

TOWN OF HORSESHOE BEACH

COMPREHENSIVE PLAN

Adopted

March 14, 1990 by Ordinance No. 58

Amended

November 7, 1991 by Ordinance No. 64

August 5, 1999 by Ordinance No. 99-1

May 4, 2006 by Ordinance No. 06-01

December 4, 2008 by Ordinance No. 08-12

August 5, 2021 by Ordinance No. 21-57

TOWN OF HORSESHOE BEACH

COMPREHENSIVE PLAN

ELEMENTS

Future Land Use

Transportation

Housing

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

Conservation

Recreation and Open Space

Intergovernmental Coordination

Capital Improvements

Coastal Management

Public School Facilities

Property Rights

Prepared for
Town Council

Prepared by
Local Planning Agency

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

Adopted
March 14, 1990 by Ordinance No. 58

Amended
November 7, 1991 by Ordinance No. 64
August 5, 1999 by Ordinance No. 99-1
May 4, 2006 by Ordinance No. 06-01
December 4, 2008 by Ordinance No. 08-12
August 5, 2021 by Ordinance 21-57

THIS PAGE LEFT BLANK INTENTIONALLY

COMPREHENSIVE PLAN
TABLE OF CONTENTS

		Page
I	FUTURE LAND USE ELEMENT	
	Introduction	I-1
	Goal, Objectives and Policies	I-1
II	TRANSPORTATION ELEMENT	
	Introduction	II-1
	Goal, Objectives and Policies	II-1
III	HOUSING ELEMENT	
	Introduction	III-1
	Goal, Objectives and Policies	III-1
IV	SANITARY SEWER, SOLID WASTE, DRAINAGE, POTABLE WATER AND NATURAL GROUNDWATER AQUIFER RECHARGE ELEMENT	
	Introduction	IV-1
	Goals, Objectives and Policies	IV-1
	Policies for Sanitary Sewer	IV-1
	Policies for Solid Waste Disposal	IV-2
	Policies for Drainage.....	IV-
	2	
	Policies for Potable Water	IV-3
V	CONSERVATION ELEMENT	
	Introduction	V-1
	Goal, Objectives and Policies	V-1
VI	RECREATION AND OPEN SPACE ELEMENT	
	Introduction	VI-1
	Goal, Objectives and Policies	VI-1
VII	INTERGOVERNMENTAL COORDINATION ELEMENT	
	Introduction	VII-1
	Goal, Objectives and Policies	VII-1
VIII	CAPITAL IMPROVEMENTS ELEMENT	
	Introduction	VIII-1
	Goal, Objectives and Policies	VIII-1
	Five-Year Table of Improvements	VIII-6
	Procedures for Monitoring and Evaluation of the Capital Improvements Element	VIII-7
	Concurrency Management System.....	VIII-9
IX	COASTAL MANAGEMENT ELEMENT	
	Introduction	IX-1
	Goal, Objectives and Policies	IX-1

X	PUBLIC SCHOOL FACILITIES ELEMENT	
	Introduction	X-1
	Goals, Objectives and Policies	X-1
	Goal X.1	X-1
	Goal X.2	X-6

APPENDIX A

Illustration I	Existing Public School Facilities 2020.....	X-9
Illustration II	Planned Public School Facilities 2021	X-10
Illustration III	Planned Public School Facilities 2022	X-11
Illustration IV	Planned Public School Facilities 2023	X-12
Illustration V	Planned Public School Facilities 2024	X-13
Illustration VI	Planned Public School Facilities 2025	X-14
Illustration VII	Planned Public School Facilities 2030	X-15

APPENDIX B

Definitions	X-17
-------------------	------

XI PROPERTY RIGHTS ELEMENT

Introduction	XI-1
Goal, Objective and Policies	XI-1

APPENDIX A

List of Illustrations

A-I	Generalized Future Land Use Plan Map 2031	A-2
A-II	Shores and Estuarine Systems.....	A-3
A-III	Historic Resources	A-4
A-IV	Existing and Planned Waterwells.....	A-5
A-V	Existing River and Lakes	A-6
A-VI	Flood Prone	A-7
A-VII	Wetlands	A-8
A-VIII	Minerals	A-9
A-IX	Soil Types	A-10
	Legend for Soil Types	A-11
A-X	Future Transportation Map	A-12
A-XI	Bicycle and Pedestrian Facilities Map	A-13
A-XII	Aquifer Recharge	A-14
A-XIII	Regional Evacuation Route Map.	A-15
A-XIVa	Regionally Significant Natural Resources - Groundwater Resources.....	A-16
A-XIVb	Regionally Significant Natural Resources - Natural Systems.....	A-17
A-XIVc	Regionally Significant Natural Resources- Planning and Resource Management Areas 1.....	A-18
A-XIVd	Regionally Significant Natural Resources - Planning and Resource Management Areas 2.....	A-19
A-XIVe	Regionally Significant Natural Resources - Surface Water Resources.....	A-20

APPENDIX B

Monitoring and Evaluation Requirements for the Purpose of Evaluating and Appraising the Implementation of the Comprehensive Plan.

INTRODUCTION

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

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

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

This comprehensive planning process involves essentially four basic steps:

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

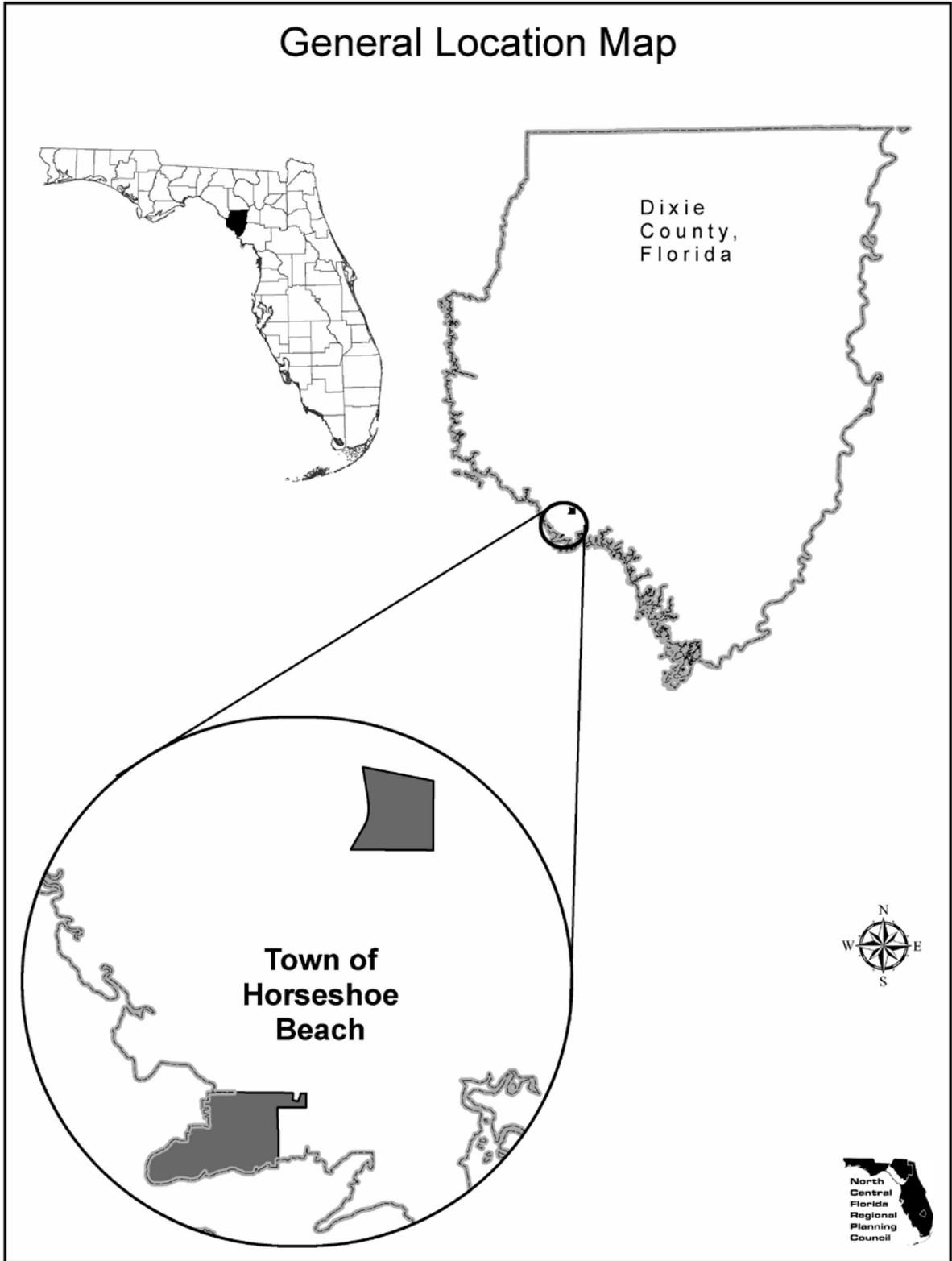
The initial planning time frame for this Comprehensive Plan is a five (5) year period of time. The Town shall evaluate its Comprehensive Plan every five years, and prepare those reports as may be required by Florida Statutes.

GENERAL SETTING OF THE TOWN OF HORSESHOE BEACH

The Town of Horseshoe Beach is approximately 0.40 square miles or 259 acres in area. The Town is located in the southwestern portion of Dixie County, as shown on the following location map.

The population of the Town was estimated at 169 persons in 2020, according to the University of Florida, Bureau of Economic and Business Research population estimated. This represents 1.0 percent of the County's total population.

TOWN OF HORSESHOE BEACH



I

FUTURE LAND USE ELEMENT

THIS PAGE LEFT BLANK INTENTIONALLY

I

FUTURE LAND USE ELEMENT

INTRODUCTION

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

GOAL, OBJECTIVES AND POLICIES

GOAL I - IN RECOGNITION OF THE IMPORTANCE OF ENHANCING THE QUALITY OF LIFE IN THE TOWN, DIRECT DEVELOPMENT WHICH WILL MAINTAIN THE INTEGRITY OF THE TOWN AS A SMALL COMMERCIAL FISHING VILLAGE, TO THOSE AREAS WHICH HAVE IN PLACE OR HAVE AGREEMENTS TO PROVIDE, THE SERVICE CAPACITY TO MAINTAIN ACCEPTABLE SERVICE STANDARDS WITHOUT CREATING NEGATIVE ECONOMIC IMPACTS FOR THE EXISTING TOWNSPEOPLE.

OBJECTIVE I.1 The Town shall make available or schedule for availability the public facilities for future growth and urban development as development occurs considering the primary goal of the Town, to maintain its integrity as a small commercial fishing village and discourage the proliferation of urban sprawl.

Policy I.1.1 The Town's land development regulations shall limit the location of high intensity commercial 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

Marine Oriented

Residential density less than or equal to 4.0 dwelling units per acre

Public, charter and private elementary and middle schools shall be permitted within low density residential and marine oriented residential land use classifications.

Public, charter and private elementary, middle and high schools shall be permitted within the commercial land use classification. Public, charter and private schools teaching industrial arts curriculum shall be permitted in the industrial land use classification.

The following maximum floor area ratios shall apply to the following uses:

Public Use	1.0 floor area ratio
Recreation	.25 floor area ratio
Commercial	1.0 floor area ratio
Industrial	1.0 floor area ratio

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

- Policy I.1.3 The Town's Future Land Use Map 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, as a small commercial fishing village.
- Policy I.1.4 The Town shall base 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.
- 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 Town shall, within the Concurrency Management System, require that all decisions regarding the issuance of development permits be consistent with the established level of service standards adopted for public facilities within the Comprehensive Plan.
- Policy I.1.7 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 (includes school board), regional, state, or federal entity for a public service.
- Policy I.1.8 The Town shall require the location of public, private and charter school sites to be consistent with the following criteria:
1. The proposed school location shall be compatible with present and projected use of adjacent property;
 2. Adequate public facilities and services are, or will be available concurrent with the development of the school;
 3. There are no significant environmental constraints that would preclude development of an educational facility on the site;

4. There will be no adverse impacts on archaeological or historic sites or structures listed on the State of Florida Historic Master Site File, which are located on the site;
5. The proposed location is well drained and soils are suitable for development or are adaptable for development and outdoor educational purposes with drainage improvements;
6. The proposed site can accommodate the required parking and circulation of vehicles on the site; and
7. Where feasible, the proposed site is so located to allow for co-location with parks, libraries and community centers.

Policy I.1.9

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

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

OBJECTIVE I.2

The Town shall maintain the integrity of the Town as a small commercial fishing village and shall regulate the location of land development consistent with topography, soil conditions and the availability of facilities and services.

Policy I.2.1

The Town shall continue to restrict development within unsuitable areas due to flooding, improper drainage, steep slopes, rock formations and adverse earth formations, 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 continue to require that proposed development be approved only where the public facilities meet or exceed the adopted level of service standard.

Policy I.3.1

The 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 continue to maintain land development regulations to implement the Comprehensive Plan.

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:

- (a) Regulate the subdivision of land;
- (b) Regulate the use of land and water consistent with this Element to maintain the compatibility of adjacent land uses and provide for open space;

- (c) Protect environmentally sensitive lands identified within the Conservation Element;
- (d) Regulate areas subject to seasonal and periodic flooding and provide for drainage and stormwater management;
- (e) Protect potable water wellfields and aquifer recharge areas;
- (f) Regulate signage;
- (g) Provide safe and convenient onsite traffic flow and vehicle parking needs; and
- (h) 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 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 its 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 shall include within the development approval process that adjacent land uses shall not be adversely impacted by any change in land use.

Policy I.6.1 The Town shall continue to 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 continue to 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 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 land development regulations shall continue to include provisions for the regulation of development and the installation of utilities in flood hazard areas.

OBJECTIVE I.7 The Town shall identify and designate blighted areas which are feasible for redevelopment or renewal, through the updating of the housing condition survey with U.S. Bureau of Census information.

Policy I.7.1 The Town shall request federal and state funds to redevelop and renew any identified blighted areas, where the Town finds there is a competitive feasibility to receive such funding.

OBJECTIVE I.8 The Town shall work towards the elimination or reduction of uses inconsistent with the Town's character as a small commercial fishing village and future land uses, through establishing such inconsistent uses as non-conformities in accordance with the land development regulations.

Policy I.8.1 The Town's land development regulations shall include provisions for nonconforming lots, uses of land, structures, characteristics of use and use of structures and premises.

OBJECTIVE I.9	The Town shall continue to maintain a historic resource preservation provision within the land development regulations.
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 protect natural resources and environmentally sensitive lands (including but not limited to wetlands and floodplains).
Policy I.10.1	<p>The Town shall protect public potable water supply wells within the area designated as a wellfield protection area by prohibiting:</p> <ol style="list-style-type: none"> 1. Land uses which require or involve storage, use of manufacture of regulated materials as defined by Chapter 38F-41, Florida Administrative Code, in effect upon adoption of this Comprehensive Plan; Code of Federal Regulations, Title 40, Part 302 and 355 and Title 49, Part 172, in effect upon adoption of this Comprehensive Plan; 2. Landfills; 3. Facilities of bulk storage, agricultural chemicals; 4. Petroleum products 5. Hazardous toxic and medical waste; 6. Feedlots or other animal facilities; 7. Wastewater treatment plants and percolation ponds; and 8. Mines, and excavation of waterways or drainage facilities which intersect the water table, within a 30-foot radius around the water well designated by this Comprehensive Plan as a wellfield protection area. In addition, no transportation of such regulated materials shall be allowed in the wellfield protection area, except local traffic.
Policy I.10.2	The Town will mitigate the adverse effects of land uses on environmentally sensitive areas. In addition, the Town shall prohibit the location of any structure, other than permitted docks piers, or walkways within a wetland. Such permitted docks, piers or walkways shall be elevated on pilings. In addition, the clearing of natural vegetation shall be prohibited, except for a minimum amount associated with the installation of permitted docks, piers or walkways.
OBJECTIVE I.11	The Town shall coordinate with agencies responsible for the implementation of any regional resource planning and management plan prepared pursuant to Chapter 380, Florida Statutes, as amended.
Policy I.11.1	The Town shall require that all proposed development which is subject to the provisions of any regional resource planning and management plan shall be consistent with such plan and that proposed development be reviewed for such consistency during the development review process.
OBJECTIVE I.12	The Town shall permit essential services by special exception in any zoning district.

Policy I.12.1

The Town 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 telecommunication to towers.

Policy I.12.2

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

1. In nonresidential areas abutting residential areas, a setback of 100 feet between the distribution electric substation property boundary and permanent equipment structures shall be maintained. An open green space shall be formed by installing native landscaping, including trees and shrub material. Substation equipment shall be protected by a security fence.
2. In residential areas, a setback of 100 feet between the distribution electric substation property boundary and permanent equipment structures shall be maintained. An open green space shall be formed by installing native landscaping, including trees and shrub material. Substation equipment shall be protected by a security fence.

II

TRANSPORTATION ELEMENT

THIS PAGE LEFT BLANK INTENTIONALLY

II
TRANSPORTATION ELEMENT

INTRODUCTION

A traffic circulation system which provides for the safe and efficient movement of people and goods is needed to support existing and future development. The purpose of this plan element is to identify the types, locations and extent of existing and proposed major thoroughfares and transportation routes in the Town and establish a framework for making policy decisions in planning for future transportation needs. The data collected for this plan element and 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 Transportation Element is closely related to the Future Land Use Element. This is due to the inherent two-way relationship between land use and transportation. Land use patterns directly affect the demand for transportation facilities, with more intensive land uses generating more traffic and requiring greater degrees of accessibility. Conversely, the transportation network affects land use in that access provided by transportation facilities (existing or proposed) influences the use of land located adjacent to these facilities.

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

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

GOAL, OBJECTIVES AND POLICIES

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

- | | |
|----------------|---|
| OBJECTIVE II.1 | The Town shall establish a safe, convenient and efficient level of service standard which shall be maintained for all roadways. |
| Policy II.1.1 | Establish "C" Service Standard at peak hour as defined within the most recent version of the Florida Department of Transportation Quality/Level of Service Handbook for all roads within the areas of the Town. |
| Policy II.1.2 | The Town shall control the number and frequency of connections and access points of driveways and roads to arterial and collector roads. For State Roads, the number and frequency of connections and access points shall be in conformance with Chapter 14-96 and 14-97, Florida Administrative Code. |
| Policy II.1.3 | The Town shall require the provision of safe and convenient on-site traffic flow, which includes the provision for vehicle parking. |
| Policy II.1.4 | The Town shall, for any development which is required to provide a site plan or any development requiring platting, require 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. |

- Policy II.1.5 In accordance with Section 163.3180(5)(h)1.c. and 163.3180(5)(h)2. Florida Statutes, as amended, the Town shall provide a means by which the landowner will be assessed a proportionate share of the cost of providing the transportation facilities necessary to serve the proposed development. However, the landowner shall not be held responsible for contributing to deficient transportation facilities.
- OBJECTIVE II.2 The Town shall require that all traffic circulation improvements be consistent with and complement the future land uses 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 coordinate its traffic circulation planning efforts with the Florida Department of Transportation for consistency with the Department's Five-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 Five-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.
- Policy II.4.1 The Town shall 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

THIS PAGE LEFT BLANK INTENTIONALLY

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, 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.

GOAL, OBJECTIVES AND POLICIES

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

- OBJECTIVE III.1** The Town shall provide the allocation of residential usage which can be reasonably expected to be developed 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 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.
- 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 extremely low-, very low-, low-and moderate-income families and mobile homes in conformance with the future Land Use Element.

