 - ~~2~~ **3.** At the time the development order or permit is issued, the necessary public facilities and services are guaranteed in an enforceable development agreement, pursuant to Section 163.3220, Florida Statutes, or an agreement or development order issued pursuant to Chapter 380, Florida Statutes, to be in place and available to serve new development at the time of the issuance of a certificate of occupancy or its functional equivalent.
- b. For Parks and Recreation Facilities
 1. At the time the development order or permit is issued, the necessary facilities and services are in place or under actual construction; or
 2. A development order or permit is issued subject to the condition that, at the time of the issuance of a certificate of occupancy or its functional equivalent, the acreage for the necessary facilities and services to serve the new development is dedicated or acquired by the City, or funds in the amount of the developer's fair share are committed; and
 - a. A development order or permit is issued subject to the conditions that the necessary facilities and services needed to serve the new development are scheduled to be in place or under actual construction not more than one year after issuance of a certificate of occupancy or its functional equivalent as provided in the City's adopted 5-Year Schedule of the Capital Improvements Element; or
 - b. At the time the development order or permit is issued, the necessary facilities and services are the subject of a binding executed agreement which requires the necessary facilities and services to serve the new development to be in place or under actual construction not more than one year or under actual construction not more than one year after issuance of a certificate of occupancy or its functional equivalent; or

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- c. At the time the development order or permit is issued, the necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to Section 163.3220, Florida Statutes, or an agreement or development order issued pursuant to Chapter 380, Florida Statutes, to be in place or under actual construction not more than one year after issuance of a certificate of occupancy or its functional equivalent.
- c. For Transportation Facilities
 1. At the time a development order or permit is issued the necessary facilities and services are in place or under construction; or
 2. A development order or permit is issued subject to the conditions that the necessary facilities and services needed to serve the new development are scheduled to be in place or under actual construction nor more than three years after issuance of a certificate of occupancy or its function equivalent as provided in the City's 5-Year Schedule of the Capital Improvements Element. The schedule of capital improvements may recognize and include transportation projects included in the first three years of the applicable, adopted Florida Department of Transportation five-year work program.
 3. At the time the development order or permit is issued, the necessary facilities and services are the subject of a binding executed agreement which requires the necessary facilities and services to serve the new development to be in place or under actual construction nor more than three years after the issuance of a certificate of occupancy or its functional equivalent; or
 4. At the time a development order or permit is issued the necessary facilities and services are guaranteed on an enforceable development agreement, pursuant to Section 163.3220, Florida Statutes, or an agreement or development order issued pursuant to Chapter 380, Florida Statutes, to be in place or under actual construction not more than three years after issuance of a certificate of occupancy or its functional equivalent.

4. For Public School Facilities

- a. **At the time a final subdivision or site plan approval for residential uses is issued the necessary public school facilities and services are in place; or**
- b. **A final subdivision or site plan approval for residential uses is issued, subject to the condition that the necessary public school facilities and services needed to serve the new development are scheduled to be in place or under actual construction no more than three years after issuance of final subdivision or site plan approval as provided in the City's 5-Year Schedule of the Capital Improvements Element; or**
- c. **A final subdivision or site plan approval for residential uses is issued, subject to the execution of a legally binding mitigation agreement between the applicant, School Board and City. This agreement shall be supported by a bond, deposit of funds or other acceptable financial means to assure performance of the proportional share mitigation agreed to by the developer.**

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CONCURRENCY DETERMINATION PROCEDURES

