

TOWN OF CROSS CITY

COMPREHENSIVE PLAN

Adopted

March 12, 1990 by Ordinance No. 230

Amended

July 26, 1999 by Ordinance No. 287
August 23, 2004 by Ordinance No. 296
December 8, 2008 by Ordinance No. 321
January 24, 2011 by Ordinance No. 335

TOWN OF CROSS CITY

COMPREHENSIVE PLAN

ELEMENTS

Future Land Use

Traffic Circulation

Housing

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

Conservation

Recreation and Open Space

Intergovernmental Coordination

Capital Improvements

Public School Facilities

Economic Development Element

Prepared for
Town Council

Prepared by
Local Planning Agency

With Assistance from
North Central Florida Regional Planning Council
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INTRODUCTION

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

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

In 1985, the Florida Legislature enacted and the Governor signed into law the "Local Government Comprehensive Planning and Land Development Regulation Act." This legislation requires all local governments in Florida to revise and update the comprehensive plan for their respective jurisdictions in conformance with the provisions of the aforesaid Act and the accompanying minimum criteria for plan review and determination of plan compliance contained in Chapter 9J-5, Florida Administrative Code.

This comprehensive planning process involves essentially four basic steps:

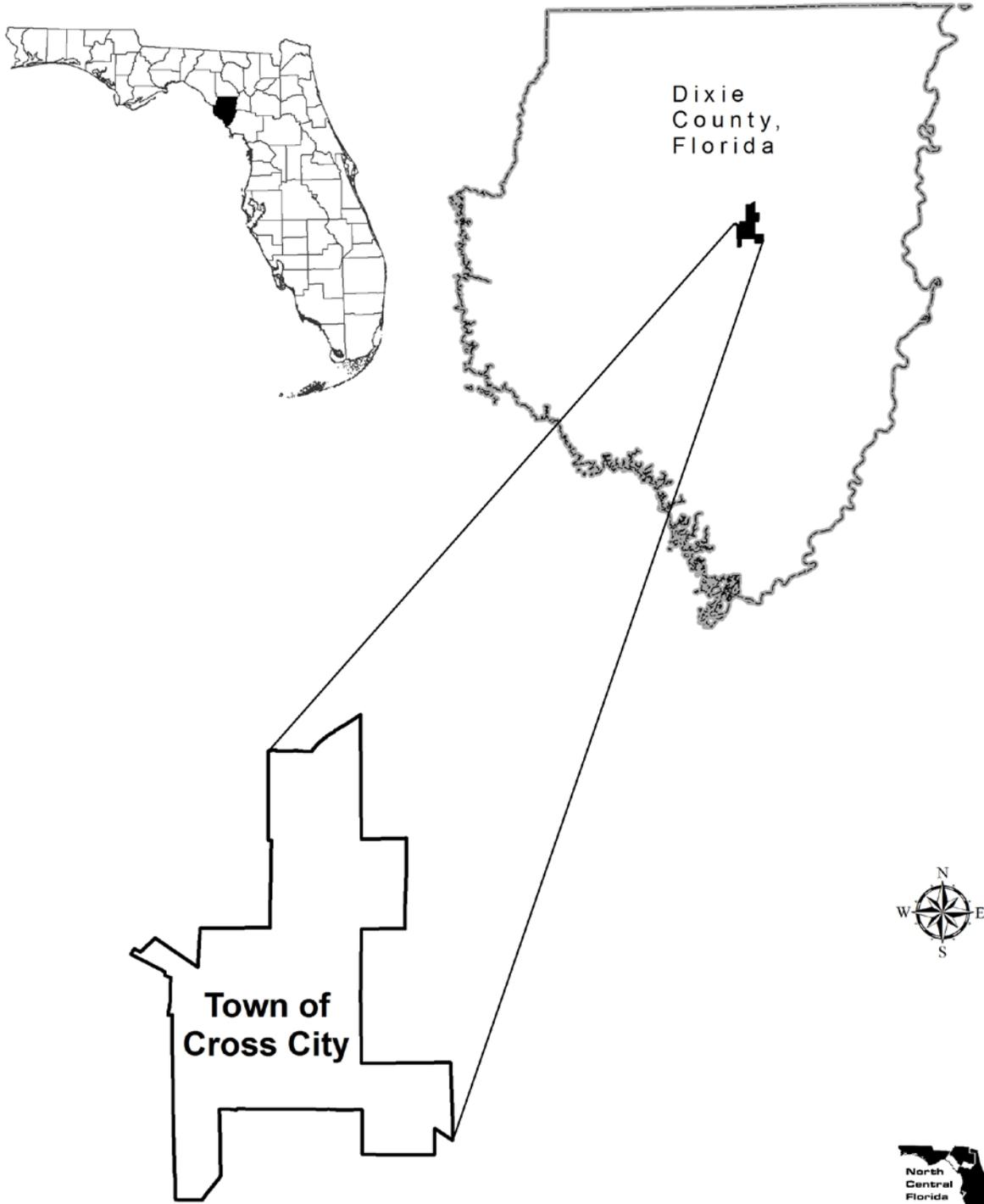
1. The collection and analysis of pertinent data concerning the physical and socio-economic characteristics of the study area, which has been accomplished through the preparation of this Data and Analysis document, although not a part of the Comprehensive Plan in that it is not an adopted document with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

GENERAL SETTING OF THE TOWN OF CROSS CITY

The Town of Cross City is approximately two square miles or 1,025 acres in area. The Town is located in the north central portion of Dixie County, as shown on the following location map.

The Town's population was estimated at 2,265 persons in 1987, according to the University of Florida Bureau of Economic and Business Research population estimates. This represents 23.0 percent of the County's total population.

General Location Map



I

FUTURE LAND USE ELEMENT

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FUTURE LAND USE ELEMENT

INTRODUCTION

This Future Land Use Element and Future Land Use Plan map and map series, designates the future general distribution, location and extent of the uses of land within the incorporated areas of the Town. The purpose of this Future Land Use Element is to provide for the appropriate distribution of population densities and building and structural densities and intensities. The data collected for this plan element and analysis of this data, contained in the Town'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 Town 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 Town.

FUTURE LAND USE GOAL, OBJECTIVES AND POLICIES

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

OBJECTIVE I.1 The Town shall adopt land development regulations by 1990 which shall make available or schedule for availability the public facilities for future growth and urban development as development occurs in order to provide for urban densities and intensities within the Town.

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

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

Residential low density less than or equal to 2.0 dwelling units per acre;

Residential medium density less than or equal to 8.0 dwelling units per acre; and

Residential high density less than or equal to 20.0 dwelling units per acre.

Public, charter, and private elementary and middle schools are permitted within low and moderate density residential land use classifications. Public, charter, and private elementary, middle schools and high schools are permitted in medium and high density residential land use classifications.

Policy I.1.3 The Town's land development regulations shall allocate amounts and mixes of land uses for residential, commercial, industrial, public, and recreation to meet the needs of the existing and projected future populations. Commercial Future Land Use classifications shall also permit the location of public, charter and private elementary, middle and high schools. Industrial Future Land Use classifications shall also permit public, charter and private schools teaching industrial arts curriculum.

- Policy I.1.4 The Town's land development regulations shall limit the designation of residential, commercial and industrial lands depicted on the Future Land Use Plan map to acreage which can be reasonably expected to develop by the year 2010.
- Policy I.1.5 The Town's land development regulations shall include a neighborhood commercial district to provide small scale retail and service establishments which will serve the convenience needs of adjacent areas. Neighborhood commercial activities are not shown on the future Land Use Plan Map; rather these commercial activities should be accommodated throughout the Town as market forces determine the need. Neighborhood Commercial uses shall be approved through the amendment of the Official Zoning Atlas and through the site and development plan approval process, and shall not require an amendment to the Future Land Use Plan Map.
- Policy I.1.6 The public uses shown on the Future Land Use Plan Map are public uses which existed at the time of the adoption of this Comprehensive Plan. Public uses occurring after the adoption of this plan shall be permitted within any zoning district by special exception and shall not require an amendment to the Future Land Use Plan Map. Public uses include structures or grounds used by a private institution, municipal, county, regional, state or federal entity for a public service.
- Policy I.1.7 Require the location of public, private and charter school sites to be consistent with the following criteria:
- a. The proposed school location shall be compatible with present and projected use of adjacent property;
 - b. Adequate public facilities and services are, or will be available concurrent with the development of the school;
 - c. There are no significant environmental constraints that would preclude development of an educational facility on the site;
 - d. There will be no adverse impacts on archaeological or historic sites or structures listed on the State of Florida Historic Master Site File, which are located on the site;
 - e. The proposed location is well drained and soils are suitable for development or are adaptable for development and outdoor educational purposes with drainage improvements;
 - f. The proposed site can accommodate the required parking and circulation of vehicles of the site; and
 - g. Where feasible the proposed site is so located to allow for co-location with parks, libraries and community centers.
- Policy I.1.8 The Town shall require the development of public, private and charter school sites to be consistent with the following standards:
- a. Middle and high schools shall be located on collector or arterial roadways (as functionally classified within this comprehensive plan), which have sufficient capacity to carry traffic to be generated by the school and are suitable for high volume traffic during evening and special events as determined by generally acceptable traffic engineering standards;

- b. The location, arrangement and lighting of play fields and playgrounds shall be located and buffered as may be necessary to minimize impacts to adjacent residential property; and
 - c. All structural setbacks, building heights, and access requirements shall be governed by the Town's Land Development Regulation.
- OBJECTIVE I.2 The Town shall adopt land development regulations by 1990 which regulate the location of land development consistent with topography and soil conditions.
- Policy I.2.1 The Town's land development regulations shall restrict development within unsuitable areas due to flooding, improper drainage, steep slopes, rock formations and adverse earth formations, unless acceptable methods are formulated by the developer and approved by the Town to solve the problems created by the unsuitable land conditions.
- OBJECTIVE I.3 The Town shall adopt land development regulations by 1990, which require that proposed development be approved only where the public or private facilities meet or exceed the adopted level of service standard.
- Policy I.3.1 The Town's land development regulations shall establish procedures for the review of proposed development to determine its impact on level of service standards for public facilities.
- OBJECTIVE I.4 The Town shall adopt innovative land development regulations to implement the Comprehensive Plan by the year 1990.
- Policy I.4.1 The Town's land development regulations shall contain specific and detailed provisions to manage future growth and development to implement the Comprehensive Plan which shall contain at a minimum the following provisions to:
 1. Regulate the subdivision of land;
 2. Regulate the use of land and water consistent with this Element to maintain the compatibility of adjacent land uses and provide for open space;
 3. Protect environmentally sensitive lands identified within the Conservation Element;
 4. Regulate areas subject to seasonal and periodic flooding and provide for drainage and stormwater management;
 5. Protect potable water wellfields and aquifer recharge areas;
 6. Regulate signage;
 7. Provide safe and convenient onsite traffic flow and vehicle parking needs; and
 8. Provide that development orders and permits shall not be issued which result in a reduction of the level of service standards adopted in this Comprehensive Plan.
- OBJECTIVE I.5 The Town shall adopt utility policies by 1990, which shall limit the extension of public facility geographic service areas to the adjacent designated urban development area as defined within the County's Comprehensive Plan.

- Policy I.5.1 The Town shall adopt as part of it's utility policies and programs a provision whereby any extension of public facility geographic service areas into surrounding unincorporated areas, shall be limited to the adjacent designated urban development areas as defined within the County's Comprehensive Plan.
- OBJECTIVE I.6 The Town's shall include within the development approval process to be adopted as part of the land development regulations in Town, that adjacent land uses shall not be adversely impacted by any change in land use.
- Policy I.6.1 The Town's land development regulations shall require a special permit for mining and limit mining activity to those areas designated on the Future Land Use Plan map as agricultural.
- Policy I.6.2 The Town's land development regulations shall include provisions for drainage, stormwater management, open space and safe and convenient on site traffic flow for all development.
- Policy I.6.3 The Town's land development regulations shall limit the intensity of development by requiring that the length of lots does not exceed three times the width of lots for the location of dwelling units.
- Policy I.6.4 The Town shall participate in the National Flood Insurance Program and regulate development and the installation of utilities in flood hazard areas in conformance with the programs requirements.
- OBJECTIVE I.7 The Town shall identify and designate blighted areas which are feasible for redevelopment or renewal, through the updating of the condition survey with U.S. Bureau of Census information by 1992.
- Policy I.7.1 The Town shall request federal and state funds to redevelop and renew any identified blighted areas, where the Town finds there is a competitive feasibility to receive such funding.
- OBJECTIVE I.8 The Town shall work towards the elimination or reduction of uses inconsistent with the Town's character and future land uses, through establishing such inconsistent uses as nonconformities in accordance with the development regulations by 1990.
- Policy I.8.1 The Town's land development regulations shall include definitions for nonconforming lots, uses of land, structures, characteristics of use and uses of structures and premises.
- OBJECTIVE I.9 The Town shall adopt a historic resource preservation provisions within the land development regulations by 1990.
- Policy I.9.1 The Town's land development regulations shall include historic resource regulations for the maintenance and adaptive reuse of historic structures and sites.
- Policy I.9.2 The Town shall maintain a listing of all known prehistoric and historic sites within the Town. This list shall be updated as new information regarding the prehistoric or historic significance of a site is identified and provided to the Town by the state historical officer.
- OBJECTIVE I.10 The Town shall adopt regulations to protect natural resources and environmentally sensitive lands (including but not limited to wetlands and floodplains) by 1990.

- Policy I.10.1 The Town's land development regulations shall include provisions for the protection of public potable water supply wells by limiting approval of land uses within the area designated by the land development regulations as a wellfield protection area.
- Policy I.10.2 The Town's land development regulations shall include regulations which will mitigate the adverse effects of land uses on environmentally sensitive areas. In addition, the land development regulations shall prohibit the location of any structure, other than permitted docks piers, walkways, or essential services (upon approval of the Florida Department of Environmental Regulations and the Water Management District) within a wetland.
- OBJECTIVE I.11 The Town shall establish a process for coordination with agencies responsible for the implementation of any regional resource planning and management plan prepared pursuant to Chapter 380, Florida Statutes by the year 1990.
- Policy I.11.1 The Town's land development regulations shall require that all proposed development which is subject to the provisions of any regional resource planning and management plan shall be consistent with such plan and that proposed development be reviewed for such consistency during the development review process.
- OBJECTIVE I.12 The Town shall establish a process for coordination with the Water Management District for all proposed development plans within the drainage basin of any designated priority water body to provide the Water Management District an opportunity to review such development to determine if the development is consistent with any approved management plans within that basin.
- Policy I.12.1 The Town's land development regulations shall include a provision which requires the developer to submit development plans for all proposed development within the drainage basin of any designated priority water body to the Water Management District for review and comment as to the consistency of the proposed development with any approved management plans within such basin prior to development review by the Town.
- OBJECTIVE I.13 The Town's land development regulations shall permit essential services by special exception in any zoning district, by 1990.
- Policy I.13.1 The Town's land development regulations shall permit by special exception in any zoning district essential services, which are hereby defined to include and be limited to water, sewer, gas, solid waste disposal, telephone, television, radio, electrical systems (including transmission lines and substations) and telecommunications towers.

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TRAFFIC CIRCULATION ELEMENT

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II TRAFFIC CIRCULATION ELEMENT

INTRODUCTION

A traffic circulation system which provides for the safe and efficient movement of people and goods is needed to support existing and future development. The purpose of this plan element is to identify the types, locations and extent of existing and proposed major thoroughfares and transportation routes in the Town and establish a framework for making policy decisions in planning for future transportation needs. The data collected for this plan element and 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 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 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 Town's traffic circulation system does not stop at political boundaries. Therefore, coordination between other local governments is a necessary prerequisite to a functional traffic circulation system. The goal, objectives and policies of the Intergovernmental Coordination Element establish guidelines to be followed which provide for coordination between various governmental entities.