- 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 extremely low-, very low-, low-and moderate-income persons.
- Policy III.3.2 The Town 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 Children and Family Services, within residential areas or areas of residential character.
- Policy III.4.1 The Town shall establish standards for the location of foster care or group home facilities licensed or funded by the Florida Department of Children and Family Services within residential areas by number of clients to be served, length of client stay and intensity of services or treatment to be provided.
- Policy III.4.2 The Town shall allow foster care facilities and smaller-sized group homes characterized by smaller populations and less intensive use of six or fewer residents which otherwise meet the definition of a community residential home as provided in Chapter 419, Florida Statutes, as amended in lower density residential areas, provided that such homes shall not be located within a radius of 1,000 feet of another existing home with six or fewer residents or within a radius of 1,200 feet of another existing community residential home.
- Policy III.4.3 The Town shall allow larger-sized group homes characterized by larger populations and more intensive use of more than six residents which otherwise meet the definition of a community residential home as provided in Chapter 419, Florida Statutes, as amended, in higher density residential areas and/or the commercial areas provided that such homes shall not be located within a radius of 1,200 feet of another existing community residential home which shall be considered an over concentration of such homes that substantially alters the nature and character of the area. A community residential that would be located within a radius of 500 feet of an area of single-family zoning shall be considered to substantially alter the nature and character of the area.
- Policy III.4.4 The Town shall continue to maintain 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 of hazardous buildings regulations within the unified land development regulations.
- Policy III.5.1 The Town shall continue to maintain within the land development regulations a hazardous building code which shall 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.
- Policy III.6.1 The Town shall protect significant historic housing through maintenance requirements and where appropriate, adaptive reuse.
- Policy III.6.2 Historic resources and their environments should be included in public acquisition programs for recreation, open space and conservation.
- OBJECTIVE III.7 The Town shall treat persons displaced by governmental action on a uniform and equitable basis by incorporating uniform relocation provisions within the land development regulations.
- Policy III.7.1 The Town's land development regulations shall continue to maintain provisions found within the U.S. Department of Housing and Urban Development Uniform Relocation Assistance and Real Property Acquisition Policies Act, as amended, found at 24 Code of Federal Regulations, Part II, which shall require the location of persons displaced by governmental action within standard housing at affordable costs, prior to their displacement.
- OBJECTIVE III.8 The Town shall assist in the planning of the housing assistance programs of the Housing Authority.
- Policy III.8.1 The Town through the implementation of the Citizens Participation Plan shall provide opportunities to the Housing Authority and the private sector to participate in planning for the provision of a supply of housing to accommodate the full range of life stages and economic capabilities of the Town's residents.

THIS PAGE LEFT BLANK INTENTIONALLY

IV

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

THIS PAGE LEFT BLANK INTENTIONALLY

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, OBJECTIVES AND POLICIES

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 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 facility needs.

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

POLICIES FOR SANITARY SEWER

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

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Individual	
Septic Tanks	Standards as specified in Chapter 64E-6, Florida Administrative Code, as amended.
Community Sanitary Sewer Facility	Not Applicable

Policy IV.2.2 The Town shall prohibit the installation of septic tanks in locations with unsuitable soils or within wetland areas.

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

POLICIES FOR SOLID WASTE DISPOSAL

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

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

POLICIES FOR DRAINAGE

Policy IV.2.5 The level of service standard for water quality and water quantity for the 25-year, 24-hour storm event are as follows:

- a. Residential development with less than 10,000 square feet of impervious surface must demonstrate that these water quality and quantity standards will be met.
 - 1. WATER QUANTITY
Peak post-development runoff for the Town shall not exceed peak pre-development runoff rates as a result of the development.
 - 2. WATER QUALITY
Post-development runoff from the site must demonstrate or ensure that receiving water quality standards in Chapter 62-302, Section 62-305.500, Florida Administrative Code, as amended, will be maintained.
- b. All other development:
 - 1. WATER QUANTITY
Peak post-development runoff from the site shall not exceed peak pre-development runoff rates for the 100-year critical duration rainfall.
 - 2. WATER QUALITY
Stormwater treatment for the runoff from the first 1.5 inches of rainfall must be provided in accordance with Chapter 62-330, Florida Administrative Code, as amended, and the requirements of Chapter 40B-44 and 40B-400 Florida Administrative Code, as amended, in order to meet receiving water quality standards of Chapter 62-302, Section 62-305.500, Florida Administrative Code, as amended. Stormwater discharge facilities shall be designed so as to not lower receiving water quality or degrade the receiving water below the minimum conditions necessary to assure the suitability of water for the designated use of its classification as established in Chapter 62-302, Florida Administrative Code, as amended.

- Policy IV.2.6 The Town shall prohibit the construction of structures or landscape alterations which would interrupt natural drainage flows, including sheet flow and flow to isolated wetland systems.
- Policy IV.2.7 The Town shall require a certification, by the preparer of the permit plans, that all construction activity undertaken shall incorporate erosion and sediment controls during construction.

POLICIES FOR POTABLE WATER

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

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Private Individual Water Wells	Not Applicable
Community Potable Water Systems	130 gallons per capita per day

- Policy IV.2.9 The Town shall ensure that stormwater management systems which discharge into surface water bodies shall not degrade the ambient water quality of the receiving water body, when such information is available.
- Policy IV.2.10 The Town shall protect and conserve water resources and prevent impairment of the quality and quantity of surface and groundwater resources.
- Policy IV.2.11 The Town shall provide filtration of stormwater runoff into surface waters, ensure that setback requirements from open bodies of water are maintained by continued implementation of the development regulations and performance standards established in the land development.

OBJECTIVE IV.3 The 100-year critical duration rainfall event will be the ultimate design storm that the Town's stormwater management system will be designed to accommodate.

Stormwater treatment for the runoff from the first 1.5 inches of rainfall must be provided in accordance with Chapter 62-330, Florida Administrative Code, as amended, and the requirements of Chapter 40B-44 and 40B-400, Florida Administrative Code, as amended, in order to meet receiving water quality standards in Chapter 62-302, Section 62-305.500, Florida Administrative Code, as amended. Stormwater discharge facilities shall be designed so as to not lower receiving water quality or degrade the receiving water body below the minimum conditions necessary to assure the suitability of water for the designated use of its classification as established in Chapter 62-302, Florida Administrative Code, as amended.

Policy IV.3.1 The Town shall quantify and assess any deficiencies in its existing stormwater management system. A plan of action to correct any deficiencies and determine future needs in order to achieve the water quality and quantity level of service standards specified in the objective for the 100-year critical duration rainfall will be developed. The action plan shall identify needed improvements, improvement priorities, recommend funding sources (such as a utility fee or other revenue sources) to finance the needed improvements and include a schedule or program for implementing the improvements.

- Policy IV.3.2 The Town shall amend the comprehensive plan, as part of the evaluation and appraisal process, to include the results and recommendations of the action plan.
- Policy IV.3.3 The Town shall amend the comprehensive plan to adopt the new stormwater level of service standards for water quantity and quality specified in Objective IV.3, once the improvements are made to the Town's stormwater management system in accordance with the schedule of improvements to be developed in Policy IV.3.1.
- OBJECTIVE IV.4 The Town shall require that medium and high density development shall be directed to areas which are served by public facilities.
- Policy IV.4.1. The Town shall permit residential densities in excess of two dwelling units per acre only where community potable water systems are available and accessible.
- OBJECTIVE IV.5 The Town shall require that no sanitary sewer facility have any discharge into areas designated by the North Central Florida Comprehensive Regional Policy Plan as Regionally Significant Natural Areas.
- Policy IV.5.1 The Town shall require 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.6 The Town 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.6.1 The Town shall continue to limit development adjacent to natural drainage features by continuing to require a minimum thirty-five (35) foot natural buffer from all wetlands and perennial rivers, streams and creeks and prohibit structures within the buffer in order to protect the functions of the feature.

V

CONSERVATION ELEMENT

THIS PAGE LEFT BLANK INTENTIONALLY

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 designated for such purposes as flood control, protection of quality or quantity of groundwater or surface water, floodplain management, or protection of vegetative communities or wildlife habitats.

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

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

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 continue to maintain provisions within the land development regulations 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 shall require that all appropriate air quality permits are obtained prior to the issuance of development orders, so that minimum air quality levels established by the Florida Department of Environmental Protection are maintained in the Town.

OBJECTIVE V.2 The Town shall continue to maintain, within the land development regulations, applicable provisions of the Florida Department of Environmental Protection best management practices to provide for the conservation, appropriate use and protection of the quality and quantity of current and projected water sources, water recharge areas and potable water wells.

- Policy V.2.1 The Town shall as part of the development review process require the coordination of development plans with the Florida Department of Environmental Protection and the Water Management District to assist in monitoring uses which may impact the Town's current and projected water sources.
- Policy V.2.2 The Town shall 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 Protection.
- 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.
- Policy V.2.4 The Town 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 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 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 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 shall conserve wetlands through prohibiting any development or dredging and filling, which would significantly alter their natural functions and by only allowing non-intensive agriculture, aquaculture and silviculture consistent with the best management practices manual developed by the Florida Forest Service.
- Policy V.2.9 The Town shall support the Water Management District in conducting 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 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.2.12 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 surfacewater runoff within the Town.
- Policy V.2.13 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.

- Policy V.2.14 The Town shall protect critical natural habitat through acquisition, the public or private conservation easements, purchase of development rights, or through other available means as deemed appropriate.
- Policy V.2.15 The Town shall protect and conserve wildlife and its habitat including marine habitat, and maintain the natural functions of the Town's ecological zones by continued implementation of a minimum thirty-five (35) foot natural buffer from all wetlands and perennial rivers, streams and creeks and prohibit structures within the buffer in order.
- 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.
- Policy V.3.1 The Town shall require within the land development regulations that any mining permit be coordinated with the Florida Department of Environmental Protection so that 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 established conservation areas 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 and open space located within the Town and adjacent local governments jurisdictions.
- Policy V.3.5 The Town shall participate in intergovernmental activities to appropriately conserve and manage native vegetation and viable wildlife habitat.
- OBJECTIVE V.4 The Town shall include within the land development regulations 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 Fish and Wildlife Conservation Commission in the monitoring and inventorying of wildlife and wildlife habitats within the Town.
- Policy V.4.2 The Town shall assist in the application and compliance with all Federal and state regulations which pertain to endangered and rare species.
- Policy V.4.3 The Town shall consult with the Florida Fish and Wildlife Conservation Commission prior to the issuance of a development order where there is an indication that such issuance would result in an adverse impact to any endangered or rare species.
- Policy V.4.4 The Town shall cooperate with the Florida Department of Environmental Protection 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 the possible impacts created by the proposed development activity will not significantly alter the natural functions of the these significant natural resources.
- OBJECTIVE V.5 The Town shall protect, preserve, and enhance environmentally sensitive lands, natural areas and open space.
- Policy V.5.1 The Town shall assure the protection and preservation of these lands through public acquisition of fee title, conservation easement, development rights and other desired methods.
- OBJECTIVE V.6 The Town, in order to protect significant natural resources in a manner which is in conformance with and furthers the North Central Florida Strategic Regional Policy Plan, as amended August 23, 2018, hereby adopts the following maps as they apply to the Town as part of the Future Land Use Map Series of this Comprehensive Plan;
1. Regionally Significant Natural Resources - Ground Water Resources, dated August 23, 2018;
 2. Regionally Significant Natural Resources - Natural Systems, dated August 23, 2018;
 3. Regionally Significant Natural Resources - Planning and Resource Management Areas, dated August 23, 2018;
 4. Regionally Significant Natural Resources - Planning and Resource Management Areas (Surface Water Improvement Management Water Bodies), dated August 23, 2018; and
 5. Regionally Significant Natural Areas - Surface Water Resources, dated August 23, 2018.
- The following policies provide direction for the use of these maps in applying the referenced policies of this Comprehensive Plan.
- Policy V.6.1 The map entitled Regionally Significant Natural Resources - Ground Water Resources, dated August 23, 2018, included within the Future Land Use Map Series, identifies groundwater resources for the application of the provisions of the high groundwater aquifer protection policy of the Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element of this Comprehensive Plan.
- Policy V.6.2 The map entitled Regionally Significant Natural Resources - Natural Systems, dated August 23, 2018, included within the Future Land Use Map Series, identifies listed species for the application of the provisions the critical wildlife habitat policy of this element.
- Policy V.6.3 The maps entitled Regionally Significant Natural Resources - Planning and Resource Management Areas, dated August 23, 2018, included within the Future Land Use Map Series, identifies publicly owned regionally significant lands for application of the provisions of the conservation land use policy of the Future Land Use Element of this Comprehensive Plan.

- Policy V.6.4 The maps entitled Regionally Significant Natural Resources - Planning and Resource Management Areas (Surface Water Improvement Management Water Bodies), dated August 23, 2018, included within the Future Land Use Map Series, identifies surface water management improvement water bodies for the application of the provisions of the surface water runoff policy of this element.
- Policy V.6.5 The map entitled Regionally Significant Natural Areas - Surface Water Resources, dated August 23, 2018, included within the Future Land Use Map Series, identifies surface water resources for the application of the provisions of the surface water protection policy of this element.

THIS PAGE LEFT BLANK INTENTIONALLY

VI

RECREATION AND OPEN SPACE ELEMENT

THIS PAGE LEFT BLANK INTENTIONALLY

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.

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 provide vehicular and pedestrian access to Town owned activity and resource based recreation facilities, as appropriate.
- Policy VI.1.1 The Town 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.
- Policy VI.1.2 The Town shall maintain, improve and increase public beach and waterway access through public acquisition and land use controls.
- 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 Environmental Protection, Water Management District, School Board and community organizations to meet recreation demands.
- OBJECTIVE VI.3** The Town shall require new subdivisions or resubdivisions to allocate land, as determined by standards within the regulations, for parks and recreation facilities so that the Town's recreation facilities are provided in quantities to maintain the adopted level of service standards for recreation contained herein.

POLICY VI.3.1

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

ACTIVITY	LEVEL OF SERVICE STANDARD
Swimming (non-pool)	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 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.
Bicycling	1 mile of local roadway for every 1,000 persons to be served.
Picnicking	1 picnic table for every 250 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 7,000 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 persons to be served.
Equipped play area	1 play area for every 1,000 persons to be served.
Tennis	1 tennis court for every 2,000 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 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 continue to maintain 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.
- OBJECTIVE VI.5 The Town shall coordinate with pertinent state wildlife agencies and regional planning agencies to identify natural area greenways and wildlife corridors to link existing public parks, preserve areas and similar areas for conservation and habitat preservation purposes. The Town shall establish natural area greenways and wildlife corridors by extending land acquisition in natural wildlife corridors.
- Policy VI.5.1 The Town shall develop a master plan, including conceptual greenway maps, that includes proposed new recreational trail systems and conservation greenways to link existing and new open space and outdoor recreation areas. Land acquisition efforts will focus on establishing these new links and enhancing existing greenways and recreation trail systems, including the acquisition of areas for destination areas and trailheads, including parking areas.

THIS PAGE LEFT BLANK INTENTIONALLY

VII

INTERGOVERNMENTAL COORDINATION ELEMENT

THIS PAGE LEFT BLANK INTENTIONALLY

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.

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.

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 governments.

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 governments, the Regional Planning Council and the Florida Department of Economic Opportunity the opportunity to comment on Comprehensive Plan amendments, except small scale development amendments.
- 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 plan 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 any amendment such adopted 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 Protection, Florida Fish and Wildlife Conservation Commission, the Water Management District, the Regional Planning Council, adjacent local governments and the school board prior to such amendment.
- OBJECTIVE VII.4 The Town shall continue to coordinate the Comprehensive Plan with the School Board Five-Year Facilities Plan.
- Policy VII.4.1 The Town shall coordinate land use and school facility capacity planning in accordance with a land use and school facility planning interlocal agreement entered into by the municipalities, the County and School Board.

- 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.
- OBJECTIVE VII.6 The Town shall coordinate annexations and joint planning issues with the County and the other municipalities within the County.
- Policy VII.6.1 Upon the annexation of any land into the Town, the Town shall immediately begin the process of amending the Comprehensive Plan, establishing a future land use designation and a zoning designation.
- Policy VII.6.2 In the interim period between annexation and amendment of the Comprehensive Plan, the Town shall implement the County's adopted Comprehensive Plan and Land Development Regulations.

THIS PAGE LEFT BLANK INTENTIONALLY

VIII

CAPITAL IMPROVEMENTS ELEMENT

THIS PAGE LEFT BLANK INTENTIONALLY

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, as amended.

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 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 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 most recent version of the Florida Department of Transportation Quality/Level of Service Handbook for all roads within the areas of the Town.

SANITARY SEWER LEVEL OF SERVICE STANDARDS

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Individual Septic Tanks	Standards as specified in Chapter 64E-6, Florida Administrative Code, as amended.
Community Sanitary Sewer Facility	Not Applicable

SOLID WASTE DISPOSAL LEVEL OF SERVICE STANDARDS

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

DRAINAGE LEVEL OF SERVICE STANDARDS

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Retention Pond	Standards as specified in Chapter 62-330 and 40B-44 and 40B-400, rules of the Florida Department of Environmental Protection, Florida Administrative Code, as amended.

POTABLE WATER LEVEL OF SERVICE STANDARDS

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Private Individual Water Wells	Not Applicable
Community Potable Water Systems	130 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 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 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 250 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 7,000 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 persons to be served.
Equipped Play area	1 play area for every 1,000 persons to be served.
Tennis	1 tennis court for every 2,000 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.

PUBLIC SCHOOL FACILITIES LEVEL OF SERVICE STANDARDS

ACTIVITY LEVEL OF SERVICE STANDARD

Elementary 100 percent of program capacity as adjusted annually by the School Board to account for measurable programmatic changes.

Middle 100 percent of program capacity as adjusted annually by the School Board to account for measurable programmatic changes.

ACTIVITY LEVEL OF SERVICE STANDARD

High School 100 percent of program capacity as adjusted annually by the School Board to account for measurable programmatic changes.

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

OBJECTIVE VIII.3 The Town shall 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 water mains and stormwater facilities.

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

OBJECTIVE VIII.4 The Town shall 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 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 establish a policy as part of the annual capital improvements budgeting process to request issuance of general obligation bonds only when the maximum general obligation bonding capacity does not exceed 20 percent of the property tax base.

- Policy VIII.4.5 The Town shall apply for federal or state grant funding for projects which recognize the policies of other elements of this comprehensive plan whenever available and where it has been determined that the Town has competitive standing in any ranking process for determining program award.

- OBJECTIVE VIII.5 The Town shall limit expenditures for infrastructure which subsidize growth within the coastal management area as identified within this Comprehensive Plan to those public facility needs identified within the Coastal Management Element.

- Policy VIII.5.1 The Town shall establish a policy which limits the extension of the service area of new public facilities owned and operated by the Town to the adjacent designated urban development area as defined within the County's Comprehensive Plan.

- Policy VIII.5.2 The Town shall replace or renew community facility plants damaged due to storm surge or flood only where such facility can meet minimum requirements for flood proofing.

IMPLEMENTATION

FIVE YEAR SCHEDULE OF IMPROVEMENTS

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

**TABLE VIII-1
FIVE YEAR SCHEDULE OF IMPROVEMENTS
2021-2025**

Project Description	Schedule	Projected Cost	Location	Revenue Source	Consistent with other Elements
NONE					

Source: School District Five-Year Work Plan 2019-2020 and Florida Department of Transportation Five-Year Work Program 2020-2025.

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, as amended, this element will be reviewed on an annual basis to ensure that the fiscal resources are available to provide the public facilities needed to support the established level of service standards.