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

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

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

1. For development orders and permits, the following determination procedures shall apply:
 - a. If an applicant desires to determine whether there is sufficient capacity to accommodate their proposed project, the Land Development Regulation Administrator shall make an informal non-binding determination of whether there appears to be sufficient capacity in the public facilities and services to satisfy the demands of the proposed project. If there appears to be insufficient capacity, the Land Development Regulation Administrator shall then make a determination of what public facilities or services would be deficient if the proposed project were approved.
 - b. There are certain development approvals that are ineligible to receive concurrency reservation because they are too conceptual and consequently do not allow an accurate assessment of public facility impacts. These development approvals are land use amendments to the Comprehensive Plan and rezoning requests. Those development approvals shall receive a non-binding concurrency determination.
 - c. Any concurrency determination, whether requested as part of an application for development approval or without an application for development approval, is a non-binding determination of what public facilities and services are available at the date of inquiry. The issuance of a Certificate of Concurrency Compliance shall be the only binding action which reserves capacity for public facilities and services.
2. For roadways, the following determination procedures shall apply:
 - a. The City shall provide level of service information as set forth in the most recent Data and Analysis Report in support of the City's Comprehensive Plan. If this level of service information indicates a level of service failure, the applicant may either:
 - (1) Accept the level of service information as set forth in the most recent Data and Analysis Report supporting the City's Comprehensive Plan; or

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- (2) Prepare a more detailed Highway Capacity Analysis as outlined in the Highway Capacity Manual, ~~**Special Report 209 (1985) 2010**~~, or
 - (3) Conduct a speed and delay study following the procedures outlined by the Florida Department of Transportation, Traffic Engineering Office in its Manual for Uniform Traffic Studies.
 - b. If the applicant chooses to do a more detailed analysis the applicant shall:
 - (1) Submit the completed alternative analysis to the Land Development Regulation Administrator for review; and
 - (2) The Land Development Regulation Administrator shall review the alternative analysis for accuracy and appropriate application of the methodology.
 - c. If the alternative methodology, after review and acceptance by the Land Development Regulation Administrator, indicates an acceptable level of service, the alternative methodology shall be used in place of the most recent data and analysis to support the City's Comprehensive Plan.
3. For sanitary sewer, solid waste, drainage, potable water, and recreation and open space, the following determination procedures shall apply:
 - a. The City shall provide level of service information as set forth in the most recent Data and Analysis Report in support of the City's Comprehensive Plan.
 - b. If such level of service information indicates that the proposed project would not result in a level of service failure, the concurrency determination would be that adequate facility capacity at acceptable levels of service was available.
 - c. If such level of service information indicates that the proposed project would result in a level of service failure, the concurrency determination would be that adequate facility capacity at acceptable levels of service was not available at the date of application or inquiry.
4. For Public School Facilities the following determination procedures shall apply:
 - a. The School Board staff will review and determine school capacity of each school type.
 - b. Development applications must include the number and type of units, and projection of students by type of school based on the student generation rates established by the School Board.
 - c. The City will transmit completed applications for residential development to the School Board for a determination of whether there is adequate school capacity to accommodate the proposed residential development, based on the adopted Level of Service standards.
 - d. Within forty-five (45) days from the date of the initial transmittal, consistent with the development review process and schedule of the City, the School Board staff will review the completed application and report in writing to the City whether adequate school capacity exists for each level of school.
 - e. If the School Board determines that adequate capacity does not exist but that mitigation may be an acceptable alternative, the development application will remain active pending the conclusion of the mitigation negotiation period.

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

- 1. The School Board's written determination that adequate school capacity will be in place or under actual construction within three years after the issuance of final subdivision or site plan approval for each school type without mitigation; or**
- 2. The execution of a legally binding mitigation agreement between the applicant, School Board, and City. This agreement shall be supported by a bond, deposit of funds or other acceptable financial means to assure performance of the proportionate share mitigation agreed to by the developer.**

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

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CERTIFICATE OF CONCURRENCY COMPLIANCE

