

CITY OF JASPER

COMPREHENSIVE PLAN

Adopted

August 12, 1991 by Ordinance No. 91-08-01

Amended

July 10, 2006 by Ordinance No. 99-11-01

July 14, 2008 by Ordinance No. 07-12-01

September 14, 2015 by Ordinance No. 14-12-02

CITY OF JASPER

COMPREHENSIVE PLAN

ELEMENTS

Future Land Use

Transportation

Housing

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

Conservation

Recreation and Open Space

Intergovernmental Coordination

Capital Improvements

Public School Facilities

Prepared for
City Council

Prepared by
Local Planning Agency

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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
	Level of Service Standards	
	Sanitary Sewer	IV-2
	Solid Waste Disposal	IV-2
	Potable Water	IV-2
	Drainage	IV-2
V	CONSERVATION ELEMENT	
	Introduction	V-1
	Goal, Objectives and Policies	V-1
	Air Quality Objectives and Policies	V-1
	Soil Erosion Objectives and Policies.....	V-1
	Flora and Fauna Objectives and Policies.....	V-2
	Hazardous Wastes Objectives and Policies.....	V-3
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
	Procedures for Monitoring and Evaluation of Capital Improvements Element	VIII-5

TABLE OF CONTENTS continued

	Page
IX PUBLIC SCHOOL FACILITIES ELEMENT	
Introduction	IX-1
Goals, Objectives and Policies	IX-1
Goal IX.1	IX-1
Goal IX.2	IX-5
Appendix A - Location of Public School Facilities and Expected Changes in Capacity	
Hamilton County Existing Public School and Ancillary Facilities 2014	A-1
Hamilton County Planned Public School and Ancillary Facilities 2015	A-2
Hamilton County Planned Public School and Ancillary Facilities 2016	A-3
Hamilton County Planned Public School and Ancillary Facilities 2017	A-4
Hamilton County Planned Public School and Ancillary Facilities 2018	A-5
Hamilton County Planned Public School and Ancillary Facilities 2025	A-6
Appendix B - Definitions: Public School Facilities	B-1

APPENDICES

Appendix 1	Minimum Levels of Service Standards for Public Facilities	A1-1
Appendix 2	Five Year Schedule of Capital Improvements	A2-1
Appendix 3	Concurrency Management System	A3-1
Appendix 4	Future Land Use Plan Map Series	
	Future Land Use Plan Map	A4-1
	Transportation Map	A4-2
	Transportation: Pedestrian and Urban Bike Trail Map	A4-3
	Historic Resources Map	A4-4
	Flood Prone Areas Map	A4-5
	FEMA “Firmette” of Jasper, FL 2010	A4-6
	Wetlands Map	A4-7
	Aquifer Recharge/Protection Areas Map	A4-8
	Soil Associations Map	A4-9

I

FUTURE LAND USE ELEMENT

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FUTURE LAND USE ELEMENT

INTRODUCTION

The Future Land Use Element sets forth the general land use patterns for the City and policies to guide land use development through the ten-year planning horizon year 2025. Other planning policies contained in this Element and elsewhere in the Comprehensive Plan shall be based on a five-year planning horizon between 2015 and 2020. All other elements in the comprehensive plan are extensions of the Future Land Use Element. As such, each element of the plan must contain policy directives consistent with those of the Future Land Use Element. Also contained in this portion of the plan is a Future Land Use Map. Development which occurs after plan adoption must be consistent with the development pattern shown on the Future Land Use Map. In addition, land development regulations must be adopted by the City which are consistent with the Future Land Use Map. These regulations must be adopted within one year of plan submission to the Department of Economic Opportunity.

GOALS, OBJECTIVES, AND POLICIES

GOAL I - ENSURE THAT THE CHARACTER AND LOCATION OF LAND USES MAXIMIZE THE POTENTIAL FOR ECONOMIC BENEFIT AND THE ENJOYMENT OF NATURAL AND MAN-MADE RESOURCES BY CITIZENS WHILE MINIMIZING THE THREAT TO HEALTH, SAFETY AND WELFARE POSED BY HAZARDS, NUISANCES, INCOMPATIBLE LAND USES, AND ENVIRONMENTAL DEGRADATION.

OBJECTIVE I.1 Future growth and development will be managed through the preparation, adoption, implementation and enforcement of land development regulations within one year of plan submission to the Department of Economic Opportunity.

Policy I.1.1 Adopt land development regulations that shall contain specific and detailed provisions required to implement the adopted Comprehensive Plan, and which shall at a minimum:

1. Regulate the subdivision of land;
2. Regulate the use of land and water consistent with this Element and ensure the compatibility of adjacent land uses and provide for open space;
3. Encourage redevelopment of areas within the City, in a manner that promotes quality of life, transportation choice, a healthy economy, and discourages the proliferation of urban sprawl;
4. Encourage the transition of residential land uses located adjacent to and along the City's main transportation corridors, to commercial, retail uses or mixed uses.
5. Regulate areas subject to flooding by;
 - a. Prohibiting the storage of hazardous waste and installation of septic tanks;
 - b. Requiring the clustering of development on the non-flood prone portion of lots of record;
 - c. Prohibiting the clearing of natural vegetation that has been determined by the site plan review process to mitigate the adverse effects of flooding; and
 - d. Require new development to manage stormwater run-off.

6. Protect potable water wellfields and aquifer recharge areas by prohibiting industrial uses, septic tanks and storage of hazardous waste in these areas.
7. Regulate signage;
8. Ensure safe and convenient onsite traffic flow and vehicle parking needs; and
9. Provide that development orders and permits shall not be issued which result in a reduction of the level of services for the affected public facilities below the level of service standards adopted in this Comprehensive Plan.

OBJECTIVE 1.2 Designate future land use classifications as listed in the policies set forth below and which shall be depicted on the City’s Future Land Use Map 2025. Implement policies, regulations and administrative procedures which facilitate the orderly development of land in a manner that is consistent with all provisions of this Comprehensive Plan and which attempts to achieve the greatest balance of economic opportunity, preserve the City’s community character and promote a high level quality of life that attracts new business and residents.

Policy I.2.1 RESIDENTIAL LAND USE CLASSIFICATIONS AND DENSITY

Allow residential development in residential areas as shown on the future land use map according to the following density schedule:

- | | |
|---------------------------------|--|
| 1. Very low density residential | 1 residential unit per acre |
| 2. Low density residential | 0-3 residential units per gross acre |
| 3. Medium density residential | 3.1 to 15 residential units per gross acre |

Public, charter and private elementary and middle schools may be permitted in all residential land use classifications.

In order to promote and encourage the transition of residential land uses along the City’s main transportation corridors, commercial, retail or mixed-use oriented land uses may be located in areas classified as residential, but limited to parcels or lots which front the City’s main traffic corridors or are located within one hundred (100) feet of the City’s main traffic corridors. Within one (1) year of the passage of this Comprehensive Plan, the City shall adopt regulations, policies and amendments to its land development code and zoning atlas in order to facilitate this transition.

Policy I.2.2 COMMERCIAL

All commercial development in residential areas as described in Policy I.2.2 shall be adequately buffered in order to promote compatibility with surrounding land uses. Such buffer requirements shall be adopted or amended in the City’s land development code.

New commercial development shall be required to maintain an impervious surface ratio of not more than eighty (80) percent and a building height not to exceed sixty-five hundredths (.65) feet.

Residential uses may be permitted in commercial land use areas if adequately buffered. Residential densities shall be in accordance with Policy I.2.2 above.

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

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

Policy I.2.3

INDUSTRIAL

Lands classified as industrial may consist of areas used for the manufacturing, assembly, processing, or storage of products, automotive sales and services, automobile service stations, mining or mining activities, the processing of raw materials such as sand, limerock or phosphate.

Industrial uses shall be limited to an intensity of less than or equal to 1.0 floor area ratio. Industrial development shall maintain an impervious surface ratio of eighty (80) percent. Adopted impervious surface ratios may be decreased if needed to manage drainage in accordance with this comprehensive plan. No residential development is allowed within the industrial park.

Public, charter and private schools teaching industrial arts curriculum shall be permitted in industrial and undeveloped industrial land use classifications.

Policy I.2.4

AGRICULTURAL

This category identifies existing lands which are expected to continue in agricultural production and ancillary uses. Lands classified as agriculture are lands predominantly used for crop cultivation, livestock, specialty farms, silviculture, apiculture, fairgrounds, public and private schools and single-family residential dwelling units. Land development regulations shall allow single-family densities of one (1) unit per five (5) acres. It is not expected that lands designated for urban uses will be converted to agricultural production.

Policy I.2.5

OPEN SPACE/RECREATIONAL

This category identifies appropriate areas for public and private leisure activities, parks, trails, and urban green-space. Land development regulations shall address the scale, intensity and buffering of structures and outdoor improvements located on open space/recreational areas.

Policy I.2.6

CONSERVATION

This category identifies areas environmentally unsuited to urban development, permanent buffers between land uses, areas used for passive recreation and nature parks. Privately held properties within this category shall be allowed to develop at single-family densities of one (1) unit per five (5) acres. Land development regulations shall determine the appropriate scale of activities, structures and infrastructure that may be allowed.

Policy I.2.7

PUBLIC/INSTITUTIONAL

This category identifies lands used for: administrative, operational, and utility governmental functions; private or public utilities; cemeteries; libraries, offices, schools, parks, post-office, and public-private partnerships or other legal arrangements where the land title is vested in a government and the use(s) serves a public purpose. Maximum lot coverage in this category shall not exceed eighty (80) percent, except in urban core areas where lot coverage is not limited.

Policy I.2.8

PLANNED USE DISTRICT (PUD)

This category is an overlay land use district which may be applied over any specific property in the City. The land use regulations to this overlay district shall be adopted by ordinance in conjunction with an amendment to the Future Land Use Map of this Comprehensive Plan. The planned use district is intended to promote and allow the creation of a unified development consisting of residential, commercial, retail and open space land uses. The district shall allow a mix of residential and non-residential uses and/or unique design features which would not be allowed in other districts. Each planned use district overlay ordinance must address density and intensity, permitted uses, internal and external transportation access issues for pedestrians, bicycles and vehicles. Each planned use district overlay ordinance must also address a traffic impact study recommendations, environmental considerations, buffering of adjacent uses and utility placement. Planned Development zoning within the City is required to implement the same or substantially similar development plan as described in the planned use district ordinance adopted by the City. If the overlay district has been applied to a specific property but no planned development zoning has been approved by the City Council within eighteen (18) months of the planned use district designation, the overlay land use district will expire and be removed from the Future Land Use Map. The zoning for the property will then revert to its original underlying zoning category. Planned Use Districts will not appear on the Future Land Use Map until they are approved by the City and the Comprehensive Plan and Future Land Use Map are concurrently amended as appropriate with planned use district approval.

Policy I.2.9

The City shall require property owners proposing to modify buildings listed on the Florida Department of State, Division of Historical Resources Master Site File to contact the Department for information and guidance on historical preservation techniques. The City Council shall consider the Department's recommendations prior to issuing a development permit.

Policy I.2.10

The City 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 to serve 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.2.11

The City 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 land development regulations of the City.

OBJECTIVE I.3

Future development and redevelopment activities shall be directed in appropriate areas as depicted on the Future Land Use Map and as provided for in the land development regulations. Policy I.6.1 describes how development will be coordinated with the availability of services and facilities. Policy V.4.2 describes how development will be coordinated with appropriate soil conditions and topography.

Policy I.3.1

The City shall implement design criteria for mixed use developments and planned unit developments to be located in the residential land use category. The following development standards regarding planned unit developments shall be included in the land development code:

1. Up to fifty (50) percent of the planned unit developments may be used for commercial activities.
2. Planned unit developments shall be allowed a density bonus of fifty (50) percent above the density that otherwise would be allowed for residential uses.
3. The planned unit development is a floating overlay zone that is, planned unit developments can be potentially allowed anywhere within the residential land use category.
4. Commercial development within the planned unit development shall maintain an impervious surface ratio not to exceed eighty (80) percent.
5. All development shall not exceed a height of fifty (50) feet.
6. Planned unit developments shall be adequately buffered from adjacent land uses by trees shrubs and fences to reduce potential unacceptable levels of noise and air pollution.

- Policy I.3.2 Subdivisions shall be designed so that all individual lots have access to the internal street system, and lots along the periphery buffered from major roads and incompatible land uses.
- Policy I.3.3 The land development code shall allow commercial development in residential land use areas as a special exception provided the development meets minimum set back requirements and is adequately buffered to reduce unacceptable levels of noise, smell and visual effects. Commercial development located in areas classified residential shall be limited to lots or parcels along the City's main transportation corridors or within one hundred (100) feet of such transportation corridors.
- Policy I.3.4 All development occurring within the City limits shall be required to connect to the City sewer system consistent with state law. The use of existing septic tanks shall be considered a legal non-conforming land use. The use of septic tanks within the City limits shall be phased out during the ten-year 2025 planning horizon period.
- OBJECTIVE I.4 Designated natural and historic resources will not be degraded by development activities through the year 2025.
- Policy I.4.1 Development proposed in areas designated on the Future Land Use Map as Conservation shall be prohibited, other than as permitted in Policy 1.2.6.
- Policy I.4.2 Proposals for development adjacent to wet areas such as ponds, marshes and/or sinkholes shall be approved by the City only if significant alteration of the functions of the wet area will not occur.
- Policy I.4.3 The developer/owner of any site to be responsible for the on-site management of runoff in a manner so that post-development runoff rates, volumes and pollutant loads do not exceed pre-development conditions consistent with the Level of Service Standards for drainage contained in Appendix 1 of this document.
- Policy I.4.4 Development and re-development in prime aquifer recharge areas, as identified by the Suwannee River Water Management District, will be restricted to activities that have a low potential for harming the aquifer
- Policy I.4.5 The City shall coordinate with the Department of Environmental Protection, Bureau of Waste Management to ensure that any existing underground leaking tanks are remediated by the owner, as quickly as possible and in a manner that does not further threaten ground water quality.
- Policy I.4.6 The City shall adopt a wellfield protection ordinance to protect potable water wells and their cones of influence. The ordinance shall create wellhead protection areas and zones of exclusion. The City shall coordinate with the County in developing zones of exclusion in areas outside the City's jurisdiction. Zones of exclusion should to the greatest extent practically feasible consist of all land within a two hundred (200) foot radius of the wellhead wherein no development activities within the City's territorial jurisdiction will be permitted. Wellhead protection areas shall extend for a radius of three hundred thirty-three (333) feet from the well head. Within these areas, the following will be prohibited:
1. Landfills;
 2. Facilities for the bulk storage, handling, or processing of material on the Florida Substance List;

3. Activities that require the storage, use, production, or transportation of restricted substances, agricultural chemicals, petroleum products, hazardous toxic waste, medical waste, and the like;
 4. Feedlots or other commercial animal facilities;
 5. Wastewater treatment plants, percolation ponds, and similar facilities; and
 6. Excavation of waterways or drainage facilities which intersect the water table.
- Policy I.4.7 Historic resources shall be protected through designation as historic sites by the state or City.
- Policy I.4.8 The City shall allow archaeologists to investigate historic resources located on City property.
- Policy I.4.9 The City shall review and comment on site plans proposing alteration to properties listed on the Department of State Master Site File.
- OBJECTIVE I.5 The economic base shall be increased and broadened through the year 2025 by implementing planning and development activities which attract new business and expand existing businesses without destroying the existing community character.
- Policy I.5.1 The City will direct future industrial growth to designated industrial parks or areas zoned for industrial use.
- Policy I.5.2 Continued development of industry attraction programs to be funded by grants provided by such agencies as the Federal Economic Development Administration, the Farmers Home Administration, the Florida Department of Economic Opportunity and other appropriate state and federal agencies.
- Policy I.5.3 Seek designation as a state and federal enterprise zone.
- Policy I.5.4 Seek state and federal grants to fund economic development studies and activities to encourage or promote downtown revitalization and commercial/industrial expansion programs.
- OBJECTIVE I.6 All development orders and permits for future development and redevelopment activities within one year of the plan submittal date shall be issued only if public facilities necessary to meet level of service standards (which are adopted as part of the Capital Improvements Element of this plan) are available concurrent with the impacts of the development.
- Policy I.6.1 The City shall adopt Land Development Regulations within one year of the plan submittal date which contain a Concurrency Management System. This Concurrency Management System shall allow the issuance of a development or redevelopment order only if public facilities necessary to meet locally established levels of service are available concurrent with the impacts of development.
- Policy I.6.2 The development of residential and commercial land shall be timed and staged in conjunction with provisions of supporting community facilities, such as streets, utilities, police, utilities, and fire protection service, emergency medical service, and public schools.
- Policy I.6.3 Public facilities and utilities shall be located to:
1. Maximize the efficiency of services provided;
 2. Minimize their cost; and

3. Minimize their impacts on the natural environment.

- Policy I.6.4 All development in areas not provided central water and sewer services shall be governed by the provisions of Section 381.0065, Florida Statutes, as amended, regulating on-site sewage disposal systems; and, Chapter 10D-6, Florida Administrative Code, which regulates the installation of individual sewage disposal facilities.
- Policy I.6.5 Public utilities such as electric substations, gas mains and drainage structures needed to provide essential service to existing land uses, to such future land uses as are authorized by other plan elements of the Comprehensive Plan shall be permitted in all of the land use classifications conforming to appropriate location criteria.
- Such criteria shall include property line set back requirements, conformance with noise reduction standards and use of buffering material such as fences, walls, trees and shrubs.
- Policy I.6.6 Developers shall assess their needs regarding essential services (electric, gas, sewer and water supply) and seek confirmation of future availability from appropriate utility suppliers. Confirmation shall be provided by the utility to the City during the planning stages of development but no later than the issuance of a development order.
- Policy I.6.7 The City will maintain close contact with public utilities that provide essential services to the City through direct contact and the development of guidelines or agreements to provide continuity and availability of service.
- OBJECTIVE I.7 Future land uses which are inconsistent or incompatible with the Future Land Use Map shall be prohibited through the year 2025.
- Policy I.7.1 Land development regulations shall define under what conditions a proposed development will be considered an incompatible land use and specify criteria for how a proposed development shall be considered inconsistent or incompatible.
- Policy I.7.2 Urban sprawl will be discouraged by allowing high density commercial development in and adjacent to the City's Central Business District, including in areas adjacent to the City's Central Business District that may be classified as residential future land use, but only in a manner consistent with all other provisions of this Comprehensive Plan. Lower density commercial development shall be required along major arterials and transportation corridors leading into City's Central Business District.
- OBJECTIVE I.8 When future development and redevelopment activities are proposed, affected local, state and federal agencies will be asked to provide comments in order to mitigate the potential adverse impacts of the activity, through the year 2025.
- Policy I.8.1 The City shall contact adjacent counties, special districts, the Regional Planning Council, the Water Management District and state and federal agencies which may be affected by proposed development and redevelopment activities, for the purpose of eliciting and encouraging comments, objections and recommendations by them.
- OBJECTIVE I.9 Redevelopment activities will be directed toward blighted areas.
- Policy I.9.1 Community Development Block Grants will be targeted to blighted low income and very low income areas.