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

TRAFFIC CIRCULATION GOAL, OBJECTIVES AND POLICIES

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

- | | |
|----------------|---|
| OBJECTIVE II.1 | The Town shall establish a safe, convenient and efficient level of service standard which shall be maintained for all roadways by 1990. |
| Policy II.1.1 | Establish the "C" Service Standards at peak hour as defined within the Florida Department of Transportation "Daily Service Volumes Level of Service, A-E, 1987" for all roads within the areas of the Town. |
| Policy II.1.2 | The Town'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 Town's land development regulations shall require the provision of safe and convenient on-site traffic flow, which includes the provision for vehicle parking. |

- Policy II.1.4 The Town's land development regulations shall, for any development which is required to provide a site plan or any development requiring platting, include requirements for additional right-of-way width for bicycle and pedestrian ways to be provided for all proposed collector and arterial roadways, as integrated or parallel transportation facilities.
- OBJECTIVE II.2 The Town shall, by 1990, require that all traffic circulation system improvements be consistent with the land uses shown on the future land use plan map.
- Policy II.2.1 The Town shall, as part of the capital improvement scheduling of roadway improvements, review all proposed roadway improvements to determine if such improvement will further the direction of the Future Land Use Plan Element. Where the roadway is operated and maintained by another jurisdictional authority, the Town 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 Town shall, by 1990, 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 Town 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 Town shall provide for the protection of existing and future right-of-ways from building encroachment by establishing right-of-way setback requirements for all structures along new or realigned collector and arterial roadways by 1990.
- Policy II.4.1 The Town's land development regulations shall include provisions which require all structures along new or realigned collector or arterial roadways to provide additional setbacks for the future need of additional right-of-way.

III

HOUSING ELEMENT

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III
HOUSING ELEMENT

INTRODUCTION

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

This plan element of the Town's Comprehensive Plan establishes a guide for the Town to follow in addressing the housing needs of the Town. The Housing Element addresses the main goal for housing within the Town through the year 2010, as well as, measurable objectives which are established to meet the Town's housing goal. In addition, each objective is followed by one or more corresponding policies to provide guidance and direction towards the accomplishment of the objective.

HOUSING GOAL, OBJECTIVES AND POLICIES

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

OBJECTIVE III.1 The Town shall adopt land development regulations by 1990 which shall provide for the allocation of residential land acreage which can be reasonably expected to be developed by 2010 to assist the private sector in providing an affordable housing supply for the existing and anticipated population and for households with special housing needs.

Policy III.1.1 The Town shall include as part of its adopted citizen participation plan a provision to insure that representatives of the local private and non-profit housing industry be requested to participate in housing related planning activities conducted by the Town.

Policy III.1.2 The Town's land development regulations shall permit the construction of government subsidized housing only within areas which are served by public facilities which meet or exceed the adopted level of service standards established in the other elements of this Comprehensive Plan.

OBJECTIVE III.2 The Town shall promote the maintenance of a safe and sanitary housing stock and the elimination of substandard housing conditions, as well as the establishment of provisions for the structural and aesthetic improvement of housing through adoption of minimum housing standards by the year 1990.

Policy III.2.1 The Town shall include minimum housing standards within the adopted land development regulations, which address the quality of housing and stabilization of neighborhoods.

OBJECTIVE III.3 The Town shall make available through the land development regulations the provision of site opportunities for low-and moderate-income families and mobile homes in conformance with the Future Land Use Element by the year 1990.

- Policy III.3.1 The Town, within the adopted citizen participation plan shall request representatives of the private and non-profit housing industry to assist with the preparation of plans and programs for the development of housing for low-and moderate-income persons.
- Policy III.3.2 The Town's land development regulations shall provide for the location of manufactured housing developments and standards for manufactured housing installation.
- OBJECTIVE III.4 The Town shall facilitate the provision of group homes or foster care facilities, as licensed or funded by the Florida Department of Health and Rehabilitative Services, within residential areas or areas of residential character, by 1990.
- Policy III.4.1 The Town's land development regulations shall establish standards for the location of foster care or group home facilities licensed or funded by the Florida Department of Health and Rehabilitative Services within residential areas by number of clients to be served, length of client stay and intensity of services or treatment provided.
- Policy III.4.2 The Town's land development regulations shall allow foster care facilities and smaller-sized group homes characterized by smaller populations and less intensive use in lower density residential areas, subject to special review procedures, to determine consistency with community locational requirements and appropriate safeguards.
- Policy III.4.3 The Town's land development regulations shall allow larger-sized group homes characterized by larger populations and more intensive use in higher density residential areas and/or the commercial areas subject to special review procedures to determine consistency with community locational requirements and appropriate safeguards.
- Policy III.4.4 The Town's land development regulations shall contain standards which avoid concentrating group homes in order to maintain compatibility with the existing residential character of residential areas.
- OBJECTIVE III.5 The Town shall establish programs for the demolition of housing through the inclusion, by 1990, of hazardous building regulations within the unified land development regulations.
- Policy III.5.1 The Town shall include within the land development regulations a hazardous building code which shall require the rehabilitation or demolition of housing and other structures which pose a threat to public safety.
- Policy III.5.2 The Town shall apply for federal and state housing assistance programs where it has been determined that the Town has competitive standing in any ranking process for determining program award.
- Policy III.5.3 The Local Planning Agency shall develop neighborhood or sector plans to study and make recommendations to the Local Governing Body regarding the conservation of such neighborhoods, when existing residential neighborhoods are being considered for Future Land Use amendments.
- OBJECTIVE III.6 The Town shall provide for the restoration or rehabilitation for adaptive reuse of historically significant housing through the adoption of regulations, which shall protect significant historic housing by the year 1990.

- Policy III.6.1 The Town shall include within the land development regulations provisions which protect significant historic housing through maintenance requirements and where appropriate, adaptive reuse.
- OBJECTIVE III.7 The Town shall, by 1990, and in conformance with Objective III.5.2 of this element, arrange for relocation housing as a prerequisite to housing rehabilitation or neighborhood revitalization activities.
- Policy III.7.1 The availability of relocation housing shall be researched and verified by Town staff prior to commencement of any governmental housing rehabilitation or neighborhood revitalization program to be enacted by the Town.
- OBJECTIVE III.8 The Town shall assist in the planning of the housing assistance programs of the Housing Authority by the year 1990.
- Policy III.8.1 The Town through the implementation of the Citizen Participation Plan shall provide assistance to the housing authority and the private sector to establish planning for the provision of a supply of housing to accommodate the full range of life stages and economic capabilities of the Town's residents.
- Policy III.8.2 The Town shall adopt land development regulations and establish permitting processes, which are clear and concise for the purpose of preventing excessive requirements in order to increase private sector participation in meeting affordable housing needs.

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IV

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

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

INTRODUCTION

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

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

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

OBJECTIVE IV.1 The Town, by 1990, shall correct existing deficiencies by undertaking capital improvement projects in accordance with the schedule contained in the Capital Improvements Element of this Comprehensive Plan.

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

OBJECTIVE IV.2 The Town shall meet future needs for facilities by scheduling completion of public facilities improvements concurrent with projected demand beginning in the year 1990.

POLICIES FOR SANITARY SEWER

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

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Individual Septic Tanks	160 gallons per capita per day
Community Sanitary Sewer Facility	160 gallons per capita per day

Policy IV.2.2 The Town's land development regulations shall contain provisions to prohibit the installation of septic tanks in locations with unsuitable soils or within wetland areas.

Policy IV.2.3 The Town's land development regulations shall allow existing septic tanks and package wastewater treatment facilities to remain in service until such time as a centralized sanitary sewer system is available.

POLICY FOR SOLID WASTE DISPOSAL

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

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Solid Waste Landfill	2.8 cubic yards per capita per year

POLICIES FOR DRAINAGE

Policy IV.2.5 The Town hereby establishes the following level of service standards for drainage facilities:

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

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

All other stormwater management projects shall adhere to the standards as specified in Chapter 40B-4, rules of the Suwannee River Water Management District, Florida Administrative Code, as amended.

Policy IV.2.6 The Town's land development regulations shall include provisions which prohibit the construction of structures or landscape alterations which would interrupt natural drainage flows, including sheet flow and flow to isolated wetland systems.

Policy IV.2.7 The Town's land development regulations shall include a provision which requires a certification, by the preparer of the permit plans, that all construction activity undertaken shall incorporate erosion and sediment controls during construction.

POLICY FOR POTABLE WATER

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

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Private Individual Water Wells	230 gallons per capita per day
Community Potable Water Systems	230 gallons per capita per day

- OBJECTIVE IV.3 The Town shall require that medium and high density development shall be directed to areas which are served by public facilities.
- Policy IV.3.1 The Town's land development regulations shall permit residential densities in excess of 2 dwelling units per acre only where community sanitary sewer systems and community potable water systems are available and accessible.
- OBJECTIVE IV.4 The Town shall require that by 1990 no sanitary sewer facility have any discharge into designated prime groundwater aquifer recharge areas.
- Policy IV.4.1 The Town's land development regulations shall provide that during the development review process all proposed development within the drainage basin of any designated priority water body shall be coordinated with the Water Management District and ensure that any proposed development is consistent with any approved management plans within that basin.
- OBJECTIVE IV.5 The Town, by 1990, shall coordinate with the Water Management District to protect the functions of natural groundwater recharge areas and natural drainage features, by requiring that all development proposals, which have the potential for impacting the water resources of the Town be reviewed by the Water Management District.
- Policy IV.5.1 The Town's land development regulations shall provide for the limitation of development adjacent to natural drainage features to protect the functions of the feature.
- Policy IV.5.2 The Town's land development regulations shall provide for the limitation of development and associated impervious surfaces in prime groundwater recharge areas designated by the Water Management District to protect the functions of the recharge area.

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V

CONSERVATION ELEMENT

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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 Town's natural resources. The data collected for this plan element and analysis of this data, contained in the Town'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, which are publicly owned and 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 public lands which have been designated "conservation" for the purpose of protecting natural resources or environmental quality. At present, there are no conservation uses within the Town. Therefore, until such time, as there are publicly owned areas which are designated for the protection of a natural resource, this category, although listed, will not be shown on the Future Land Use Plan Map.

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

CONSERVATION GOAL, OBJECTIVES AND POLICIES

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

OBJECTIVE V.1 The Town shall establish provisions within the land development regulations by 1990 to protect air quality through the development review process by requiring the appropriate siting of development and associated public facilities.

Policy V.1.1 The Town'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 Regulation are maintained in the Town.

OBJECTIVE V.2 The Town shall provide for the use and protection of the quality and quantity of current and projected water sources, water recharge areas and potable water wells, through the cooperation with the Florida Department of Environmental Regulation and the Water Management District and other such agencies in the identification and protection of water recharge areas to ensure aquifer depletion and contamination does not occur.

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

- Policy V.2.2 The Town's land development regulations shall prohibit uses within or adjacent to the water resources of the Town which would violate water quality anti-degradation rules established by the Florida Department of Environmental Regulation.
- Policy V.2.3 The Town shall identify and make recommendations, where appropriate, for the purchase of environmentally sensitive lands under the Conservation and Recreation Lands Program or Save Our Rivers Program.
- Policy V.2.4 The Town's land development regulations shall require a 35-foot natural buffer around all wetlands and prohibit the location of residential, commercial and industrial land uses within the buffer areas, but allow agriculture, silviculture and resource-based recreational activities within buffer areas subject to best management practices.
- Policy V.2.5 The Town shall, through the development review process, require that post-development runoff rates and pollutant loads do not exceed pre-development conditions.
- Policy V.2.6 The Town's land development regulations shall require all new development to maintain the natural functions of environmentally sensitive areas, including but not limited to wetlands and 100-year floodplains, so that the long term environmental integrity and economic and recreational value of these areas is maintained.
- Policy V.2.7 The Town's land development regulations shall regulate development within 100-year floodplains in order to maintain the flood-carrying and flood storage capacities of the floodplains and reduce the risk of property damage and loss of life.
- Policy V.2.8 The Town's land development regulations shall conserve wetlands through prohibiting any development or dredging and filling which would significantly alter their natural functions and by only allowing non-intensive agricultural and silviculture operations consistent with the best management practices manual developed by the Florida Division of Forestry.
- Policy V.2.9 The Town shall support the Water Management District in their conducting of water conservation programs.
- Policy V.2.10 The Town shall comply with the plans of the Water Management District for the emergency conservation of water sources.
- Policy V.2.11 The Town's land development regulations shall require a 35-foot regulated natural buffer adjacent to all perennial rivers, streams and creeks and prohibit the location of residential, commercial and industrial land uses within the buffer areas, but allow agriculture, silviculture and resource-based recreational activities within buffer areas subject to best management practices.
- Policy V.2.12 The Town shall as part of the development review process limit development to low density and non-intensive uses in prime aquifer recharge areas, designated by the Water Management District, in order to maintain the natural features of these areas.

- Policy V.2.13 The Town shall, as part of the development review process, require the maintenance of the quantity and quality of surface water runoff within freshwater stream to sink watersheds by prohibiting any development which may diminish or degrade the quality and quantity of surface water runoff within the Town.
- Policy V.2.14 The Town as part of the development review process shall require that all hazardous waste generators properly manage their own wastes and require that new hazardous waste generators comply with all applicable federal and state permitting requirements before approving any development plans.
- OBJECTIVE V.3 The Town shall adopt applicable provisions of the Florida Department of agriculture best management practices for the conservation, appropriate use and protection of soils by 1990.
- Policy V.3.1 The Town shall require within the land development regulations that any mining permit be coordinated with the Florida Department of Natural Resources so areas disturbed by mining activities are reclaimed to productive and beneficial use.
- Policy V.3.2 The Town shall review topographic, hydrologic and vegetative cover factors during the development review process in order to protect and conserve the natural functions of soils.
- Policy V.3.3 The Town shall require within the development review process that multiple use of forest resources where appropriate, be required to provide for recreation, wildlife habitat, watershed protection, erosion control and maintenance of water quality.
- Policy V.3.4 The Town shall cooperate with adjacent local governments and other governmental entities, research and interest groups to conserve and protect, unique vegetative communities located within the Town and adjacent local government jurisdictions.
- OBJECTIVE V.4 The Town shall include within the land development regulations, by 1990, best management practices for the conservation, appropriate use and protection of fisheries, wildlife and wildlife habitats.
- Policy V.4.1 The Town shall cooperate with the Florida Game and Fresh Water Fish Commission in the monitoring and inventorying of wildlife and wildlife habitats within the Town.
- Policy V.4.2 The Town shall assist in the application and compliance with all Federal and state regulations which pertain to endangered and rare species.
- Policy V.4.3 The Town shall consult with the Florida Game and Fresh Water Fish 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 Town shall cooperate with the Florida Department of Natural Resources in the inventorying and monitoring aquaculture activities within the Town.
- Policy V.4.5 The Town shall address during the development review process the mitigation of development activities within environmentally sensitive areas so that possible impacts created by the by proposed development activity will not significantly alter the natural functions of the significant natural resources.

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VI

RECREATION AND OPEN SPACE ELEMENT

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VI
RECREATION AND OPEN SPACE ELEMENT

INTRODUCTION

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

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

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

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

RECREATION AND OPEN SPACE GOAL, OBJECTIVES AND POLICIES

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

OBJECTIVE VI.1 The Town shall continue to provide vehicular and pedestrian access to Town owned activity and resource based recreation facilities, by 1990.

Policy VI.1.1 The Town shall establish provisions within the land development regulations which shall maintain the number of access points to water oriented recreational resources for the Town which will meet or exceed the level of service standards, contained herein, for resource based water related activities.

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

Policy VI.2.1 The Town shall establish cooperative policies with other units of government, the Florida Department of Natural Resources, Water Management District, School Board and community organizations to meet recreation demands.

OBJECTIVE VI.3 The Town shall establish requirements within the land development regulations, by 1990, to require new subdivisions or resubdivisions to allocate land, as determined by standards within the regulations, for parks and recreation facilities so that the Town's recreation facilities are provided in quantities to maintain the adopted level of service standards for recreation contained herein.