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

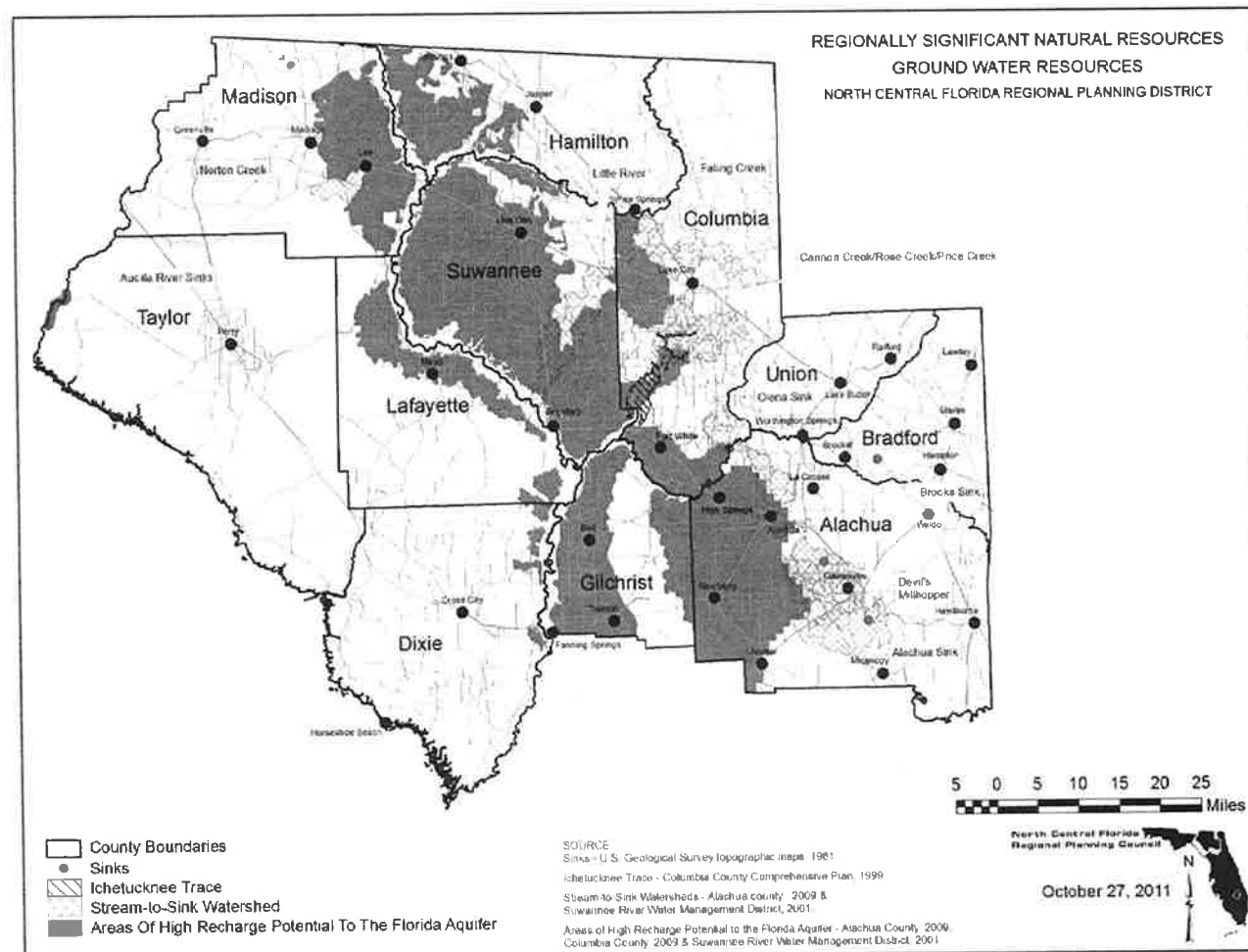
Unless development commences on or before the expiration date of the Certificate of Concurrency Compliance, the reserved capacity is forfeited by the applicant.