- OBJECTIVE I.10 Schools and residential areas shall be protected from uses which cause or result in greater than average noise, hazards, or odors.
- Policy I.10.1 No medical, bio-hazardous, hazardous or solid waste shall be disposed of by incineration or by any other method within the City unless carried out as an essential function of a hospital or medical treatment facility which necessarily must undertake such activity to be in compliance with State or Federal law.
- OBJECTIVE I.11 Annexation of new lands shall retain land uses as designated by the County until the Future Land Use Element and Future Land Use Map of this Plan are amended.
- Policy I.11.1 Land use amendments shall be prepared for all annexed properties within one year of annexation.
- Policy I.11.2 Newly annexed residential areas not already connected to City water and sewer at the time of annexation shall be required to connect to City water and sewer within five years after annexation.
- Policy I.11.3 Newly annexed undeveloped land, may be developed pursuant to a Developer's Agreement so long as the Developer's Agreement incorporates agreements for the provision of adequate public infrastructure to support any type of new development.

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TRANSPORTATION ELEMENT

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II
TRANSPORTATION ELEMENT
INTRODUCTION

The Transportation Element is an essential component of the future land use development pattern. Development would be all but impossible as illustrated on the Future Land Use Map if the City failed to maintain its traffic circulation capabilities. As discussed in the Data Collection and Analysis Report, transportation plans, if properly implemented, serve to guide future development in the most appropriate direction, promote economic growth and public safety, and reduce driving times.

GOAL, OBJECTIVES, AND POLICIES

GOAL II - PROVIDE FOR A SAFE, CONVENIENT AND EFFICIENT TRAFFIC CIRCULATION SYSTEM AVAILABLE TO ALL OF THE CITY'S RESIDENTS.

OBJECTIVE II.1 The City will adopt land development regulations which require the City to coordinate development and redevelopment with the Florida Department of Transportation, Board of County Commissioners and the School Board to maintain existing levels of service, mitigate problem areas and minimize accident rates to as low as reasonably possible.

Policy II.1.1 The City will coordinate with the School Board to identify any pedestrian safety concerns on roadways adjacent to public schools.

Policy II.1.2 The City shall adopt a Peak Hour "C" level of service for all roadways within the City limits.

Policy II.1.3 The City will endeavor to develop a master drainage study and plan by 2025. The study will assess funding options and opportunities for correcting drainage problems citywide. The results and recommendations of the study will be used to amend the comprehensive plan as part of the Seven Year Evaluation and Appraisal Review amendment process.

Policy II.1.4 The City will continue to coordinate with and receive technical assistance from the Suwannee River Water Management District to study and plan for City wide drainage problems.

Policy II.1.5 The Master Drainage Study should evaluate the most cost effective and efficient method for rehabilitating City-wide storm water facilities consistent with the provision of Rule 40 B-4, Florida Administrative Code.

Policy II.1.6 The City will review connections and access points to roadways to ensure safety and compatibility to the existing and future roadway network. In addition, City access management standards shall be consistent with Florida Department of Transportation standards.

OBJECTIVE II.2 The City will protect existing and future rights of way from building encroachment by adopting land development regulations within one year of the required plan submittal date to Department of Economic Opportunity.

Policy II.2.1 The City shall require all new development to meet minimum set back requirements through the adoption of Land Development Regulations. Standards for the setback requirements shall be developed based on input from the Florida Department of Transportation and the Florida Department of Economic Opportunity.

- Policy II.2.2 The City shall develop procedures as part of its land development regulations for acquiring rights-of-way needed for potential future road construction projects
- Policy II.2.3 The City shall adopt a land development code that requires all new commercial and residential development to have adequate and safe parking facilities.
- Policy II.2.4 The City shall receive comments from the public to determine the need for bicycle and pedestrian ways and linear parks when planning future transportation facilities.
- OBJECTIVE II.3 The City will be aware of transportation activities and improvements which impact the city but are implemented by other government agencies through the year 2025.
- Policy II.3.1 The City will indicate proposed traffic improvements on the Comprehensive Plan Traffic Circulation Map consistent with the Department of Transportation Improvements Plans for the area.
- OBJECTIVE II.4 The City will adopt a capital improvements program during the 2015 -2020 planning period to pave roads on a prioritized basis.
- Policy II.4.1 The City will coordinate with the County to develop a prioritized schedule of road paving projects.
- OBJECTIVE II.5 The City shall adopt an annual capital facilities review process whereby planned traffic circulation projects shall be consistent with the land uses shown on the Future Land Use Map.
- Policy II.5.1 The City shall review proposed road projects to ensure consistency with the Future Land Use Map.
- OBJECTIVE II.6 The City shall consider all available traffic analysis data and reports and common local knowledge to determine the primary transportation corridors throughout the City for the purpose of encouraging and promoting compatible land uses and economic growth along the primary transportation corridors.
- Policy II.6.1 The City shall consider U.S. Highway 41, U.S. Highway 129, and State Road 100 as the primary transportation corridors which run concurrently North into the City as Second Avenue South East and which turn west into Hatley Street (County Road 6). These corridors shall be noted on the Transportation Map as “Minor Arterial” traffic routes.
- Policy II.6.2 The City shall at all times coordinate with the County and State Department of Transportation as necessary to facilitate maintenance and reconstruction activities and to ensure protection of rights-of-way from future development.
- Policy II.6.3 The City shall promote and encourage the transition of future land use designations and zoning adjacent to and along these primary transportation corridors to commercial or mixed use oriented designations.

III

HOUSING ELEMENT

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III
HOUSING ELEMENT
INTRODUCTION

The Housing Element contains goals, objectives and policies designed to improve and expand the local housing stock. It should be emphasized, however, that the private sector, not government, is primarily responsible for the construction and maintenance of housing. The role of government is to ensure housing is safe, decent and sanitary by enforcing building codes, administering state/ federal housing rehabilitation programs, and by utilizing other safety and development regulations. Government also helps to make housing more affordable by subsidizing housing loans, mortgages and construction activities.

GOAL, OBJECTIVES, AND POLICIES

GOAL III - PROVIDE DECENT, SAFE AND SANITARY HOUSING IN SUITABLE LOCATIONS AND AT AFFORDABLE PRICES FOR ALL RESIDENTS IN THE CITY.

- OBJECTIVE III.1** Assist the private sector and other state, federal or local governments in providing affordable housing units to new and existing residents.
- Policy III.1.1 The City will refer potential private sector developers of low to moderate income housing to the Florida Department of Economic Opportunity to obtain information on technical assistance and incentives which the state may provide to encourage development of such housing.
- Policy III.1.2 Adopt and enforce subdivision regulations and housing codes to ensure newly constructed houses are safe and do not adversely impact the environment.
- Policy III.1.3 The City will adopt revised building codes as needed and land development regulations which improve efficiency and reduce building costs. The County Building Inspector will be contacted for advice on the revisions before they are adopted by the City.
- Policy III.1.4 The City will request the County Housing Authority for guidance on how to establish partnerships with the private sector to improve coordination among participants involved in the production of housing.
- OBJECTIVE III.2** At the time of plan adoption, the City shall seek and consider methods and strategies to reduce substandard housing through the 2025 planning horizon.
- Policy III.2.1 Continue to seek state and federal funding to eliminate and rehabilitate substandard housing.
- Policy III.2.2 Adopt a “complaint driven” building code where by owners of substandard housing are required to comply with minimum Health and Safety Building Codes and a method for receiving and responding to substandard housing complaints from residents, tenants and neighbors.
- Policy III.2.3 The City shall at least once a year seek input from the community regarding low and moderate income housing needs through public meetings or workshops, and work to provide information about housing assistance programs to citizens.
- OBJECTIVE III.3** The City will not deny a development permit for foster care facilities, group homes, mobile homes and homes for very low, low, and moderate income families because of the unavailability of adequate sites.

- Policy III.3.1 Adopted subdivision regulations shall not unfairly restrict the siting of code approved mobile homes and group homes.
- Policy III.3.2 Establish non-discriminatory standards and criteria addressing the location of group homes, foster care facilities, and homes for very low, low, and moderate income families.
- Policy III.3.3 Provide supporting infrastructure to group homes and mobile home parks.
- OBJECTIVE III.4 The City shall ensure uniform and equitable treatment for persons and businesses displaced by state or federal programs consistent with the provisions of Section 421.55, Florida Statutes, as amended.
- Policy III.4.1 Assure that reasonably located, standard housing at affordable costs is available to persons displaced through public action prior to their displacement.
- OBJECTIVE III.5 The City shall participate in the implementation of housing assistance programs of the County Housing Authority.
- Policy III.5.1 The City will provide information to the public on federal and state housing assistance programs in the public and private sector, to assist in meeting the identified housing needs of very low, low and moderate income persons.
- OBJECTIVE III.6 The City will protect historically significant housing by adopting and enforcing land development regulations which require special site plan review for any development, redevelopment or other land use activities affecting designated historic structures, as identified by the Florida Department of state, Division of Historical Resources, Master site File.
- Policy III.6.1 Special site plan review procedures shall include requiring the developer to contact the Department of State, Division of Historical Resources for comments on the proposed development/ redevelopment activities. The City shall consider these comments before issuing a final development permit.
- OBJECTIVE III.7 The City will encourage individual home-owners to increase private reinvestment in historic buildings.
- Policy III.7.1 The City shall provide information if requested about state and federal financial and technical assistance programs to residents wishing to reinvest in historic buildings.
- Policy III.7.2 The City will encourage the stabilization of neighborhoods through maintaining and upgrading the quality of existing housing stock by enforcing a complaint driven building code for existing housing.

IV

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

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IV

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

INTRODUCTION

Sanitary sewer, potable water, solid waste, aquifer recharge regulations, and drainage systems and facilities are collectively known as "Environmental Services".

GOAL, OBJECTIVES, AND POLICIES

GOAL IV - PROVIDE PUBLIC FACILITIES INCLUDING AQUIFER RECHARGE PROTECTION MEASURES IN A MANNER WHICH IS SAFE, EFFICIENT AND MAINTAINS OR EXCEEDS EXISTING LEVELS OF SERVICE AND PROTECTS THE ENVIRONMENT.

OBJECTIVE IV.1 At the time of plan adoption, the City will update its Capital Improvements Program, including its Five-Year Schedule of Capital Improvements annually, to identify facility deficiencies which may have occurred and to correct existing Level of Service problems on a prioritized basis.

Policy IV.1.1 The City shall finance capital improvements which will improve adopted levels of service as identified in the Capital Improvements Element by pursuing appropriate state and federal grant programs (see Appendix 2).

Policy IV.1.2 Proposed capital improvement projects will be evaluated and ranked according to the following priority level guidelines:

1. Whether the project is needed to protect public health and safety, to fulfill the county's legal commitment to provide facilities and services, or to preserve or achieve full use of existing facilities.
2. Whether the project increases efficiency of use of existing facilities, prevents or reduces future improvement costs, provides service to developed areas lacking full service or promotes in-fill development.
3. Whether the project represents a logical extension of facilities and services within a designated service area.

Policy IV.1.3 The City will endeavor to develop a master drainage study and plan by 2025. The study will assess funding options and opportunities for correcting City-wide drainage problems. The results and recommendations of the study will be used to amend the comprehensive plan as part of the Seven Year Evaluation and Appraisal Review amendment process. The interim Level of Service to be adopted prior to the completion of the drainage study and plan is described in Policy IV.3.1 of this element.

OBJECTIVE IV.2 In order to promote development or redevelopment, as well as economic opportunity, the City shall seek ways and methods to prioritize improvement or expansion of its capital facilities to serve the City's urban development center, as described in the North Central Florida Regional Policy Plan.

Policy IV.2.1 The City shall adopt an Urban Service Area Map by 2020 to specify which areas adjacent and outside of the City limits will be provided with City services.

Areas desiring service outside the urban service area must go through the comprehensive plan amendment process by seeking an amendment to the Comprehensive Plan, Future Land Use Map, and Urban Service Area Map which shall be included in an Appendix to this Comprehensive Plan. Areas outside the City limits that already receive City services at the time of adoption of this Comprehensive Plan, or areas outside the City seeking to receive City services shall be encouraged to voluntarily agree to annexation into the City.

Policy-IV.2.2 Proposed annexations must demonstrate that the area to be annexed will be a logical extension of City services and that such services can be provided by the City in an effective and efficient manner.

Policy IV.2.3 Proposed development shall demonstrate that adequate public facility capacity exists to serve the proposed development.

OBJECTIVE IV.3 Within one year of transmitting the Comprehensive Plan to Department of Economic Opportunity, the City will implement or revise existing land development procedures so that at the time a development permit is issued, adequate capital facility capacity will be available when needed to serve the development.

Policy IV.3.1 The following levels of service for public facilities shall be used to determine the availability of facility capacity and the demand generated by a development. In addition, if it is shown that the new development will degrade the level of service below adopted levels, a development permit will not be issued, unless provision can be made to meet such levels of service through a lawful Developer’s Agreement or by some other City planning process.

LEVEL OF SERVICE STANDARDS

FACILITY/SERVICE	LEVEL OF SERVICE
Sanitary Sewer	214 gallons per customer per day
Solid Waste	3.7 pounds per person per day
Potable Water	146 gallons per customer per day

DRAINAGE - LEVEL OF SERVICE STANDARDS

The City will no later than 2025, amend its Comprehensive Plan to include the results and recommendations of the master drainage study and plan regarding the drainage improvements needed the, schedule of improvements, and the data and analysis to be incorporated in to the plan.

The interim level of service standards for water quantity and quality for a 25 years, 24-hour storm event are as follows:

- a. **Water Quantity**
Post-development runoff from the site shall not exceed peak predevelopment runoff rates.
- b. **Water Quality**
Stormwater treatment shall be provided for a volume equivalent to one-half inch of depth over the entire site or the runoff from the first one (1) inch of rainfall on the entire site in accordance with Chapter 62-25, Florida Administrative Code in order to meet receiving water quality standards in Chapter 62-302, Section 62-302.500, Florida Administrative Code.

All stormwater facilities shall meet the design and performance standards established in Chapter 40B-4 Florida Administrative Code.

These water quality and quantity standards shall apply to all new development and redevelopment regardless of project size.

- OBJECTIVE IV.4 The City shall maximize the use of existing public facilities and discourage urban sprawl by encouraging future development to occur within and adjacent to the City limits, within one year of submitting the comprehensive plan to the Florida Department of Economic Opportunity.
- Policy IV.4.1 Direct future development to areas served by existing public facilities by establishing an urban service area adjacent to the City limits.
- OBJECTIVE IV.5 The City shall adopt land development regulations as needed which contain provisions for requiring existing and new development to conserve potable water resources.
- Policy IV.5.1 The City shall cooperate with the Suwannee River Water Management District in their implementation of water conservation programs and activities. Cooperation will take the form of providing information to the District when requested. In addition the City will consider adoption of local policies aimed at water resource conservation as recommended by the District.
- OBJECTIVE IV.6 The City shall adopt land development regulations which contain provisions for protecting natural groundwater recharge areas.
- Policy IV.6.1 The City shall cooperate with the Suwannee River Water Management District in implementing natural groundwater protection programs, including cooperation in developing the Agency's Ground Water Basin Resource Availability Inventory. Cooperation will take the form of a City land development code which prevents unrestricted development in areas identified by the District as having a high aquifer recharge potential.
- Policy IV.6.2 The City will limit development in groundwater recharge areas identified by the Ground Water Basin Resource Availability Inventory.
- Policy IV.6.3 The City will amend its plan to incorporate appropriate Ground Water Basin Resource Availability Inventory policies when such policies are made available to the City for review and approval.
- Policy IV.6.4 Interim policies to be adopted prior to the adoption of Ground Water Basin Resource Availability Inventory policies include the following:
1. Prohibit use of septic tanks if public sewer system is available.
 2. Require existing septic tanks to hook up to public sewer within 12 months if public sewer is available.
- OBJECTIVE IV.7 The City shall continually seek methods and strategies suitable for implementation that will reduce the volume of solid waste generated by businesses, residents and public facilities.
- Policy IV.7.1 The City will use grant funds provided by Florida Department of Environmental Protection to establish and operate a solid waste recycling program.