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

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

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

ACTIVITY	LEVEL OF SERVICE STANDARD
Golf	1- 9 hole golf course for every 32,500 to be served.
Equipped play Area	1 play area for every 1,000 persons to be served.
Tennis	1 tennis court for every 3,000 persons to be served.
Baseball/Softball	1 ball field for every 3,000 persons to be served.
Football/Soccer	1 multi-purpose playing field for every 15,000 persons to be served.
Handball/Racquetball	1 court for every 10,000 persons to be served.
Basketball	1 goal for every 1,000 persons to be served.
Swimming (pool)	1 pool for every 25,000 persons to be served.
Shuffleboard	1 court for every 10,000 persons to be served.

Policy VI.3.3 The Town shall through the annual capital improvements budgeting process, identify funding sources to correct or improve existing deficiencies in Town-owned parks and recreation facilities in accordance with the level of service standards contained herein.

OBJECTIVE VI.4 The Town shall establish provisions within the land development regulations, by 1990, which shall require the maintenance of open space by public agencies and private enterprise.

Policy VI.4.1 The Town's land development regulations shall include specific standards for the provision of open spaces by development or redevelopment.

Policy VI.4.2 The Town shall, as part of the procedure for monitoring and evaluation of the Comprehensive Plan, recommend as appropriate, lands for the purchase of open space by public agencies and subsequent to such land purchase support and assist, when possible, in the management of such lands.

VII

INTERGOVERNMENTAL COORDINATION ELEMENT

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VII
INTERGOVERNMENTAL COORDINATION ELEMENT

INTRODUCTION

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

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

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

INTERGOVERNMENTAL COORDINATION GOAL, OBJECTIVES AND POLICIES

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

OBJECTIVE VII.1 The Town shall coordinate its comprehensive planning with the school board and other units of local government providing services but not having regulatory authority over the use of the land and with the comprehensive plan of adjacent local governments, by 1990.

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

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

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

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

Policy VII.1.5 The Town shall coordinate its comprehensive planning with the School Board pursuant to the Interlocal Agreement for Public School Facility Planning by reviewing and commenting on the Five-Year Facilities Work Program of the School Board annually; reviewing and commenting on the Educational Plant Survey of the School Board; providing growth and development trend reports to the School Board annually; reviewing and commenting on future school sites for consistency with the Comprehensive Plan; providing notification of Comprehensive Plan amendments, rezonings, and development proposals to the School Board; considering co-location and shared use opportunities for

community facilities with the School Board; providing applications for residential development to the School Board for a determination of whether there is adequate school capacity to accommodate the proposed residential development; and jointly evaluating with the School Board proportionate share mitigation options if school capacity is not available.

- OBJECTIVE VII.2 The Town shall provide adjacent units of local government, the Regional Planning Council and the Florida Department of Community Affairs the opportunity to comment on Comprehensive Plan amendments, except small scale development amendments, as defined within Chapter 163.3187(1)(c) Part II, Florida Statutes.
- Policy VII.2.1 The Town shall, as part of the development review process, review the relationship of proposed development to the existing comprehensive plans of adjacent local governments.
- Policy VII.2.2 The Town shall, as part of the monitoring and evaluation process of the Comprehensive Plan, review the relationships of development provided for in the Comprehensive Plan to the existing comprehensive plans of adjacent local governments.
- Policy VII.2.3 The Town's administrative officer shall provide information, as necessary, to assist adjacent units of local government manage growth within their respective jurisdictions.
- OBJECTIVE VII.3 The Town shall coordinate the establishment and amendment of level of service standards for public facilities with state and local entities having operational and maintenance responsibility for such facilities prior to the adoption or any amendment of such level of service standards.
- Policy VII.3.1 The Town shall, as part of the Comprehensive Plan amendment review process, coordinate amendments of any level of service standards with appropriate state, regional and local agencies, such as the Florida Department of Transportation, Florida Department of Environmental Regulation, Florida Department of Natural Resources, Water Management District, Regional Planning Council, adjacent local governments and the school board prior to such amendment.
- OBJECTIVE VII.4 The Town shall upon adoption of this objective, coordinate the Comprehensive Plan with the School Board Five-Year Facilities Plan.
- Policy VII.4.1 Until such time as interlocal agreement is adopted by the Town and the School Board in accordance with the requirement of Chapter 163, Part II and Chapter 235, Florida Statutes, the following procedure shall be used to ensure intergovernmental coordination with the School Board for the location of educational facilities within the Town:
1. Upon receipt of a written notice from the School Board informing the Town of the acquisition or leasing of property to be used for new public educational facilities, the Town shall notify the School Board within 45 days as to the consistency of the site with the Comprehensive Plan; and
 2. Subsequent to a request by the School Board for a comprehensive plan determination, the Town shall determine the consistency, with the Comprehensive Plan, of any proposed educational capital improvement projects.

- Policy VII.4.2 Until such time as an interlocal agreement is adopted by the Town and the School Board in accordance with the requirements of Chapter 163, Part II and Chapter 235, Florida Statutes, the following procedure shall govern the collaborative planning program and decision making concerning population projections and public school siting between the Town and the School Board:
1. Upon receipt of the annual report specified in Chapter 235, Florida Statutes, whereby the School Board would notify the Town of any additions to the School Five-Year School Facilities Plan, the Town shall respond to the receipt of said plan in accordance with Policy VII.4.1 of the Comprehensive Plan; and
 2. The Town shall coordinate population estimates and projections with the School Board at a minimum once each year as part of the review of the Five-Year School Facilities Plan.
- Policy VII.4.3 In order to address the extension of public facilities to existing or new schools, subject to concurrency, all expansions or new construction of public, charter and private schools shall be subject to site and development plan review and approval.
- Policy VII.4.4 In order to coordinate the effective and efficient provision and siting of educational facilities with associated infrastructure and services within the Town, representatives of the Town and the School Board shall meet by the end of the year 2000 to develop mechanisms for coordination of educational facilities planning.
- Policy VII.4.5 The Town shall focus on the following coordinating mechanisms when discussing the interlocal agreement, required by Chapter 163, Part II and Chapter 235, Florida Statutes, with the School Board:
1. Coordinate the review of the annual update of the Capital Improvements Element of the Town and the annual educational facilities report and Five-Year School Facilities Plan of the School Board;
 2. Coordinate the review and assessment of the associated costs and expenditures of siting and developing schools with needed public infrastructure;
 3. Coordinate the review of land uses that increase residential density;
 4. Use a unified data base, including population forecasts (student population), land use and facilities; and
 5. Use recreational and physical plant facilities in a manner which fosters the coordination of use of the facilities consistent with their multi-function design.
- OBJECTIVE VII.5 The Town shall provide all other units of local government located within the County, the opportunity to comment on the siting of facilities with countywide significance, including locally unwanted land uses.
- Policy VII.5.1 The Town, as part of the development review process, shall review the relationship of any facilities with countywide significance, including locally unwanted land uses, to the existing comprehensive plans of all other units of local governments located within the County.

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VIII

CAPITAL IMPROVEMENTS ELEMENT

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VIII
CAPITAL IMPROVEMENTS ELEMENT

INTRODUCTION

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

The data collected for this plan element and analysis of this data, contained in the Town'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 Town 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 TOWN SHALL ADOPT AND IMPLEMENT A CAPITAL IMPROVEMENTS PROGRAM WHICH COORDINATES THE TIMING AND PRIORITIZES THE DELIVERY OF THE NEEDS ADDRESSED WITHIN THE OTHER ELEMENTS OF THIS COMPREHENSIVE PLAN.

OBJECTIVE VIII.1 The Town shall provide capital improvements to correct the existing and projected deficiencies as identified within the schedule of improvements and funding of this plan element, by adopting an annual capital improvements budget in fiscal year 1990 and any year thereafter which is consistent with the schedule of improvements and funding.

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

Criteria

- a. The Town shall assess the level of service for the public facilities which have adopted level of service standards established by the Comprehensive Plan, on an annual basis, prior to or concurrent with the Town's budget process;
- b. The Town shall schedule only those projects which are consistent with the goals, objectives and policies of this Comprehensive Plan and which do not exceed the Town's fiscal capacity;
- c. The Town shall identify those existing or projected public facility needs, which occur or are projected to occur, due to deficiencies in the maintenance of adopted levels of service standards;
- d. The capital improvement projects identified which are imminently needed to protect the public health and safety shall be given the highest priority;
- e. The capital improvements projects related to the maintenance and operation of existing facilities, which due to existing or projected needs, do not or are not expected to meet the adopted level of service standard for such facility shall be given the second order 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 Town shall, upon identification of a need for drainage facility improvements due to deficiencies based upon the established level of service standards within the Comprehensive Plan, coordinate plans for improvements with the Water Management District prior to scheduling such drainage facility improvement.

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

OBJECTIVE VIII.2 The Town 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 Town shall use the following level of service standards in reviewing impacts of new development and redevelopment upon the provision of public facilities:

TRAFFIC CIRCULATION LEVEL OF SERVICE STANDARDS

Establish "C" Service Standard at peak hour as defined within the Florida Department of Transportation "Daily Service Volumes Level of Service, A-E, 1987" for all roads within the areas of the Town.

SANITARY SEWER LEVEL OF SERVICE STANDARDS

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Individual Septic Tank	160 gallons per capita per day
Community Sanitary Sewer System	160 gallons per capita per day

SOLID WASTE DISPOSAL LEVEL OF SERVICE STANDARDS

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Solid Waste Landfill	2.8 cubic yards per capita per year

DRAINAGE LEVEL OF SERVICE STANDARDS

LEVEL OF SERVICE STANDARD

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

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

All other stormwater management projects shall adhere to the standards as specified in Chapter 40B-4, rules of the Suwannee River Water Management District, Florida Administrative Code, as amended.

POTABLE WATER LEVEL OF SERVICE STANDARDS;

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Private Individual	230 gallons per capita per day
Community Potable Water Systems	230 gallons per capita per day

RESOURCE BASED RECREATION ACTIVITY/FACILITY LEVEL OF SERVICE STANDARDS

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

ACTIVITY BASED RECREATION ACTIVITY/ FACILITY LEVEL OF SERVICE STANDARDS

ACTIVITY	LEVEL OF SERVICE STANDARD
Golf	1, 9-hole golf course for every 32,500 population.

ACTIVITY	LEVEL OF SERVICE STANDARD
Equipped Play Area	1 play area for every 1,000 persons to be served.
Tennis	1 tennis court for every 3,000 persons to be served.
Baseball/Softball	1 ball field for every 3,000 persons to be served.
Football/Soccer	1 multi-purpose playing field for every 15,000 persons to be served.
Handball/Racquetball	1 court for every 10,000 persons to be served.
Basketball	1 goal for every 1,000 persons to be served.
Swimming (pool)	1 pool for every 25,000 population.
Shuffleboard	1 court for every 10,000 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.
High School	100 percent of permanent Florida Inventory of School Houses capacity as adjusted annually by the School Board to account for measurable programmatic changes.

- Policy VIII.2.2 The Town's land development regulations shall contain provisions which require that public facilities which serve such development have a capacity which meets or exceeds the adopted level of service standard at the time the development permit is issued.
- OBJECTIVE VIII.3 The Town shall, by 1990, include subdivision improvement standards within the land development regulations which, where required by such regulations, the subdivider shall grade and improve streets, install sidewalks, street name signs, street lights, fire hydrants, curbs and gutters, install sanitary sewer and water mains and stormwater facilities.
- Policy VIII.3.1 The Town's land development regulations shall require that all proposed subdivisions which include an existing street shall be required to improve the street to conform to the standards established within the land development regulations.
- OBJECTIVE VIII.4 The Town, by 1990, shall establish a capital improvements budgeting process to manage the fiscal resources of the Town, so that needed capital improvements, identified within the Comprehensive Plan, are provided for existing and future development and re-development.

- Policy VIII.4.1 The Town shall incorporate within the Town's annual budgeting process, a capital improvements budget which addresses the needed projects found in the schedule of improvements and funding of this plan element.
- Policy VIII.4.2 The Town's land development regulations shall limit the issuance of development permits to areas where the adopted level of service standards for the provision of public facilities found within the Comprehensive Plan are maintained. This provision shall also include areas where development orders were issued prior to the adoption of the Comprehensive Plan.
- Policy VIII.4.3 The Town shall establish a policy as part of the annual capital improvements budgeting process to issue revenue bonds only when the maximum total of the annual payment for all revenue bonds does not exceed 20 percent of the Town's annual non-ad valorem operating revenues.
- Policy VIII.4.4 The Town shall request issuance of general obligation bonds only when the maximum general obligation bonding capacity does not exceed five (5) percent of the property tax base.
- Policy VIII.4.5 The Town shall apply for federal or state grant funding for projects which recognize the policies of other elements of this comprehensive plan whenever available and where it has been determined that the Town has competitive standing in any ranking process for determining program award.
- Policy VIII.4.6 The Town shall replace community facility plants damaged due to flooding only where such facility can meet minimum requirements for flooding proofing.

IMPLEMENTATION

FIVE YEAR SCHEDULE OF IMPROVEMENTS

The five year schedule of improvements shown in Table VIII-1 is the implementation mechanism of the Capital Improvements Element to stage the timing, location, projected cost and revenue sources for any capital improvement needs identified within the other elements of the Comprehensive Plan. The following schedule documents the economic feasibility of the County's Comprehensive Plan and is based upon the Data and Analysis Report, which although not a part of this plan, provides the foundation for the determination of the economic feasibility of any projects listed. The Town will adopt the relevant portions of the 2007-2008 five-year district work plan, of the Dixie County School District Work Plan, dated October 2007.

**TABLE VIII-1
FIVE YEAR SCHEDULE OF IMPROVEMENTS
2009-2013**

PROJECT DESCRIPTION	SCHEDULE	PROJECTED COST	LOCATION	REVENUE SOURCE	CONSISTENT WITH OTHER ELEMENTS
NONE					

Source: Data and Analysis Report, September 30, 1988 and revised October 2007 and School District Five-Year Work Plan 2008-09..

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PROCEDURE FOR MONITORING AND EVALUATION OF CAPITAL IMPROVEMENTS ELEMENT

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

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

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

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

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

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

The Local Planning Agency shall consider the annual amendment of the 5-Year Schedule of Improvements at the first scheduled date for consideration of amendments to the Town's Comprehensive Plan. All amendments to the Schedule or elements except for corrections, updates, and modifications concerning costs; revenue sources; acceptance of facilities pursuant to dedications which are consistent with the plan; or the date of construction of any facility enumerated in this Capital Improvements Element, shall be adopted in accordance with Chapter 163.3187, Florida Statutes, as amended.

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CONCURRENCY MANAGEMENT SYSTEM

Chapter 9J-5, Florida 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 Town has adopted policies within this Comprehensive Plan, which establish level of service standards for public facilities, the concurrency management system in turn provides a mechanism for which the Town can ensure the maintenance of the standards concurrent with the impacts of development.

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

1. For roads, potable water, sewer, solid waste, drainage and recreation and open space, at a minimum, provisions which ensure that:
 - a. The necessary facilities and services are in place at the time a development permit is issued; or
 - b. A development permit is issued subject to the condition that the necessary facilities and services will be in place when the impacts of the development occur; or
 - c. The necessary facilities are under construction at the time a permit is issued; or
 - d. The necessary facilities and services are guaranteed in an enforceable development agreement that includes the provisions of Chapter 9J-5.0055 (2)(a)(1-3), Florida Administrative Code, as amended. An enforceable development agreement may include, but is not limited to development agreements pursuant to Chapter 163.3220, Florida Statutes, as amended or an agreement or development order issued pursuant to Chapter 380, Florida Statutes.

These minimum requirements shall be ensured as follows:

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

The determination of the existence of the necessary facilities and services in place shall be made by using the estimates made by the Local Planning Agency as part of their most recent monitoring and evaluation of the Capital Improvements Element.