The annual review is the responsibility of the Town's Local Planning Agency. Town staff, as appointed by the Town 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:

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

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

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

CONCURRENCY MANAGEMENT SYSTEM

Chapter 163, Florida Statutes, as amended, requires the adoption of a concurrency management system to ensure 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. Consistent with public health and safety, sanitary sewer, solid waste, drainage, adequate water supplies, and potable water facilities, shall be in place and available to serve new development before issuance of a certificate of occupancy or its functional equivalent by the Town. Prior to the issuance of building permit or its functional equivalent, the Town will consult with the applicable water supply utility to ensure the adequate water supplies and facilities will be in place and available no later than the anticipated date of issuance of a certificate of occupancy or its functional equivalent. The Town may meet the concurrency requirement for sanitary sewer through the use of onsite sewage treatment and disposal systems approved by the Department of Health to serve the new development;
2. For parks and recreation facilities, no later than one year after issuance of certificate of occupancy;
3. For transportation facilities, in place or under construction no later than three years after issuance of a certification of occupancy.

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 those 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 developers expense; or the necessary public facilities are included within the 5-Year Schedule of Improvements found within the Town Capital Improvements Element.

- a. Provisions shall be included within the development order which shall require the construction of additional public facility capacity, where public facilities, due to the impacts of the development proposal do not meet the adopted level of service; or
- b. To require the necessary public facilities be constructed by the developer and at the developer's expense, or by the public or private entity having jurisdictional authority over the facility to the level of service identified and within conformance with 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 as often as necessary. In addition, changes can be made to the Capital Improvements Element by ordinance if the changes are limited to the technical matters listed in Chapter 163, Part II, Florida Statutes, as amended.
2. No development order shall be issued which would require the Town Council to delay or suspend construction of any of the capital improvements on the Five-Year schedule of the Capital Improvements Element.
3. If by issuance of a development order a substitution of a comparable project on the Five-Year schedule is proposed, the applicant may request the Town to consider an amendment to the Five-Year schedule 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

COASTAL MANAGEMENT ELEMENT

THIS PAGE LEFT BLANK INTENTIONALLY

IX
COASTAL MANAGEMENT ELEMENT

INTRODUCTION

The Coastal Management Element does not stand alone as the only portion of the Comprehensive Plan relating to coastal areas. Provisions of other plan elements of this comprehensive Plan also provide guidance concerning the management of the Coastal Management Area, which encompasses the entire Town.

Where the provisions of this plan element exceed the provisions of other plan elements of this Comprehensive Plan, the provisions of this plan element shall prevail as they apply to development in the Coastal Management Area.

For example, the objectives and policies for future land uses permitted within the Coastal Management Area are included within the Future Land Use Element and depicted on the Future Land Use Plan map. This feature is also true of level of service standards for public facilities, which is found within the Traffic Circulation Element, the Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Aquifer Recharge Element, and the Recreation and Open Space 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 following goal, objectives and policies guide the appropriate use of the Coastal Management Area, as well as provide for guidance for the protection of human life and real and personal property in the case of a natural disaster.

GOAL, OBJECTIVES AND POLICIES

GOAL IX - PROTECT, CONSERVE OR ENHANCE COASTAL RESOURCES, REDUCE VULNERABILITY OF COASTAL DEVELOPMENT AND PUBLIC FACILITIES TO NATURAL HAZARDS AND MAINTAIN PUBLIC ACCESS TO THE SHORELINE.

- | | |
|----------------|--|
| OBJECTIVE IX.1 | The Town shall assist in the protection, conservation or enhancement of the Town's coastal wetlands, living marine resources and wildlife habitats. |
| Policy IX.1.1 | The Town shall require the limitation of the specific and cumulative impacts of development or redevelopment proposals upon wetlands, water quality, water quantity, wildlife habitats and living marine resources. |
| Policy IX.1.2 | The Town shall provide safeguards within the land development regulations which assist in the protection of estuaries which are located in the adjacent unincorporated area of the County through a coordinated review and comment process of development or redevelopment proposals to secure restoration or enhancement of disturbed or degraded natural resources including estuaries, wetlands and drainage systems. |
| Policy IX.1.3 | The Town's land development regulations shall be so written as to comply with appropriate provisions of any existing or future resource planning and management plans, aquatic preserve management plans and estuarine sanctuary plans as they relate to the Coastal Management Area. |

Policy IX.1.4	The Town shall limit residential dwelling unit densities to those specified within the Future Land Use Element of this Comprehensive Plan and as further limited by all other applicable federal, state, regional and local regulations.
OBJECTIVE IX.2	The Town shall continue to maintain development standards within the land development regulations which shall assist in the maintenance or improvement of the environmental quality of the Big Bend Seagrasses Aquatic Preserve and its associated estuaries.
Policy IX.2.1	The Town shall enlist the assistance of appropriate state and federal agencies to restore and enhance any disturbed or degraded estuaries, wetlands and drainage systems.
Policy IX.2.2	The Town as part of the development review process shall require new development and redevelopment which may cause disruptions or degradations to wetlands or the aquatic preserve to include mitigating measures which preclude such disruptions or degradations.
Policy IX.2.3	The Town shall support the enhancement and restoration of degraded natural resources such as natural communities, hydrology or removal of non-native vegetation.
OBJECTIVE IX.3	The Town shall continue to maintain within the land development regulations provisions whereby water dependent uses which shall receive priority consideration for shoreline location over other shoreline uses.
Policy IX.3.1	<p>The Town's land development regulations shall continue to maintain the following priority in the development of standards for the location of water dependent uses along the shoreline as follows:</p> <ol style="list-style-type: none"> 1. Public use marinas; 2. Other water oriented recreation; 3. Commercial fishing; 4. Water related uses; 5. Water dependent industries or utilities; and 6. All other permitted uses.
Policy IX.3.2	The Town's land development regulations shall continue to maintain standards for the permitting of marinas which address at a minimum; land use compatibility, availability of upland support services, existing protective status or ownership, hurricane contingency planning, protection of water quality, water depth, environmental disruptions and mitigation actions, availability for public use, and economic need and feasibility
OBJECTIVE IX.4	Protection of Beaches and Dunes: Not applicable
OBJECTIVE IX.5	The Town, through the Procedure for Monitoring and Evaluation of the Capital Improvements Element, shall limit expenditures that subsidize development within coastal high-hazard areas, to the restoration or enhancement of natural resources.

- Policy IX.5.1 The Town’s coastal high hazard area shall be that area which is below the elevation of the category 1 storm surge line as established by the Sea, Lake and Overland Surges from Hurricanes computerized storm surge model.
- Policy IX.5.2 The Town shall limit development which is vulnerable to natural hazards such as storm surge and high winds within coastal high hazard areas.
- Policy IX.5.3 The Town as part of the development review process shall require the location of public facilities away from coastal high-hazard areas, where such public facilities have the potential for being damaged during a storm.
- OBJECTIVE IX.6 The Town shall maintain the residential land use density standards provided within the Future Land Use Element of this Comprehensive Plan to assist in the limitation of undue population concentrations in known or predicted coastal high-hazard areas.
- Policy IX.6.1 The Town shall regulate building construction, reconstruction and alteration in conformance with Chapter 161, Florida Statutes, as amended.
- Policy IX.6.2 The Town shall participate in the National Flood Insurance Program and regulate development and installation of utilities in flood hazard areas in conformance with the program's requirements for minimizing damage caused by flooding and storm surge.
- Policy IX.6.3 The Town shall comply with appropriate provisions of the hazard mitigation annex of the County's peacetime emergency plan and applicable existing interagency hazard mitigation reports.
- Policy IX.6.4 The Town shall limit residential development and resident populations within coastal high hazard areas to locations and numbers which can be safely evacuated during hurricane hazard periods.
- OBJECTIVE IX.7 The Town shall maintain hurricane evacuation times of 15 hours for a category 1 storm and 22 hours for a category 5 storm for the residents of the Coastal Management Area.
- Policy IX.7.1 The Town shall, through the County's Peacetime Emergency Plan, coordinate procedures with the County for notifying the public of potential dangers and appropriate preparatory measures for natural disasters, including the location of evacuation routes, with the applicable regional and local evacuation plans.
- OBJECTIVE IX.8 The Town shall coordinate planning activities with the County to assist the County with planning for post-disaster redevelopment which reduces or eliminates the exposure of human life and public and private property to natural hazards.
- Policy IX.8.1 The Town, through the coordination of procedures with the County's Peacetime Emergency Plan, shall address immediate repair and cleanup actions needed to protect the public health and safety, including repairs to potable water, wastewater and electrical power facilities; removal of debris, stabilization or removal of structures about to collapse; and minimal repairs to make dwellings habitable before commencing with or permitting long-term repair and redevelopment activities.

- Policy IX.8.2 The Town shall establish a policy to remove, relocate or structurally modify damaged public facilities, as appropriate, in light of factors such as cost to construct, cost to maintain, recurring damage, impacts on land use, impacts on the environment and public safety.
- Policy IX.8.3 The Town shall permit the removal, relocation or structural modification of unsafe structures, as appropriate, if rebuilt, require structures which have suffered damage to an extent of more than 50 percent of their replacement value at the time of such damage to be rebuilt in conformance with current building requirements.
- Policy IX.8.4 The Town shall limit redevelopment in areas of repeated damage by requiring structures which suffer repeated damage to rebuild landward of their current location or to modify the structure to delete the areas most prone to damage.
- Policy IX.8.5 The Town, as part of the Evaluation and Review process of the Comprehensive Plan, shall identify areas needing redevelopment, which shall also include review of the land development regulations to provide any needed amendments to assist in the elimination of unsafe conditions and inappropriate uses as opportunities arise.
- OBJECTIVE IX.9 The Town shall require the maintenance of public access to the shoreline which is consistent with estimated public need within the land development regulations.
- Policy IX.9.1 The Town's land development regulations shall continue to maintain development standards to maintain continued physical public access to shorelines.
- Policy IX.9.2 The Town shall adopt only those standards for physical public access to shorelines, within the land development regulations, which are in conformance with the Coastal Zone Protection Act of 1985.
- Policy IX.9.3 The Town shall require new development or redevelopment to provide transportation or parking facilities for public access to the shoreline.
- OBJECTIVE IX.10 The Town shall provide provisions for the protection, preservation or sensitive reuse of historic resources within the Town's Coastal Management Area.
- Policy IX.10.1 The Town shall maintain an inventory of historic sites to facilitate the application of the standards specified within the land development regulations for maintenance of their character in their development and sensitive reuse.
- OBJECTIVE IX.11 The Town shall continue to maintain provisions within the land development regulations which require the maintenance of applicable level of service standards for service areas and phasing of public facilities as established within the Traffic Circulation Element, Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Aquifer Recharge Element, the Recreation and Open Space Element and the Capital Improvements Element.
- Policy IX.11.1 The Town's capital improvements budgeting process shall only schedule public facilities improvements which when constructed will be capable of serving development or redevelopment at the densities permitted by the Future Land Use Element and the Future Land Use Plan Map, consistent with coastal resource protection and safe evacuation.

- OBJECTIVE IX.12 Reduce Flood Loss and Flood Insurance Claims. The Town shall identify site development techniques and best practices to help reduce losses due to flooding and claims made under flood insurance policies.
- Policy IX.12.1 Site development techniques and best practices that must be used to reduce the losses due to flooding and claims made under flood insurance policies issued in Florida, shall include, but not be limited to, such requirements as additional shoreline hardening, elevated grade surface, elevated structures, floodable development, buffers and setbacks, higher floor elevations and incorporation of natural infrastructure for increased resilience.
- Policy IX.12.2 The siting, design and construction of structures in coastal areas subject to the risk of high-tide events, storm surges, flash floods, stormwater runoff and sea level rise shall be consistent with regulations contained in the 7th Edition of the Florida Building Code, as amended, and the Town’s Flood Damage Prevention Regulations, as amended.
- Policy IX.12.3 The Town shall continue to upgrade its stormwater infrastructure through drainage improvements, installation of tidal backflow preventers, and seawall repair in addition to sustainable flood management actions such as installation of bioswales, use of pervious pavement and maintenance of natural preserves areas.
- OBJECTIVE IX.13 Consistency with Flood Plain Management Regulations. The Town shall require development to be consistent with flood-resistant construction requirements.
- Policy IX.13.1 Any development or redevelopment in the Town shall be consistent with, or more stringent than, the flood-resistant construction requirements in the 7th Edition of the Florida Building Code, as amended, and applicable flood plain management regulations set forth in 44 Code of Federal Regulations Part 60.
- Policy IX.13.2 The Town shall participate in the National Flood Insurance Program Community Rating System to achieve flood insurance premium discounts for its residents.
- OBJECTIVE IX.14 Best Practices Development and Redevelopment Principles, Strategies and Engineering Solutions. The Town shall encourage the use of best practices development and redevelopment principles, strategies and engineering solutions.
- Policy IX.14.1 Development and redevelopment in areas at high risk of flooding due to storm surge, high tide events, flash flood, stormwater runoff, and sea level rise shall consider building design specifications, engineering solutions, site development techniques and management practices such as higher minimum floor elevations, retrofitting buildings for increased flood risk, designed infrastructure that can withstand higher water level such as raising seawalls and installing tidal valves, and implement natural drainage features; and is encouraged to use these building designed specifications, engineering solution and management practices to remove coastal real property from flood zone designations established by Federal Emergency Management Agency. For purposes of this policy, real property is defined as land and structures affixed to the land.

- Policy IX.14.2 The Town shall continue to use the Future Land Use Map and best available data mapping tools provided by such agencies as the National Oceanic and Atmospheric Administration, as the basis for development and redevelopment in areas of the Town that are at high risk for high-tide events, storm surges, flash floods, stormwater runoff and sea level rise.
- Policy IX.14.3 Redevelopment of existing dwelling units located in the Coastal High Hazard area is prohibited unless an engineering study supports that the redevelopment can occur in a safe manner when considering building construction, design, siting and future storm events.
- Policy IX.14.4 The Town shall consider, whenever feasible, purchasing properties in areas most vulnerable to destructive storm surges for recreation uses and open space.
- Policy IX.14.5 Development and redevelopment in the Town shall include principles, strategies and engineering solutions that reduce the flood risk in coastal areas which result from high-tide events, storm surge, flash flood, stormwater runoff and the related impacts of existing hazards, including sea-level rise, which shall include, but not be limited to, requirements such as additional shoreline hardening, elevated grade surface, elevated structures, floodable development, buffers and setbacks, higher floor elevations and incorporation of natural infrastructure for increased resilience.

X

PUBLIC SCHOOL FACILITIES ELEMENT

THIS PAGE LEFT BLANK INTENTIONALLY

X

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 163.3180(6), 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 X.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 X.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 program Florida Inventory of School Houses capacity as adjusted annually by the School Board to account for measurable programmatic changes;
 - b. Middle: 100 percent of program Florida Inventory of School Houses capacity as adjusted annually by the School Board to account for measurable programmatic changes;
 - c. High: 100 percent of program 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 X.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 X.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 X.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 achieve and maintain the adopted level of service standards.

- Policy X.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. 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 can be achieved and maintained over the five years of the School District's 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 X.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 X.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 X.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 X.3 Ensure that Comprehensive Plan amendments and other land use decisions are concurrently evaluated with school capacity availability within the concurrency service area.
- Policy X.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 X.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 X.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 X.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 X.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 X.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 X.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 X.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 X.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 X.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 X.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 X.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 X.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 X.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.

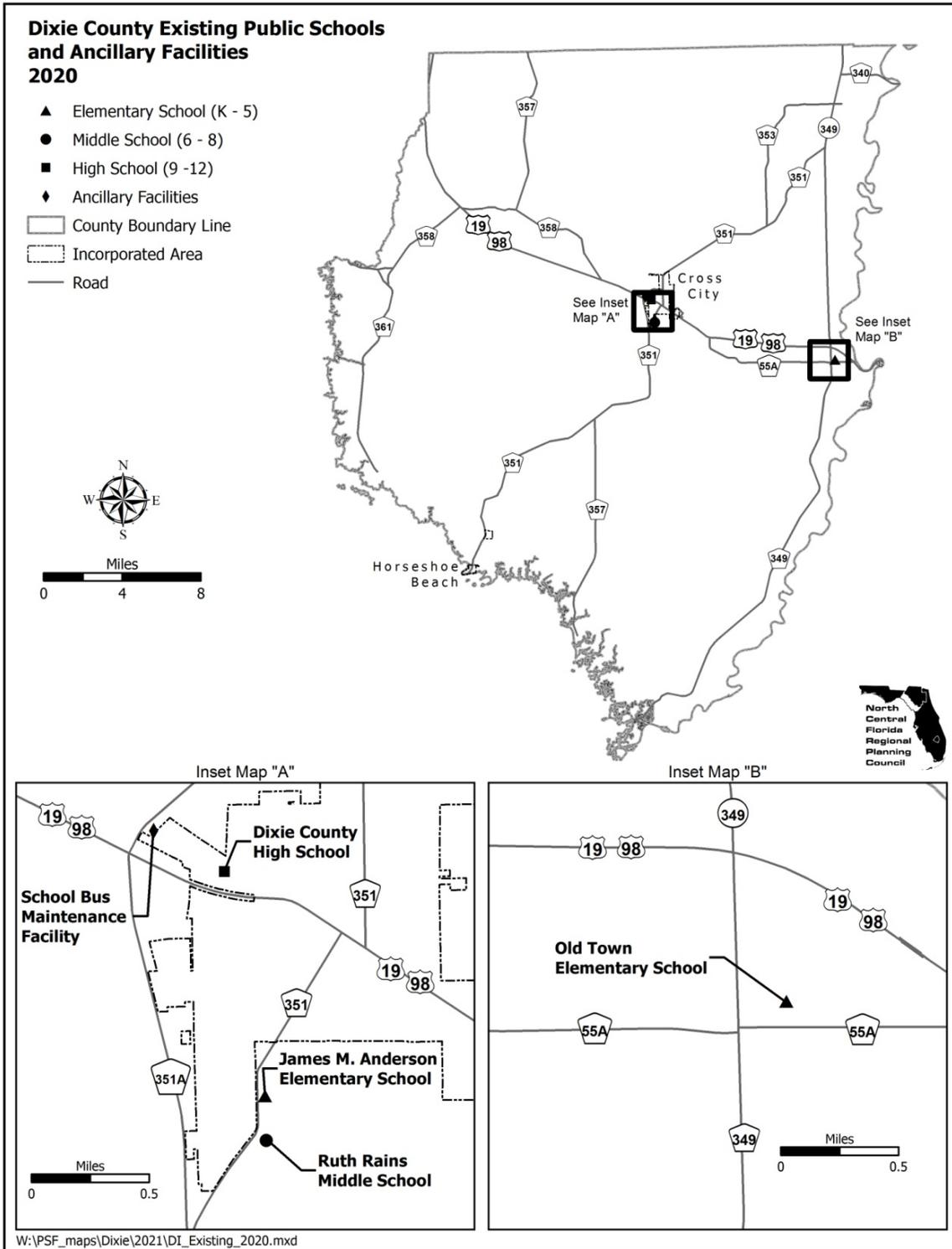
OBJECTIVE X.6 Establish school capacity determination standards.

Policy X.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 X.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 X.7	Establish school availability standards.
Policy X.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: <ul style="list-style-type: none"> 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 X.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 X.8	Establish proportionate share mitigation alternatives which are and will achieve and maintain the adopted level of service standards consistent with the School Board’s capital improvement program and five-year district facilities work plan.
Policy X.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: <ul style="list-style-type: none"> 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 X.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 X.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 X.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 X.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 X.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 off-site improvements for new public school facilities, such as signalization, installation of deceleration lanes, roadway striping for crosswalks, safe directional/warning signage and installation of sidewalks.