- OBJECTIVE IV.8 The City shall adopt Ground and Surface Water objectives and policies as well as land development regulations which contain development restrictions and other regulations that will protect the quality of all surface and ground waters.
- Policy IV.8.1 The City shall inspect and monitor on a regular basis all wastewater package treatment plants to ensure compliance with the Florida Department of Environmental Protection's mandated effluent standards.
- Policy IV.8.2 The City shall cooperate in the Florida Department of Environmental Protection's Storage and Retrieval program of monitoring point source discharges into rivers, creeks and streams. Cooperation shall take the form of providing information to the Department when requested and consideration of adopting additional local policies deemed appropriate by the Department, when requested.
- Policy IV.8.3 The City shall comply with the plans of the Suwannee River Water Management District for the emergency conservation of water sources, by establishing water conservation measures in its land development regulations. Such measures may consist of but not be limited to the following:
1. The use of low water use plumbing fixtures.
 2. The reuse of water for irrigation of crops in agricultural operations.
 3. The use of odd-even watering days.
- Policy IV.8.4 Prior to development approval, a survey shall be conducted by the developer to properly identify known drainage wells. If any wells are found, the developer shall be required to seal the drainage wells.
- Policy IV.8.5 The City shall require new development and redevelopment in the City to connect to a central sewage system where and when available within twelve (12) months.
- Policy IV.8.6 The City will coordinate with the County to develop an emergency water management conservation plan by 2025. This will be accomplished by the City adopting all or appropriate portions of any county wide emergency water management plans adopted by the County.
- OBJECTIVE IV.9 The City shall enact policies and land development regulations which seek to protect and preserve both the quantity and quality of the City's groundwater resources consistent with State law through the 2025, ten-year planning horizon.
- Policy IV.9.1 The City shall, in cooperation with Florida Department of Environmental Protection and Suwannee River Water Management District continue to monitor groundwater quality and levels.
- Policy IV.9.2 A wellhead protection ordinance shall be adopted by the City for existing and future public water-wells. This ordinance shall prohibit industrial use, septic tank installation and storage of hazardous waste within three hundred thirty-three (333) feet of potable water wells within the City limits.
- Policy IV.9.3 The City's land development regulations shall prohibit uses within or adjacent to existing cones of influence, water recharge areas and water wells of the City which would violate water quality standard established by the City in conjunction with the Florida Department of Environmental Protection and the Suwannee River Water Management District.

V

CONSERVATION ELEMENT

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CONSERVATION ELEMENT

INTRODUCTION

The purpose of the Conservation Element is to provide strategies for promoting future development while protecting and enhancing the natural environment.

GOAL, OBJECTIVES, AND POLICIES

GOAL V - THE NATURAL RESOURCES OF THE CITY SHALL BE PRESERVED, PROTECTED OR ENHANCED AS THE DEVELOPMENT PROPOSED IN THE FUTURE LAND USE ELEMENT OCCURS.

AIR QUALITY OBJECTIVES AND POLICIES

- OBJECTIVE V.1 Commercial and industrial facilities shall not exceed minimum air quality standards established by the Clean Air Act of 1970 and the Florida Air Pollution Regulations, contained in Chapter 62 of the Florida Administrative Code.
- Policy V.1.1 The City shall notify the Department of Environmental Protection of possible violations of state air quality standards, including recommending where and when to locate state operated air quality monitoring equipment.
- Policy V.2.1 Land Development Regulations will require new development to conform to air quality standards established by the Clean Air Act of 1970 and the Florida Air Pollution Regulations, Chapter 62 of the Florida Administrative Code.

SOIL EROSION OBJECTIVES AND POLICIES

- OBJECTIVE V.2 The City shall adopt soil erosion regulations provisions in the land development code that specify site management techniques for new development aimed at mitigating soil erosion.
- Policy V.2.1 The City shall adopt Land Development Regulations within one year of the plan submittal date which limits development in the following manner:
1. Development proposed in areas of steep sloping without appropriate soil erosion mitigation measures will be prohibited.
 2. Development proposed which will significantly alter natural surface water drainage patterns without appropriate mitigation measures will be prohibited.
 3. Development proposals shall consider the manner in which natural vegetative cover will be used to mitigate erosion.
- Policy V.2.2 The City shall assist the U. S. Soil Conservation Service in those activities directed at minimizing soil erosion. Assistance shall take the form of City land development regulations with soil erosion mitigation requirements for all new development, as recommended by the Soil Conservation Service.
- Policy V.2.3 Wetlands, floodplains, creeks, and ponds shall be protected from the adverse effects of development through land development regulations which required setbacks and clustering away from these areas.

- Policy V.2.4 For sites that do not contain sufficient land to permit construction of one single family dwelling unit on the parcel, fill and dredging of the parcel shall be allowed only in conjunction with a minimal access way and a minimum amount beneath one residential structure with consideration for storm-water run-off consequences to neighboring properties.
- Policy V.2.5 The land development regulations of the City shall conserve and protect wetlands through restricting any development or dredging and filling which would significantly alter their natural functions without prior authorization and obtaining the required permits from the applicable state and federal regulatory agencies having jurisdiction over such areas. Development shall be prohibited in wetlands adjacent to the Industrial Park.
- Policy V.2.6 The City will continue to receive technical assistance from the Suwannee River Water Management District to study and plan for correcting drainage problems.
- Policy V.2.7 The City's Master Drainage Plan and study will evaluate the most cost effective and efficient method for rehabilitating storm water facilities consistent with the provision of Rule 40 B-4, Florida Administrative Code.
- Policy V.2.8 Development proposed for the City's Industrial Park and areas adjacent to the conservation land use shall use the following erosion and flooding mitigation measures:
1. The development shall fit the contour of the site.
 2. Vegetative cover shall be retained until construction start up.
 3. Graded land will be provided temporary cover if extended exposure is anticipated such as grass, sod, mulch burlap or plastic.

FLORA AND FAUNA OBJECTIVES AND POLICIES

- OBJECTIVE V.3 The City shall amend its Land Development Regulations for consistency with both State and Federal Law with regards to specially protected plants and animals. It shall do this by incorporating protections for species listed on both the Federal and State endangered or threatened species lists.
- Policy V.3.1 The City will cooperate with the County and the Florida Fish and Wildlife Conservation Commission in the monitoring and inventory of ecological communities.
- Policy V.3.2 The City shall adopt, within one year of plans submission to Department of Economic Opportunity, land development regulations which include specific conservation definitions and development standards which encourage conservation areas to remain functionally intact.
- Policy V.3.3 Clustering and planned unit development shall be allowed by land development regulations in low density residential areas as a means to protect wildlife habitat and open space areas.
- Policy V.3.4 The land development regulations shall require developers to make provisions for establishing wildlife corridors, maintaining open space and protecting vegetative and wildlife habitat if conditions on the site warrant such action.
- Policy V.3.5 Site plans shall identify the type of ecological communities found within the area proposed for development. If endangered or threatened flora and fauna are found on the site, the developer shall provide a management plan to mitigate the adverse effects of development in accordance with state and federal regulations.

HAZARDOUS WASTES OBJECTIVES AND POLICIES

- OBJECTIVE V.4 The City shall coordinate with the County to develop a hazardous waste management program for the proper storage, recycling, collection and disposal of hazardous waste.
- Policy V.4.1 The City shall develop an emergency response plan in conjunction with the County to handle accidents involving hazardous wastes.
- Policy V.4.2 The City shall apply for available state and federal funding for the establishment of hazardous waste storage and transfer facilities.
- Policy V.4.3 The City, as part of its site plan review process for new development and redevelopment shall require that all activities generating hazardous waste properly manage their own wastes and require that all new hazardous waste generators comply with state and/or federal regulations pertaining to the use, disposal and storage of hazardous waste.

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RECREATION AND OPEN SPACE ELEMENT

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VI
RECREATION AND OPEN SPACE ELEMENT

INTRODUCTION

An important measure of the quality of life in a community is the availability of open space and recreation opportunities. These attributes are necessary to promote the full development of the individual and the well-being of the community. Furthermore, adequate recreation and open space help to attract new-comers who in turn, contribute to the growth and development of the community. For these reasons, it is appropriate for the City to maintain and improve its recreation and open space attributes.

GOAL, OBJECTIVES, AND POLICIES

GOAL VI - ENSURE THE PROVISION OF SUFFICIENT PARKS, RECREATIONAL FACILITIES, AND OPEN SPACE AREAS TO ALL RESIDENTS AND VISITORS TO THE CITY.

OBJECTIVE VI.1 The City shall promote policies and programs as well as acquire available land where appropriate to ensure the public has access to recreational facilities within its jurisdiction.

Policy VI.1.1 The City shall ensure all existing and future parks within its jurisdiction have entrances which are accessible to persons with disabilities.

OBJECTIVE VI.2 At the time of plan adoption, the City shall ensure adequate recreation facilities are available to serve all City residents as defined by Level of Service Standards.

OBJECTIVE VI.3 The City shall continue its policy of coordinating public and private resources to meet recreation and open space demands through the year 2025.

Policy VI.3.1 The City shall request park maintenance assistance from the County on an as needed basis.

Policy VI.3.2 The City shall preserve and maintain City parks through the use of an adequate operating budget and proper management techniques.

Policy VI.3.3 The City will pursue state and federal grant funds to purchase, develop new recreation facilities, but it shall also seek grant funding to upgrade existing recreation areas as shown on the Future Land Use Map.

Policy VI.3.4 The City shall encourage private land owners to donate land to the City which is suitable for park and open space development.

Policy VI.3.5 The City shall pursue grant funds from the Florida Recreation Development Assistance Program, sponsored by the Department of Environmental Protection to upgrade Buddy Parker Park and or other City parks.

OBJECTIVE VI.4 The City shall ensure lands designated as open space will remain accessible to the public and be functionally intact through the year 2025.

Policy VI.4.1 The City shall adopt, within one year of the plan submission to the Department of Economic Opportunity, land development regulations which include specific open space definitions and development standards which encourage open space areas to remain functionally intact.

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INTERGOVERNMENTAL COORDINATION ELEMENT

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VII

INTERGOVERNMENTAL COORDINATION ELEMENT

INTRODUCTION

The purpose of the Intergovernmental Coordination Element is to ensure coordination efforts between the City and other governmental entities are adequate. An intergovernmental coordination mechanism is considered adequate if it accomplishes its particular aim, helps to avoid confusion and duplication of effort by governmental agencies or departments, and if it is easy to access and use.

Intergovernmental coordination mechanisms include formal or informal agreements between governments and their departments to provide certain services. For example, the City has informally agreed to provide municipal water service to unincorporated areas of the County. The City also negotiates formal agreements with the County when road maintenance and assistance is needed. State and federal mandates are another type of intergovernmental coordination mechanism. The local government Comprehensive Plan required for all local governments in Florida is a state mandate.

GOAL, OBJECTIVES, AND POLICIES

GOAL VII - THE CITY WILL ENSURE THE EQUITABLE AND REASONABLE SHARING OF AUTHORITY, RESPONSIBILITY AND RESOURCES AMONG THE DIFFERENT LEVELS OF GOVERNMENT THROUGH THE PROCESS OF INTERGOVERNMENTAL COORDINATION.

OBJECTIVE VII.1 The City will coordinate its Comprehensive Plan with the Comprehensive Plans of other local governments and with agencies which provide services to the City but who do not have regulatory authority over the use of land. Relevant governments include: the County School Board, North Central Florida Regional Planning Council, Suwannee River Water Management District, the County, Special Service Districts, and the State of Florida.

Policy VII.1.1 The City, or the County, as its representative, will continue its participation in the North Central Florida Regional Planning Council and seek to resolve conflicts by participating in the Planning Council's informal mediation process or any another approved conflict resolution process.

Policy VII.1.2 The City will work with the County to renegotiate the existing fire service interlocal agreement as needed.

Policy VII.1.3 The City will coordinate all planning activities with the various plan elements of other local government comprehensive plans, 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.1.4 The City 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 resulting projected population increase; and jointly evaluating with the School Board proportionate share mitigation options if school capacity is not available.

- OBJECTIVE VII.2 The City shall coordinate planning and development regulations with adjacent local governments through the five-year 2015 -2020 planning horizon to ensure capital facility levels of services do not deteriorate, impacts to the natural environment are managed effectively, land use conflicts are avoided, and inconsistent and incompatible land use development patterns do not occur.
- Policy VII.2.1 The City shall review all proposed annexations for the purposes of assessing the potential adverse effects on other units of local government and make reasonable efforts to mitigate such adverse effects
- OBJECTIVE VII.3 The City shall continually seek methods and strategies to increase the number of Department of Housing and Urban Development sponsored houses within the City limits.
- Policy VII.3.1 The City shall participate with the County in applying for state and federal housing grant funds.
- OBJECTIVE VII.4 The City shall coordinate the establishment and amendment of levels of services standards with adjacent local governments having operational and maintenance responsibility for corresponding facilities throughout the 2025 planning horizon year.
- Policy VII.4.1 The City will coordinate the development of level of service standards with the County, Florida Department of Transportation, the County School Board and other local entities as appropriate. The City will implement coordination by:
1. Reviewing level of services standards adopted by the respective coordinating agency or department; and
 2. By receiving comments on proposed level of services standards from affected persons or organizations.
- OBJECTIVE VII.5 The City shall always provide adjacent local governments, the Regional Planning Council, and the Florida Department of Economic Opportunity the opportunity to comment on comprehensive plan amendments, including small scale development amendments.
- Policy VII.5.1 The City will review the relationships of development provided for in the comprehensive plan to the existing comprehensive plan of unincorporated County.
- The City shall compare its own comprehensive plan to the County’s comprehensive plan once every five years for the purpose of identifying provisions that maybe in conflict and recommending changes as needed.
- Policy VII.5.2 The City will provide information as necessary to adjacent local governments to help them plan for growth in their respective jurisdiction.
- OBJECTIVE VII.6 The City shall enter into an interlocal agreement with the County School Board and the County according to the requirements of Section 163.31777, Florida Statutes, as amended, that jointly establishes the specific ways in which the plans and processes of the County School Board and the City are to be coordinated.

Policy VII.6.1 Until such an interlocal agreement is adopted by the City and the School Board (or until such time as any existing interlocal agreement may be amended to comply with Section 163.31777, Florida Statutes, as amended throughout the ten-year planning horizon) in accordance with the requirement of Chapter 163, Part II and Chapter 1013, Florida Statutes, as amended, the following procedures shall be followed to ensure intergovernmental coordination with the County School Board for the location of educational facilities within the City:

1. Upon receipt of a written notice from the County School Board informing the City of the acquisition or leasing of property to be used for new public educational facilities, the City shall notify the School Board within forty-five (45) days as to the consistency of the site with the Comprehensive Plan; and
2. Subsequent to a request by the School Board for a comprehensive plan determination, the City shall determine the consistency, with the Comprehensive Plan, of any proposed educational capital improvement projects.
3. In addition to the requirements above, the City must otherwise comply with the requirements of Section 163.31777, Florida Statutes, as amended, in coordinating the impacts of new development upon public school facilities and in coordinating the location, expansion or redevelopment of public school facilities proposed by the County School Board.

Policy VII.6.2 Until such time as an interlocal agreement is adopted by the City and the School Board in accordance with the requirements of Chapter 163, Part II and Chapter 1013, Florida Statutes, as amended, (or until such time as any existing interlocal agreement may be amended throughout the ten-year planning horizon) the following procedure shall govern the collaborative planning program and decision making concerning population projections and public school siting between the City and the County School Board:

1. Upon receipt of the annual report specified in Chapter 1013, Florida Statutes, as amended, whereby the School Board would notify the City of any additions to the School Five-Year School Facilities Plan, the City shall provide a response outlining any objections, suggestions or areas of agreement; and
2. The City shall coordinate population estimates and projections with the School Board at a minimum once each year as part of the review of the Five-Year School Facilities Plan.

Policy VII.6.3 The provision of public facilities to existing or new schools, all expansions or new construction of public, charter and private schools, shall be subject to site and development plan review and approval as provided in the City's land development regulations.

Policy VII.6.4 In order to coordinate the effective and efficient provision and siting of educational facilities with associated infrastructure and services within the City, representatives of the City and the School Board shall regularly meet at least once per year throughout the ten-year planning horizon to develop mechanisms for coordination of educational facilities planning.

Policy VII.6.5

The City shall focus on following the coordinating mechanisms established in Section 1013.33, Florida Statutes, as amended, when discussing the adoption or amendment of an interlocal agreement between the City and the School Board or in any other activity requiring interaction between the City and the School Board.