Such determination shall be made by the Zoning Administrator as part of the Certificate of Zoning Compliance procedure. For roads, this determination shall apply to the adopted level of service standards for roads within appropriate, identified, geographical areas of the Town's jurisdiction. All public facility impacts shall be determined based on the level of service of the facility throughout the facility geographical service area.

2. Other Types of Development Orders. Other types of development orders include, but are not limited to approval of subdivisions, re-zoning, special permits and site plan approval. These other types of development orders have less immediate impacts on public facilities and services than the issuance of a building permit. However, public facilities and services must be available concurrent with the impacts of development permitted by these other types of development orders. Therefore, subject to the Local Planning Agency determining that the necessary facilities or services are in place and are maintaining the adopted level of service, the following concurrency management requirements shall apply for the issuance of such development orders.

If the impacts of the development proposal cause the public facilities and services to not meet the adopted level of service, the development order shall require the necessary public facilities be constructed by the developer and at the developer's expense; or the necessary public facilities are included within the 5-Year Schedule of Improvements found within the Town's Capital Improvements Element.

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

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

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

1. Amendments to the Comprehensive Plan can be made twice each year and as otherwise permitted as small scale developments. 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 Town Council 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 Town to consider an amendment to the 5-Year schedule in one of the twice annual amendment reviews.
4. The result of any development not meeting adopted level of service standards for public facilities shall be cessation of the affected development or the reduction of the standard for level of service (which requires an amendment to the Comprehensive Plan).

IX

PUBLIC SCHOOL FACILITIES ELEMENT

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IX

PUBLIC SCHOOL FACILITIES ELEMENT

INTRODUCTION

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

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

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

GOALS, OBJECTIVES AND POLICIES

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

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

- Policy IX.1.1 The level of service is defined as school enrollment as a percentage of school student capacity based upon the Florida Inventory of School Houses. The level of service standard is the maximum level of school utilization that will be permitted in the School District. The level of service is established for schools in the Town, as follows:
- a. Elementary: 100 percent of permanent Florida Inventory of School Houses capacity as adjusted annually by the School Board to account for measurable programmatic changes;
 - b. Middle: 100 percent of permanent Florida Inventory of School Houses capacity as adjusted annually by the School Board to account for measurable programmatic changes; and
 - c. High: 100 percent of permanent Florida Inventory of School Houses capacity as adjusted annually by the School Board to account for measurable programmatic changes.
- Policy IX.1.2 The adopted level of service standards shall become applicable to the Town commensurate with the adoption of this element of the Comprehensive Plan.
- Policy IX.1.3 Individual schools should generally not operate in excess of the established level of service. Moreover, the issuance of final development orders for subdivision plats or site plans shall be strictly conditioned upon the availability of school capacity and the maintenance of the adopted level of service on a districtwide basis.
- Policy IX.1.4 The level of service standards will be used to determine whether sufficient school capacity exists to accommodate future development projects, and evaluate the sufficiency of the Five-Year Schedule of Capital Improvements of the Capital Improvements Element. The Five-Year Schedule of Capital Improvements of the Capital Improvements Element shall be reviewed, updated and adopted annually thus ensuring that projects necessary to address existing deficiencies, and to meet future needs based upon the adopted level of service standards, are scheduled accordingly.
- Policy IX.1.5 An annual Comprehensive Plan amendment shall include the addition of a new fifth year to the Five-Year Schedule of Capital Improvements of the Capital Improvements Element based upon the School District's financially feasible public schools facilities capital program and five-year facilities work plan. The School District shall provide to the Town an updated five-year district facilities work plan no later than October 1 of each year and the Town shall adopt the level of service capacity projects listed in the updated five-year district facilities work plan into the Capital Improvements Element no later than December 1 of each year. The annual plan amendment shall ensure the Five-Year Schedule of Capital Improvements of the Capital Improvements Element continues to be financially feasible and the level of service standards continue to be achieved and maintained.
- Policy IX.1.6 The Town shall review the Public School Facilities Element annually for potential amendments. Any potential amendments to the adopted level of service standards shall be considered annually, but no later than the second amendment cycle. The Initiating Party shall provide a memorandum to all involved parties - the School Board, County, and Municipalities - that includes a description of the proposed amendment, a statement concerning the impact of the proposed amendment on the

Comprehensive Plan, and supporting data and analysis that demonstrates that the amendment is financially feasible and can be achieved and maintained over the five years of the School District's financially feasible public school facilities capital program. If there is consensus among all parties to amend the Public School Facilities Element, it shall be accomplished through an amendment to the Interlocal Agreement for Public School Facility Planning and the adoption of amendments to the Comprehensive Plan. The amendment shall not be effective until the amended Interlocal Agreement for Public School Facility Planning is fully executed by all parties and Comprehensive Plan amendments are adopted and found compliant.

OBJECTIVE IX.2 Establish the school concurrency service area as the entire school district within which a determination can be made as to whether there is adequate school capacity available based on the adopted level of service standards. The concurrency service area shall maximize capacity utilization, taking into account transportation costs, limiting maximum student travel times, the effect of court-approved desegregation plans, achieving social economic, racial and cultural diversity objectives, and other relevant factors as determined by the School Board's policy on maximization of capacity. Other considerations for amending concurrency service areas may include safe access (including factors such as the presence of sidewalks, bicycle paths, turn lanes and signalization, and general walkability), diversity and geographic or man-made constraints to travel. The types of adjustments to school operations that will be considered shall be determined by the School Board's policies on maximization of capacity.

Policy IX.2.1 The Town shall demonstrate that adopted level of service standards will be achieved and maintained on a districtwide basis within the period covered by the Five-Year Schedule of Capital Facilities Improvements and that the utilization of school capacity is maximized to the greatest extent possible, taking into account transportation costs and other relevant factors.

Policy IX.2.2 The Town shall seek to maximize efficient use of existing infrastructure and avoid sprawl development by identifying future school sites that take advantage of existing and planned roads, potable water, sanitary sewer, parks, and drainage systems.

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

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

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

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

- Policy IX.3.4 The School Board shall review potential new development student generation impacts and available school capacity. Where capacity will not be available to serve students generated by a proposed development and proportionate share mitigation is not an option, the School Board shall not issue a favorable concurrency determination. The Town shall use lack of school capacity demonstrated by an unfavorable concurrency determination as a reason for denial.
- OBJECTIVE IX.4 Ensure that the planning and construction of educational facilities are coordinated so that the timing is appropriate and the selected location is compatible with the surrounding area, concurrent with necessary service and infrastructure, and consistent with the Comprehensive Plan.
- Policy IX.4.1 The Town and School Board will jointly determine the need for and timing of on-site and off-site improvements (including water, sanitary sewer, roads and drainage) necessary to support each new school or the proposed renovation, expansion or closure of an existing school as provided for in the Interlocal Agreement for Public School Facilities Planning and will enter into a written agreement as to the timing, location, and the party or parties responsible for constructing, operating and maintaining the required improvements. The Town shall coordinate with the School Board so that proposed public school facility sites are consistent with the applicable land use designations and policies of the Comprehensive Plan, as well as the land development regulations of the applicable zoning districts. Pursuant to Section 1013.193, Florida Statutes, the Town will consider each public school facility site plan as it relates to environmental concerns, health, safety and welfare, and effects on adjacent property. In addition, road capacity and traffic concerns will also be evaluated. The Town will also continue to pursue the development of mutually acceptable guidelines for the selection of future school sites including, but not limited to:
- a. Acquisition of school sites which allow for future expansions to accommodate future enrollment and other facility needs deemed beneficial for joint-uses, as identified by the School Board and the Town;
 - b. Coordination of the location, phasing, and development of future school sites to ensure that site development occurs in conjunction with the provision of required infrastructure to serve the school facility; and
 - c. Preferences for residential, urban areas with allowances for rural sites as deemed necessary and appropriate under certain circumstances.
- Policy IX.4.2 The Town shall coordinate with the School District to evaluate and locate potential sites where the co-location of public facilities, such as parks, libraries and community centers, with schools can be selected and developed by the Town and the School Board.
- OBJECTIVE IX.5 Enhance community design through effective school facility design and siting standards. Encourage the siting of school facilities so that they are compatible with the surrounding land use.
- Policy IX.5.1 The Town shall implement and maintain mechanisms designed to closely coordinate with the School Board long-range school facilities planning with the Future Land Use Map of the Comprehensive Plan and public school facilities programs, such as:

- a. Greater efficiency for the School Board and the Town by the placement of schools to take advantage of existing and planned roads, water, sewer, parks and drainage systems;
- b. Improved student access and safety by coordinating the construction of new and expanded schools with road and sidewalk construction programs;
- c. The location and design of schools with parks, ball fields, libraries, and other community facilities to take advantage of shared use opportunities; and
- d. The expansion and rehabilitation of existing schools to support neighborhoods.

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

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

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

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

GOAL IX.2 - IT IS THE GOAL OF THE TOWN TO ESTABLISH A PROCESS FOR THE IMPLEMENTATION OF SCHOOL CONCURRENCY BY PROVIDING FOR CAPACITY DETERMINATION STANDARDS, AVAILABILITY STANDARDS, APPLICABILITY STANDARDS AND PROPORTIONATE SHARE MITIGATION.

OBJECTIVE IX.6 Establish school capacity determination standards.

Policy IX.6.1 The School District shall determine whether adequate school capacity exists for a proposed development, based upon adopted level of service standards, concurrency service area and other standards stipulated in the Interlocal Agreement for Public School Facility Planning.

Policy IX.6.2 The School District shall conduct a concurrency review that includes findings and recommendations of whether there is adequate school capacity to accommodate the proposed development for each type of school within the concurrency service area consistent with the adopted level of service standards. The School District shall issue a concurrency determination based on the findings and recommendations.

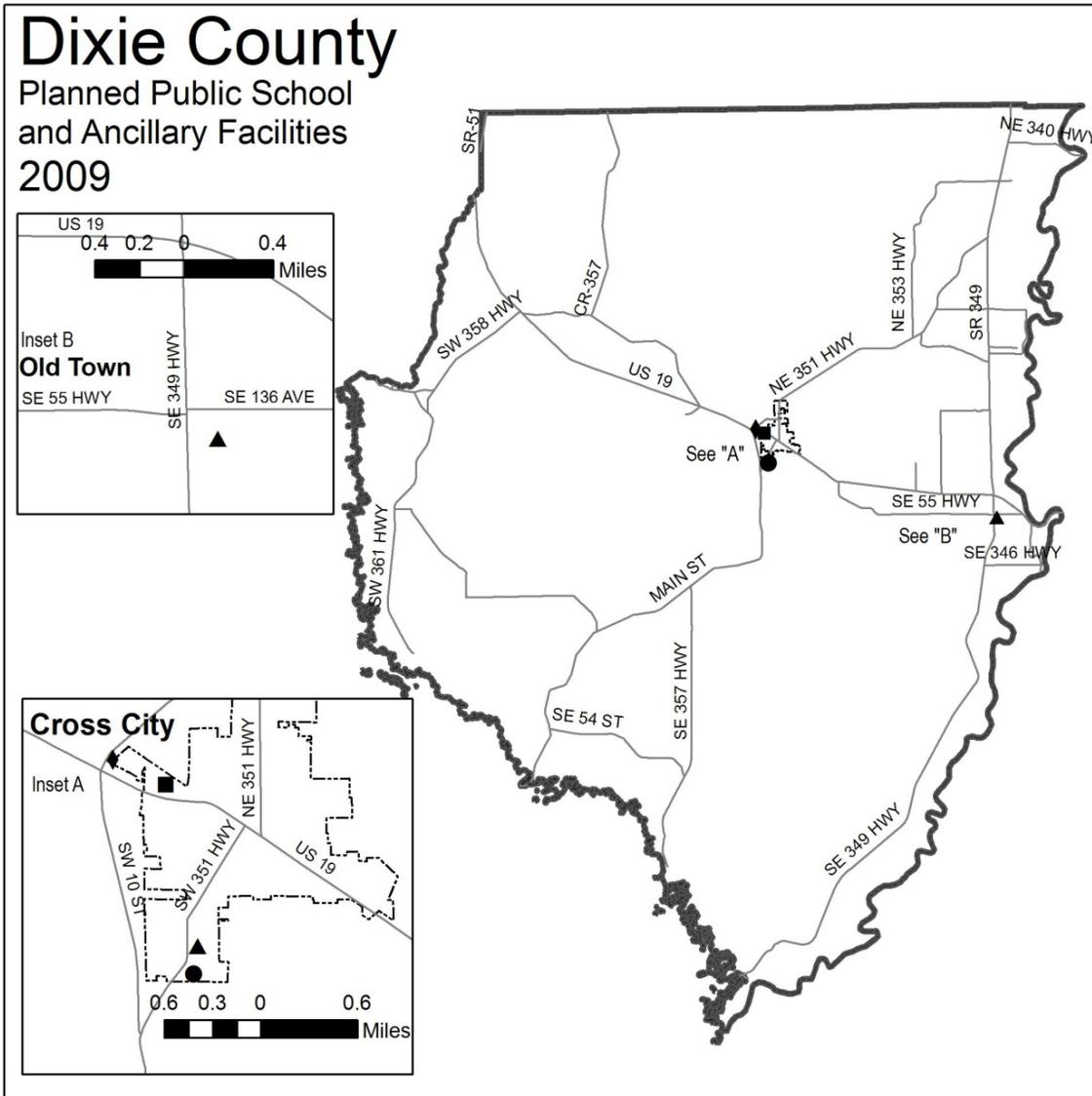
OBJECTIVE IX.7 Establish school availability standards.

- Policy IX.7.1 The Town shall not deny a subdivision plat or site plan (or functional equivalent) for the failure to achieve and maintain the adopted level of service for public school capacity where:
- a. Adequate school facilities will be in place or under actual construction within three years after the issuance of the final plat or site plan (or functional equivalent); or
 - b. The developer executes a legally binding commitment to provide mitigation proportionate to the demand for public school facilities to be created by the actual development of the property subject to the final plat or site plan (or functional equivalent).
- Policy IX.7.2 If the School District determines that adequate capacity will not be in place or under actual construction within three years after the issuance of final plat or site plan approval and mitigation is not an acceptable alternative, the School District shall not issue a School Concurrency Determination. If the School District determines that adequate capacity does not exist, but mitigation, through proportionate share mitigation or some other means, the application will remain active pending the conclusion of the mitigation negotiation, as provided for within the Interlocal Agreement for Public School Facility Planning.
- OBJECTIVE IX.8 Establish proportionate share mitigation alternatives which are financially feasible and will achieve and maintain the adopted level of service standards consistent with the School Board’s financially feasible capital improvement program and five-year district facilities work plan.
- Policy IX.8.1 In the event that mitigation is an acceptable alternative to offset the impacts of a proposed development, where the adopted level of service standards would otherwise be exceeded, the following options listed below, for which the School Board assumes operational responsibility through incorporation in the School Board’s adopted financially feasible capital improvements program and five-year district facilities work plan and which will maintain the adopted level of service standards, shall include:
- a. The contribution of land; or
 - b. The construction, expansion, or payment for land acquisition or construction of a public school facility; or
 - c. The creation of mitigation banking based on the construction of a public school facility in exchange for the right to sell capacity credits.
- Policy IX.8.2 Proposed mitigation shall be directed toward a permanent capacity improvement identified in the School Board’s financially feasible capital improvements program and five-year district facilities work plan. Consideration may be given by the School Board to place an additional improvement required for mitigation in its capital improvement program and five-year district facilities work plan. The proposed mitigation must satisfy the demand created by the proposed development consistent with the adopted level of service standards or identified as an amendment to the School Board’s adopted capital improvement program and five-year district facilities work plan. Portable classrooms shall not be accepted as mitigation.