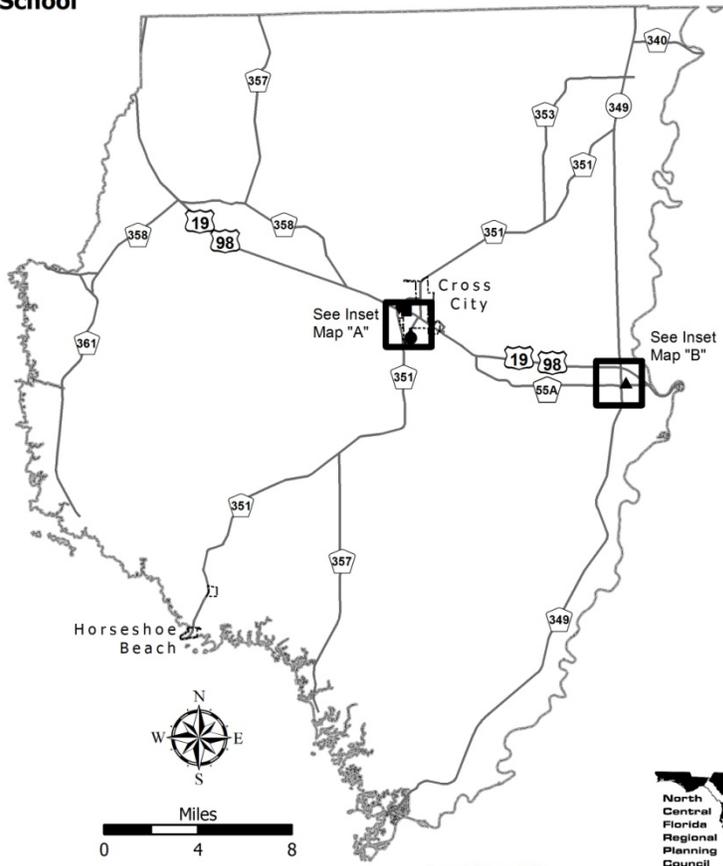
APPENDIX A



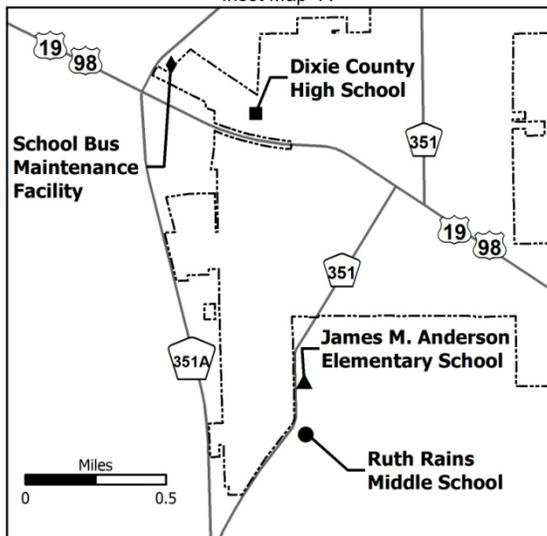
Dixie County Planned Public School and Ancillary Facilities 2021

- ▲ Elementary School (K - 5)
- Middle School (6 - 8)
- High School (9 -12)
- ◆ Ancillary Facilities
- County Boundary Line
- ▭ Incorporated Area
- Road

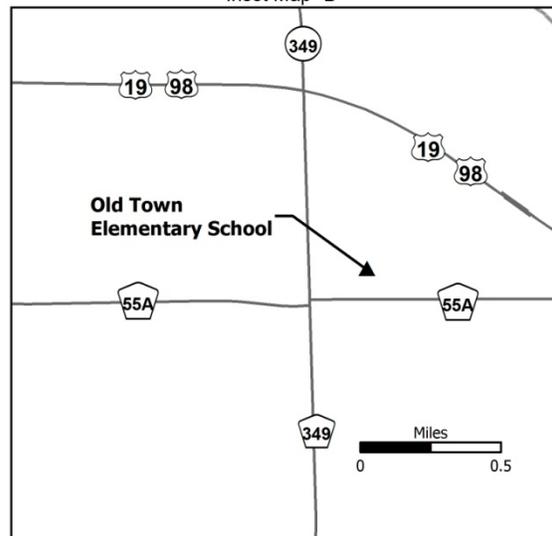
Number of New Stations
NO CHANGES IN CAPACITY



Inset Map "A"



Inset Map "B"

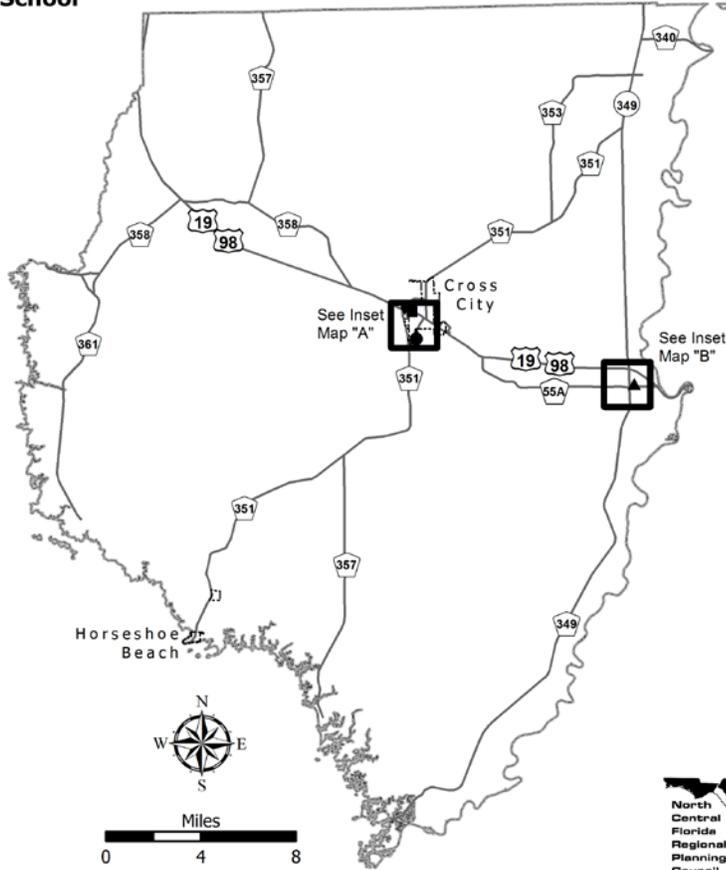


W:\PSF_maps\Dixie\2021\DI_Planned_2021.mxd

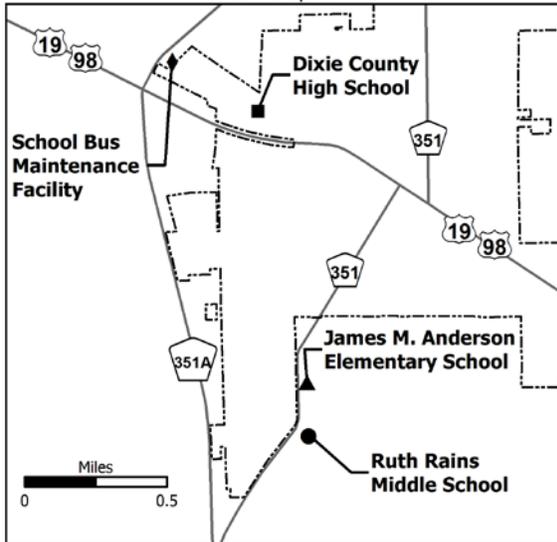
Dixie County Planned Public School and Ancillary Facilities 2022

- ▲ Elementary School (K - 5)
- Middle School (6 - 8)
- High School (9 - 12)
- ◆ Ancillary Facilities
- County Boundary Line
- ▭ Incorporated Area
- Road

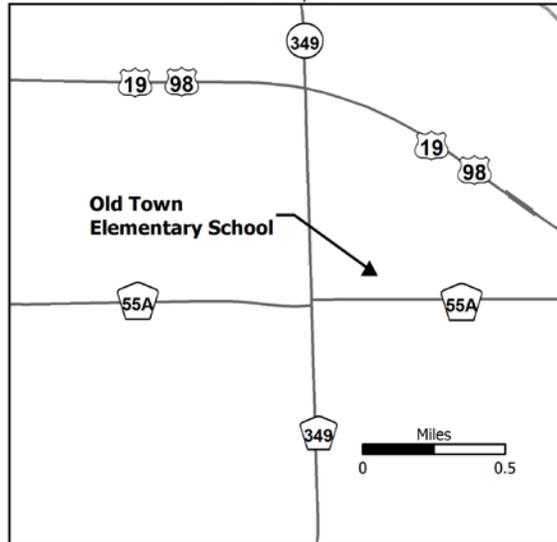
Number of New Stations
NO CHANGES IN CAPACITY



Inset Map "A"



Inset Map "B"

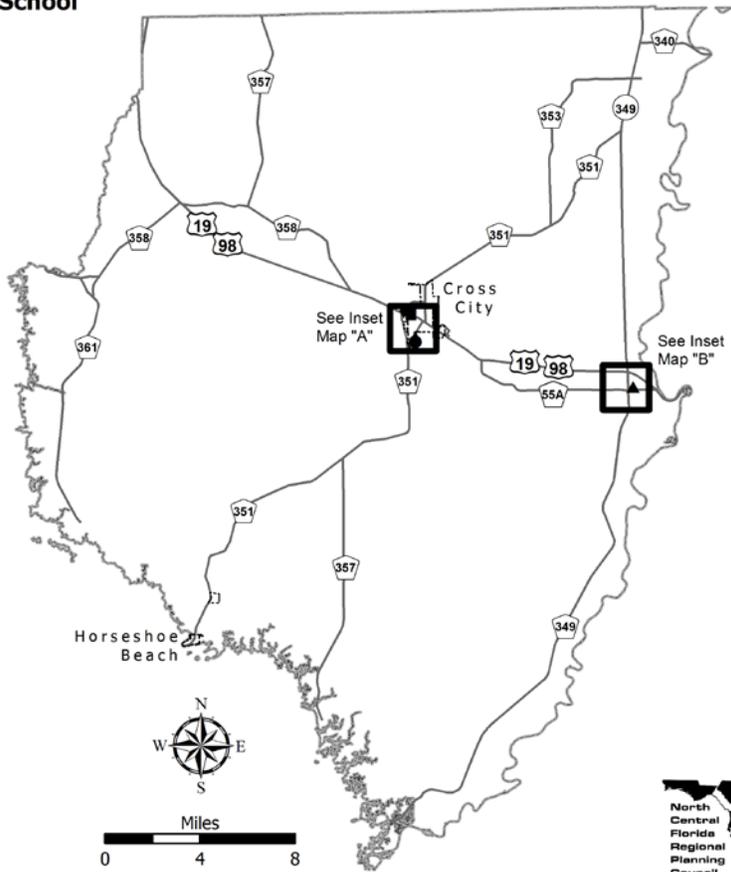


W:\PSF_maps\Dixie\2021\DI_Planned_2022.mxd

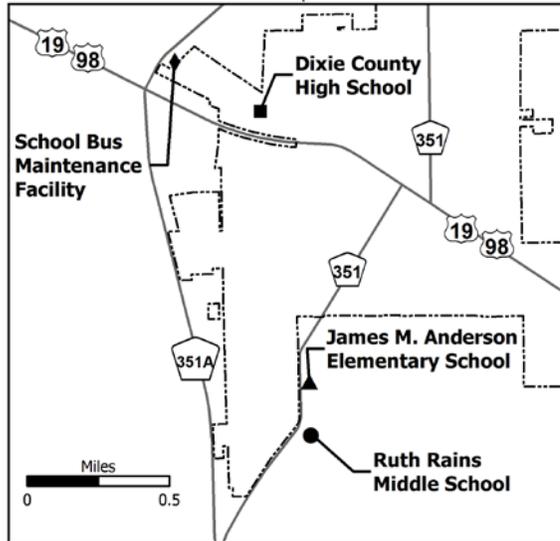
Dixie County Planned Public School and Ancillary Facilities 2023

- ▲ Elementary School (K - 5)
- Middle School (6 - 8)
- High School (9 - 12)
- ◆ Ancillary Facilities
- County Boundary Line
- ▭ Incorporated Area
- Road

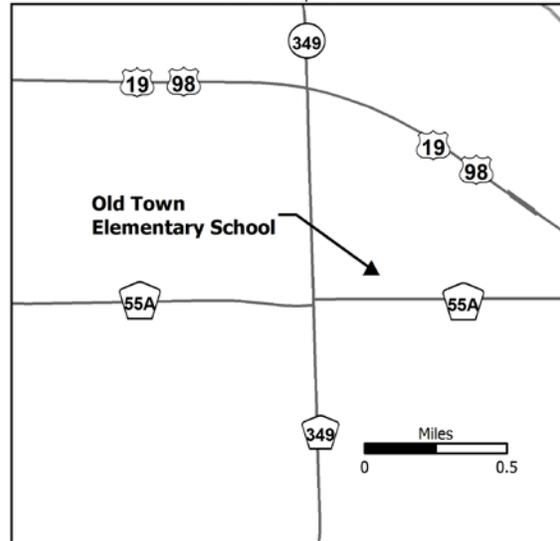
Number of New Stations
NO CHANGES IN CAPACITY



Inset Map "A"



Inset Map "B"

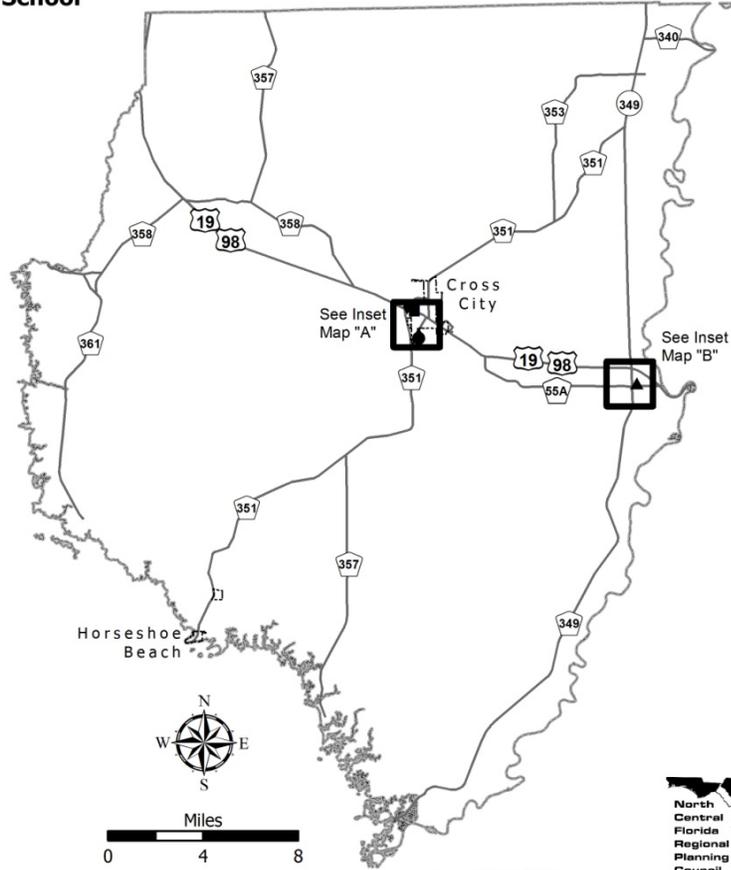


W:\PSF_maps\Dixie\2021\DI_Planned_2023.mxd

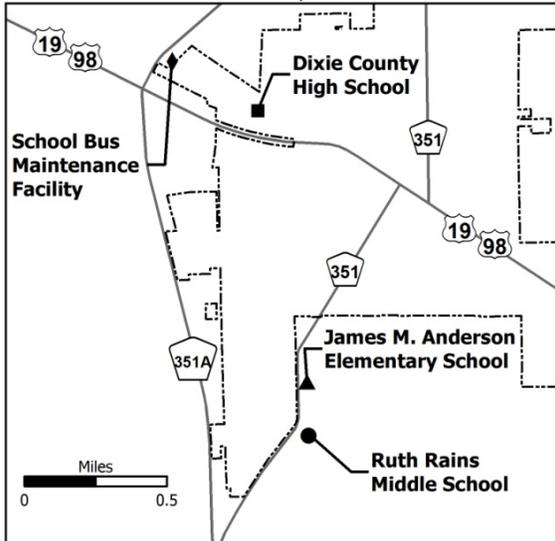
Dixie County Planned Public School and Ancillary Facilities 2024

- ▲ Elementary School (K - 5)
- Middle School (6 - 8)
- High School (9 - 12)
- ◆ Ancillary Facilities
- County Boundary Line
- ▭ Incorporated Area
- Road

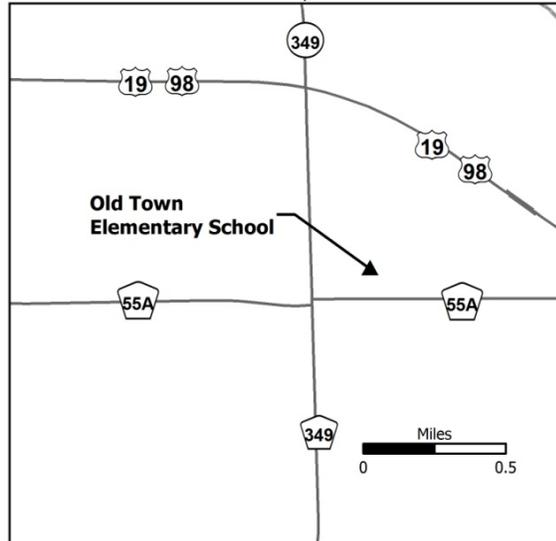
Number of New Stations
NO CHANGES IN CAPACITY



Inset Map "A"



Inset Map "B"

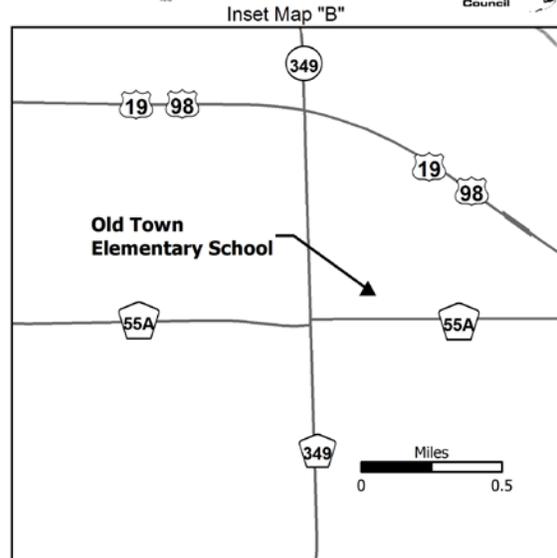
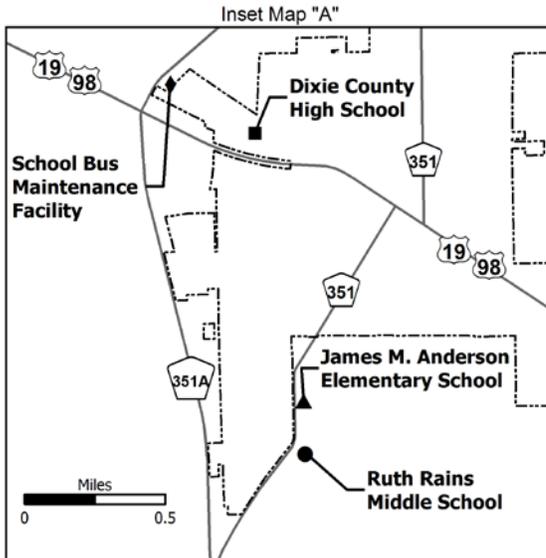
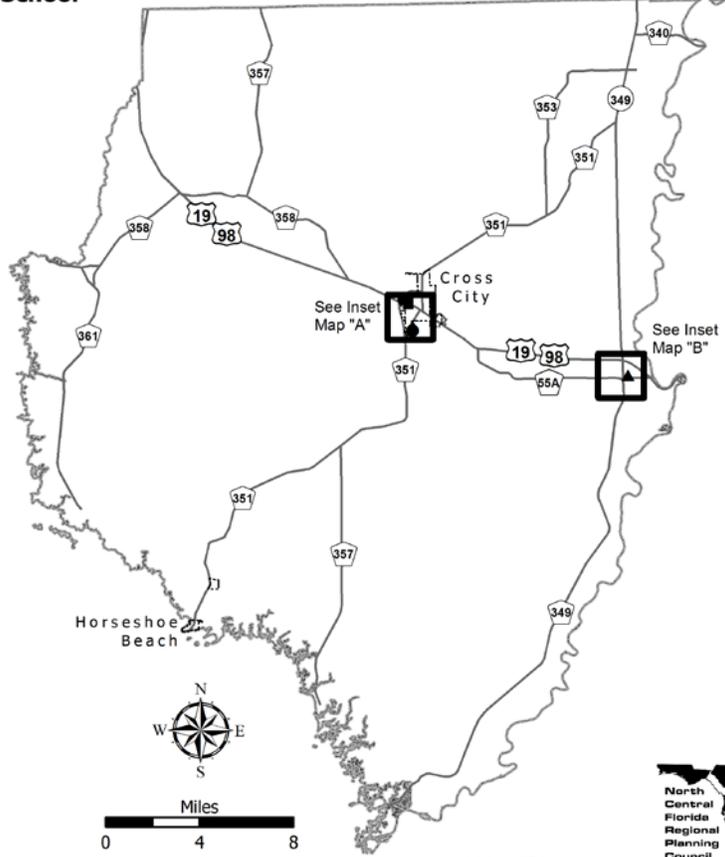