1. Coordinate the review of the annual update of the Capital Improvements Element of the City and the annual educational facilities report and Five-Year School Facilities Plan of the School Board;
2. Coordinate the review and assessment of the associated costs and expenditures of siting and developing schools with needed public infrastructure such as roads, sidewalk improvements, bus-stops, traffic lights or signs, or other transportation related impacts;
3. Coordinate the review of land uses that increase residential density;
4. Use a unified data base, including population forecasts (student population), land use and facilities; and
5. Use recreational and physical plant facilities in a manner which fosters the coordination of use of the facilities consistent with their multi-function design.

OBJECTIVE VII.7

The City shall provide all other units of local government located within the County, the opportunity to comment on the siting of facilities with countywide significance, including locally unwanted land uses.

Policy VII.7.1

The City, 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.

VIII

CAPITAL IMPROVEMENTS ELEMENT

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VIII
CAPITAL IMPROVEMENTS ELEMENT
INTRODUCTION

The 2011 Community Planning Act mandates that all local governments plan for the provision of adequate facilities and services for all current and future development, the location of such facilities within the community and a prioritization of such planned facilities. The local government is required to adopt levels of service standards for public facilities and services and maintain them throughout the planning period, in this case, through the year 2025. In addition, local governments are required to adopt and implement a five year schedule of capital improvements program. The City shall adopt a five year schedule of capital improvements as set forth in this element of the Comprehensive Plan for the years 2015 through 2020. Level of service standards are summarized in Appendix 1. The Five Year Capital Improvements Schedule is listed in Appendix 2.

GOAL, OBJECTIVES, AND POLICIES

GOAL VIII - THE CITY SHALL ADOPT AND IMPLEMENT A CAPITAL IMPROVEMENTS PLAN THAT COORDINATES THE TIMING, FUNDING AND PRIORITIZATION OF CAPITAL IMPROVEMENT PROJECTS THAT ARE NEEDED TO MEET ESTABLISHED LEVELS OF SERVICE, PUBLIC FACILITY IMPROVEMENTS AND OTHER GOALS OR OBJECTIVES OF THIS COMPREHENSIVE PLAN.

OBJECTIVE VIII.1 The City shall use the Capital Improvement Element to establish priorities for capital improvement projects in the City, and to provide public facilities necessary to correct existing deficiencies. In order to promote development or redevelopment, as well as economic opportunity, the City shall seek ways and methods to prioritize improvement or expansion of its capital facilities to serve the City's urban development center, as described in the North Central Florida Regional Policy Plan.

Policy VIII.1.1 The City shall assess the level of service for the public facilities which have adopted level of service standards established by the Comprehensive Plan, on an annual basis, prior to or concurrent with the City's budget process.

Policy VIII.1.2 The City shall establish as part of the annual budgeting process the following criteria for the evaluation of proposed capital improvement projects:

- A. The City shall identify those existing or projected public facility needs, which occur or are projected to occur, due to deficiencies in the maintenance of adopted levels of service standards;
- B. The capital improvement projects identified which are imminently needed to protect the public health and safety or are deemed necessary to maintain the quality of life and unique character of the City through maintenance or development of public amenities; shall be given the highest priority in the budget process;
- C. 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 in the budget process;

- D. 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 in the budget process; and
- E. 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 in the budget process.

- Policy VIII.1.3 When evaluating newly proposed capital improvement projects the City shall consider such project under the following guidelines:
- 1. The project is needed to protect the public, health, safety, and welfare.
 - 2. The project is needed to fulfill a legal commitment of the City to provide capital facilities and services.
 - 3. The project has been issued a development order prior to adoption of this local government comprehensive plan.
 - 4. The project maximizes the use of existing facilities.
 - 5. The project is consistent with the policies and objectives of the Comprehensive Plan and Capital Improvements Element.
 - 6. The project is necessary to meet adopted levels of service.
- Policy VIII.1.4 The City shall review the effectiveness of the capital improvements planning program by adopting a procedure within this Element for monitoring and evaluating the City’s progress in achieving its Capital Improvements Goals, Objectives and Schedule of Improvements.
- OBJECTIVE VIII.2 The City shall make capital facility improvements, as shown on the Five Year Schedule of Capital Improvements Chart, as listed in Appendix 2. Capital improvements having a priority rating of "B" and "C" and will be funded with state and, or federal grants during the 2020-2025 planning period. Capital improvements having a priority rating of "A" will be undertaken during the 2015-2020 planning period.
- Policy VIII.2.1 The City shall schedule only those projects which are consistent with the goals, objectives and policies of this Comprehensive Plan;
- Policy VIII.2.2 The City shall use its capital budget as part of the annual budgeting process.
- Policy VIII.2.3 The City shall create a list of capital equipment and facilities. This list shall indicate the life and replacement date of each item of equipment and each facility. This list shall be updated every five years.
- Policy VIII.2.4 The City shall work with the County to seek an equitable method of sharing the burden of maintaining the current level of fire protection service.
- OBJECTIVE VIII.3 Future development will be assessed up to 100 percent of capital facility costs which are needed to serve the development without degrading adopted levels of service.
- Policy VIII.3.1 The City shall levy charges on new development in order to fund resulting public service and facility needs.

- Policy VIII.3.2 These charges must accurately relate to sources of cost and benefits; that is, the persons who pay for capital facilities are the persons who benefit from these facilities.
- Policy VIII.3.3 These charges shall reflect actual costs of capital improvements, avoiding any unfounded exaggeration.
- Policy VIII.3.4 The City may enter into Developer Agreements pursuant to state law in order to ensure that the provision of adequate public facilities and utilities will be available to maintain adopted levels of service and meet all other goals and objectives of this Comprehensive Plan.
- OBJECTIVE VIII.4 The City shall ensure provision of capital improvements for future development and redevelopment by managing its finances and land development practices.
- Policy VIII.4.1 The City shall continue to manage its debts to conform to the requirements of the Florida Constitution and State Statutes.
- Policy VIII.4.2 The City shall maximize its use of grants and other forms of assistance.
- Policy VIII.4.3 Public utilities needed to provide essential services to existing land uses and to such future land uses as are authorized by other plan elements of the Comprehensive Plan shall be permitted in all of the land use classifications conforming to appropriate location criteria.
- Policy VIII.4.4 Developers shall assess their needs regarding essential services (such as electric, gas, sewer, waste-water and water supply) and seek confirmation of future availability from appropriate utility suppliers. Confirmation shall be provided by the utility to the City during the planning stages of development but no later than the issuance of a development order.
- Policy VIII.4.5 The City will maintain close contact with public utilities that provide essential services to the City through direct contact and the development of guidelines to assure continuity and availability of service.
- OBJECTIVE VIII.5 Land development regulations shall require the City to issue permits for development only if facilities and finances for improvements are available.
- Policy VIII.5.1 The City shall utilize the level of service standards shown in Appendix 1 of this comprehensive plan to assess the City's ability to support developments.
- Policy VIII.5.2 The City shall not issue permits for developments which reduce the level of service below the standards discussed in the Comprehensive Plan.
- Policy VIII.5.3 The City shall require those who benefit from new capital facilities to share the cost.
- Policy VIII.5.4 The City shall work with the County to limit growth to areas which can be adequately served.
- Policy VIII.5.5 The City shall ensure an efficient provision of services and facilities, and minimize negative impacts on the natural environment.
- Policy VIII.5.6 The City will establish a concurrency management system whereby development orders for new development will be issued only after it has been determined that there is sufficient public facilities for developments which have been issued development orders prior to adoption of this Comprehensive Plan.

OBJECTIVE VIII.6 The City shall endeavor to fund a master drainage study and develop a master drainage plan during the 2015-2025 planning period through state and federal grant assistance. If after the 2025 planning horizon period and no state or federal grant funds have been made available, the City will initiate Comprehensive Plan amendment procedures to identify and consider using general revenues to begin developing a master drainage plan.

Policy VIII.6.1 If the City completes a master drainage study, it shall amend its comprehensive plan to include the results and recommendations of the master drainage study regarding the drainage improvements needed, the schedule of improvements, and the data and analysis to be incorporated in to the plan. Such study and plan shall be used in guiding and prioritizing the City’s capital improvements decisions.

The interim level of service standards for water quantity and quality for a 25-year, 24-hour storm event which must be considered in all capital improvement projects related to drainage are as follows:

1. Water Quantity: Post-development runoff from the site shall not exceed peak predevelopment runoff rates.
2. Water Quality: Stormwater treatment shall be provided for a volume equivalent to 1/2 inch of depth over the entire site or the runoff from the first 1 inch of rainfall on the entire site in accordance with Chapter 62 -25, Florida Administrative Code in order to meet receiving water quality standards in Chapter 62-302, Section 62-302.500, Florida Administrative Code.

All stormwater facilities shall meet the design and performance standards established in Chapter 40B-4, Florida Administrative Code.

These water quality and quantity standards shall apply to all new development and redevelopment regardless of project size.

Policy VIII.6.2 The City shall seek state and federal grants to fund a rehabilitation program for water and sewer lines. If after the 2020-2025 planning horizon period no state or federal grant funds are available, the City will initiate plan amendment procedures to identify and consider using general revenues to begin rehabilitation activities

PROCEDURE FOR MONITORING AND EVALUATION OF
CAPITAL IMPROVEMENTS ELEMENT

The City shall monitor and evaluate the progress of its Capital Improvements plan throughout the five-year and ten-year planning horizons. Due to the ever-changing conditions of City revenue and expenditures as well as economic conditions, the continual evaluation and monitoring of the City's Capital Improvements implementation is of primary importance.

The City shall at least once per year, and in conjunction with its annual budget review, undertake a review of the City's ability to meet established levels of service for public facilities and recreation elements. This annual review shall be the responsibility of the Local Planning Agency which shall be the City's Planning and Zoning Board. City staff, as designated by the City Manager will serve in an advisory capacity to the Planning and Zoning Board and provide any information requested by the Board to undertake such review which shall be reduced to findings and recommendations that shall be passed on to the City Council for review and appropriate action as the case may be. The Planning and Zoning Board shall undertake its review of the City's progress in meeting Capital Improvement goals and objectives under the following criteria:

1. A review of the criteria established in the Capital Improvements Element for consideration of capital projects to ensure that projects are being ranked appropriately in terms of priority;
2. Consider the City's effectiveness in maintaining established levels of service standards;
3. Consider the impacts of service provisions to other local, regional or state agencies upon the City's ability to maintain established levels of service;
4. Consider the efforts made by the City to apply for and secure government grant funding or other possible sources of funding that may be available as alternative means of funding capital improvements;
5. Consider the consistency of the Capital Improvements Element with other elements of the Comprehensive Plan and the Future Land Use Element;
6. Consider the impact of the City's ability to provide public facilities or utilities to areas outside the City limits, whether adequate revenues are being generated by those being served outside the City limits and to what extent efforts to annex such areas may be beneficial to the City; and
7. Continually evaluate the Five-Year Schedule of Improvements for appropriateness of projects, necessary modifications, or changes.

The findings and recommendations of the Planning and Zoning Board with regards to the above, shall be transmitted to the City Council for review at a scheduled public hearing which may be held during the regularly scheduled City Council meetings. City Council shall direct to City staff to make any necessary or appropriate changes to the Five-Year Schedule of Improvements if the City Council so decides. Because this review shall take place at least annually, the City shall be prepared to amend its Comprehensive Plan at least once per year, if necessary, in order to modify the Five-Year Schedule of Improvements adopted by this Comprehensive Plan.

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PUBLIC SCHOOL FACILITIES ELEMENT

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IX
PUBLIC SCHOOL FACILITIES ELEMENT
INTRODUCTION

The School Facilities Element designates evaluation standards and methodologies for determining proportionate share mitigation for school capacity and future land development in the City. The purpose of this School Facilities Element is to ensure that a public school concurrency system is based upon consistent goals, objectives and policies using appropriate and relevant best available data in compliance with the requirements of Section 163.3177, Florida Statutes, as amended. 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 City's Data and Analysis document, are not part of this plan element, but serve to provide a foundation and basis for the formulation of this 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 City 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 City.

The following policies list the level of service standards for the City 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 IX.1 - IT IS THE GOAL OF THE CITY 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 CITY'S AUTHORITY IN LAND-USE DECISIONS, WHICH INCLUDE THE AUTHORITY TO APPROVE OR DENY COMPREHENSIVE PLAN AMENDMENTS, REZONINGS, OR OTHER DEVELOPMENT ORDERS THAT GENERATE STUDENTS AND IMPACT THE SCHOOL SYSTEM; AND THE SCHOOL BOARD'S STATUTORY AND CONSTITUTIONAL RESPONSIBILITY TO PROVIDE ADEQUATE PUBLIC SCHOOLS.

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

Policy IX.1.1 The level of service is defined as school enrollment as a percentage of school student capacity based upon the Florida Inventory of School Houses. The level of service standard is the maximum level of school utilization that will be permitted in the School District. The level of service is established for schools in the City, as follows:

1. Elementary: 100 percent of permanent Florida Inventory of School Houses capacity as adjusted annually by the School Board to account for measurable programmatic changes;
2. Middle: 100 percent of permanent Florida Inventory of School Houses capacity as adjusted annually by the School Board to account for measurable programmatic changes;
3. Middle/ High: 100 percent of permanent Florida Inventory of School Houses capacity as adjusted annually by the School Board to account for measurable programmatic changes;
4. High: 100 percent of permanent Florida Inventory of School Houses capacity as adjusted annually by the School Board to account for measurable programmatic changes.

Policy IX.1.2 The adopted level of service standards shall become applicable commensurate with the adoption of this element of the Comprehensive Plan.

Policy IX.1.3 Individual schools should generally not operate in excess of the established level of service. Moreover, the issuance of final development orders for subdivision plats or site plans shall be strictly conditioned upon the availability of school capacity and the maintenance of the adopted level of service on a districtwide basis.

Policy IX.1.4 The level of service standards will be used to determine whether sufficient school capacity exists to accommodate future development projects, and evaluate the sufficiency of the Five-Year Schedule of Capital Improvements of the Capital Improvements Element. The Five-Year Schedule of Capital Improvements of the Capital Improvements Element shall be reviewed, updated and adopted annually thus ensuring that projects necessary to address existing deficiencies, and to meet future needs based upon the adopted level of service standards, are scheduled accordingly.

Policy IX.1.5 An annual Comprehensive Plan amendment shall include the addition of a new fifth year to the Five-Year Schedule of Capital Improvements of the Capital Improvements Element based upon the School District's financially feasible public schools facilities capital program and five-year facilities work plan. The School District shall provide to the City an updated five-year district facilities work plan no later than October 1 of each year and the City shall adopt the level of service capacity projects listed in the updated five-year district facilities work plan into the Capital Improvements Element no later than December 1 of each year. The annual plan amendment shall ensure the Five-Year Schedule of Capital Improvements of the Capital Improvements Element continues to be financially feasible and the level of service standards continue to be achieved and maintained.

- Policy IX.1.6 The City shall review the Public School Facilities Element annually for potential amendments. Any potential amendments to the adopted level of service standards shall be considered annually, but no later than the second amendment cycle. The Initiating Party shall provide a memorandum to all involved parties—the School Board, County, and Municipalities—that includes a description of the proposed amendment, a statement concerning the impact of the proposed amendment on the Comprehensive Plan, and supporting data and analysis that demonstrates that the amendment is financially feasible and can be achieved and maintained over the five years of the School District’s financially feasible public school facilities capital program. If there is consensus among all parties to amend the Public School Facilities Element, it shall be accomplished through an amendment to the Interlocal Agreement for Public School Facility Planning and the adoption of amendments to the Comprehensive Plan. The amendment shall not be effective until the amended Interlocal Agreement for Public School Facility Planning is fully executed by all parties and Comprehensive Plan amendments are adopted and found compliant.
- OBJECTIVE IX.2 Establish the school concurrency service area as the entire school district within which a determination can be made as to whether there is adequate school capacity available based on the adopted level of service standards. The concurrency service area shall maximize capacity utilization, taking into account transportation costs, limiting maximum student travel times, the effect of court-approved desegregation plans, achieving social economic, racial and cultural diversity objectives, and other relevant factors as determined by the School Board’s policy on maximization of capacity. Other considerations for amending concurrency service areas may include safe access (including factors such as the presence of sidewalks, bicycle paths, turn lanes and signalization, and general walkability), diversity and geographic or man-made constraints to travel. The types of adjustments to school operations that will be considered shall be determined by the School Board’s policies on maximization of capacity.
- Policy IX.2.1 The City 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.
- OBJECTIVE IX.3 Ensure that Comprehensive Plan amendments and other land use decisions are concurrently evaluated with school capacity availability within the concurrency service area.
- Policy IX.3.1 The City 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, as amended.
- Policy IX.3.2 The City shall identify methods to direct development to areas with adequate school capacity or where school sites adequate to serve potential growth have been donated to or set aside for purchase by the School Board in written agreements approved by the School Board.