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

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

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

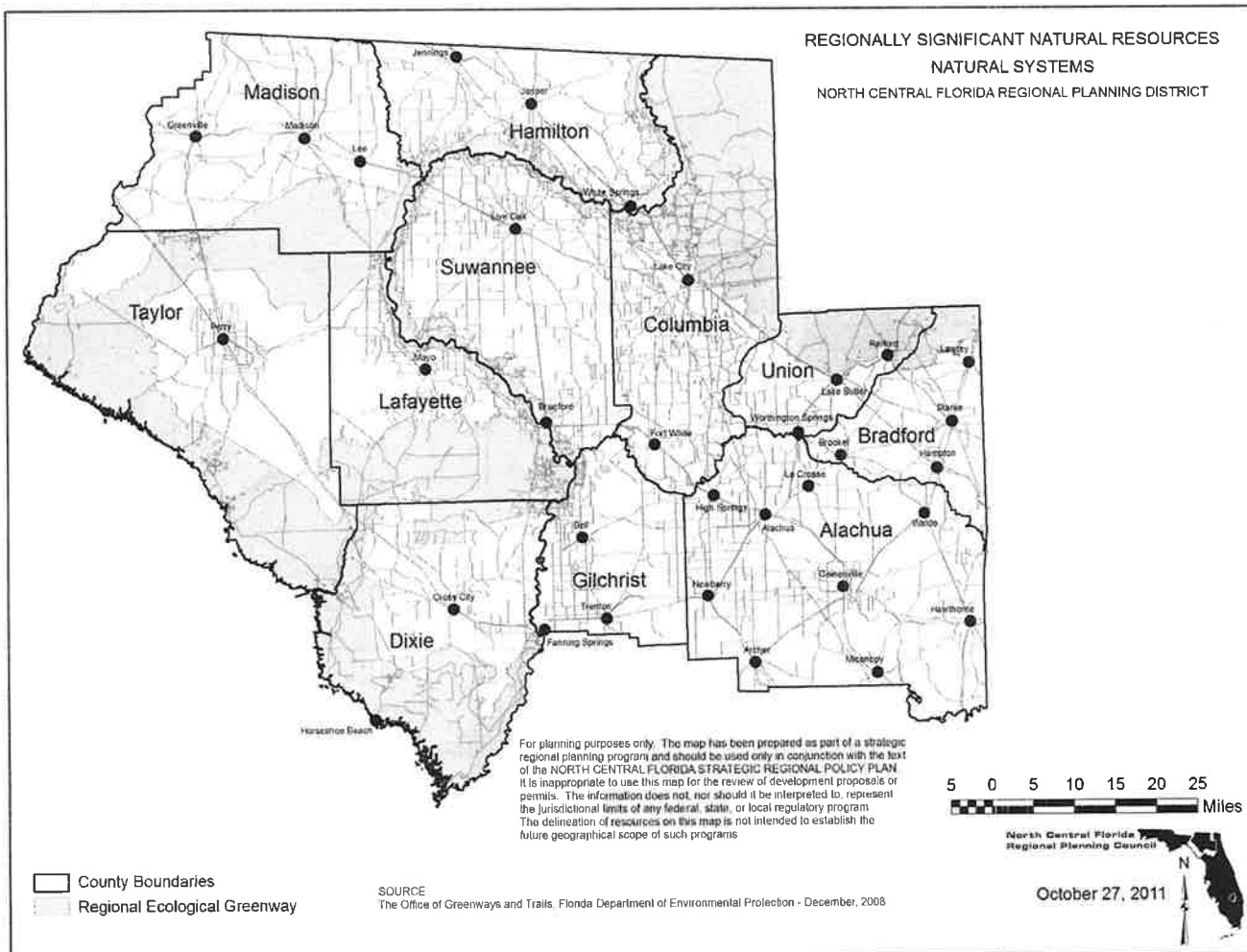
1. Amendments to the Comprehensive Plan can be made as often as necessary. In addition, changes can be made to the Capital Improvements Element by ordinance if the changes are limited to the technical matters listed in Chapter 163, Part II, Florida Statutes.
2. No development order shall be issued which would require the City Commissioners to delay or suspend construction of any of the capital improvements on the 5-Year schedule of the Capital Improvements Element.
3. If by issuance of a development order a substitution of a comparable project on the 5-Year schedule is proposed, the applicant may request the City to consider an amendment to the 5-Year schedule in one of the twice annual amendment reviews.
4. The result of any development not meeting adopted level of service standards for public facilities shall be cessation of the affected development or the reduction of the standard for level of service (which requires an amendment to the Comprehensive Plan).