W:\PSF_maps\Dixie\2021\DI_Planned_2024.mxd

Dixie County Planned Public School and Ancillary Facilities 2025

- ▲ Elementary School (K - 5)
- Middle School (6 - 8)
- High School (9 -12)
- ◆ Ancillary Facilities
- County Boundary Line
- ▭ Incorporated Area
- Road

Number of New Stations
NO CHANGES IN CAPACITY

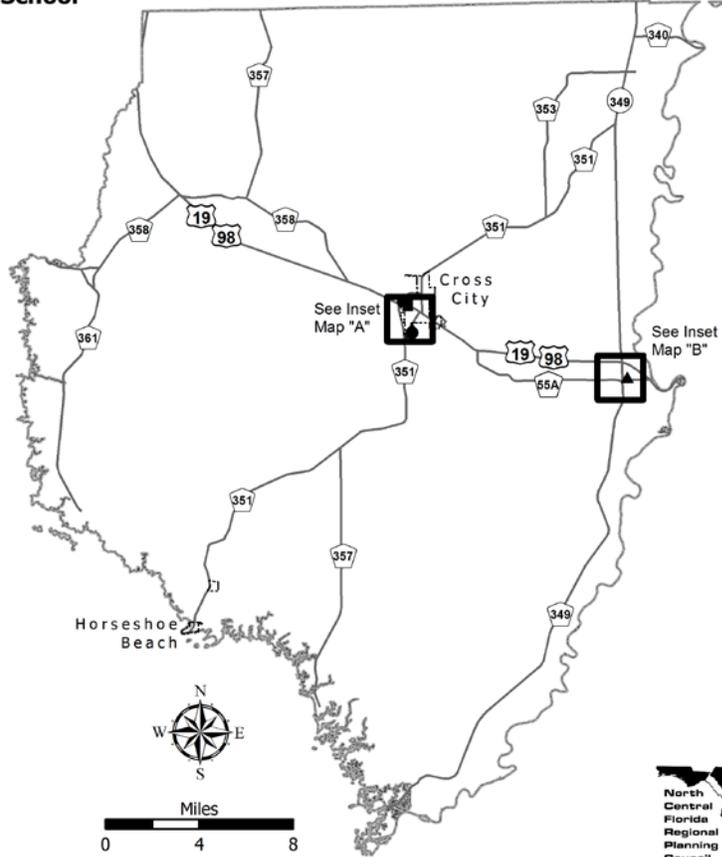


W:\PSF_maps\Dixie\2021\DI_Planned_2025.mxd

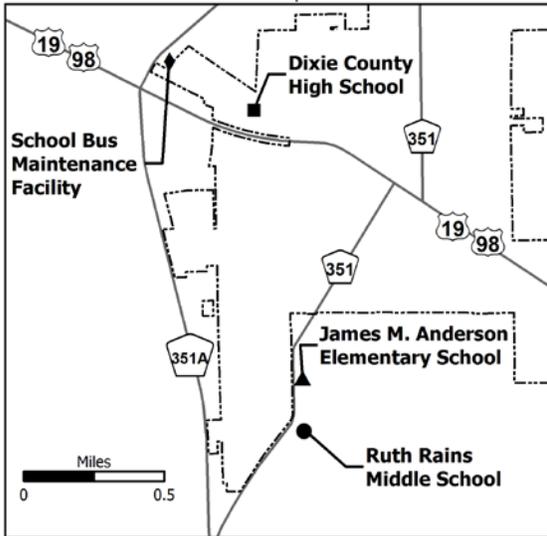
Dixie County Planned Public School and Ancillary Facilities 2030

- ▲ Elementary School (K - 5)
- Middle School (6 - 8)
- High School (9 -12)
- ◆ Ancillary Facilities
- County Boundary Line
- ▭ Incorporated Area
- Road

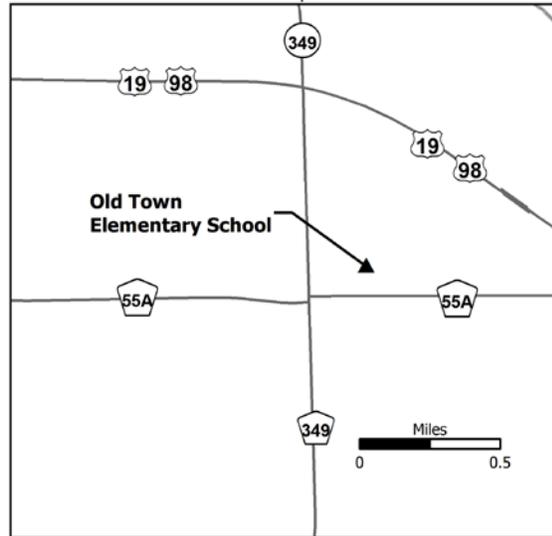
Number of New Stations
NO CHANGES IN CAPACITY



Inset Map "A"



Inset Map "B"



W:\PSF_maps\Dixie\2021\DI_Planned_2030.mxd

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.

XI

PROPERTY RIGHTS ELEMENT

THIS PAGE LEFT BLANK INTENTIONALLY

XI

PROPERTY RIGHTS ELEMENT

INTRODUCTION

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

PROPERTY RIGHTS GOAL, OBJECTIVE AND POLICIES

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

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

THIS PAGE LEFT BLANK INTENTIONALLY

APPENDIX A

List of Illustrations

A-I	Generalized Future Land Use Plan Map 2031	A-2
A-II	Shores and Estuarine Systems	A-3
A-III	Historic Resources	A-4
A-IV	Existing and Planned Waterwells	A-5
A-V	Existing River and Lakes	A-6
A-VI	Flood Prone Areas	A-7
A-VII	Wetlands	A-8
A-VIII	Minerals	A-9
A-IX	Soil Types	A-10
	Legend for Soil Types	A-11
A-X	Future Transportation Map	A-12
A-XI	Bicycle and Pedestrian Facilities Map	A-13
A-XII	Aquifer Recharge	A-14
A-XIII	Regional Evacuation Route Map.	A-15
A-XIVa	Regionally Significant Natural Resources - Groundwater Resources	A-16
A-XIVb	Regionally Significant Natural Resources - Natural Systems.....	A-17
A-XIVc	Regionally Significant Natural Resources- Planning and Resource Management Areas 1.....	A-18
A-XIVd	Regionally Significant Natural Resources - Planning and Resource Management Areas 2.....	A-19
A-XIVe	Regionally Significant Natural Resources - Surface Water Resources.....	A-20

ILLUSTRATION A - I
GENERALIZED FUTURE LAND USE MAP 2031
(under separate cover)