- Policy IX.3.3 In any instance where capacity will not be available to serve students to be generated by a development seeking approval and proportionate share mitigation is not an option, the school capacity deficiency will result in the denial of the proposal.
- Policy IX.3.4 The School Board shall review potential new development student generation impacts and available school capacity. Where capacity will not be available to serve students generated by a proposed development and proportionate share mitigation is not an option, the School Board shall not issue a favorable concurrency determination. The City shall use lack of school capacity demonstrated by an unfavorable concurrency determination as a reason for denial.
- OBJECTIVE IX.4 Ensure that the planning and construction of educational facilities are coordinated so that the timing is appropriate and the selected location is compatible with the surrounding area, concurrent with necessary service and infrastructure, and consistent with the Comprehensive Plan.
- Policy IX.4.1 The City 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 City 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. The City 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 City will also continue to pursue the development of mutually acceptable guidelines for the selection of future school sites including, but not limited to:
1. 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 City;
 2. 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
 3. Preferences for residential, urban areas with allowances for rural sites as deemed necessary and appropriate under certain circumstances.
- Policy IX.4.2 The City 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 City and the School Board.
- OBJECTIVE IX.5 Enhance community design through effective school facility design and siting standards. Encourage the siting of school facilities so that they are compatible with the surrounding land use.

- Policy IX.5.1 The City 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:
1. Greater efficiency for the School Board and the City by the placement of schools to take advantage of existing and planned roads, water, sewer, parks and drainage systems;
 2. Improved student access and safety by coordinating the construction of new and expanded schools with road and sidewalk construction programs;
 3. The location and design of schools with parks, ball fields, libraries, and other community facilities to take advantage of shared use opportunities; and
 4. The expansion and rehabilitation of existing schools to support neighborhoods.
- Policy IX.5.2 The City and School Board shall permit and encourage the joint-use of school sites and City facilities with similar facility needs, such as libraries, parks and recreation facilities and health care facilities. Also, the School Board shall coordinate with the City in the location, phasing and design of future school sites to enhance the potential of schools as recreation areas.
- Policy IX.5.3 The City and the School Board shall coordinate the location of public schools with the Future Land Use Map of the Comprehensive Plan to ensure existing and proposed school facilities are located consistent with the existing and proposed residential areas that schools serve, are approximate to appropriate existing and future land uses, and that schools serve as focal points within the community.
- Policy IX.5.4 The City and the School Board shall coordinate emergency preparedness issues including, but not limited to, the use of school facilities as public shelters during emergencies.
- Policy IX.5.5 The School Board shall provide bicycle and pedestrian access consistent with Florida Statutes on public school property. Bicycle access and trails to public schools should be incorporated in trail projects and programs that are currently scheduled by the City. The School Board shall provide parking and sidewalks on public school property in accordance with applicable land development regulations.

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

OBJECTIVE IX.6 Establish school capacity determination standards.

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

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

OBJECTIVE IX.7 Establish school availability standards.

Policy IX.7.1 The City 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:

1. 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
2. The developer executes a legally binding commitment to provide mitigation proportionate to the demand for public school facilities to be created by the actual development of the property subject to the final plat or site plan (or functional equivalent).

Policy IX.7.2 If the School District determines that adequate capacity will not be in place or under actual construction within three years after the issuance of final plat or site plan approval and mitigation is not an acceptable alternative, the School District shall not issue a School Concurrency Determination. If the School District determines that adequate capacity does not exist, but mitigation, through proportionate share mitigation or some other means, the application will remain active pending the conclusion of the mitigation negotiation, as provided for within the Interlocal Agreement for Public School Facility Planning.

OBJECTIVE IX.8 Establish proportionate share mitigation alternatives which are financially feasible and will achieve and maintain the adopted level of service standards consistent with the School Board's financially feasible capital improvement program and five-year district facilities work plan.

Policy IX.8.1 In the event that mitigation is an acceptable alternative to offset the impacts of a proposed development, where the adopted level of service standards would otherwise be exceeded, the following options listed below, for which the School Board assumes operational responsibility through incorporation in the School Board's adopted financially feasible capital improvements program and five-year district facilities work plan and which will maintain the adopted level of service standards, shall include:

1. The contribution of land; or
2. The construction, expansion, or payment for land acquisition or construction of a public school facility; or
3. The creation of mitigation banking based on the construction of a public school facility in exchange for the right to sell capacity credits.

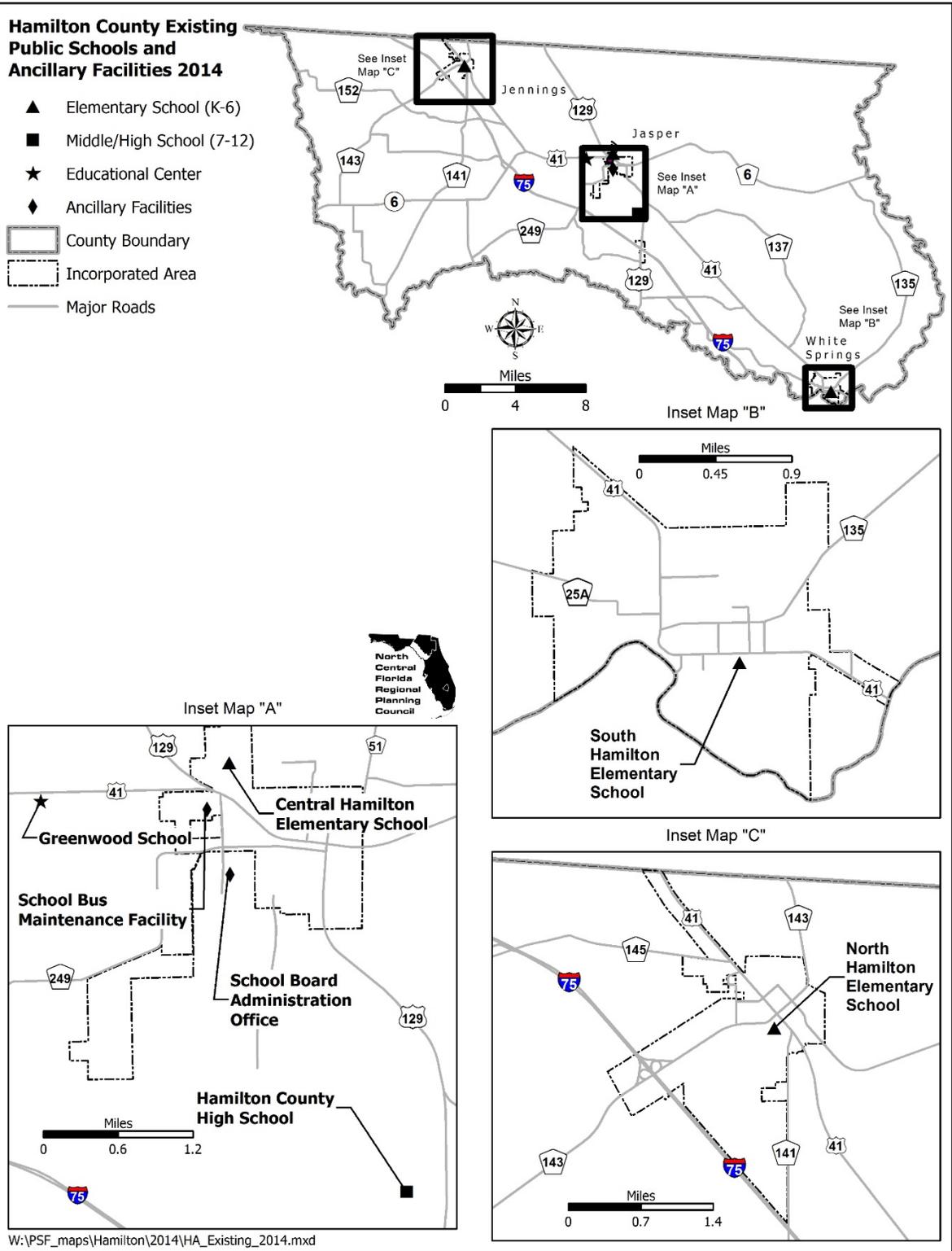
- Policy IX.8.2 Proposed mitigation shall be directed toward a permanent capacity improvement identified in the School Board’s financially feasible capital improvements program and five-year district facilities work plan. Consideration may be given by the School Board to place an additional improvement required for mitigation in its capital improvement program and five-year district facilities work plan. The proposed mitigation must satisfy the demand created by the proposed development consistent with the adopted level of service standards or identified as an amendment to the School Board’s adopted capital improvement program and five-year district facilities work plan. Portable classrooms shall not be accepted as mitigation.
- Policy IX.8.3 Mitigation shall be directed to projects on the School Board’s adopted financially feasible capital improvements program and five-year district facilities work plan that the School Board agrees will satisfy the demand created by that development approval, and shall be assured by a legally binding development agreement between the School Board, the City and the applicant executed prior to the issuance of the final plat approval, site plan approval, or functional equivalent. If the School Board agrees to the mitigation, the School Board must commit in the agreement to placing the improvement required for mitigation in its financially feasible capital improvement program and five-year district facilities work plan.
- Policy IX.8.4 The process to determine proportionate share mitigation shall be in accordance with the procedure outlined in the Interlocal Agreement for Public School Facility Planning. The applicant’s proportionate share mitigation obligation will be credited toward any other impact fee or exaction imposed by local ordinance for the same need, on a dollar-for-dollar basis, at fair market value.
- Policy IX.8.5 The School District shall annually review and update student generation multipliers for single-family, multi-family and mobile home housing types for elementary, middle and high schools based upon the best available district-specific data; cost per student estimates for elementary, middle and high schools that include all cost of providing instructional and core capacity including land, design, buildings, equipment and furniture, and site improvements while the cost of ancillary facilities that generally support the school district and the capital costs associated with the transportation of students shall not be included in the cost per student estimate used for proportionate share mitigation; capacity of each school, and current and reserved enrollment of each school in accordance with professionally accepted methodologies.
- Policy IX.8.6 The School District shall review and update student enrollment projections in accordance with professionally accepted methodologies on an annual basis.
- OBJECTIVE IX.9 Ensure that existing and planned public school facilities are coordinated with plans for supporting infrastructure and have safe access, including sidewalks, bicycle paths, turn lanes, and signalization.
- Policy IX.9.1 The City 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 City 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 existing residential developments with safe road and sidewalk connections to public schools.
- Policy IX.9.3 The City 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 residential development and adjacent school site.
- Policy IX.9.4 The City 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.

APPENDICES

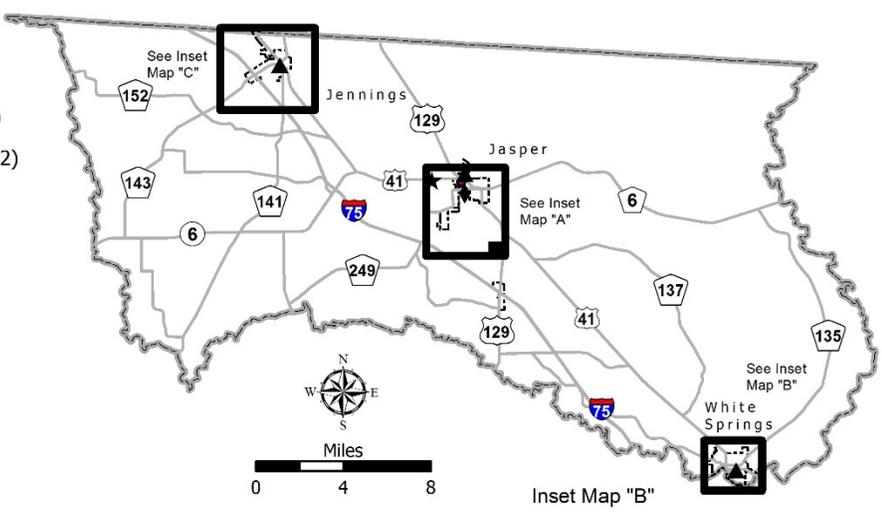
Appendix A	Location of Public School Facilities and Expected Changes in Capacity	
	Hamilton County Existing Public School and Ancillary Facilities 2014	A-1
	Hamilton County Planned Public School and Ancillary Facilities 2015	A-2
	Hamilton County Planned Public School and Ancillary Facilities 2016	A-3
	Hamilton County Planned Public School and Ancillary Facilities 2017	A-4
	Hamilton County Planned Public School and Ancillary Facilities 2018	A-5
	Hamilton County Planned Public School and Ancillary Facilities 2025	A-6
Appendix B	Definitions: Public School Facilities	B-1

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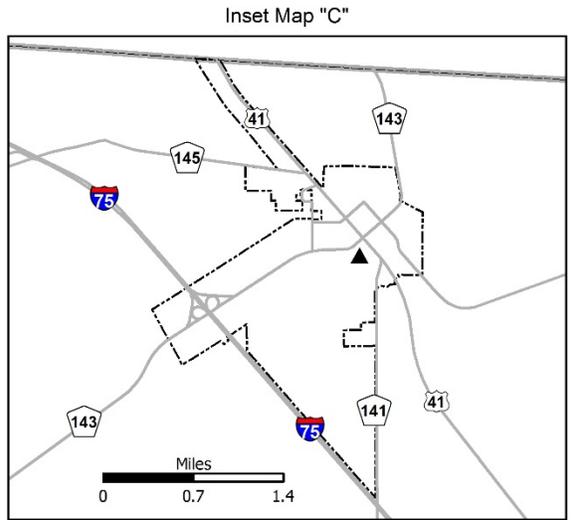
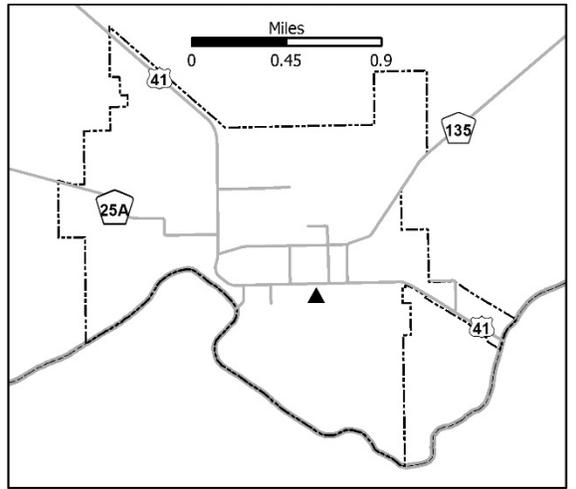
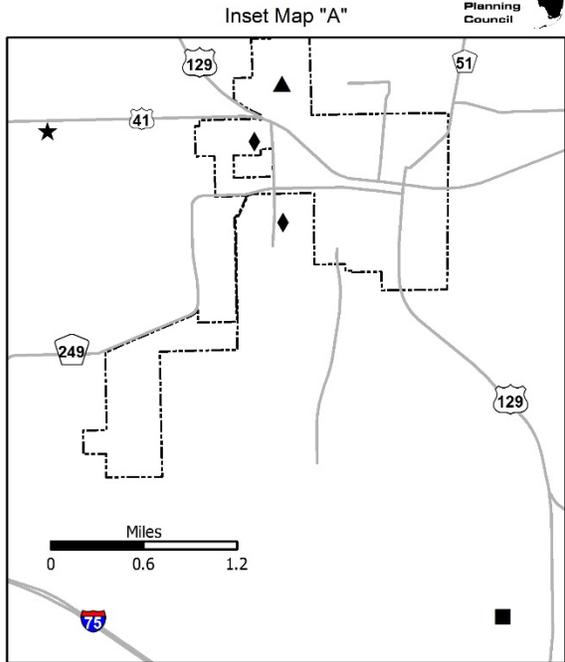


Hamilton County Planned Public Schools and Ancillary Facilities 2015

- ▲ Elementary School (K-6)
- Middle/High School (7-12)
- ★ Educational Center
- ◆ Ancillary Facilities
- ▭ County Boundary
- ▭ Incorporated Area
- Major Roads