- Policy IX.8.3 Mitigation shall be directed to projects on the School Board’s adopted financially feasible capital improvements program and five-year district facilities work plan that the School Board agrees will satisfy the demand created by that development approval, and shall be assured by a legally binding development agreement between the School Board, the Town and the applicant executed prior to the issuance of the final plat approval, site plan approval, or functional equivalent. If the School Board agrees to the mitigation, the School Board must commit in the agreement to placing the improvement required for mitigation in its financially feasible capital improvement program and five-year district facilities work plan.
- Policy IX.8.4 The process to determine proportionate share mitigation shall be in accordance with the procedure outlined in the Interlocal Agreement for Public School Facility Planning. The applicant’s proportionate share mitigation obligation will be credited toward any other impact fee or exaction imposed by local ordinance for the same need, on a dollar-for-dollar basis, at fair market value.
- Policy IX.8.5 The School District shall annually review and update student generation multipliers for single-family, multi-family and mobile home housing types for elementary, middle and high schools based upon the best available district-specific data; cost per student estimates for elementary, middle and high schools that include all cost of providing instructional and core capacity including land, design, buildings, equipment and furniture, and site improvements while the cost of ancillary facilities that generally support the school district and the capital costs associated with the transportation of students shall not be included in the cost per student estimate used for proportionate share mitigation; capacity of each school, and current and reserved enrollment of each school in accordance with professionally accepted methodologies.
- Policy IX.8.6 The School District shall review and update student enrollment projections in accordance with professionally accepted methodologies on an annual basis.
- OBJECTIVE IX.9 Ensure that existing and planned public school facilities are coordinated with the plans for supporting infrastructure and have safe access, including sidewalks, bicycle paths, turn lanes, and signalization.
- Policy IX.9.1 The Town shall maximize efficient use of existing and planned infrastructure by coordinating with the School District future school sites that take advantage of existing and planned roads, potable water, sanitary sewer, parks and drainage systems.
- Policy IX.9.2 The Town shall ensure safe student access to school sites by coordinating the construction of new residential developments, expansion of existing residential developments and redevelopment or revitalization of exiting residential developments with safe road and sidewalk connections to public schools.
- Policy IX.9.3 The Town shall coordinate bicycle access to public schools by requiring new residential developments adjacent to existing and proposed school sites, other than age restricted residential developments, to include pedestrian connections between any sidewalk network within the development and adjacent school site.
- Policy IX.9.4 The Town shall work with the School Board to determine responsibility for the costs and construction of any needed offsite improvements for new public school facilities, such as signalization, installation of deceleration lanes, roadway striping for crosswalks, safe directional/warning signage and installation of sidewalks.

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APPENDIX A
ILLUSTRATION A-II



Legend

Dixie County Schools

- ▲ Elementary School (K-5)
- Middle School (6-8)
- High School (9-12)
- ◆ Ancillary Facilities
- Roads
- - - City Limits

Number of New Stations

NO CHANGES IN CAPACITY

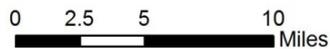
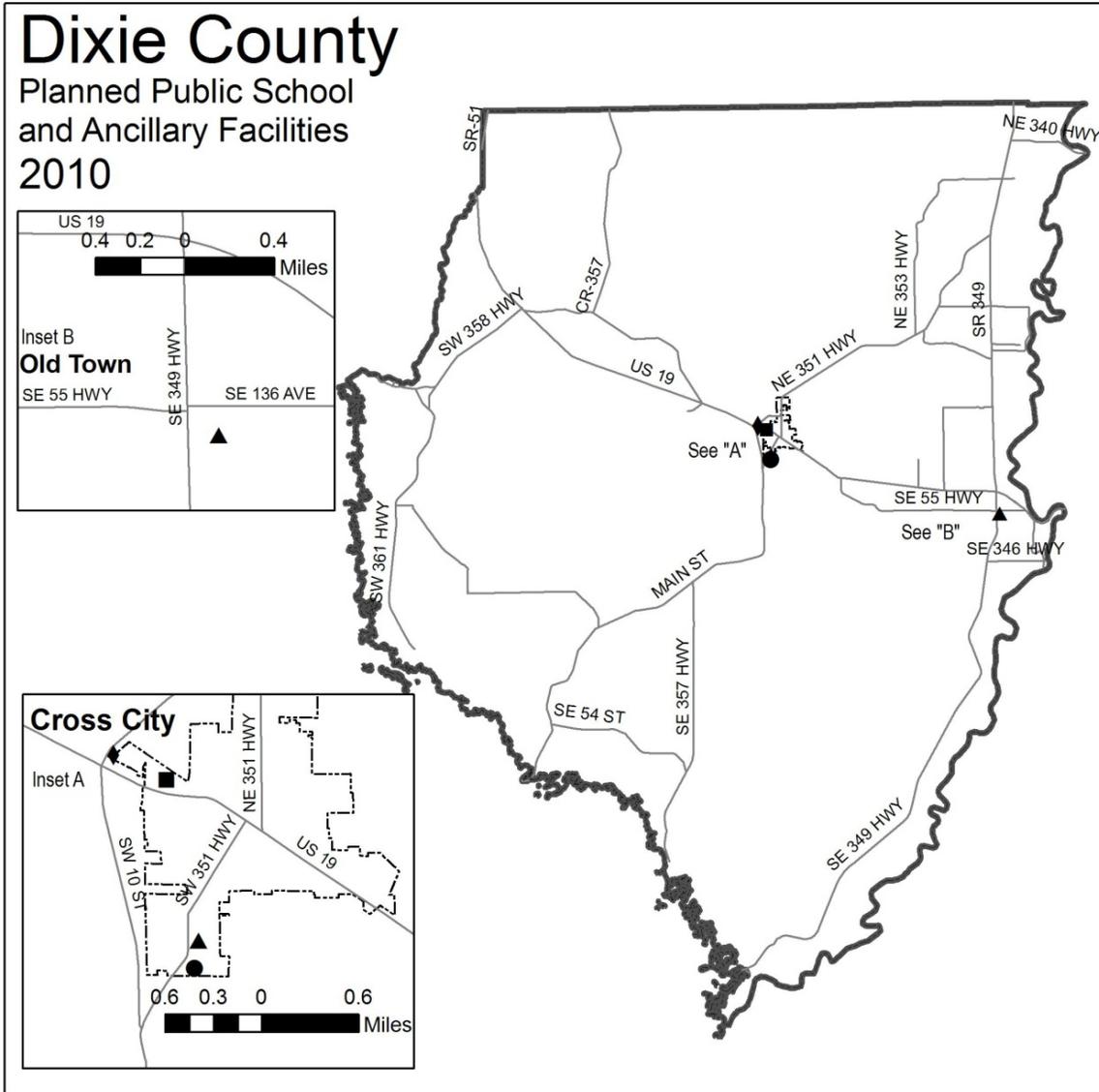


ILLUSTRATION A-III



Legend

Dixie County Schools

- ▲ Elementary School (K-5)
- Middle School (6-8)
- High School (9-12)
- ◆ Ancillary Facilities
- Roads
- - - City Limits

Number of New Stations

NO CHANGES IN CAPACITY

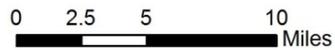
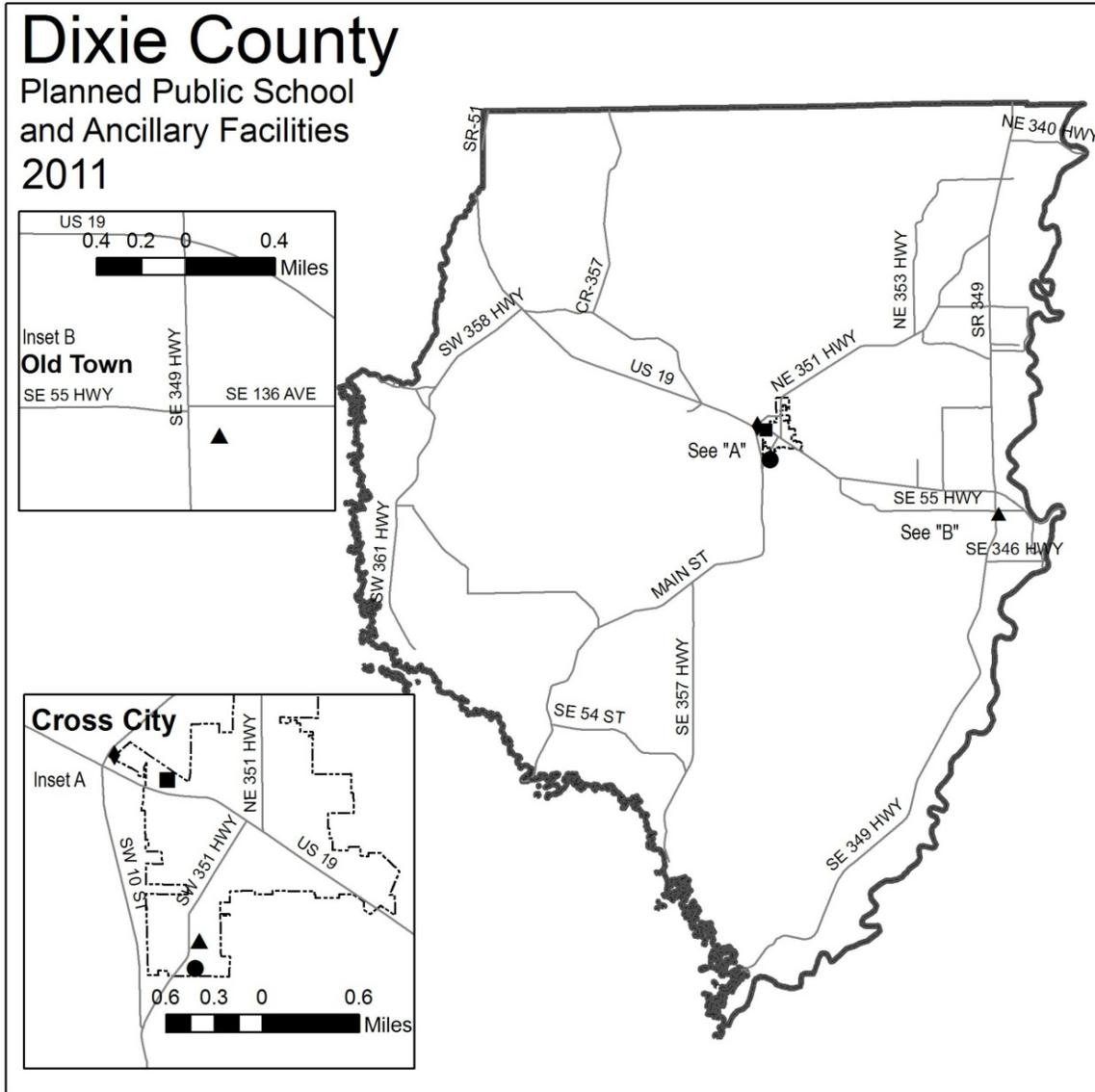


ILLUSTRATION A-IV



Legend

Dixie County Schools

- ▲ Elementary School (K-5)
- Middle School (6-8)
- High School (9-12)
- ◆ Ancillary Facilities
- Roads
- - - City Limits

Number of New Stations

NO CHANGES IN CAPACITY

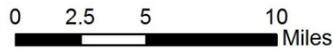
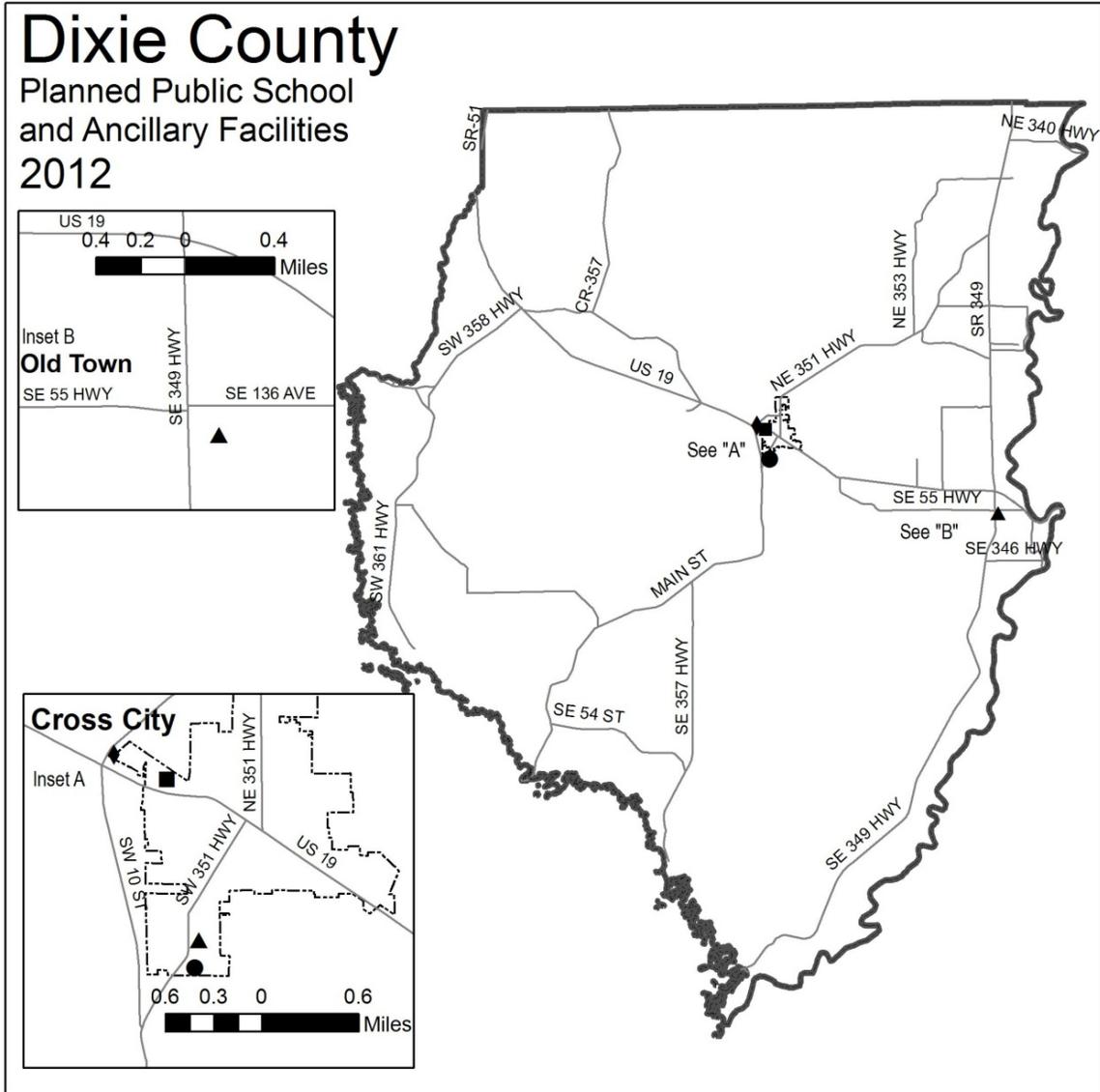


ILLUSTRATION A-V



Legend

- Dixie County Schools**
- ▲ Elementary School (K-5)
 - Middle School (6-8)
 - High School (9-12)
 - ◆ Ancillary Facilities
 - Roads
 - - - City Limits