ILLUSTRATION A - II
 SHORES AND ESTUARINE SYSTEMS

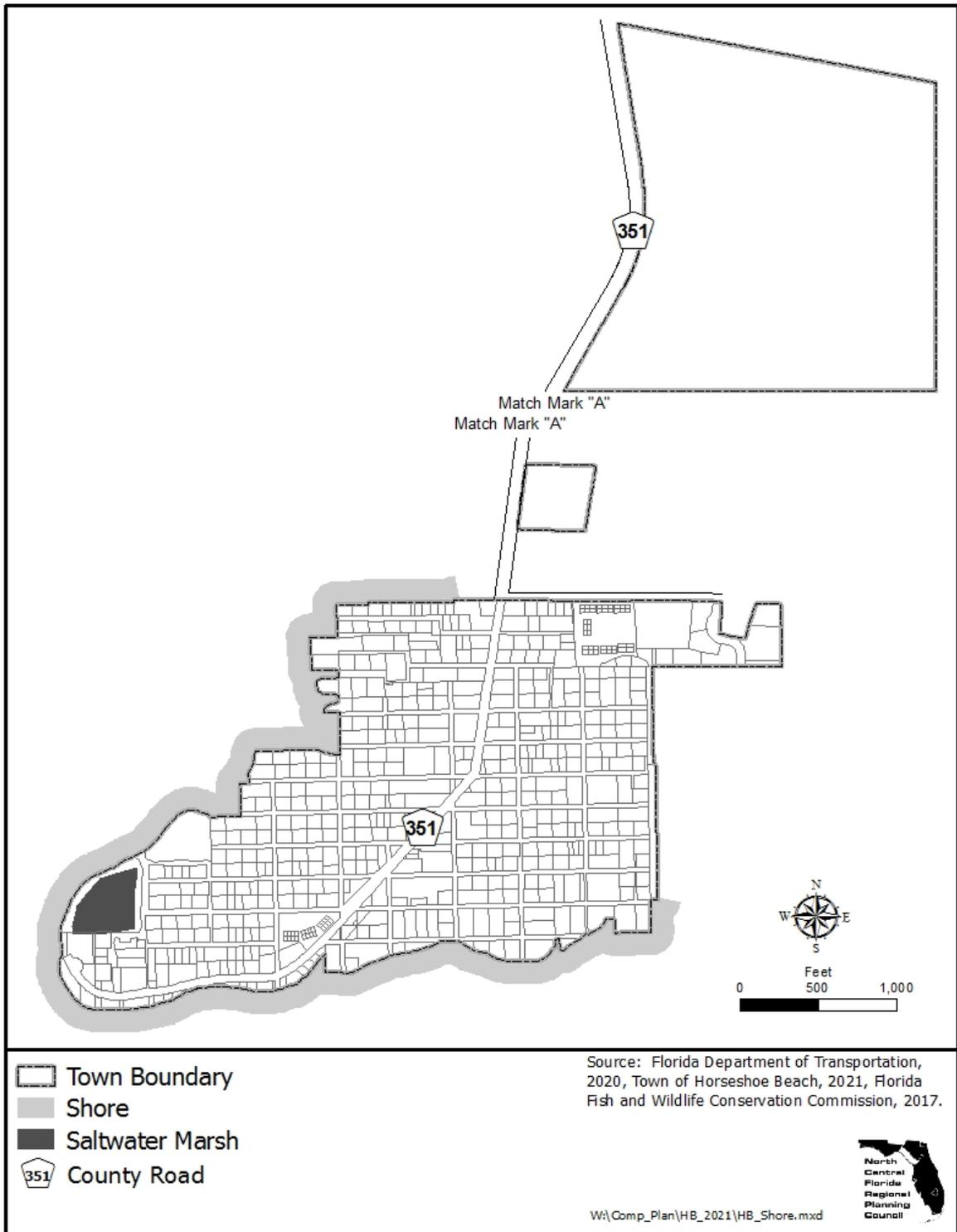


ILLUSTRATION A - III
 HISTORIC RESOURCES

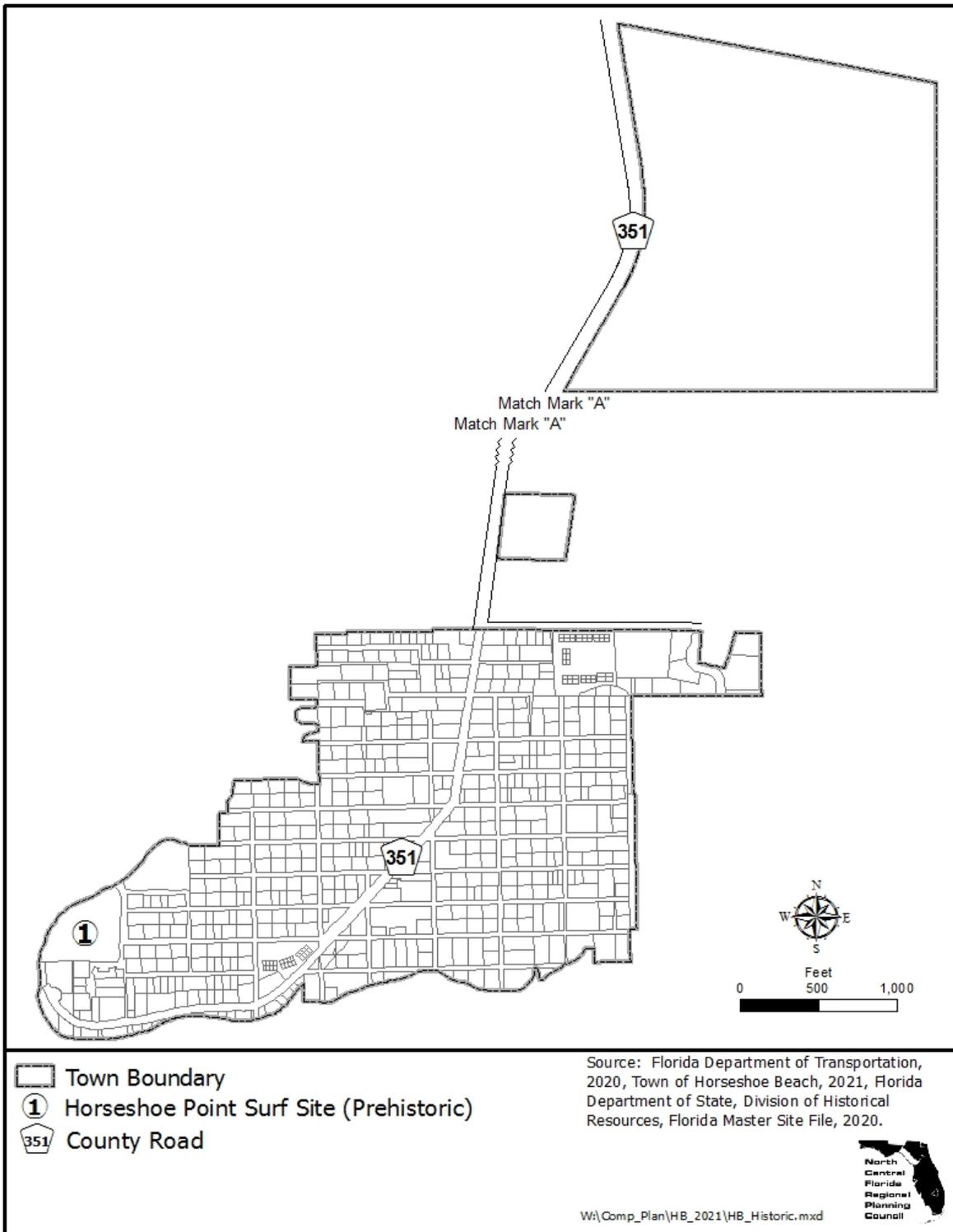


ILLUSTRATION A - IV
EXISTING AND PLANNED WATERWELLS

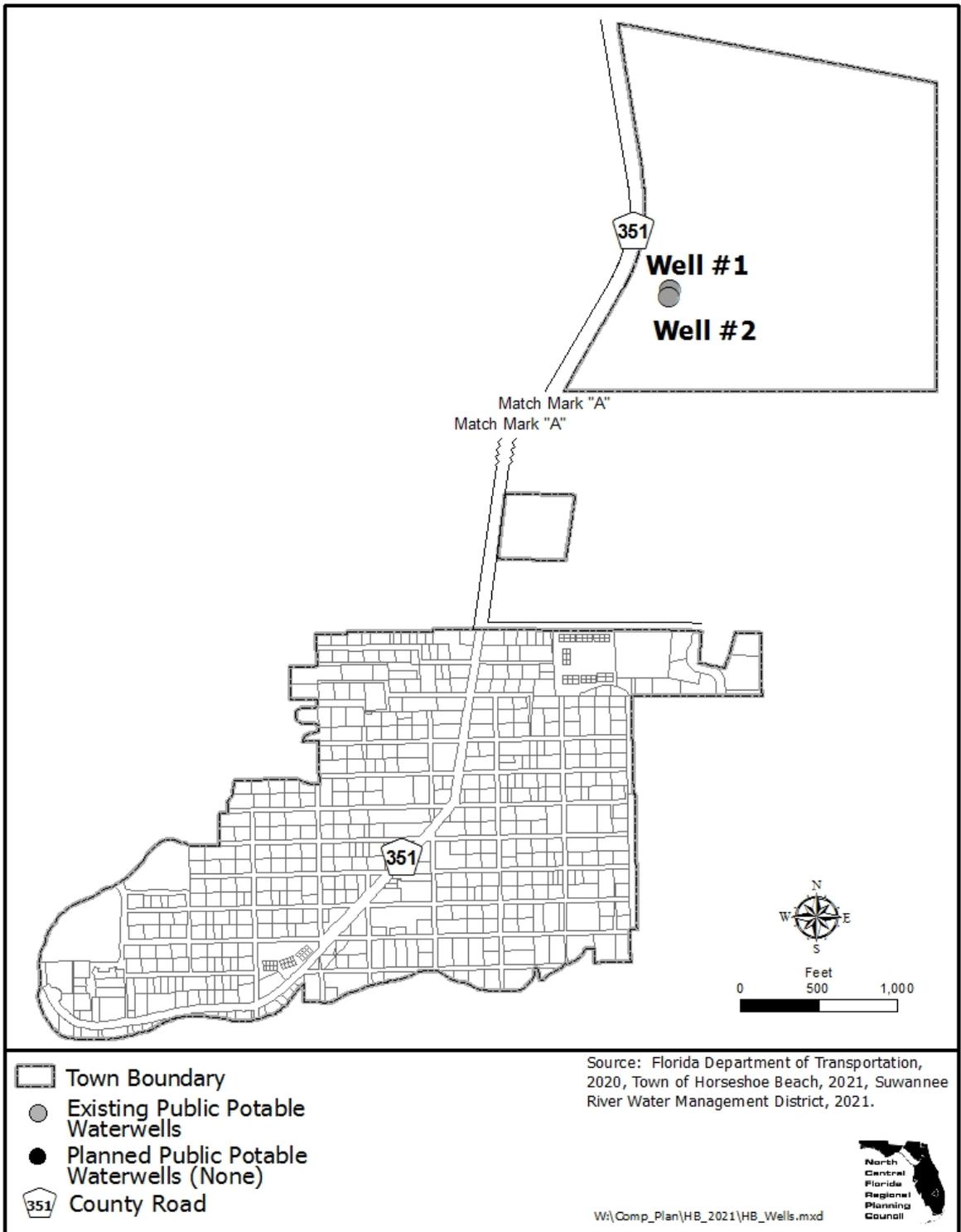


ILLUSTRATION A - V
 EXISTING RIVERS AND LAKES

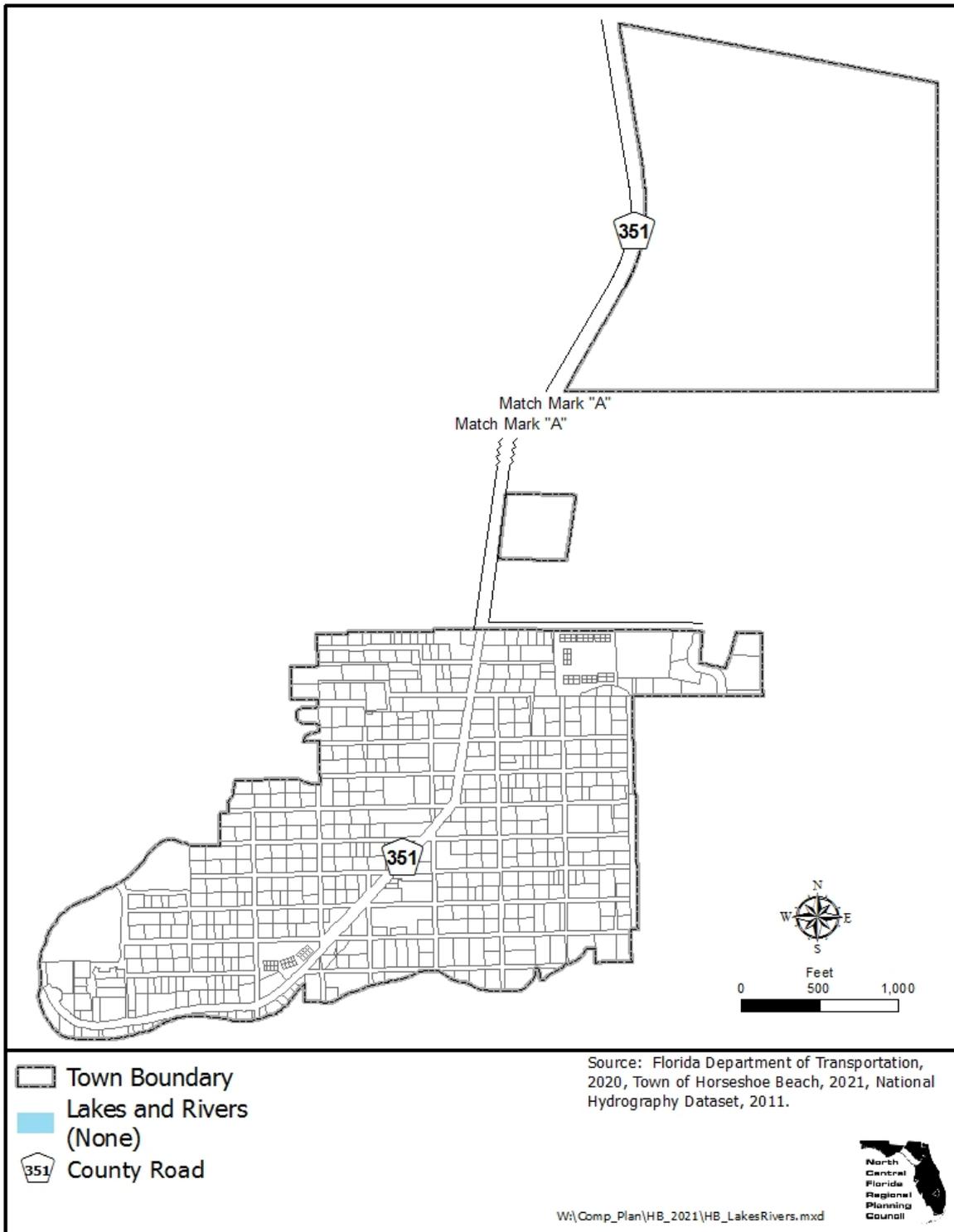


ILLUSTRATION A - VI
 FLOOD PRONE AREAS

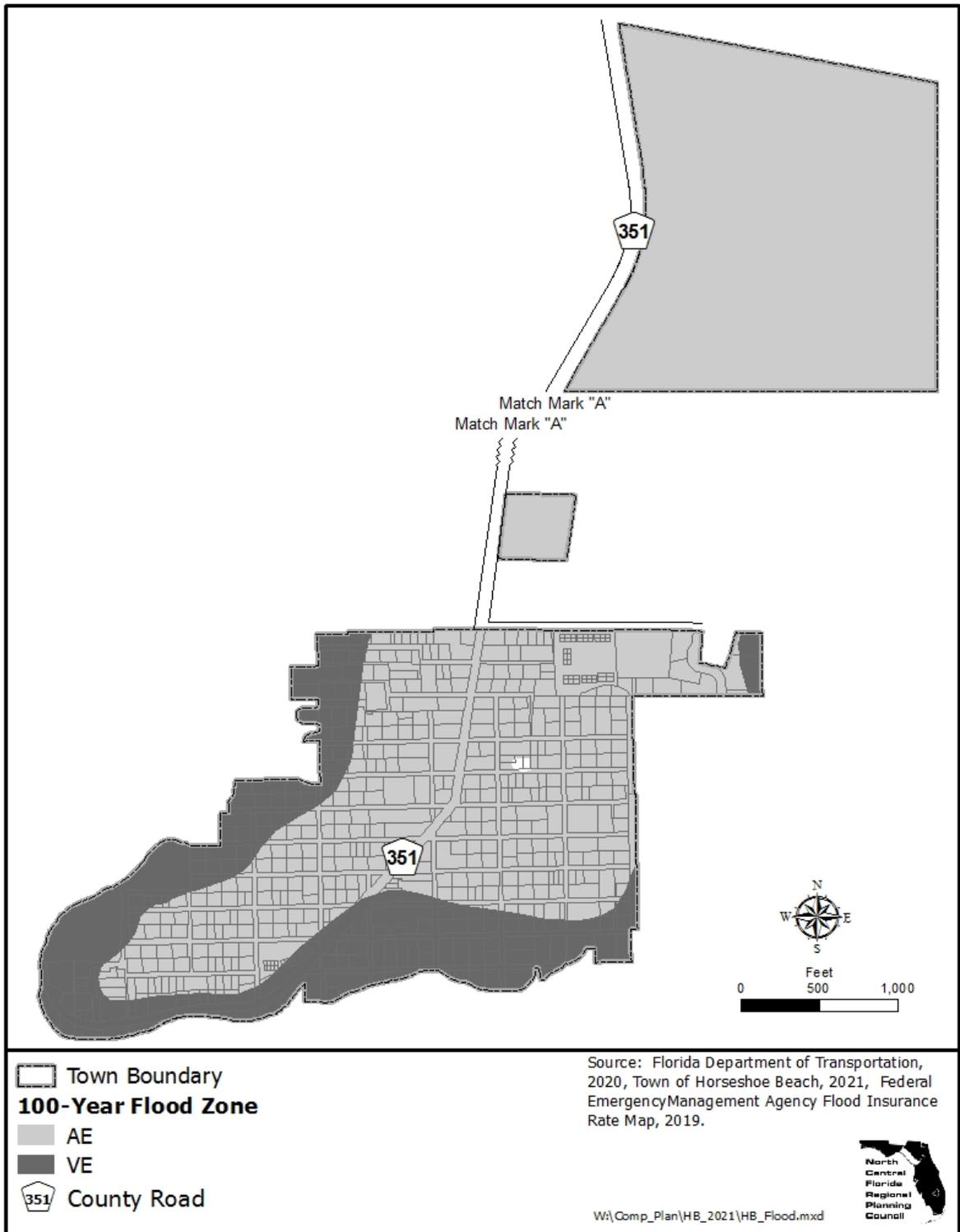


ILLUSTRATION A - VII
WETLANDS

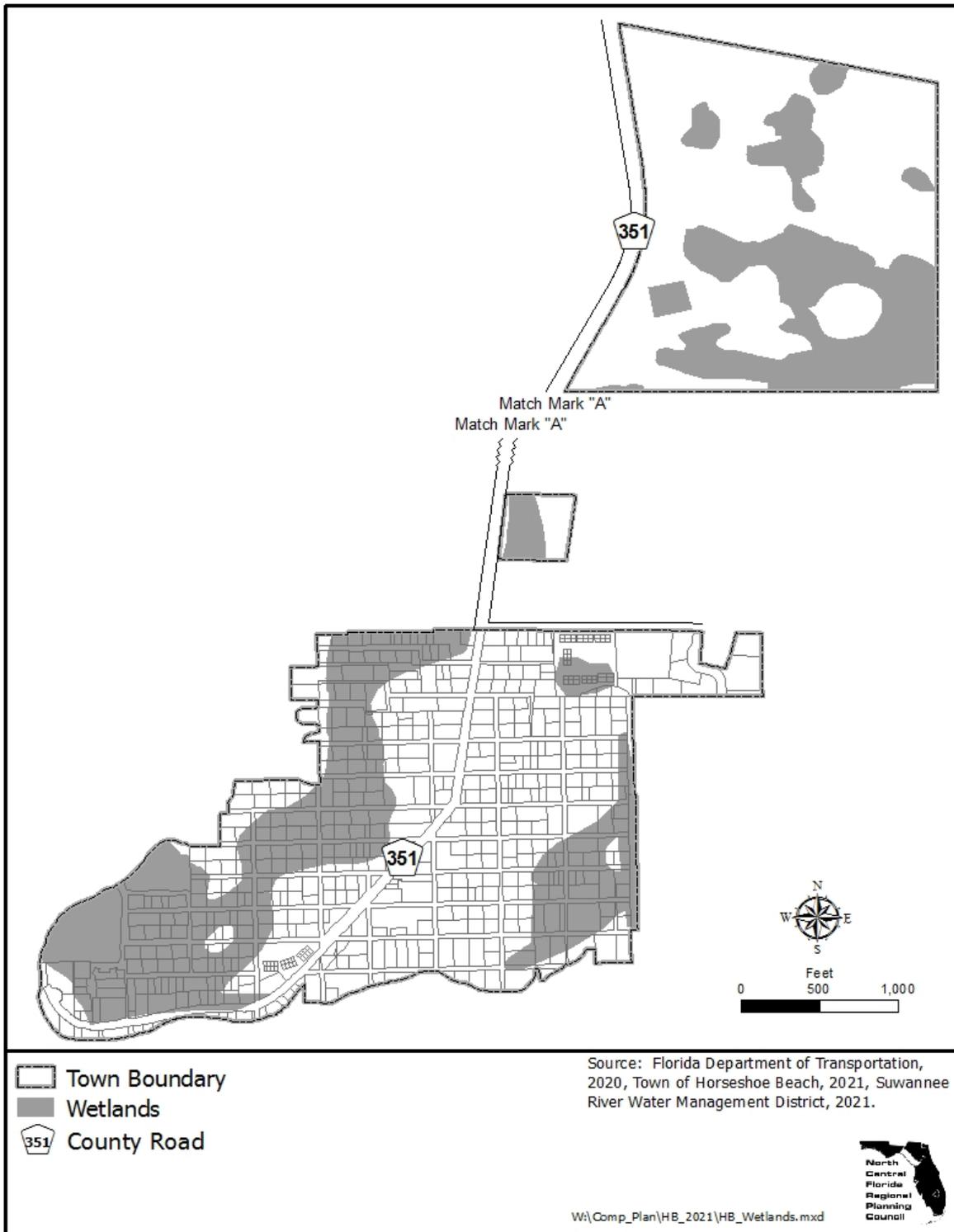


ILLUSTRATION A - VIII
MINERALS

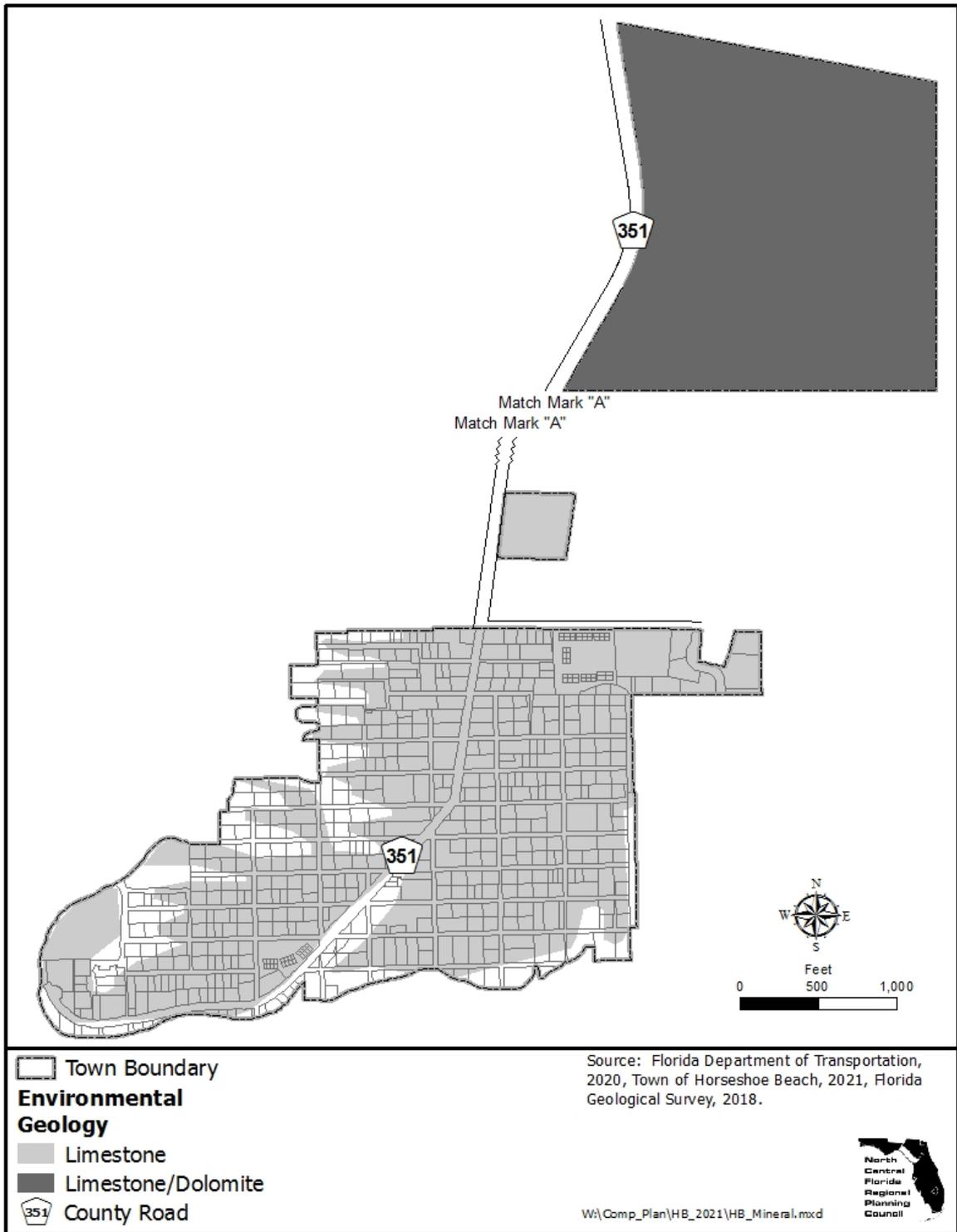
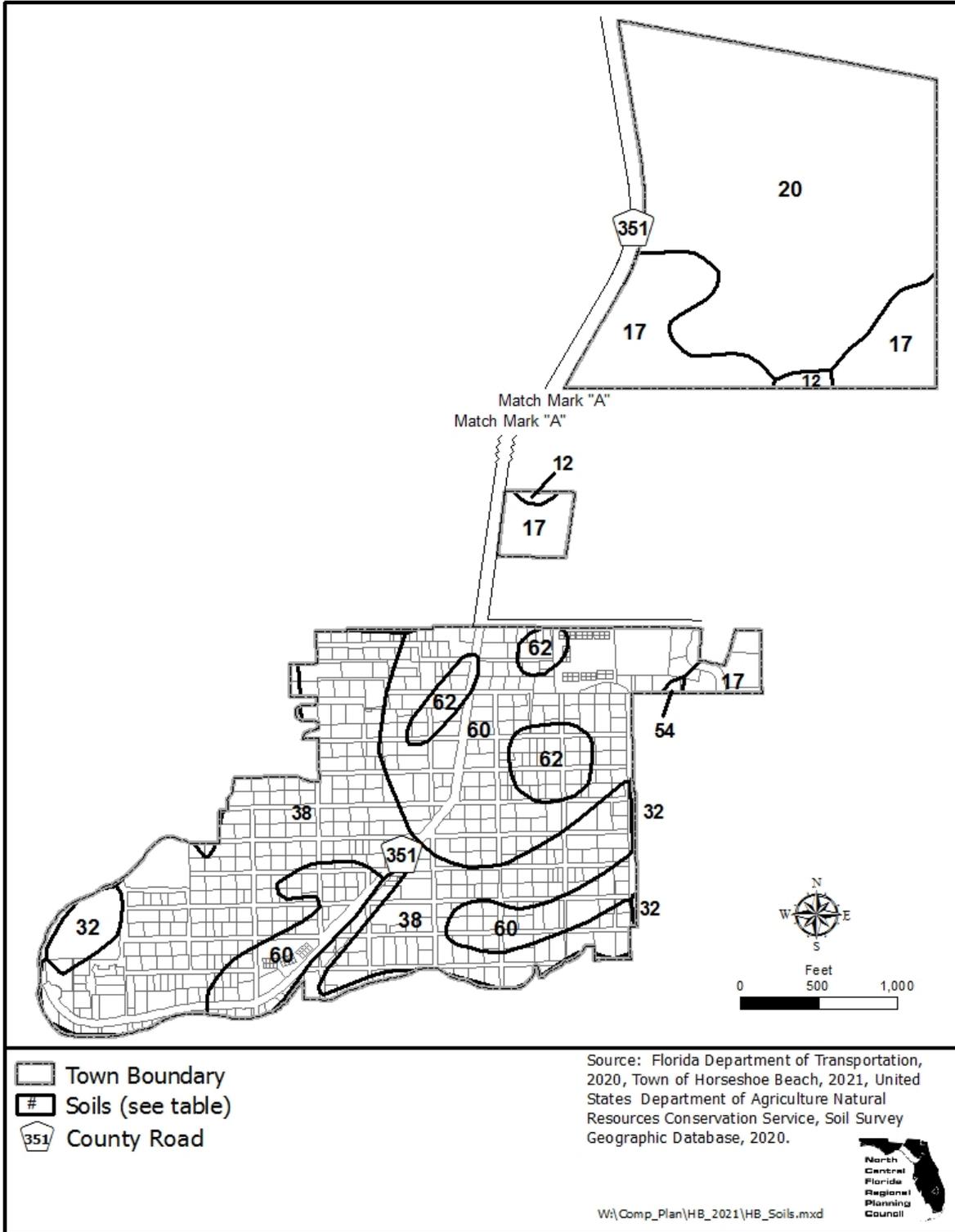


ILLUSTRATION A - IX
SOIL ASSOCIATIONS



LEGEND FOR ILLUSTRATION A - IX

KEY	SOIL ASSOCIATION	CHARACTERISTICS
17	LEON-LEON, DEPRESSIONAL COMPLEX	POORLY DRAINED
20	CHAIRES, LIMESTONE SUBSTRATUM-LEON COMPLEX	POORLY DRAINED
12	CLARA, OLDTOWN, AND MEADOWBROOK SOILS, DEPRESSIONAL	VERY POORLY DRAINED
32	BAYVI MUCK, FREQUENTLY FLOODED	VERY POORLY DRAINED
12	CLARA, OLDTOWN, AND MEADOWBROOK SOILS, DEPRESSIONAL	VERY POORLY DRAINED
32	BAYVI MUCK, FREQUENTLY FLOODED	VERY POORLY DRAINED
60	RIDGEWOOD SAND, RARELY FLOODED	SOMEWHAT POORLY DRAINED
62	KUREB SAND, 2 TO 5 PERCENT SLOPES	EXCESSIVELY DRAINED
38	QUARTZIPSAMMENTS, 0 TO 5 PERCENT SLOPES	SOMEWHAT POORLY DRAINED
62	KUREB SAND, 2 TO 5 PERCENT SLOPES	EXCESSIVELY DRAINED
54	RIDGEWOOD FINE SAND	SOMEWHAT POORLY DRAINED
62	KUREB SAND, 2 TO 5 PERCENT SLOPES	EXCESSIVELY DRAINED
60	RIDGEWOOD SAND, RARELY FLOODED	SOMEWHAT POORLY DRAINED
60	RIDGEWOOD SAND, RARELY FLOODED	SOMEWHAT POORLY DRAINED
32	BAYVI MUCK, FREQUENTLY FLOODED	VERY POORLY DRAINED