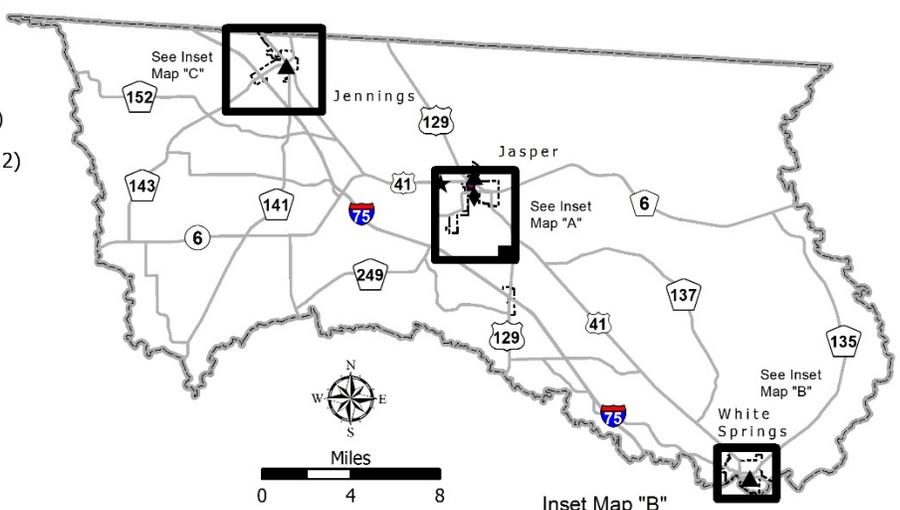
Number of New Stations
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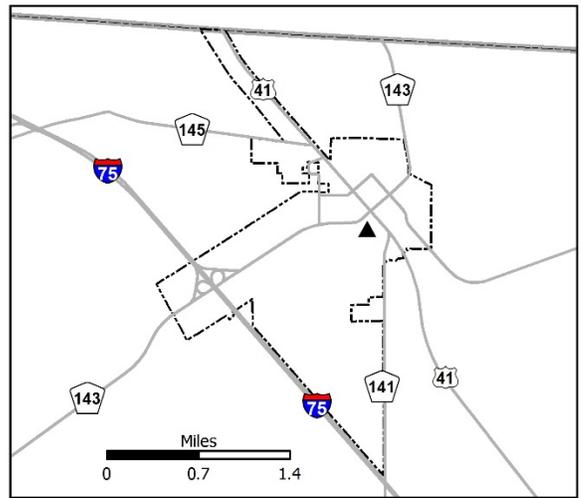
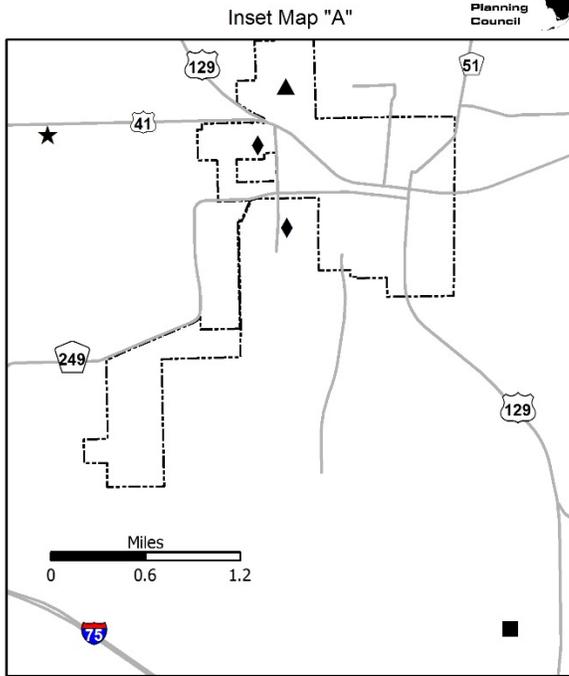
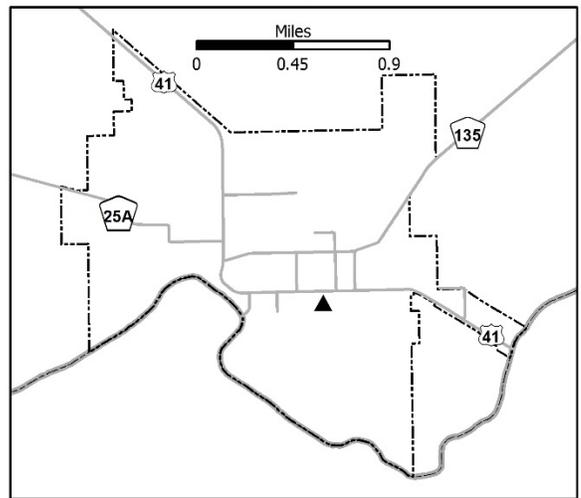
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Hamilton County Planned Public Schools and Ancillary Facilities 2016

- ▲ Elementary School (K-6)
- Middle/High School (7-12)
- ★ Educational Center
- ◆ Ancillary Facilities
- ▭ County Boundary
- ▭ Incorporated Area
- Major Roads



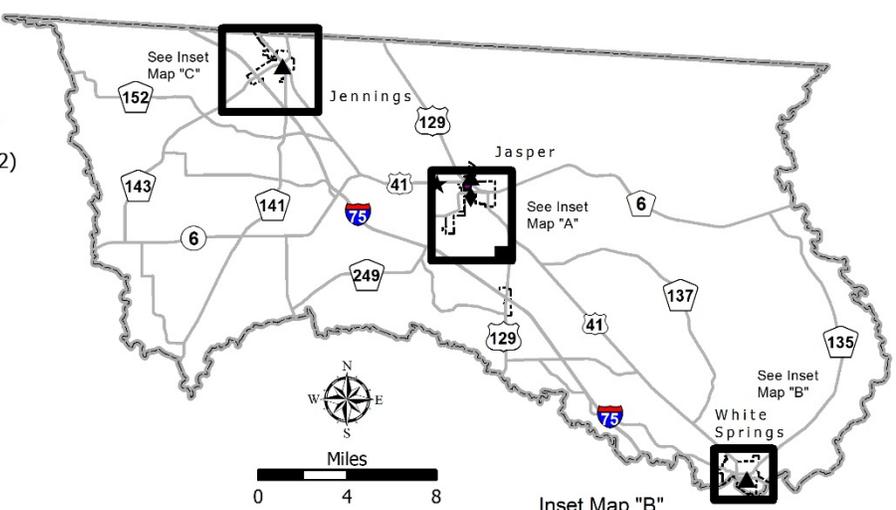
Number of New Stations
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Hamilton County Planned Public Schools and Ancillary Facilities 2017

- ▲ Elementary School (K-6)
- Middle/High School (7-12)
- ★ Educational Center
- ◆ Ancillary Facilities
- ▭ County Boundary
- ▭ Incorporated Area
- Major Roads

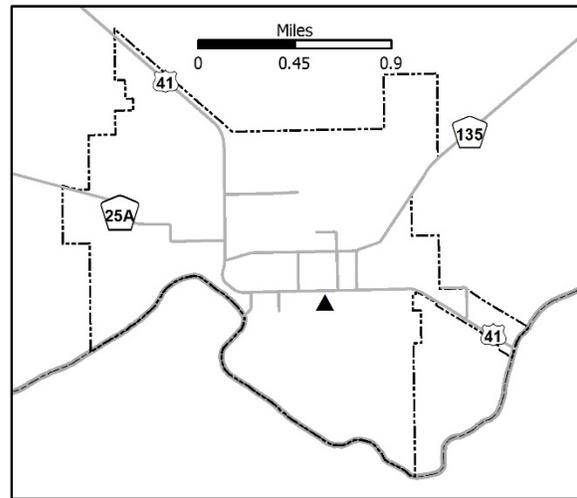
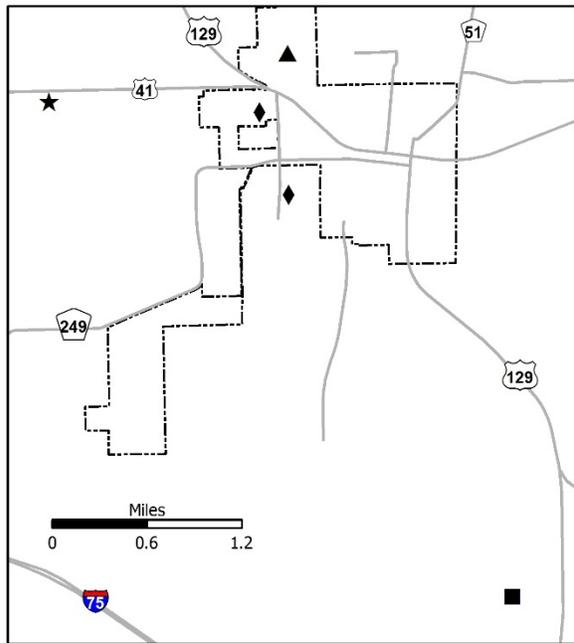


Number of New Stations

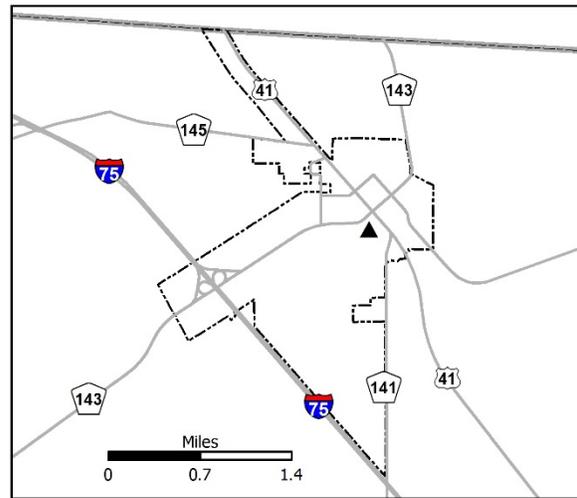
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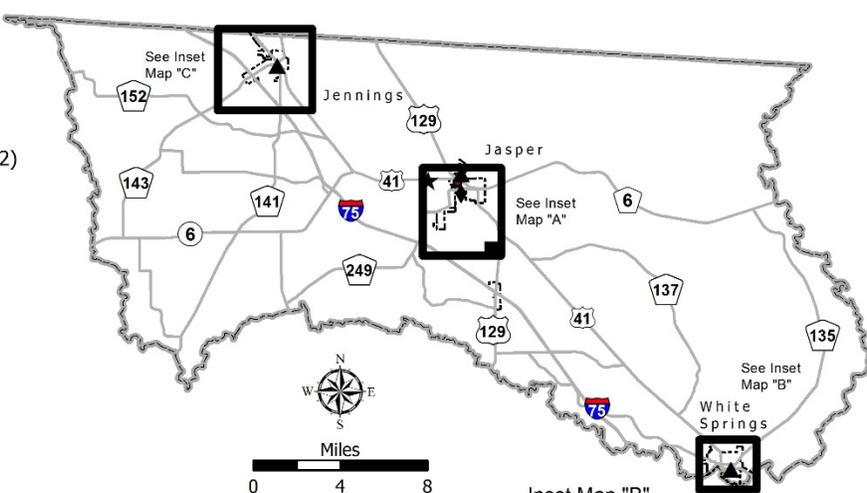
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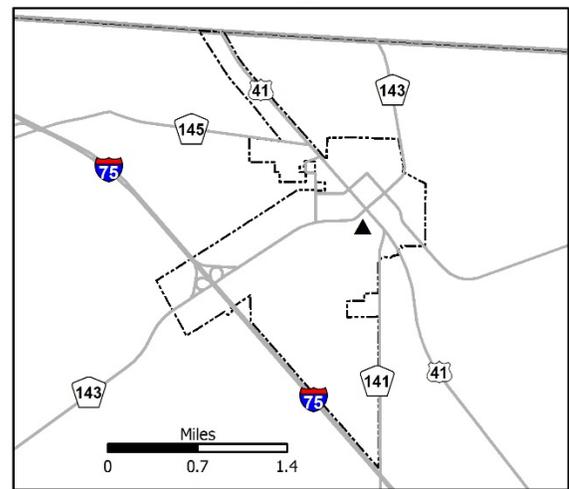
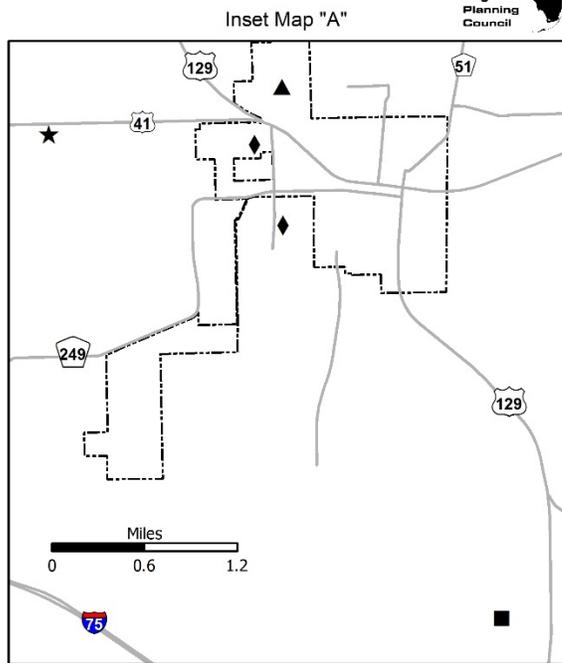
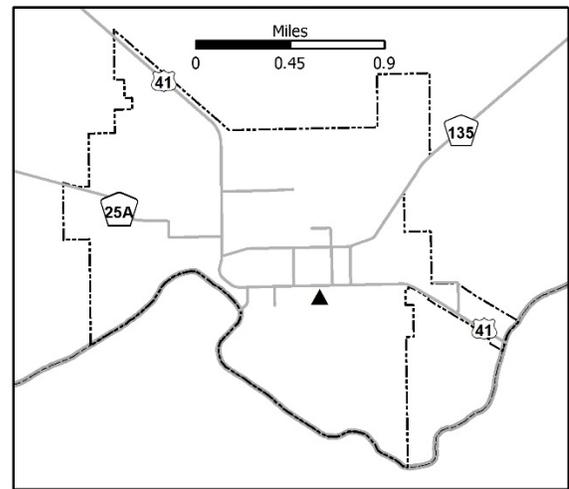
Hamilton County Planned Public Schools and Ancillary Facilities 2018

- ▲ Elementary School (K-6)
- Middle/High School (7-12)
- ★ Educational Center
- ◆ Ancillary Facilities
- ▭ County Boundary
- ▭ Incorporated Area
- Major Roads



Number of New Stations

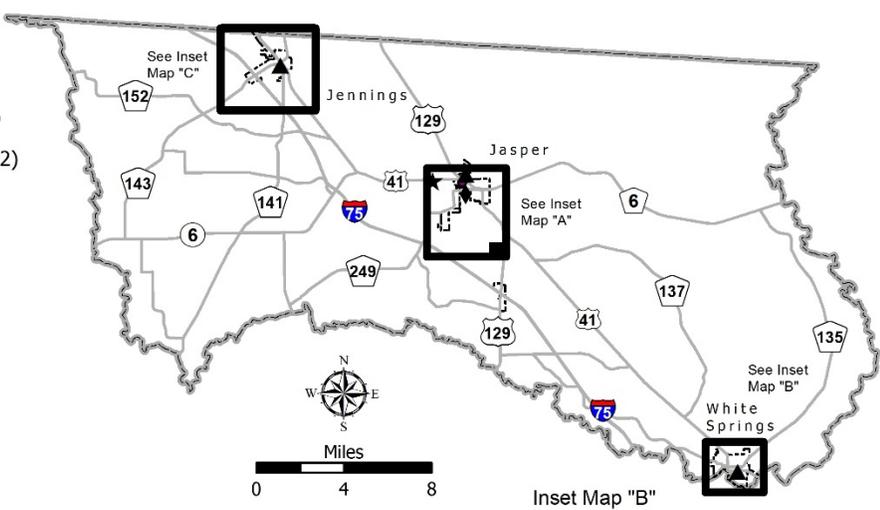
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Hamilton County Planned Public Schools and Ancillary Facilities 2025

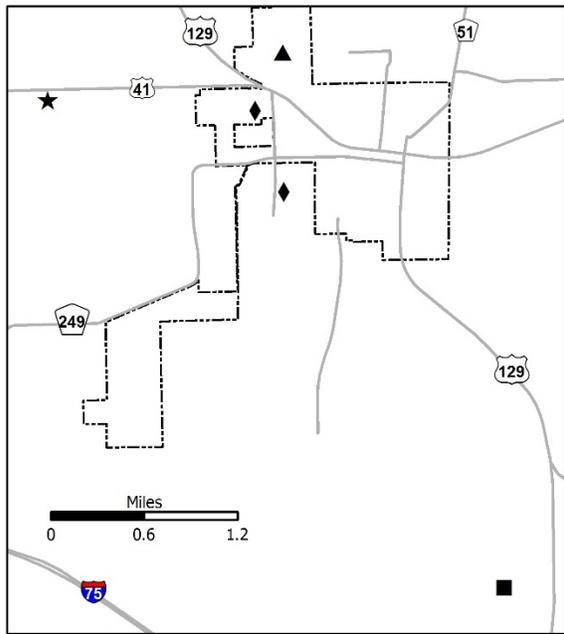
- ▲ Elementary School (K-6)
- Middle/High School (7-12)
- ★ Educational Center
- ◆ Ancillary Facilities
- ▭ County Boundary
- ▭ Incorporated Area
- Major Roads



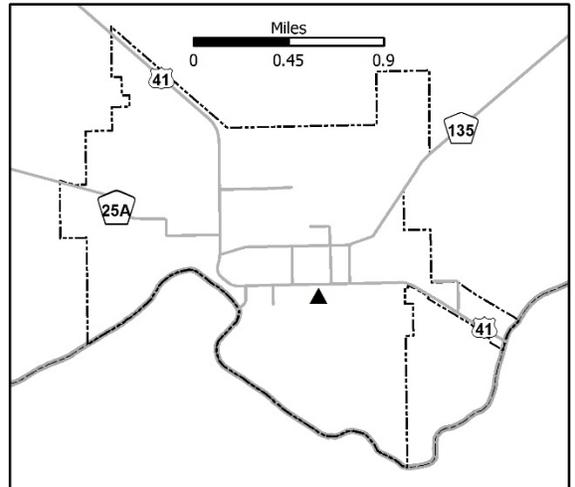
Number of New Stations
NO CHANGES IN CAPACITY



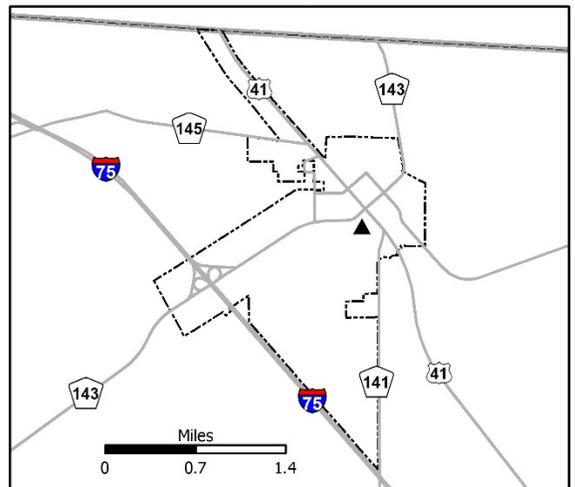
Inset Map "A"



Inset Map "B"



Inset Map "C"



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APPENDIX B

DEFINITIONS: PUBLIC SCHOOL FACILITIES ELEMENT

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.