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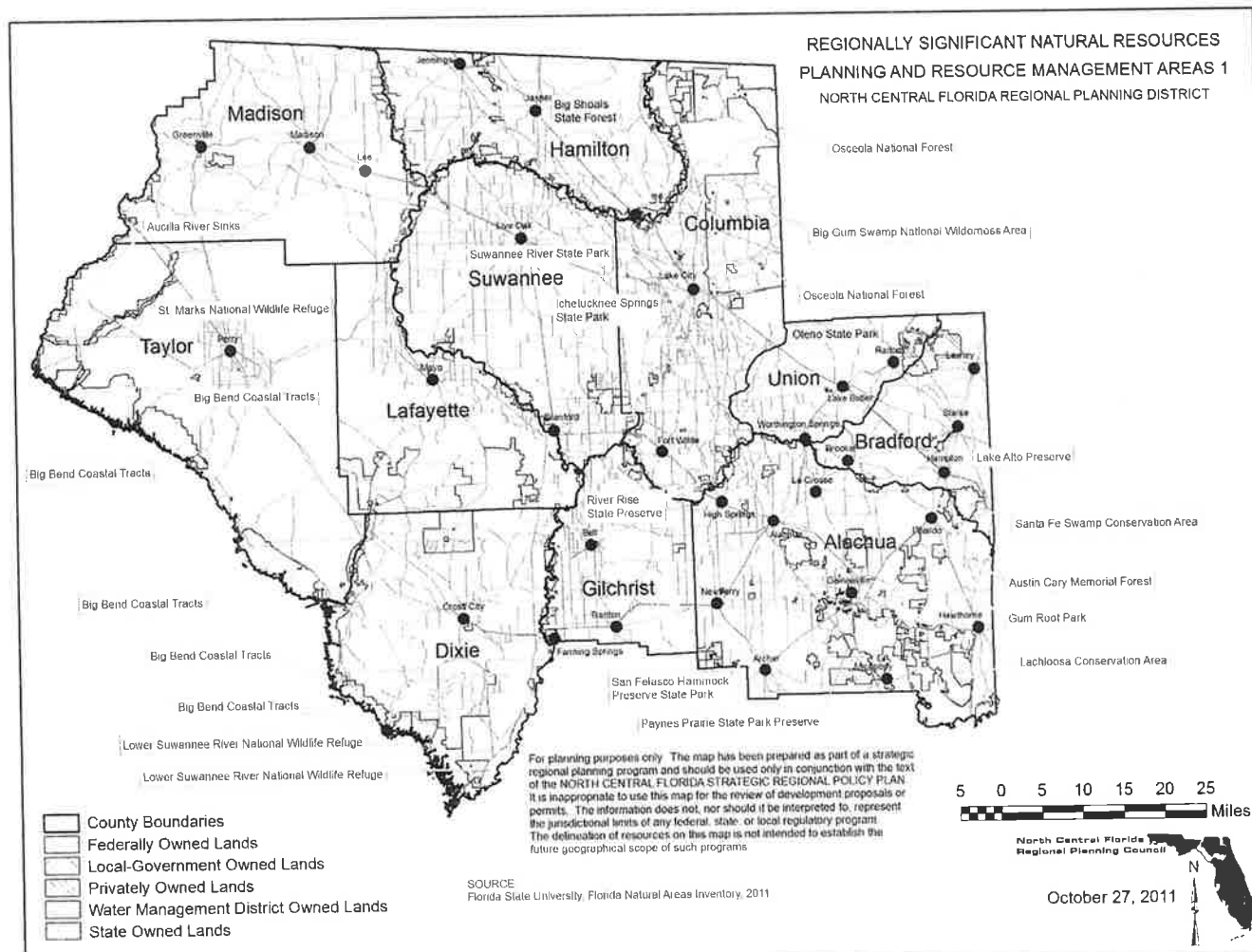
CITY OF PERRY
Illustration A - XII
Regionally Significant Natural Resources
Natural Systems