Number of New Stations

NO CHANGES IN CAPACITY

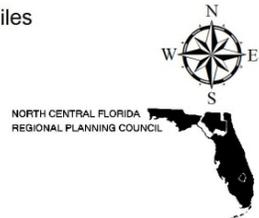
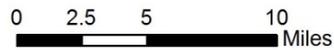
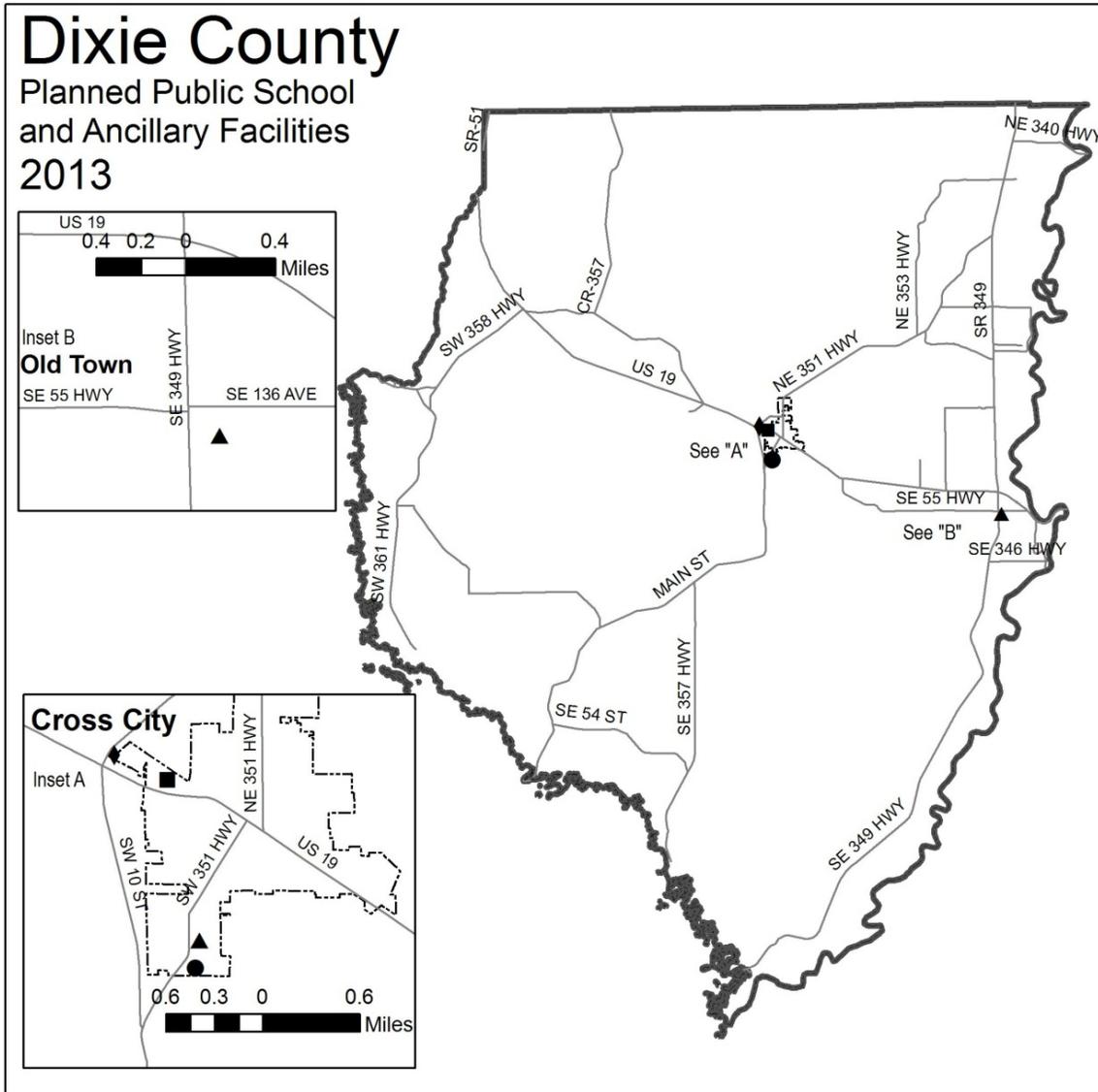


ILLUSTRATION A-VI



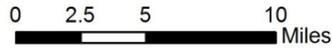
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Dixie County Schools

- ▲ Elementary School (K-5)
- Middle School (6-8)
- High School (9-12)
- ◆ Ancillary Facilities
- Roads
- - - City Limits

Number of New Stations

NO CHANGES IN CAPACITY

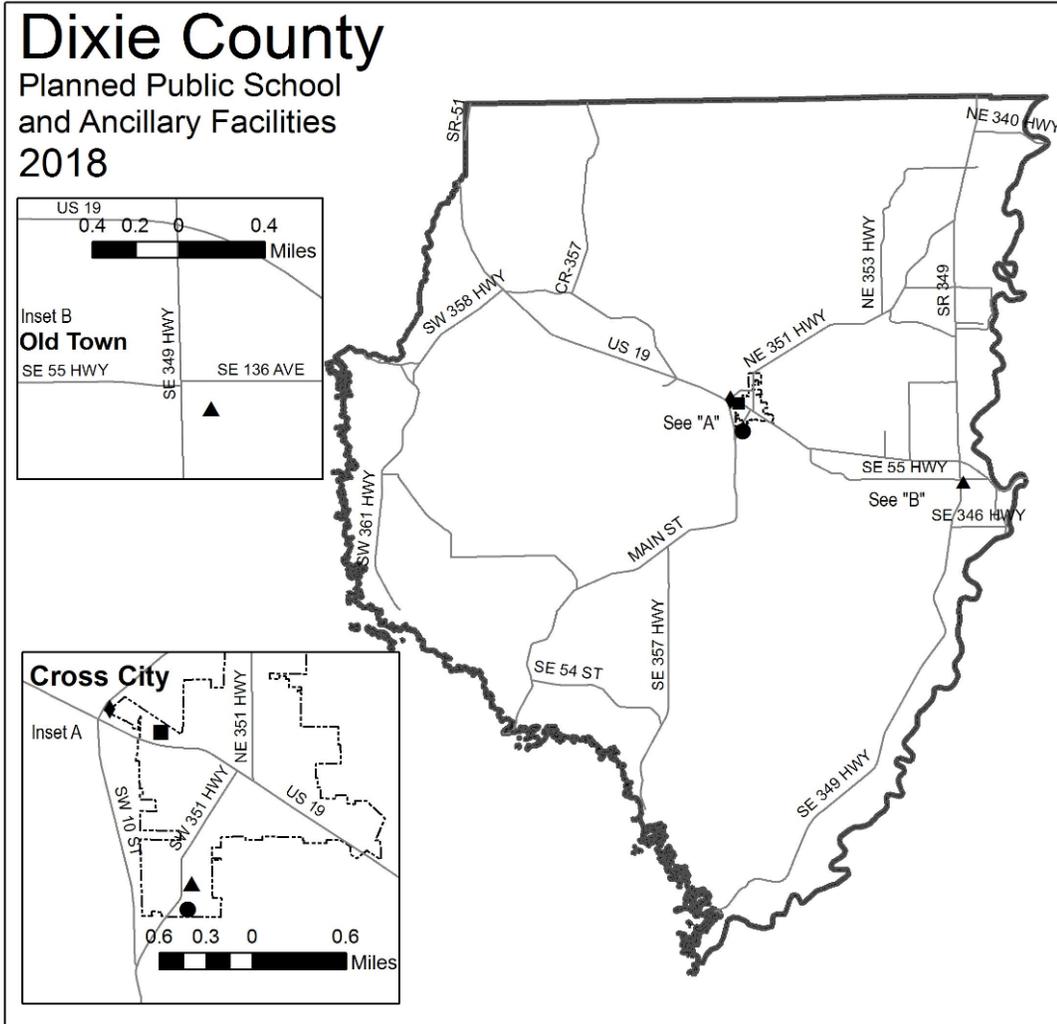


NORTH CENTRAL FLORIDA
REGIONAL PLANNING COUNCIL



ILLUSTRATION A-VII

ILLUSTRATION A-VII



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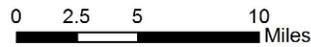
Dixie County Schools

- ▲ Elementary School (K-5)
- Middle School (6-8)
- High School (9-12)
- ◆ Ancillary Facilities

- Roads
- - - City Limits

Number of New Stations

NO CHANGES IN CAPACITY



APPENDIX B

DEFINITIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

X

ECONOMIC DEVELOPMENT ELEMENT

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X
ECONOMIC DEVELOPMENT ELEMENT

INTRODUCTION

The Economic Development Element has been prepared recognizing that the Town is part of an area that is and will remain for an agricultural/silvicultural and agri-business community. The objectives and policies direct this economic course, while providing the opportunity for appropriate economic development based upon the financial resources, natural resources and public infrastructure available within the Town.

GOAL, OBJECTIVES AND POLICIES

GOAL X.1 - TO PROMOTE BALANCED AND ORDERLY ECONOMIC GROWTH AND ENHANCE THE PROSPERITY OF THE MARKETPLACE.

- OBJECTIVE X.1** The Town, upon adoption of this objective, shall encourage a diverse and balanced economic base.
- Policy X.1.1 The Town recognizes the need for regional cooperation and shall coordinate its economic development activities with the County and the appropriate federal, state, regional and local agencies including the School Board and other appropriate economic development organizations.
- Policy X.1.2 The Town shall encourage the expansion of existing agri-business and eco-tourism, as well as, the attraction of clean high technology industries, not dependent on significant new public infrastructure.
- OBJECTIVE X.2** The Town, upon adoption of this objective, shall work with the School Board and surrounding community colleges to maximize education opportunities available to residents.
- Policy X.2.1 The Town shall encourage the expansion of vocational and technical training curriculum for secondary and post secondary institutions located within and serving the region.
- OBJECTIVE X.3** The Town, upon adoption of this objective, will support the North Central Economic Development Partnership and the County Chamber of Commerce which are actively pursuing implementation of an economic development strategy for the North Central Florida region.
- Policy X.3.1 The Town shall support the industrial development activities of the North Florida Economic Development Partnership and similar organizations in a manner which provides opportunities to attract clean, high technology industries to the Town and the region.
- OBJECTIVE X.4** The Town, upon adoption of this objective, will support the Original Florida Tourism Task Force, which is actively implementing a tourism development plan as a means of promoting economic development and quality of life for the North Central Florida region.
- Policy X.4.1 The Town shall support the eco-tourism activities of the Original Florida Tourism Task Force in a manner which provides eco-tourism benefits and expands the development of this industry within the Town and the region.

- OBJECTIVE X.5 The Town, upon adoption of this objective, shall address the problem of the lack of sufficient long-term, fixed asset financing for small and medium sized firms.
- Policy X.5.1 The Town shall make known and emphasize the programs provided by non-profit corporations which make reasonable private, long term, fixed asset financing available to private business and industries, such as the Small Business Association loan programs.
- OBJECTIVE X.6 Provide economic opportunities for all segments of the Town, with particular emphasis being given to activities which increase economic opportunities for persons at or near the poverty level and to activities which eliminate blighted commercial and industrial uses.
- Policy X.6.1 Businesses and industries that meet the demands of the existing labor force by providing employment opportunities and equitable salaries shall be given a high priority in recruitment efforts and in provision of support for expansion of existing local business.
- Policy X.6.2 Businesses and industries that are willing to participate in the training of skilled and unskilled workers through the local Workforce Investment Act and/or other similar programs, shall be given a high priority in recruitment efforts and strongly encouraged to locate in the Town, and in provision of support for expansion of existing businesses.
- Policy X.6.3 The Town shall support and encourage the development of public/private partnerships which assist small and minority businesses that may otherwise not have access to adequate start-up capital.

APPENDIX A

List of Illustrations		Page
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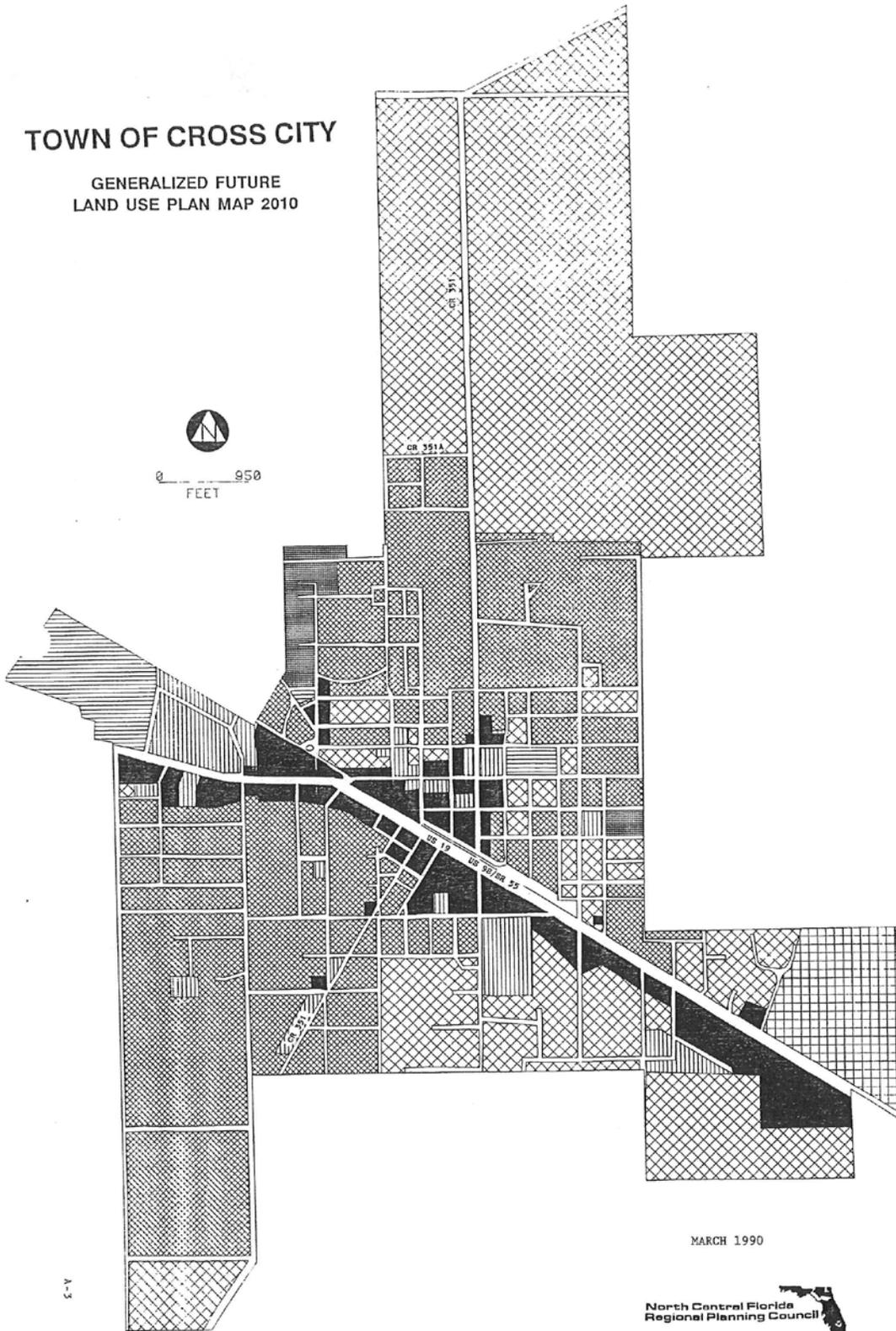
LEGEND FOR ILLUSTRATION A - I
FUTURE LAND USE PLAN MAP 2010

	Residential - Low Density (≤ 2 d.u. per acre)
	Residential - Medium Density (≤ 8 d.u. per acre)
	Residential - High Density (≤ 20 d.u. per acre)
	Agriculture - (none)
	Public Use
	Commercial
	Industrial
	Recreation
	Conservation - (none)