APPENDICES

Appendix 1	Minimum Levels of Service Standards for Public Facilities	A1-1
Appendix 2	Five Year Schedule of Capital Improvements	A2-1
Appendix 3	Concurrency Management System	A3-1
Appendix 4	Future Land Use Plan Map Series	
	Future Land Use Plan Map	A4-1
	Transportation Map	A4-2
	Transportation: Pedestrian and Urban Bike Trail Map	A4-3
	Historic Resources Map	A4-4
	Flood Prone Areas Map	A4-5
	FEMA “Firmette” of Jasper, FL 2010	A4-6
	Wetlands Map	A4-7
	Aquifer Recharge/Protection Areas Map	A4-8
	Soil Associations Map	A4-9

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APPENDIX 1

This appendix contains minimum level of service standards for public facilities which must be maintained by the City through the year-2025.

LEVEL OF SERVICE STANDARDS

FACILITY/SERVICE	LEVEL OF SERVICE
Sanitary Sewer	214 gallons per customer per day
Solid Waste	3.7 pounds per person per day
Potable Water	146 gallons per customer per day

1. Drainage

The City will no later than 2025 amend its Comprehensive Plan to include the results and recommendations of a master drainage study and plan regarding the drainage improvements needed the, schedule of improvements, and the data and analysis to be incorporated in to the plan. The interim level of service standards for water quantity and quality for a 25 years, 24-hour storm event are as follows:

a. Water Quantity

Post-development runoff from the site shall not exceed peak predevelopment runoff rates.

b. Water Quality

Stormwater treatment shall be provided for a volume equivalent to one-half inch of depth over the entire site or the runoff from the first one (1) inch of rainfall on the entire site in accordance with Chapter 62-25, Florida Administrative Code in order to meet receiving water quality standards in Chapter 62-302, Section 62-302.500, Florida Administrative Code.

All stormwater facilities shall meet the design and performance standards established in Chapter 40B-4 Florida Administrative Code.

These water quality and quantity standards shall apply to all new development and redevelopment regardless of project.

2. Potable Water

The City's community water system will make available to each customer 146 gallons of water per day.

3. Sanitary Sewer

The City wide sewer collection system will provide service equal to 214 gallons of waste water per customer per day.

4. Solid Waste

The County will provide solid waste services to the City at a level of service equal to 3.7 pounds of waste per person per day.

- 5. Traffic Circulation
A "C" level of service equal to 8,400 cars per collector roadways and 13,100 per day on arterial roads traffic circulation level of service standard.
- 6. Public Safety
Fire Protection: No volunteer standards
Law Enforcement: 2 officers per 1,000 persons
- 7. Open Space/Recreation
One community park per 700 persons and one tot-lot (children's park) per 1,000 persons is the level of service standard for recreation facilities.

8. Public School Facilities

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

APPENDIX 2

TABLE 2.1

Five-Year Schedule of Capital Improvements

2015-2020

PROJECT	PRIORITY (A, B or C) AND YEAR	FUNDING SOURCE	AMOUNT
New Water Plant	“A” FY 2016	State/Federal or Budget	\$4,000,000
Upgrades to Wastewater Treatment Plant	“A” FY 2016	State/Federal or Budget	\$2,200,000
New Water Mains	“A” FY 2016	Budget	\$800,000
Repair/ Repave City Streets	“B” FY 2016	State/Federal Grants/Matching Funds or Budget	\$500,000
Civic Center Improvements	“B” FY 2015	Budget	\$60,000
Renovation and Improvements to Buddy Parker park	“A” FY 2015	Florida Renovation Development Assistance Program	\$50,000
City Hall Parking Lot Improvements	“B” FY 2015	Budget	\$30,000
Sidewalk Repair and Streetscape Improvements	“C” FY 2010	State – Department of Economic Opportunity Grants or Budget	\$15,000
Five Generators	“A” FY 2015	Budget	\$100,000
Replacement of Aging City Vehicles	“B” FY 2016	Budget	\$200,000
Bicycle/Walking Trails	“C” FY 2017	State – Department of Economic Opportunity Grants or Budget	\$15,000

Source: City of Jasper, Florida.

FRDAP means Florida Recreation Development Assistance Program

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APPENDIX 3

CONCURRENCY MANAGEMENT SYSTEM

The Purpose of the Concurrency Management System is to establish a mechanism which provides necessary capital facilities and services to support development concurrent with the impact of development, consistent with State Law. Maintaining adopted level of service standards for traffic circulation, sanitary sewer, solid waste, drainage, potable water, and recreation is the function of the City's Concurrency Management System as adopted hereunder to guide the review of development order applications. Level of Service Standards to be used for determining concurrency are identified in Appendix 1 of this document.

The City shall prepare or delegate as appropriate written findings on a proposed development's compliance with the concurrency requirement. These findings shall be based on the following criteria.

The capacity of an existing and/or new facility is equal to or exceeds the demand for service created by the existing and/or new development.

Capacity of a new facility may be used in the compliance determination under one or more of the following scenarios:

1. The new facility is under construction at the time of development order application.
2. For parks and recreation facilities and for roads, the new facility is in the procurement cycle; there is a binding executed contract for construction of the facility which provides for the commencement of the actual construction of the required facilities or the provision of services within one year of the issuance of the development permit.
3. The new facility is guaranteed in an enforceable development agreement and is consistent with the elements of the Comprehensive Plan. The development agreement shall require provision of necessary facilities and services through one of the following methods:
 - a. The necessary facilities and services are in place at the time a development permit is issued
 - b. A development permit is issued subject to the condition that the necessary facilities and services will be in place when the impacts of the development occur,
 - c. The necessary facilities are under construction at the time a permit is issued.

Sufficient information shall be provided by the developer/applicant for all applications of development for the purpose of determining concurrency. The City will advise the developer/applicant concerning the items of information necessary for an assessment of the proposed developments impact on services. Compliance reviews, including the appropriate City departments, will be coordinated by the City and will occur prior to the approval of an application for a development order or permit which contains a specific plan for development, including the densities and intensities of development.

Written findings will be prepared. In no case shall a recommendation for issuance of a development order be made if service demand exceeds capacity. Likewise, a determination of concurrence must be made prior to approval of an application for a development order. When the development order is issued, concurrency capacity reservations will be made. The reservation will remain in effect for the same period of time as the development and with which it was issued. If the development order does not have an expiration date, the reservation will be valid for 12 months from the date of issuance.

A development order may be issued if a determination of available capacity is made. A development order shall not be issued if the demand for service created by the existing and/or new facility exceeds capacity. Development orders may be approved in stages or phases so that facilities and services required by each phase are available consistent with adopted level of service standards.

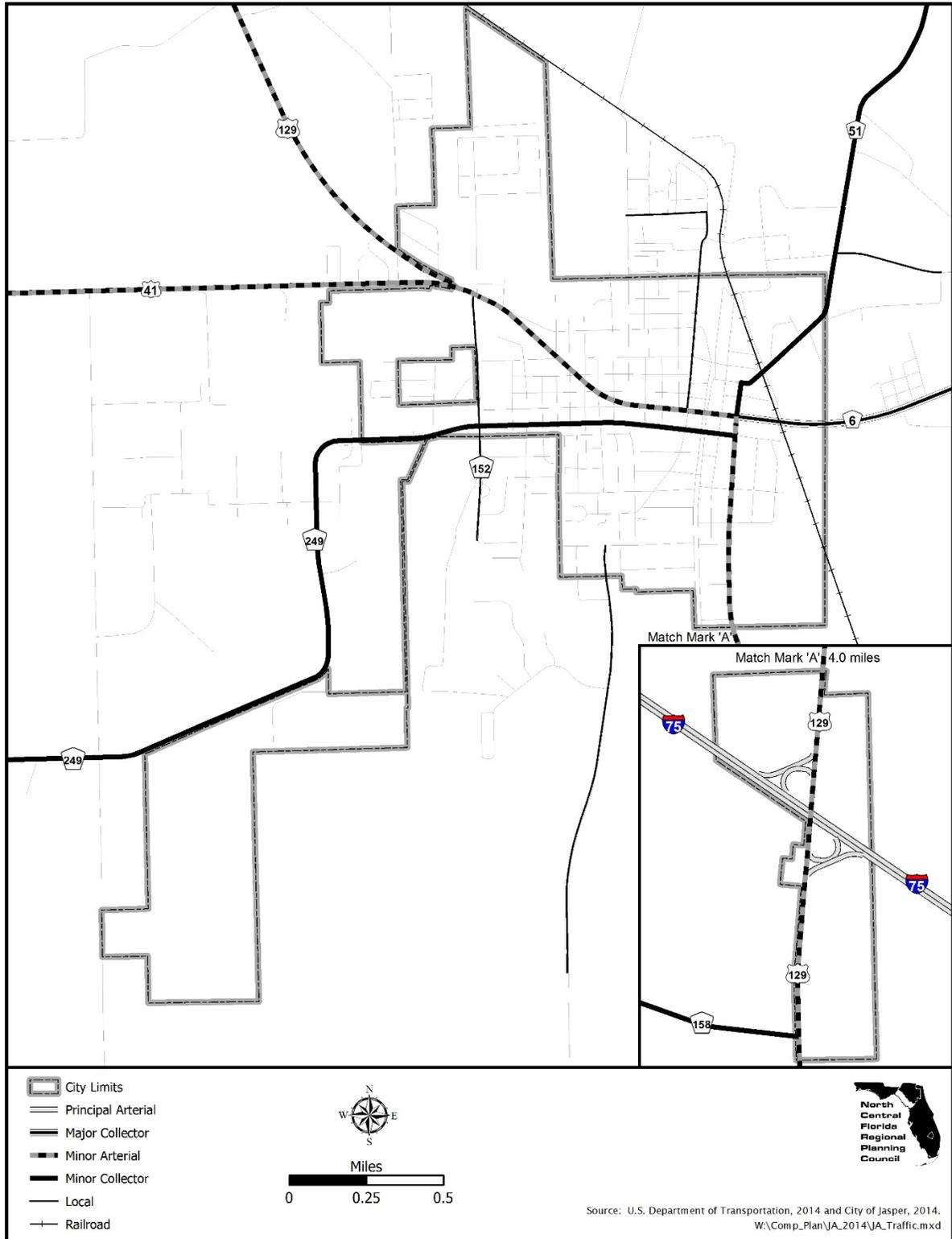
Prior to the annual City budget process, the City Council will coordinate with appropriate staff to review existing and projected capacity needs. The results and recommendations from this coordination will be provided during the budget process for use in amending the annual Capital Improvements Plan, when necessary.

The City shall adopt a monitoring system to determine whether it is complying with the adopted level of service standards of the Comprehensive Plan, as described in Appendix 1 of this document.

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

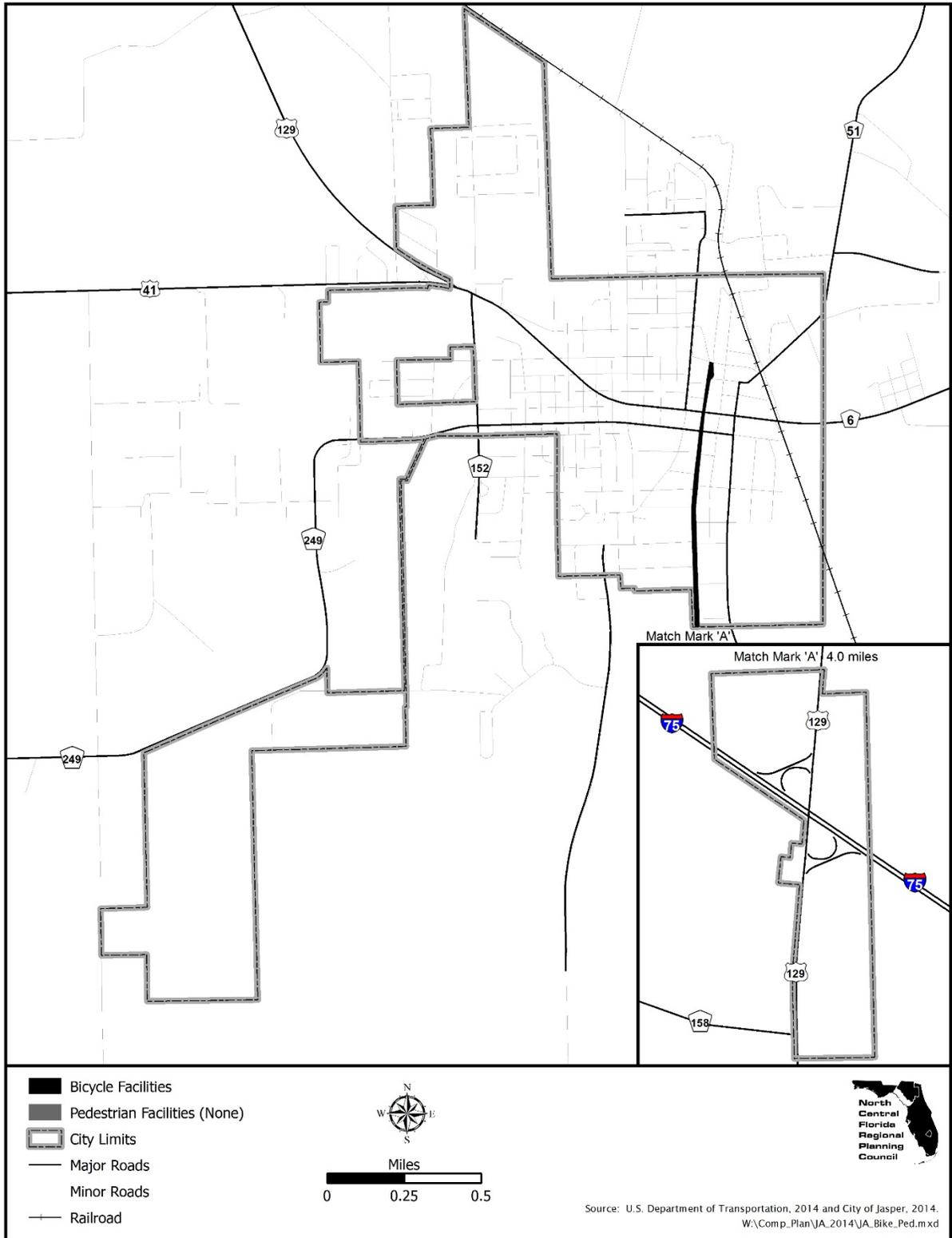
APPENDIX 4
FUTURE LAND USE PLAN MAP
(under separate cover)