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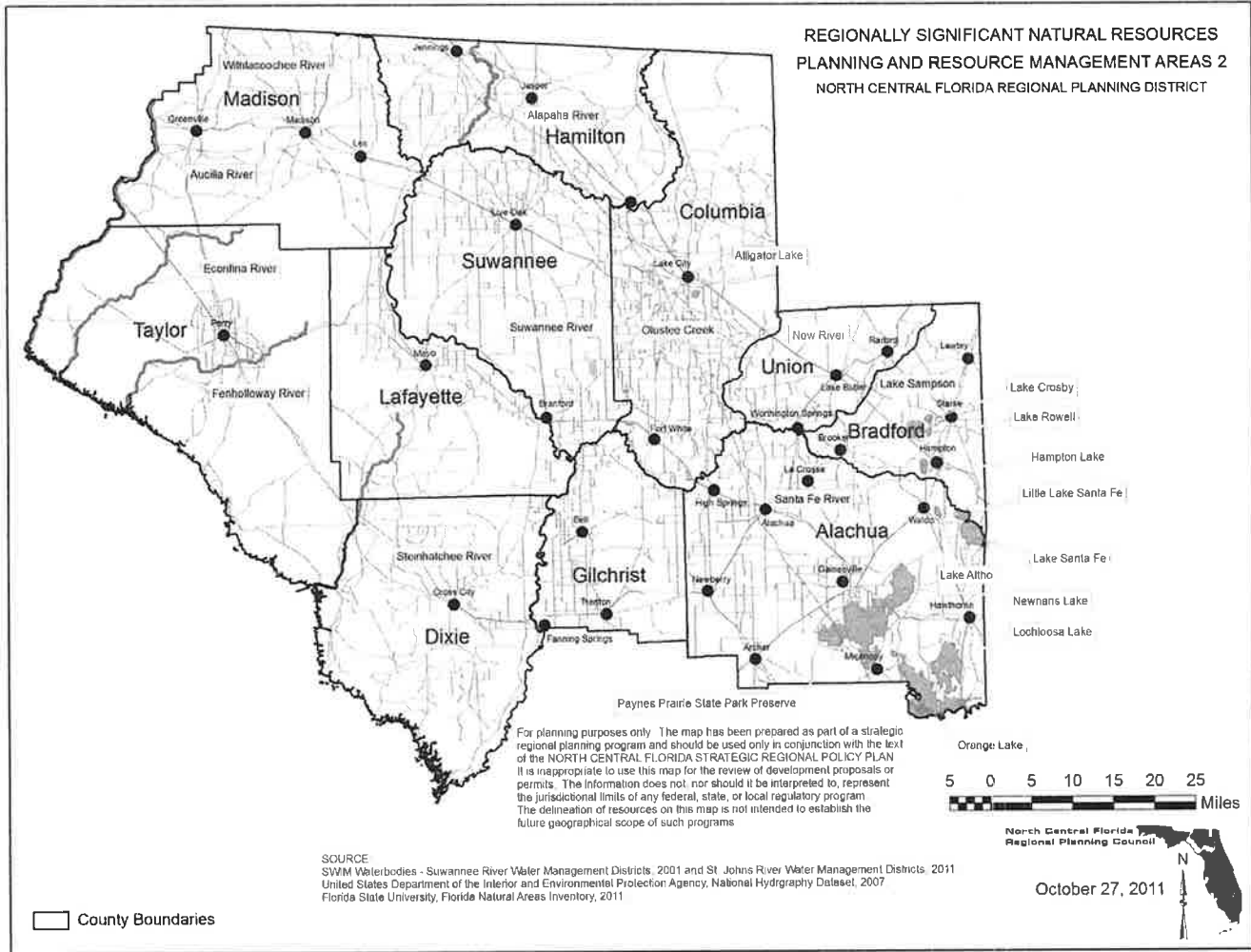
Regionally Significant Natural Resources **Planning and Resource Management Areas 1**