ILLUSTRATION A - X
FUTURE TRANSPORTATION MAP

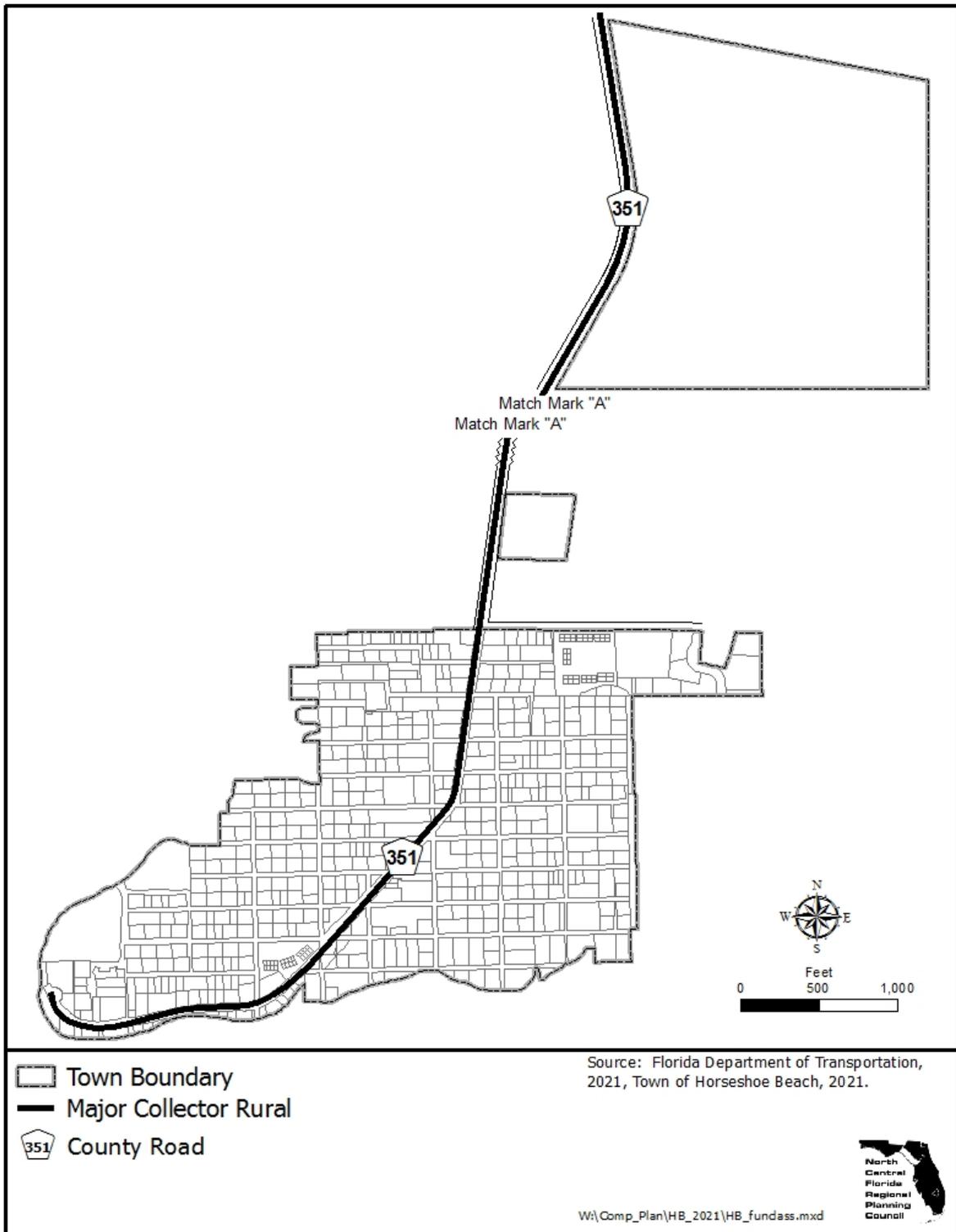


ILLUSTRATION A - XI
 BICYCLE AND PEDESTRIAN FACILITIES MAP

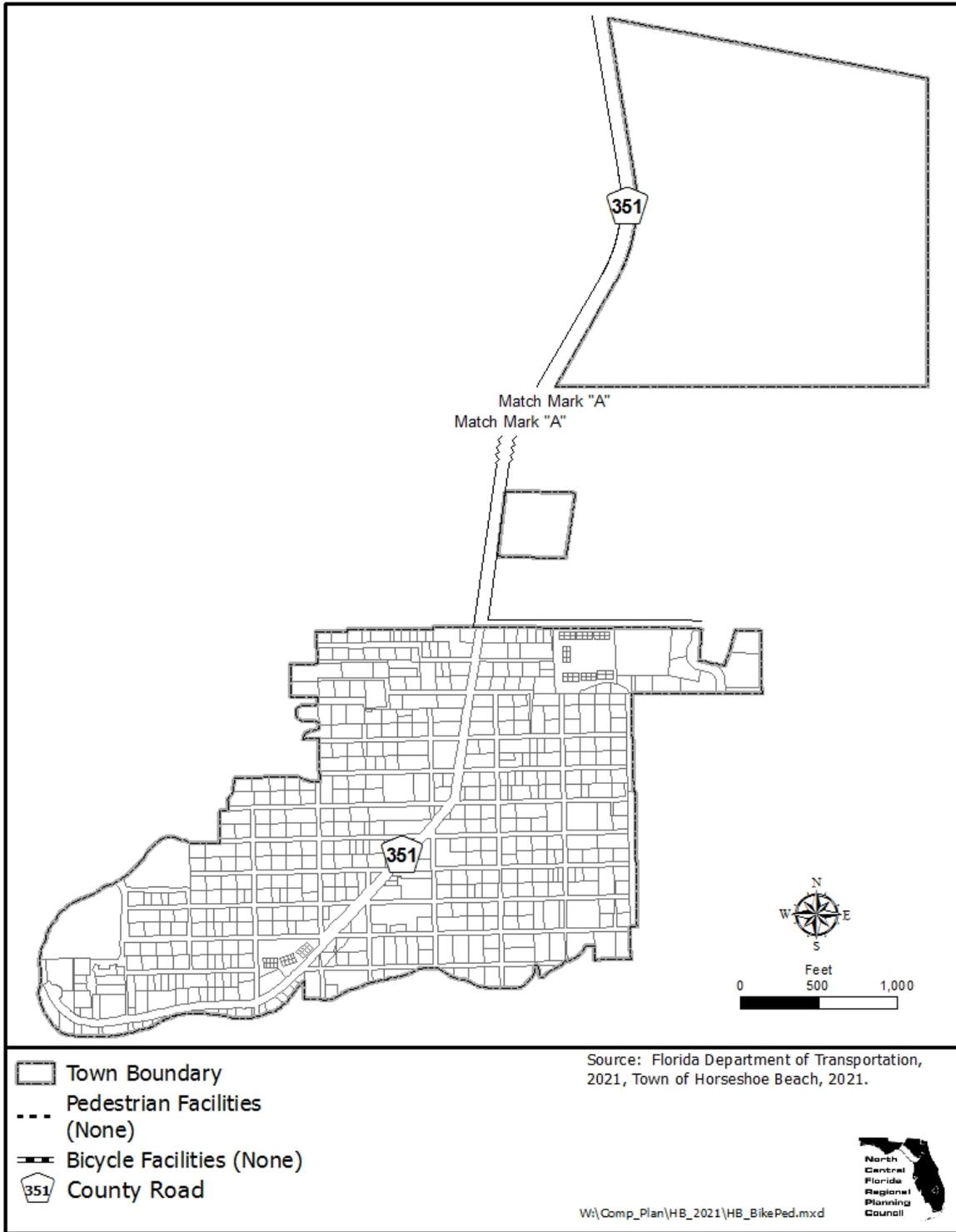


ILLUSTRATION A - XII
 AQUIFER RECHARGE MAP

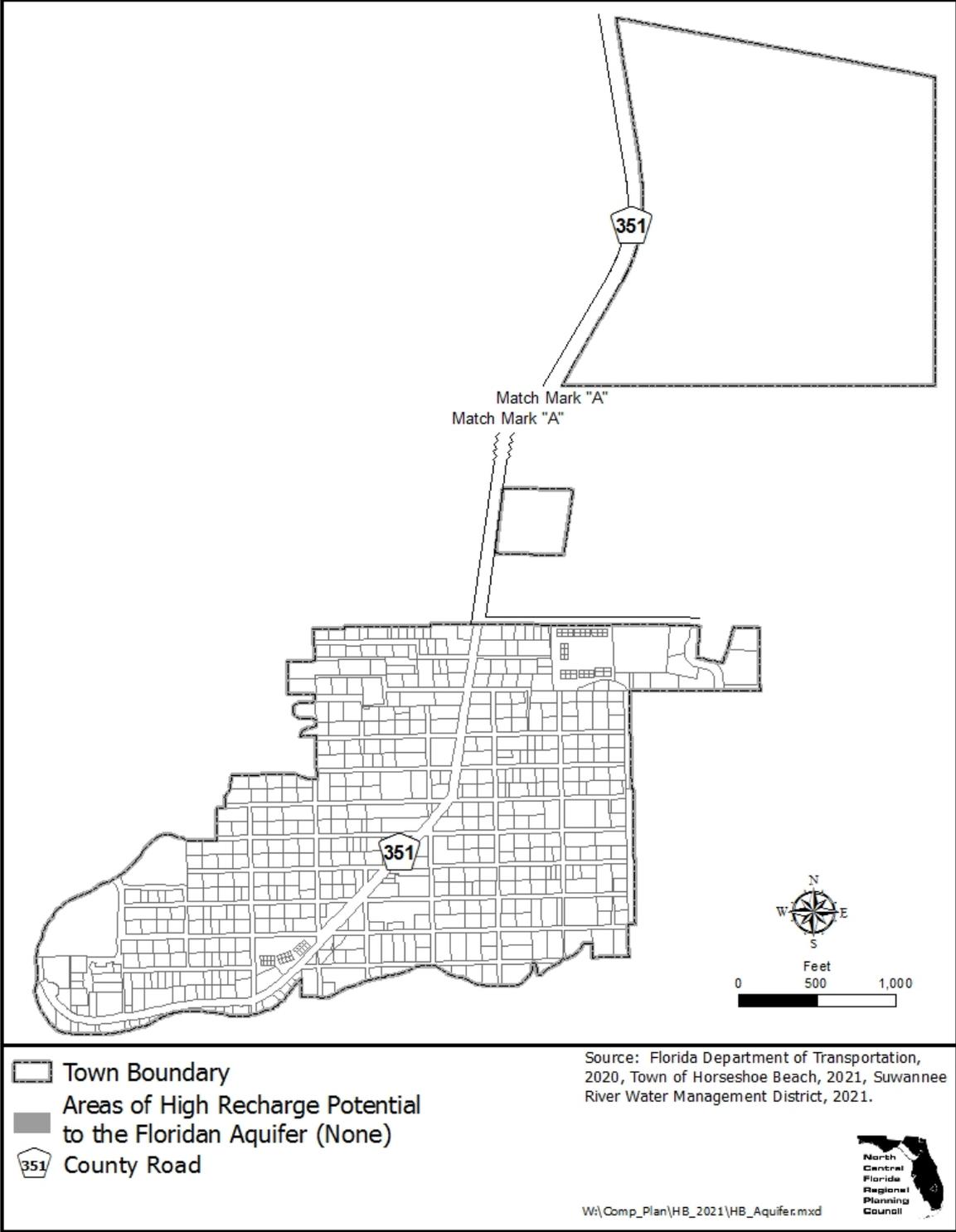


ILLUSTRATION A - XIII
 REGIONAL EVACUATION ROUTE MAP

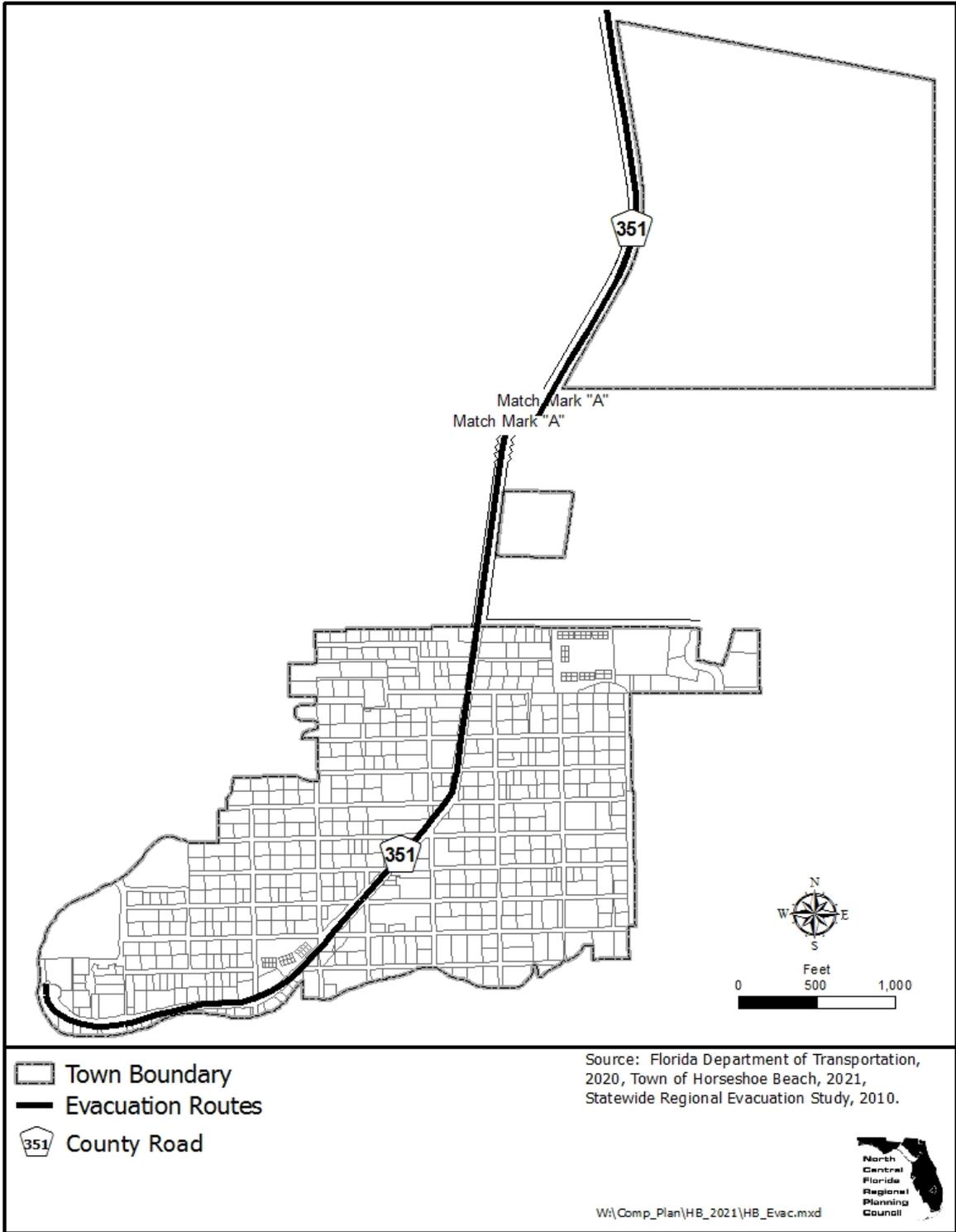


ILLUSTRATION A-XIV a
 REGIONALLY SIGNIFICANT NATURAL RESOURCES
 GROUNDWATER RESOURCES

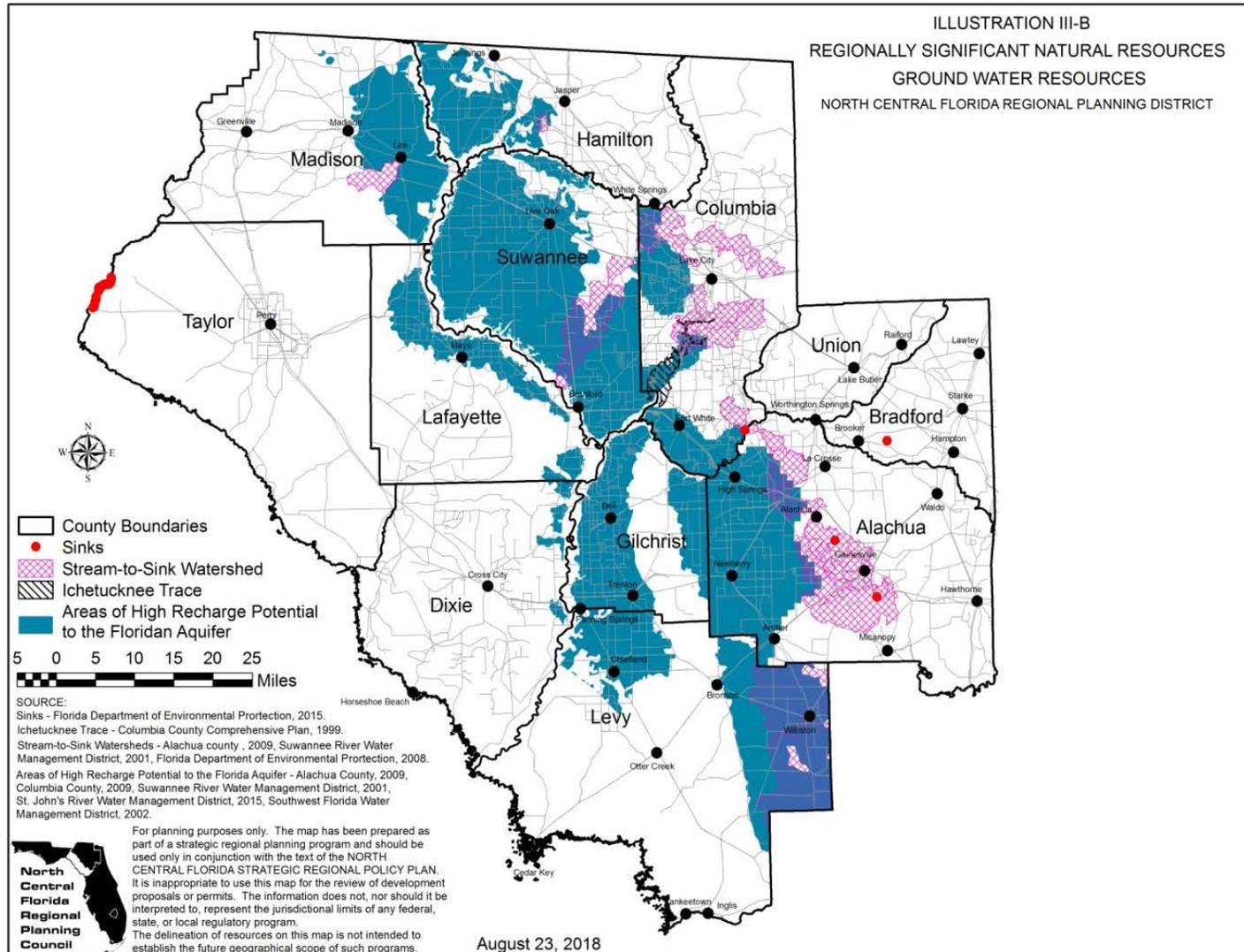


ILLUSTRATION A-XIV b
 REGIONALLY SIGNIFICANT NATURAL RESOURCES
 NATURAL SYSTEM

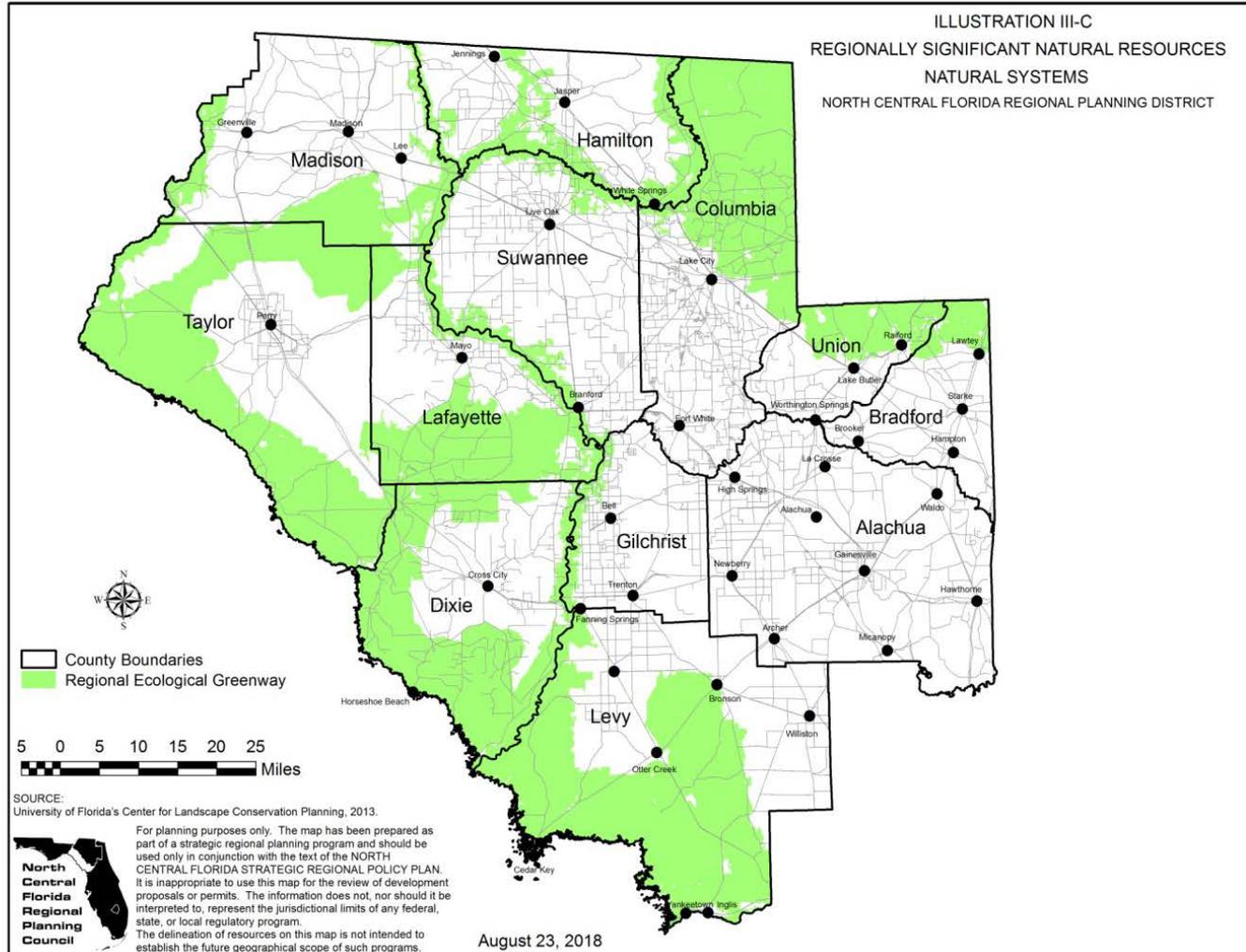


ILLUSTRATION A-XIV c
REGIONALLY SIGNIFICANT NATURAL RESOURCES
PLANNING AND RESOURCE MANAGEMENT AREAS 1

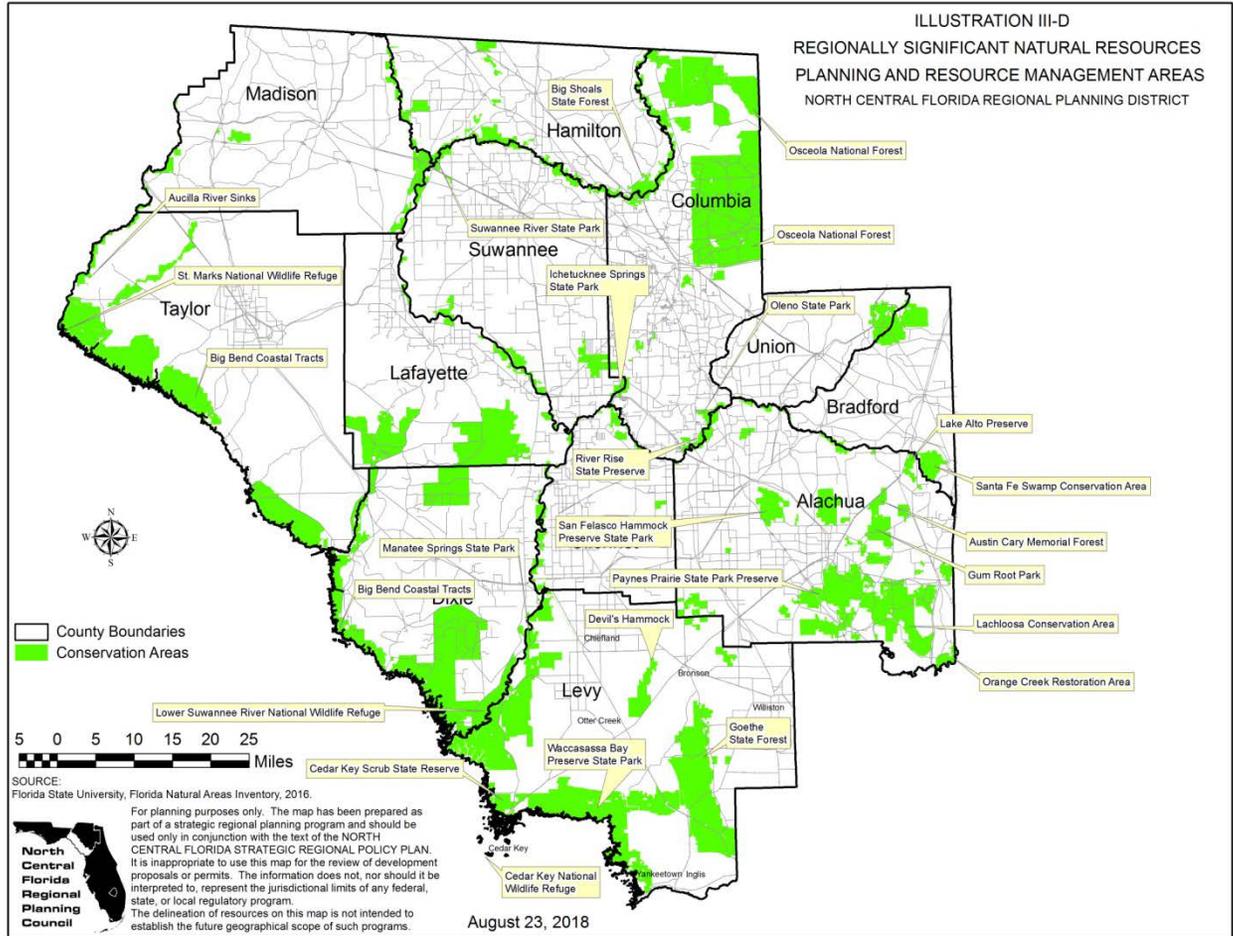


ILLUSTRATION A-XIV d
 REGIONALLY SIGNIFICANT NATURAL RESOURCES
 PLANNING AND RESOURCE MANAGEMENT AREAS 2

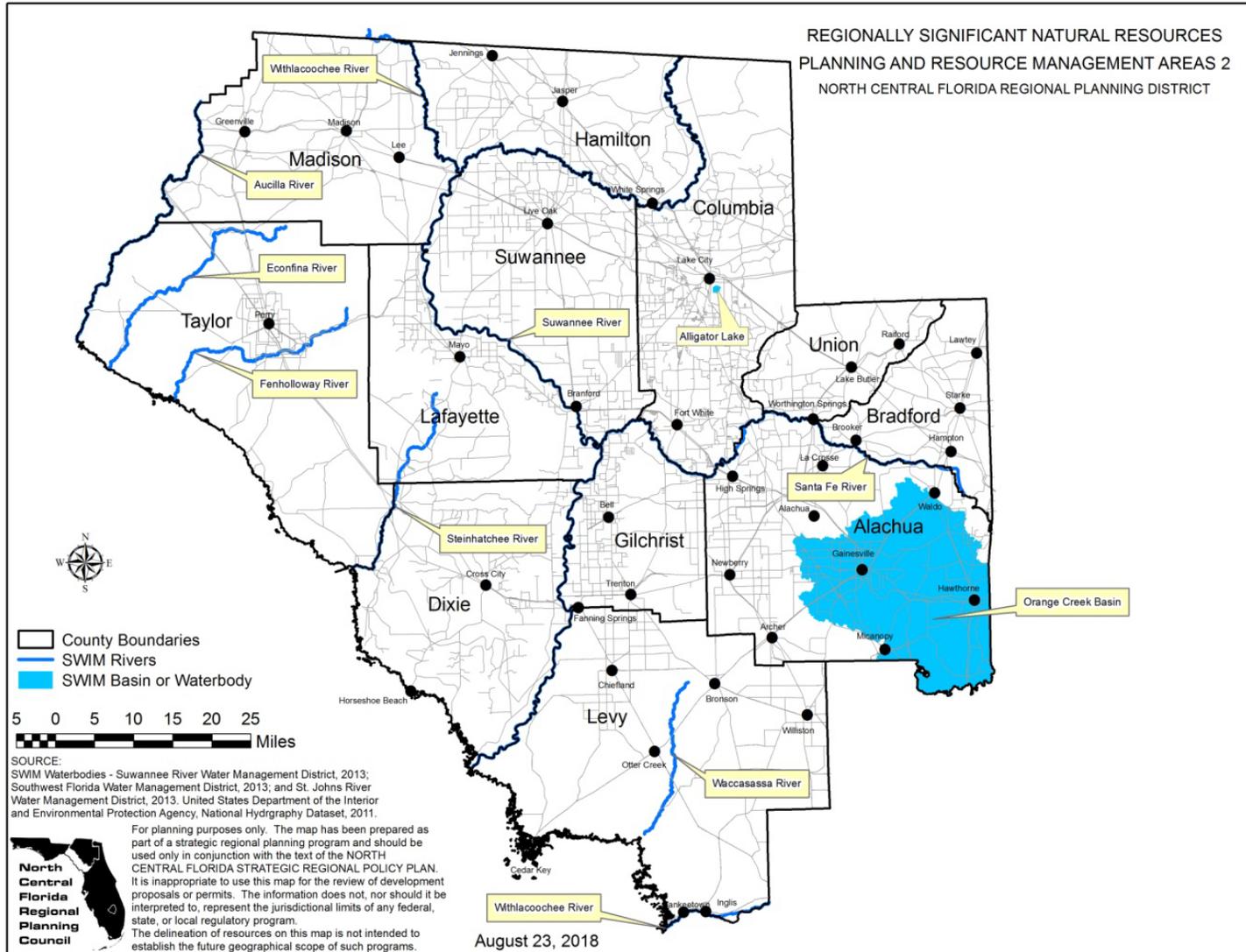
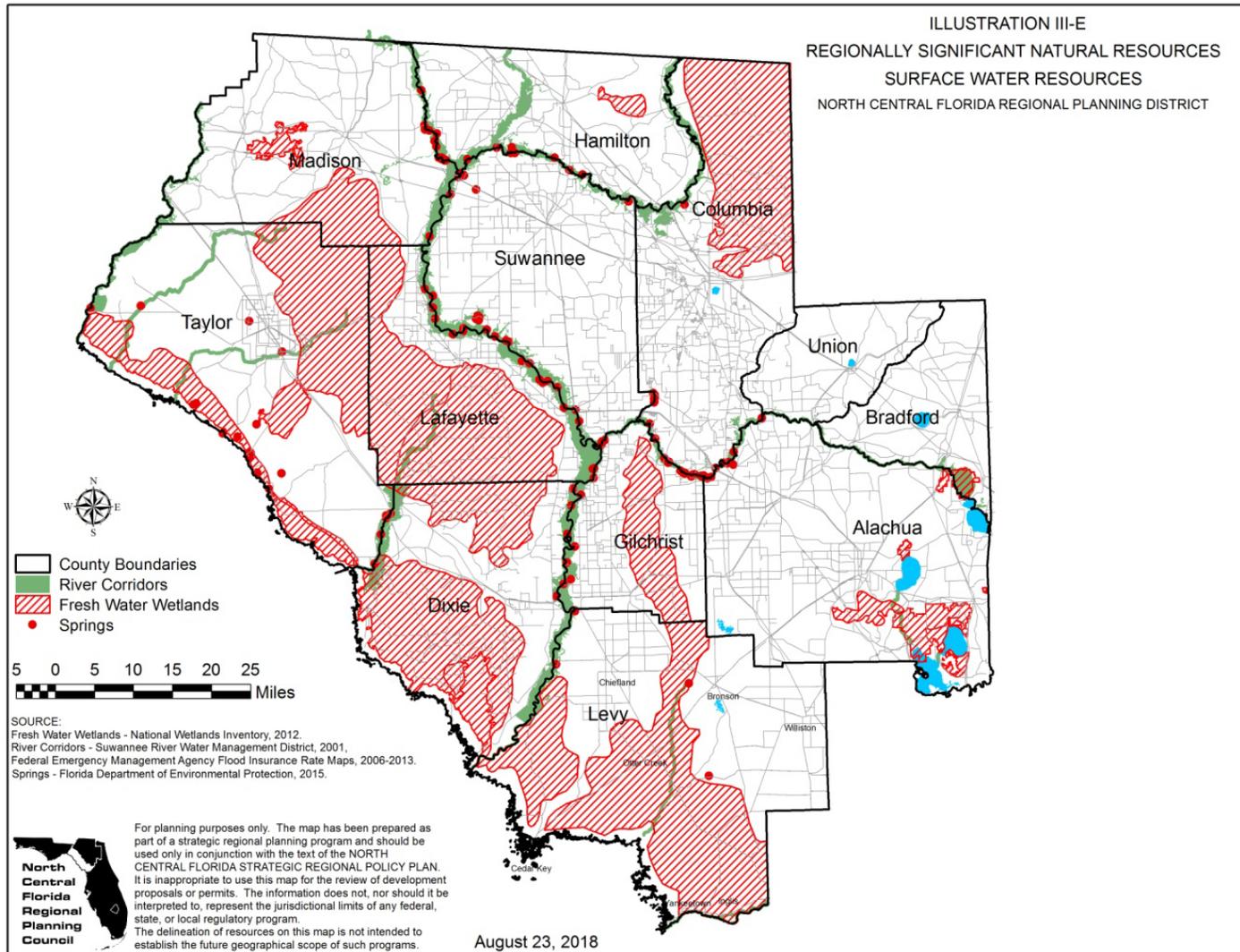


ILLUSTRATION A-XIV e
 REGIONALLY SIGNIFICANT NATURAL RESOURCES
 SURFACE WATER RESOURCES



APPENDIX B
MONITORING AND EVALUATION REQUIREMENTS
FOR THE PURPOSE OF
EVALUATING AND APPRAISING
THE IMPLEMENTATION OF THE COMPREHENSIVE PLAN

The role of monitoring and evaluation of the implementation of the Comprehensive Plan is essential to determining the effectiveness of the Comprehensive Plan. Through the evaluation of the Plan the Town determines the success in achieving the overall goals and the appropriateness of the objectives and policies for the achievement of the overall goals.

Although the evaluation of the Comprehensive Plan is required at least once every seven years the monitoring of the effectiveness of the plan needs to be ongoing as an implementation tool for the Plan.

CITIZEN PARTICIPATION IN THE PROCESS

The Town will follow the adopted citizen participation procedures for the evaluation and monitoring process. The Town's adopted Citizen Participation Procedures in Conjunction with the Comprehensive Planning Program establish policies for public notification of workshops, public hearings and public meetings designed to facilitate maximum citizen involvement in the comprehensive planning process, including preparation and adoption of the seven-year evaluation and appraisal report.

UPDATING THE DATA AND ANALYSIS REPORT

The Local Planning Agency, will update baseline data and population driven data for the long range time period of this Comprehensive Plan as part of the seven year evaluation and appraisal process in the preparation of the Evaluation and Appraisal Report.

In addition, the Local Planning Agency will undertake an annual review of the Data and Analysis Report, through the process outlined in the Procedure for Monitoring and Evaluation of the Capital Improvements Element. This review includes the update of the Data and Analysis Report, as needed, to determine if the fiscal resources are available to provide the public facilities needed to support the established level of service standards.

UPDATING OBJECTIVES AND POLICIES