TRANSPORTATION MAP

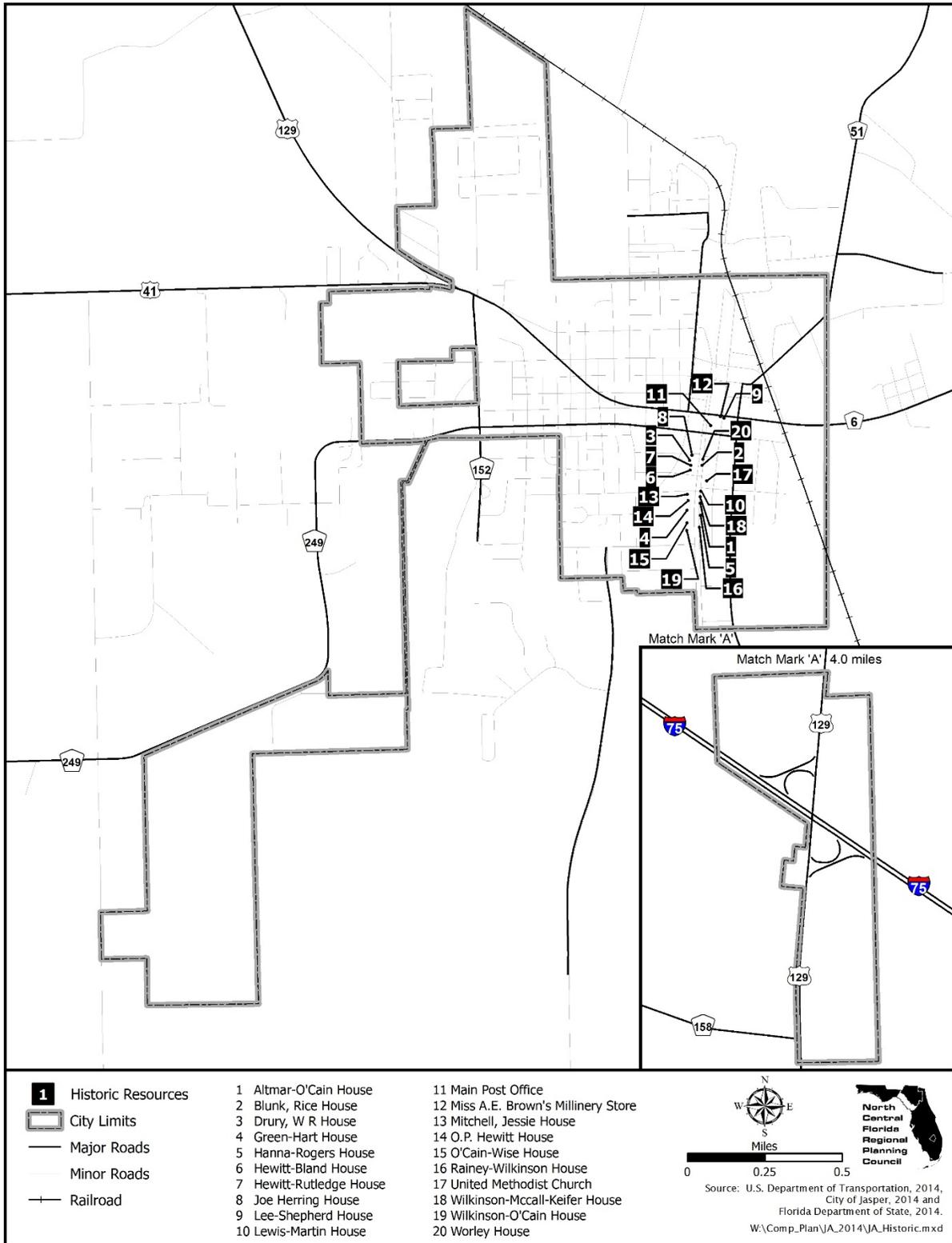


Source: U.S. Department of Transportation, 2014 and City of Jasper, 2014.
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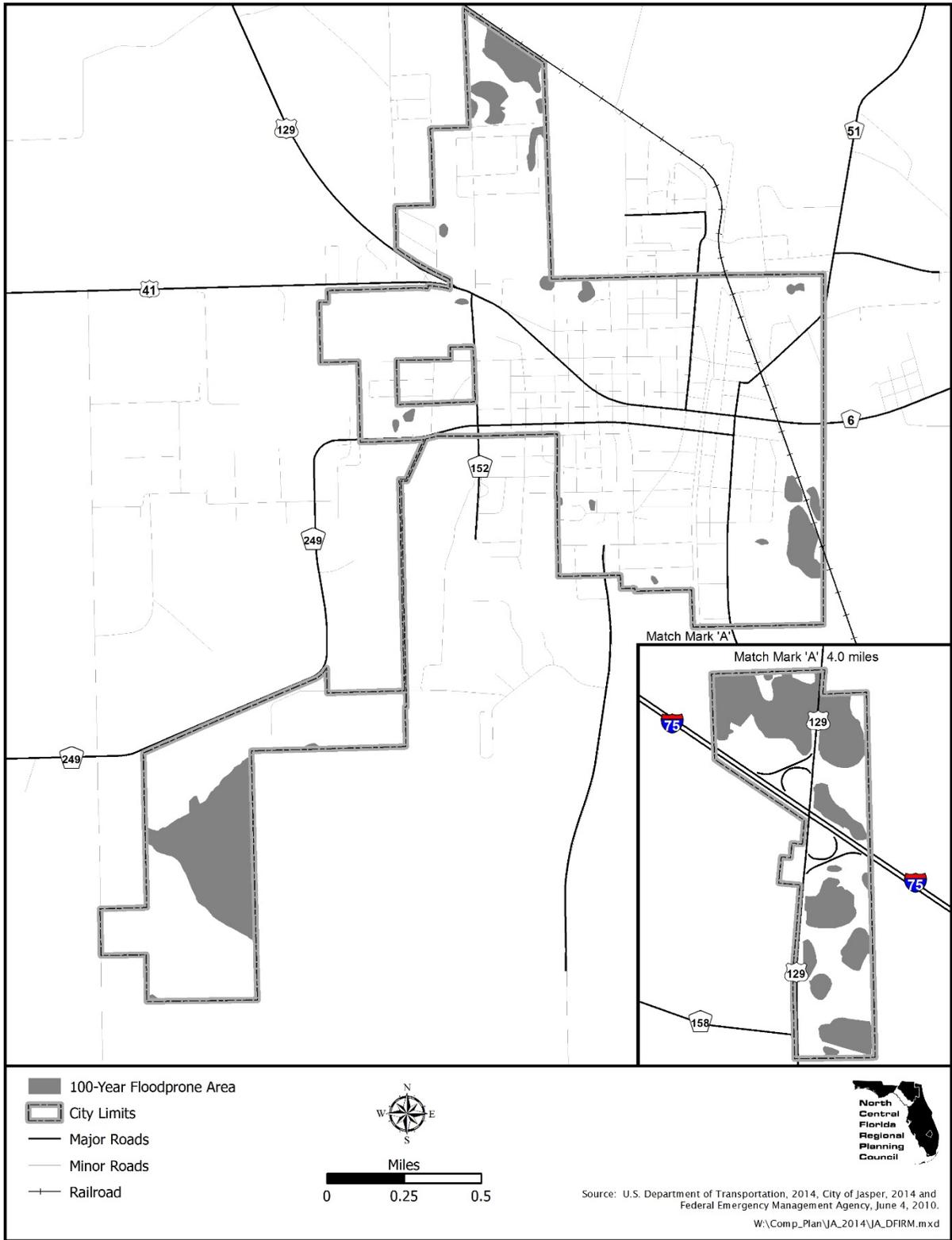
TRANSPORTATION: PEDESTRIAN AND URBAN BIKE TRAIL MAP



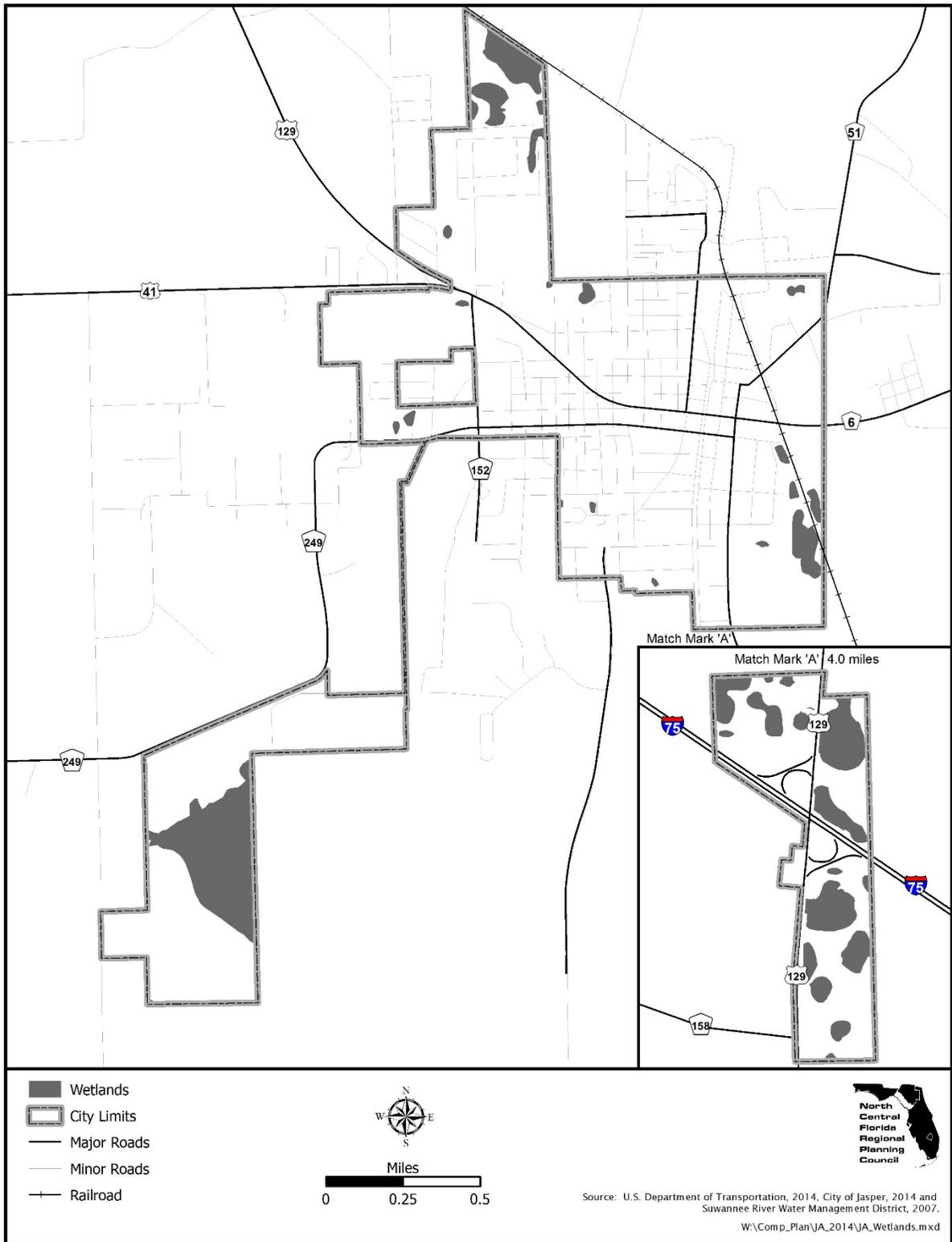
HISTORIC RESOURCES MAP



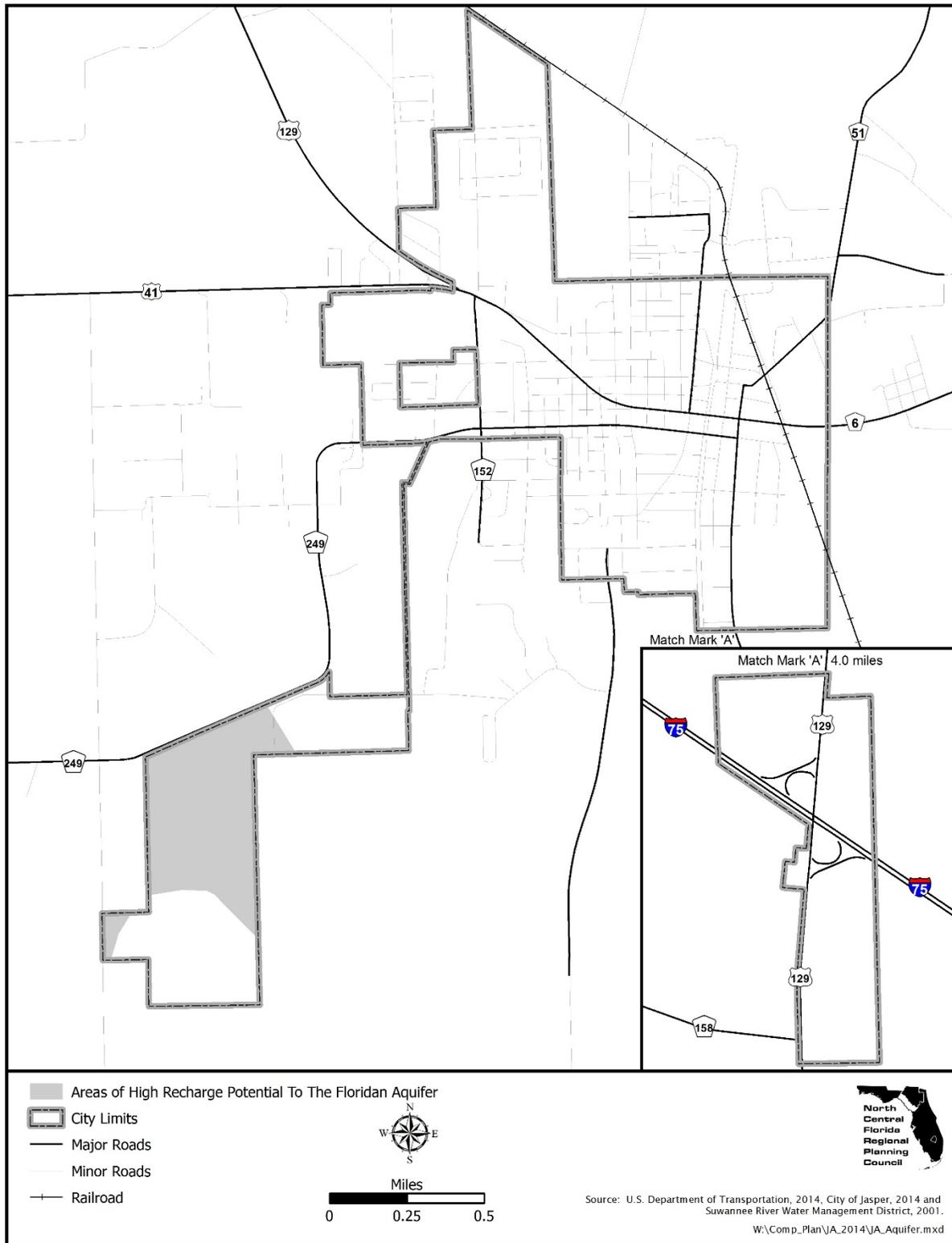
FLOOD PRONE AREAS MAP



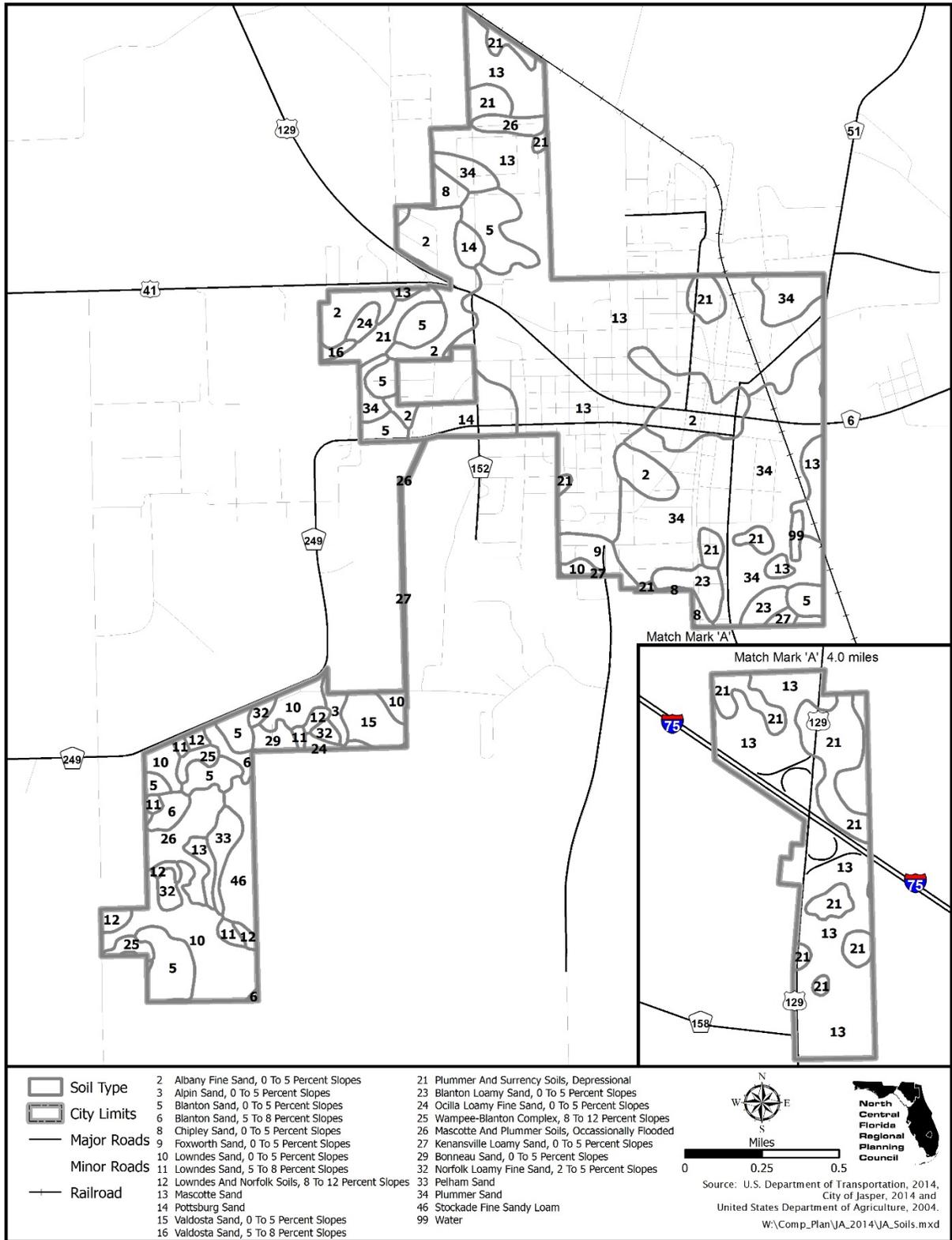
WETLANDS MAP



AQUIFER RECHARGE AND PROTECTION AREAS MAP



SOIL ASSOCIATIONS MAP



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