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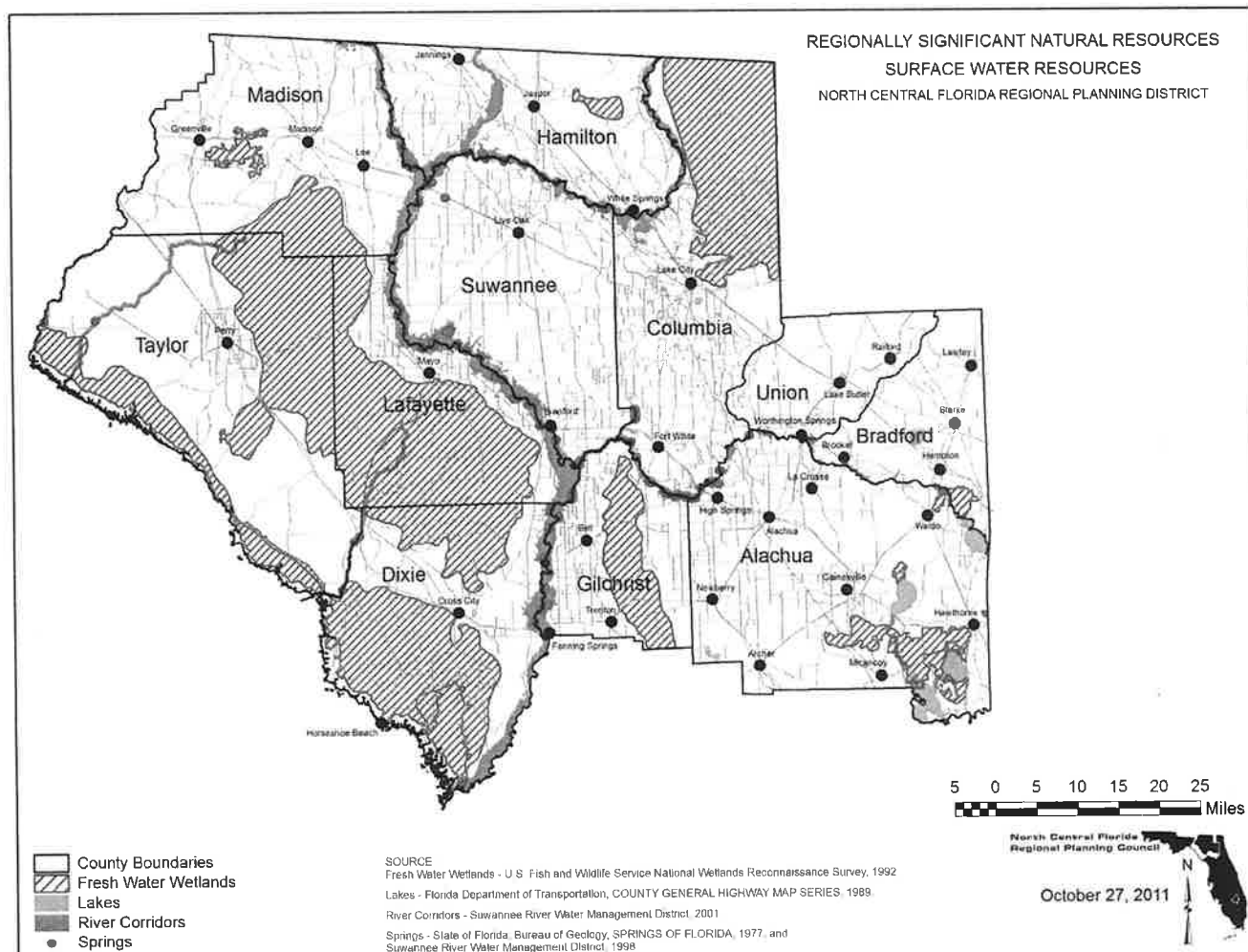
CITY OF PERRY
Illustration A - XIV
Regionally Significant Natural Resources
Planning and Resource Management Areas 2



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Illustration A - XV
Regionally Significant Natural Resources
Surface Water Resources



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