The Local Planning Agency will review the measurable objectives at least once every seven years as part of the evaluation and appraisal report, and shall consider at a minimum the following:

1. The accomplishments of the Comprehensive Plan, describing the degree to which the goals objectives and policies have been successfully reached;
2. The obstacles or problems which resulted in the under achievement of the goals, objectives and policies of this Comprehensive Plan;
3. The major problems of development, physical deterioration and the location of land uses and social and economic effects of such uses in the Town; and
4. The extent to which unanticipated and unforeseen problems and opportunities occurred between the date of adoption of this Comprehensive Plan and the seven year evaluation and monitoring of this Plan.

MEANS OF ENSURING CONTINUOUS MONITORING

The monitoring and evaluation of the Capital Improvements Element is a primary factor in the ensuring of continuous monitoring and evaluation of all of the various elements of this Comprehensive Plan. On an annual basis as part of the monitoring and evaluation process of the Capital Improvements Element, the Local Planning Agency will review the goals objectives and policies found within the various elements of the Comprehensive Plan to determine;

1. The Town's effectiveness in maintaining the adopted level of service standards found within this Comprehensive Plan;
2. The consistency of the Capital Improvements Element with the other elements of the Comprehensive Plan and most particularly it's support of the Future Land Use Element; and
3. The impacts of the planning of other local, regional or state plans or projects upon the Town's ability to maintain the concurrency and consistency requirements mandated by Chapter 163, Part II, Florida Statutes.

Any obstacles or problems which are found by the Local Planning Agency during the annual monitoring and evaluation process, which are causing the under achievement of the goals, objectives and policies of this Comprehensive Plan shall initiate review and, if necessary, consideration for amendment of such objectives and policies by the Local Planning Agency during one of the two yearly amendment periods.

In addition, as stated above at least once every seven years after the initial adoption of this Comprehensive Plan the Local Planning Agency shall prepare an evaluation and appraisal report of the Plan which addresses the degree to which the objectives of the Plan have been successfully reached within the previous seven-year period.

The annual and seven year review is the responsibility for the Town's Local Planning Agency. Town staff, designated by the Town Council will assist the Local Planning Agency in dealing with evaluation issues.

NORTH CENTRAL FLORIDA REGIONAL PLANNING COUNCIL

LOCAL GOVERNMENT PROGRAM

STAFF

Scott R. Koons, AICP, Executive Director

Sandra Joseph, Senior Planner

Lauren Yeatter, AICP, Senior Planner, Geographic Information Systems

Carmelita Franco, Administrative Planning Assistant