ILLUSTRATION A - I

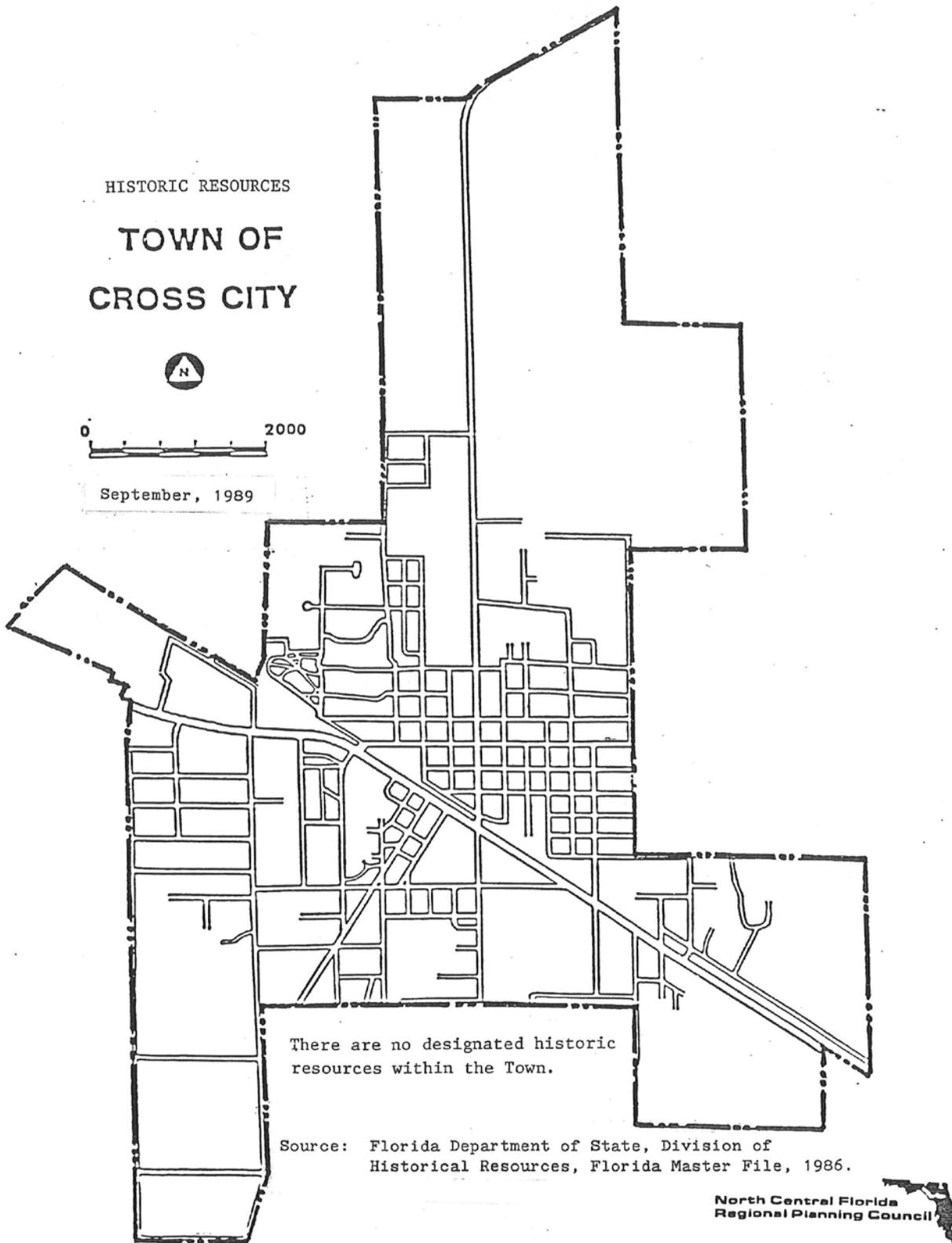
TOWN OF CROSS CITY

GENERALIZED FUTURE
LAND USE PLAN MAP 2010



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ILLUSTRATION A - II



LEGEND FOR ILLUSTRATION A-III

EXISTING AND PLANNED WATERWELLS			
Location Number	Name	Type	Status*
1	Water Treatment Plant	Government Community Public System	Existing

* There are no know planned waterwells in the Town.

Source: Suwannee River Water Management District, Computer Printout of the District's Water Use Print with an average daily rate of withdrawal greater than 100,000 gallons a day.

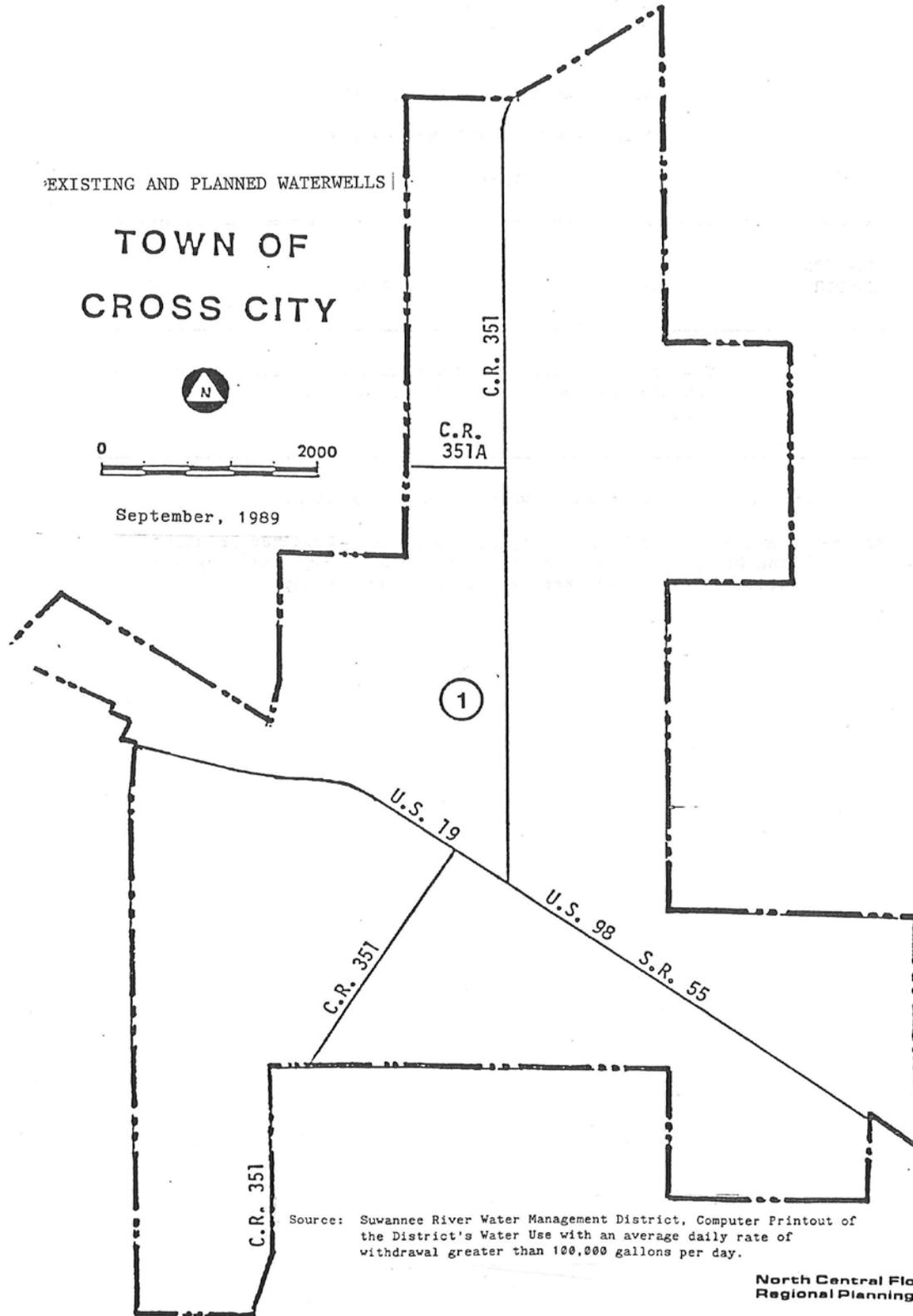
ILLUSTRATION A - III

EXISTING AND PLANNED WATERWELLS

TOWN OF
CROSS CITY



September, 1989



Source: Suwannee River Water Management District, Computer Printout of the District's Water Use with an average daily rate of withdrawal greater than 100,000 gallons per day.

North Central Florida
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ILLUSTRATION A - IV

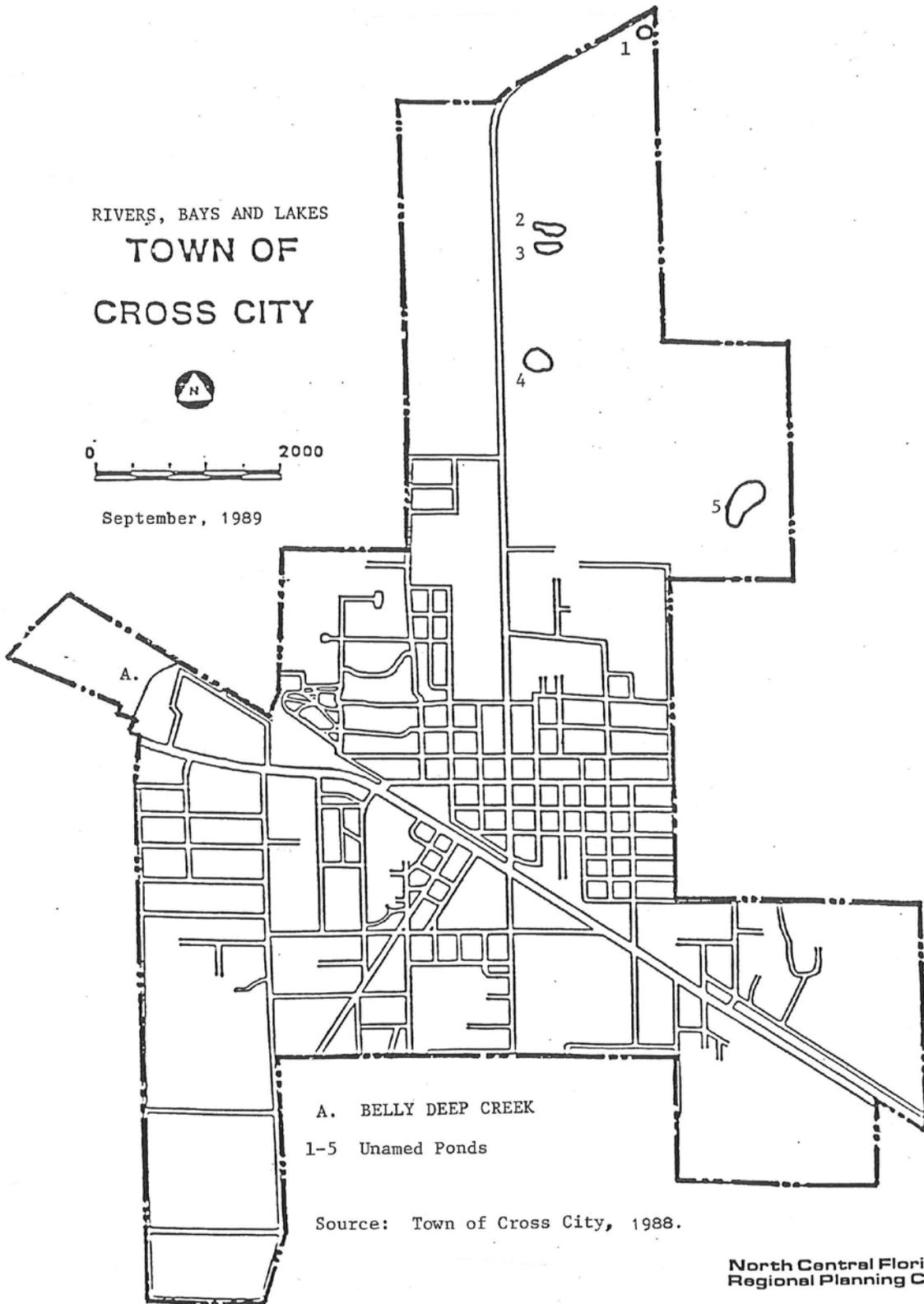


ILLUSTRATION A - V

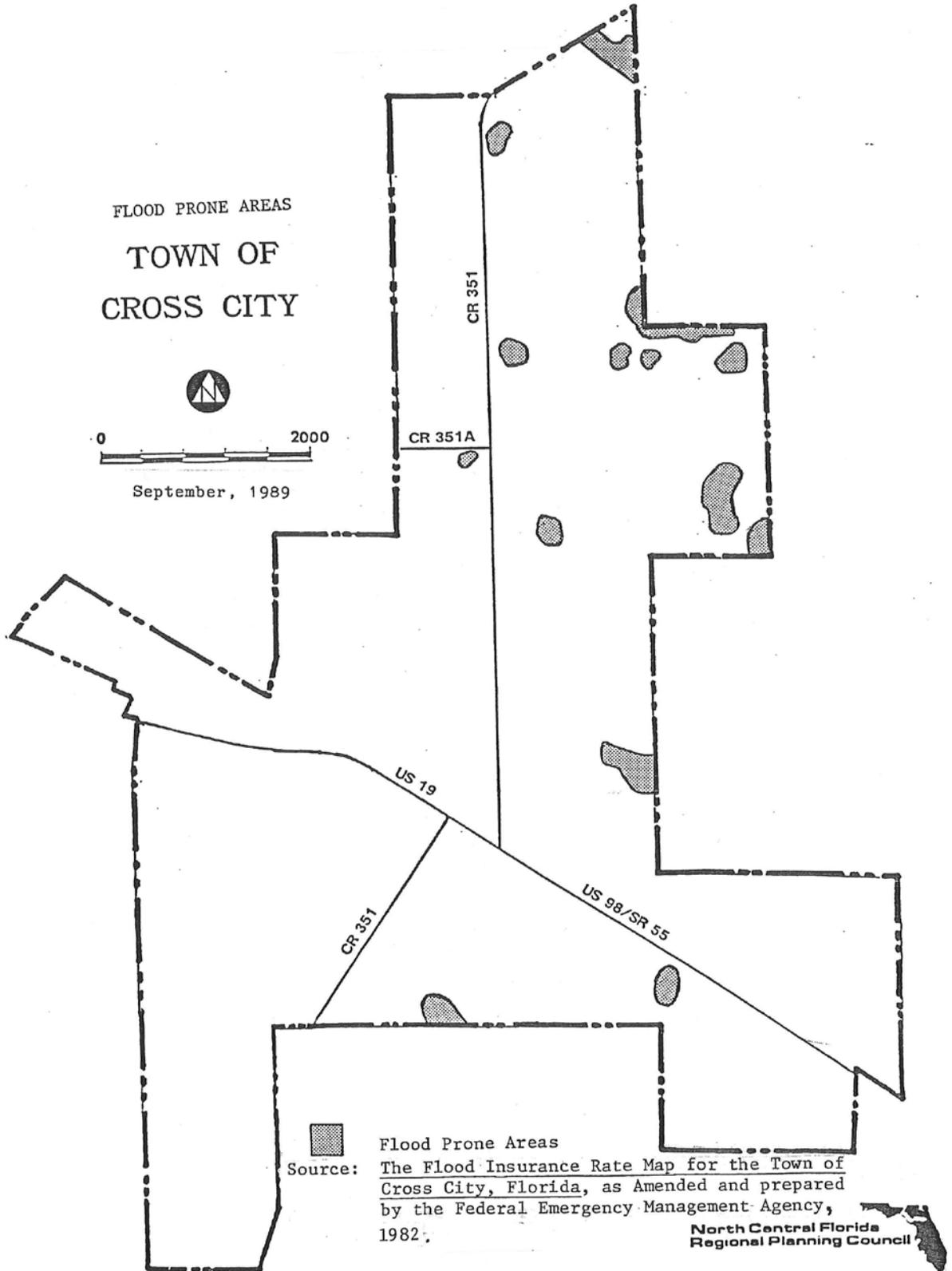


ILLUSTRATION A - VI

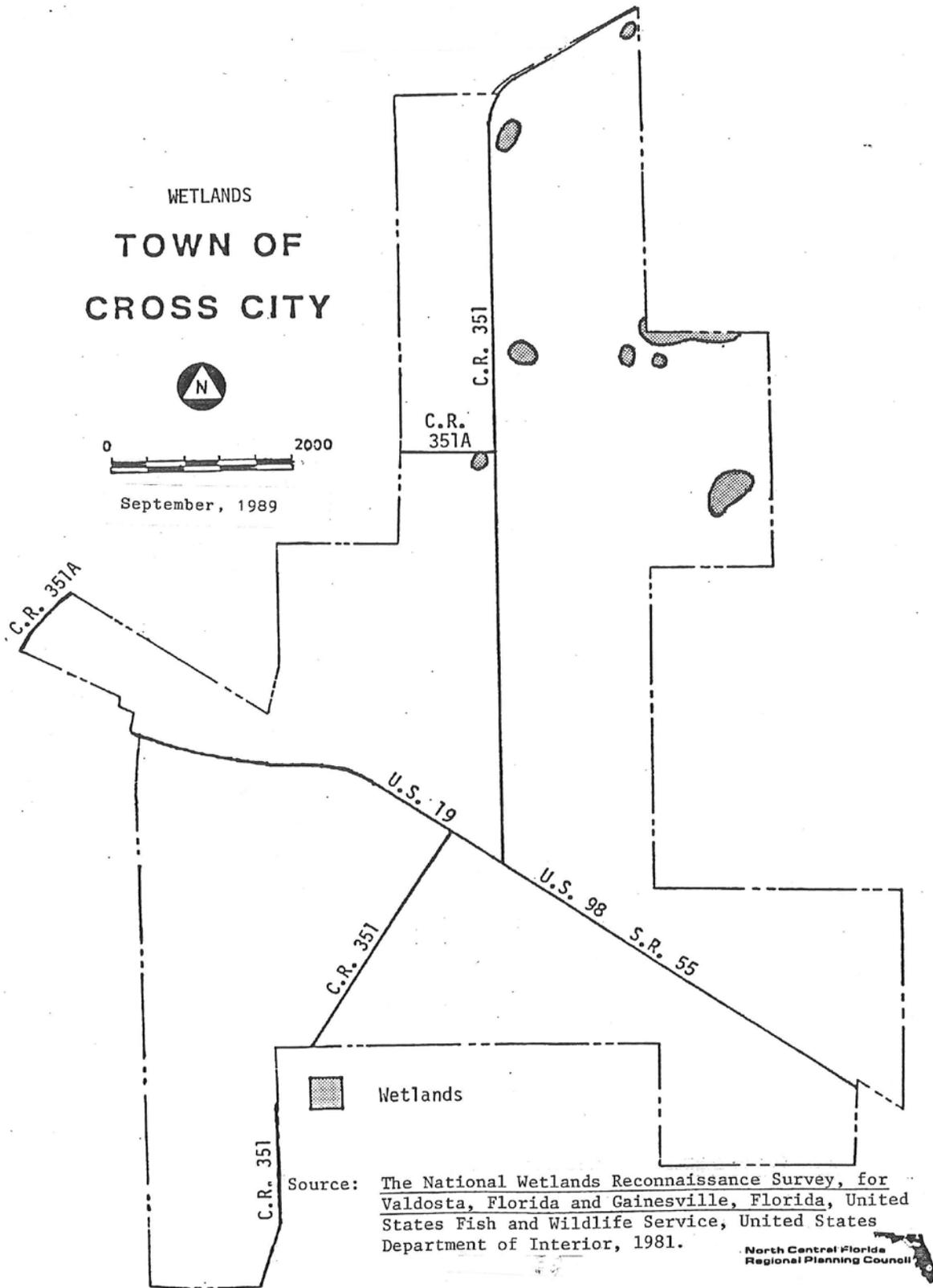
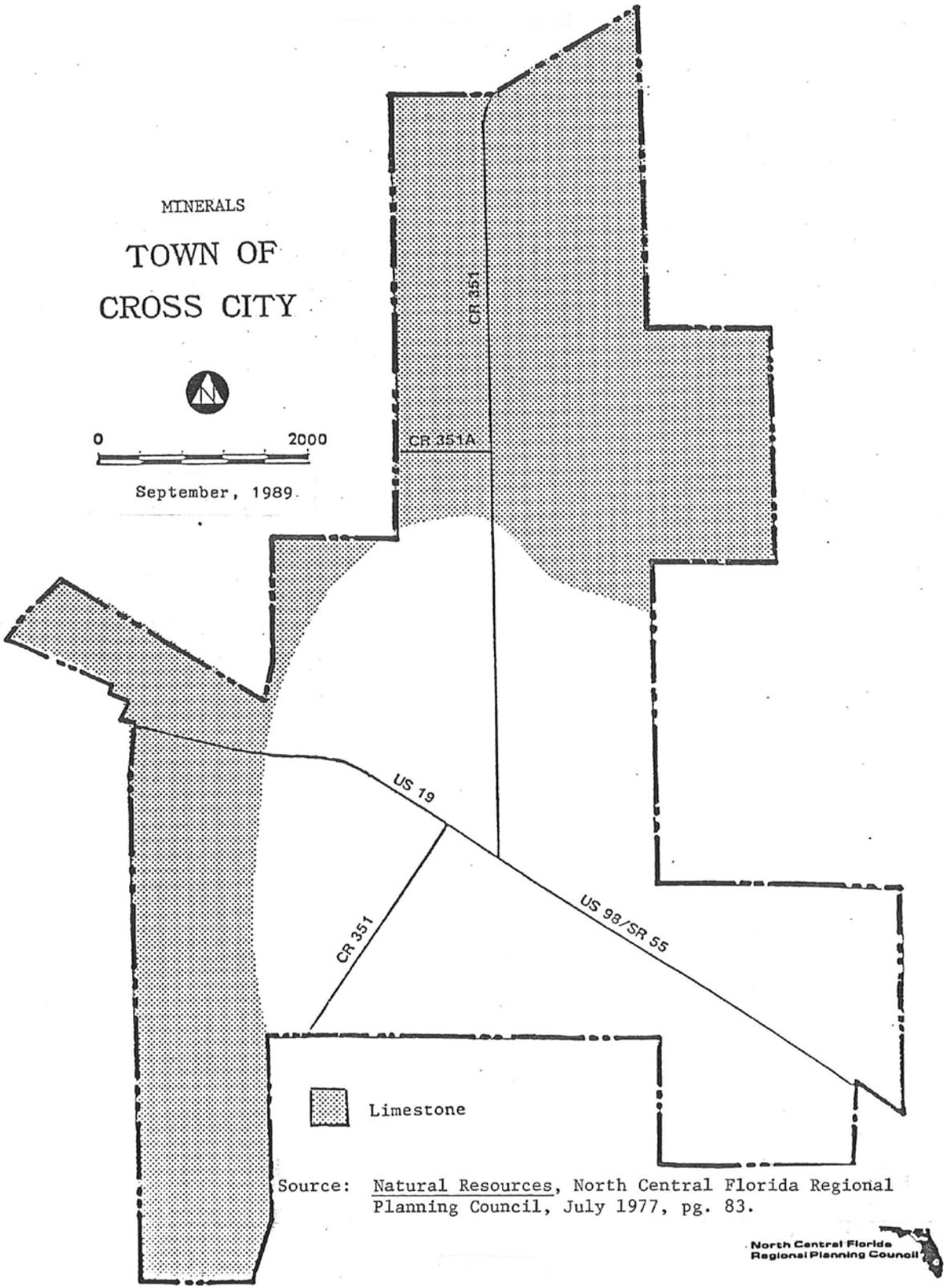


ILLUSTRATION A - VII



LEGEND FOR ILLUSTRATION A - VIII

SOIL ASSOCIATIONS		
Key Numbers ^a	Soil Association	Characteristics
1	Broward, var. Matmon Osier	Nearly level somewhat poorly drained sandy soils, shallow to limestone and somewhat poorly drained sandy soils with clayey subsoils, shallow to limestone and poorly drained soils, sandy throughout.

^a Numbers refer to those areas on Illustration I-XI covered by that soil association

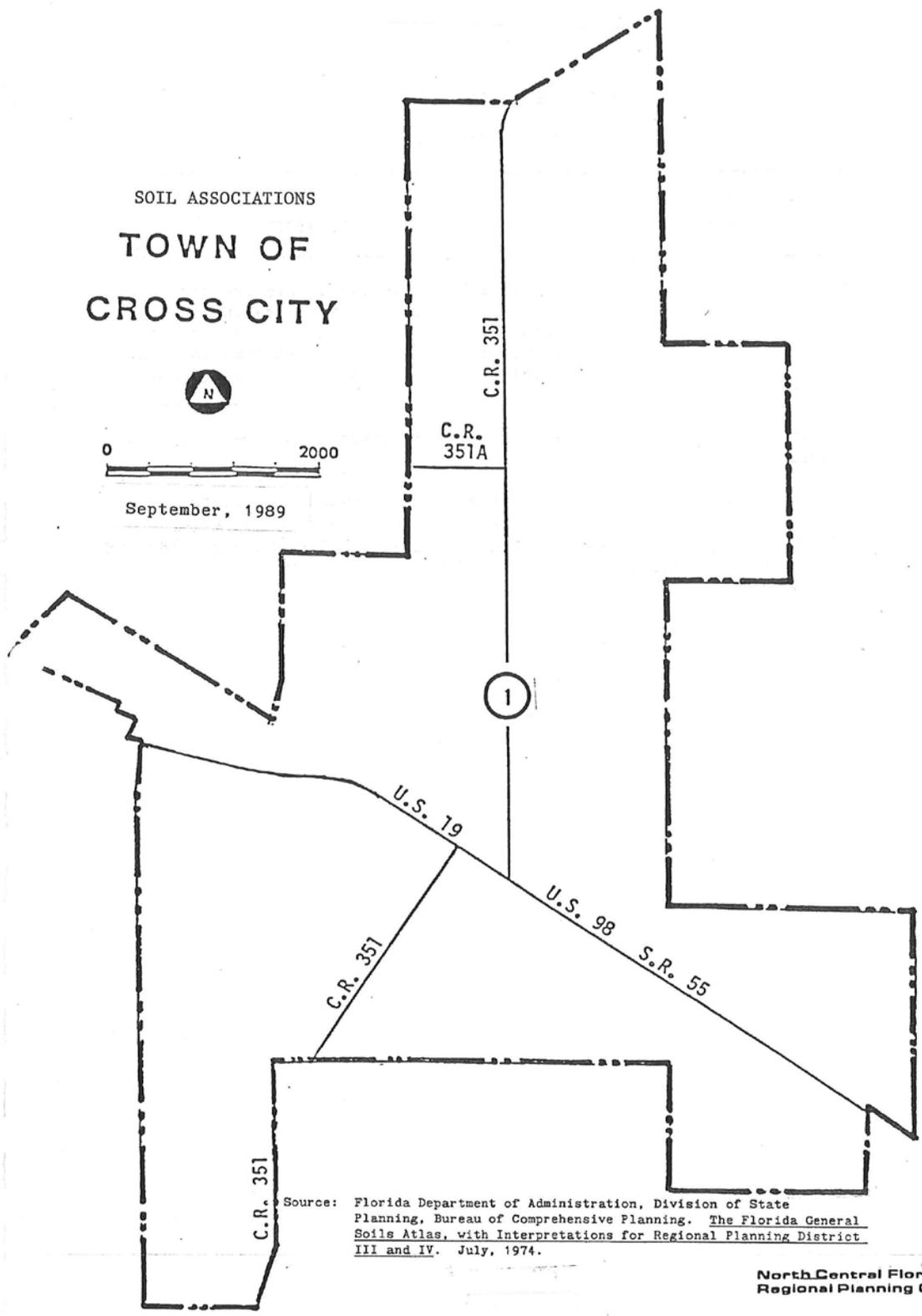
Source: Florida Department of Administration, Division of State Planning, Bureau of Comprehensive Planning. The Florida General Soils Atlas, with Interpretations for Regional Planning District III and IV, July, 1974

ILLUSTRATION A - VIII

SOIL ASSOCIATIONS
TOWN OF
CROSS CITY



September, 1989

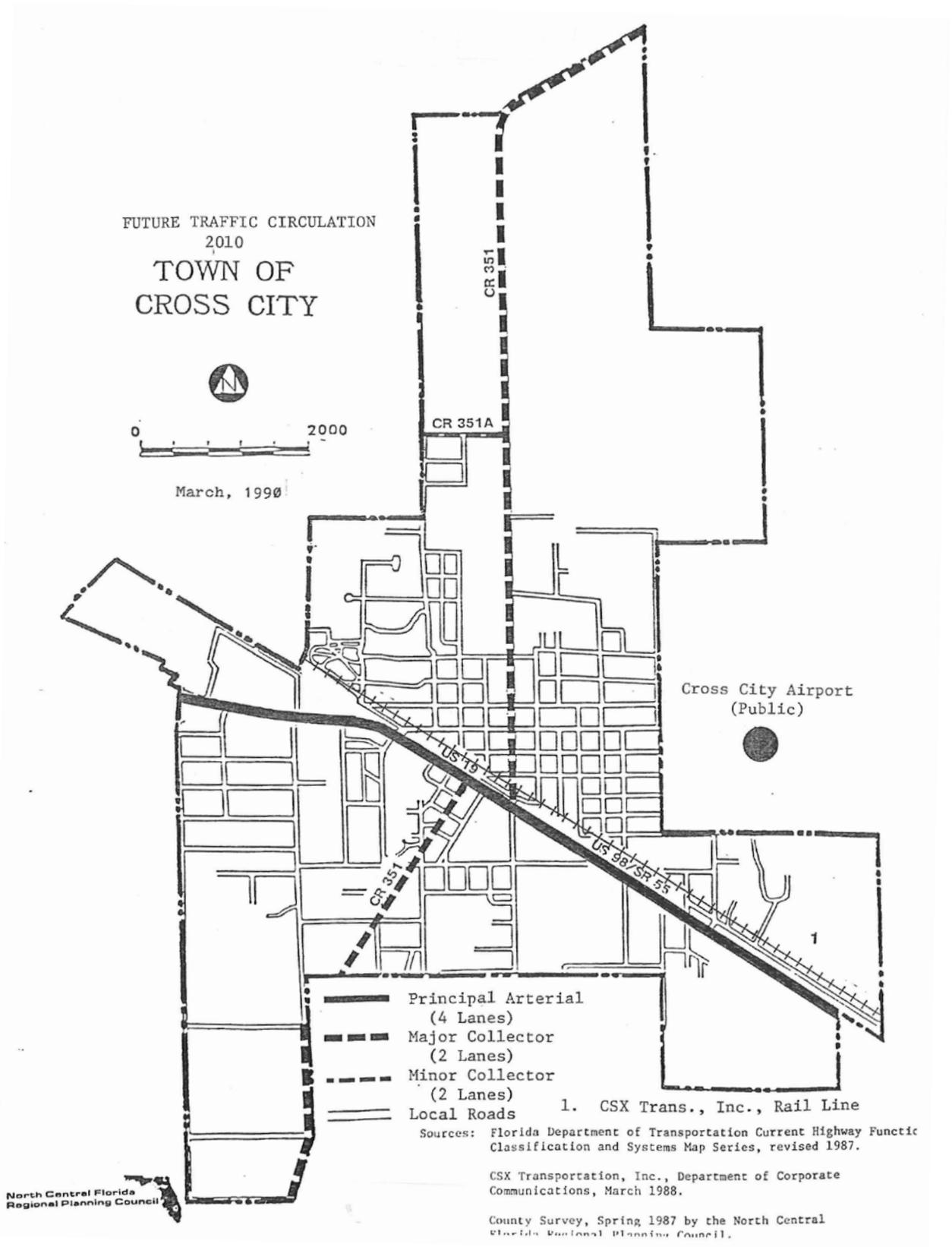


Source: Florida Department of Administration, Division of State Planning, Bureau of Comprehensive Planning. The Florida General Soils Atlas, with Interpretations for Regional Planning District III and IV. July, 1974.

North Central Florida
Regional Planning Council



ILLUSTRATION A - IX



NORTH CENTRAL FLORIDA REGIONAL PLANNING COUNCIL

REGIONAL AND LOCAL GOVERNMENT PROGRAMS

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