

CITY OF LAKE CITY

COMPREHENSIVE PLAN

Adopted

June 3, 1991 by Ordinance No. 91-688

Amended

December 21, 1992 by Ordinance No. 92-726

November 1, 1999 by Ordinance No. 99-854

July 18, 2005 by Ordinance No. 05-1019

July 18, 2005 by Ordinance No. 05-1020

July 18, 2005 by Ordinance No. 05-1021

April 16, 2007 by Ordinance No. 06-1073

April 20, 2009 by Ordinance No. 08-1158

February 2, 2009 by Ordinance No. 09-1176

December 7, 2015 by Ordinance No. 15-2063

May 20, 2019 by Ordinance No. 19-2104

February 1, 2021 by Ordinance No. 20-2167

March 1, 2021 by Ordinance No. 20-2173

December 6, 2021 by Ordinance No. 21-2206

CITY OF LAKE CITY

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

Property Rights Element

Prepared for
City Council

Prepared by
Local Planning Agency

With Assistance from
North Central Florida Regional Planning Council
2009 N.W. 67th Place
Gainesville, FL 32653
352.955.2200

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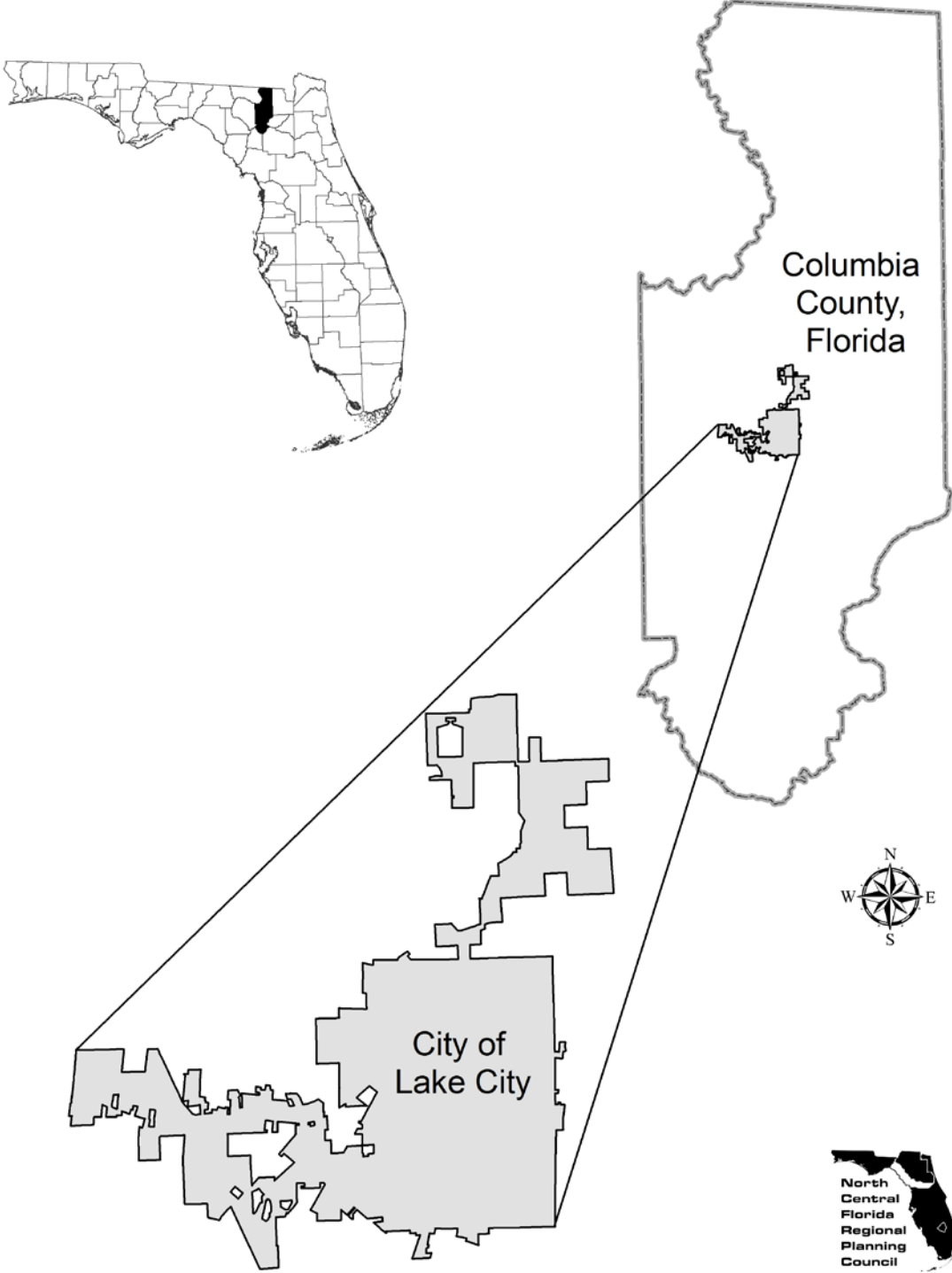
INTRODUCTION

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

GENERAL AND HISTORICAL SETTING OF THE CITY

The City is approximately 12.23 square miles or 7,842 acres in area. The City is located in the central portion of Columbia County.

General Location Map



I

FUTURE LAND USE ELEMENT

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FUTURE LAND USE ELEMENT

INTRODUCTION

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

The following goal, objectives and policies provide for distribution of future land use, as well as, guidance for such future land use. The focal point around which this Future Land Use Element is centered is the City as a designated urban development area and the uses and density of such uses within this designated area.

GOAL, OBJECTIVES AND POLICIES

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

OBJECTIVE I.1 The City Concurrency Management System shall make available or schedule for availability the public facilities for future growth and urban development as development occurs in order to provide for urban densities and intensities within the City.

Policy I.1.1 The location of higher density residential, high intensity commercial and heavy industrial uses shall be directed to areas adjacent to arterial or collector roads, identified on the Future Traffic Circulation Map, where public facilities are available to support such higher density or intensity.

Policy I.1.2 The land development regulations of the City shall be based on and be consistent with the following land use classifications and corresponding standards for densities and intensities and shall establish the following floor area ratio(s) to be applied to each classification of land use:

AGRICULTURAL

Agriculturally classified lands are lands which are predominately used for crop cultivation, livestock, specialty farms, silviculture and dwelling units. In addition, the processing, storage and sale of agricultural products and commodities which are not raised on the premises, riding or boarding stables, commercial kennels, veterinary clinics and animal shelters, group homes, child care centers, home occupations, private clubs and lodges, off-site signs, cemeteries and crematories, and other similar uses compatible with agricultural uses may be approved as special exceptions and be subject to an intensity of less than or equal to 1.0 floor area ratio.

Agricultural density shall be limited to less than or equal to 1 dwelling unit per 10 acres.

CONSERVATION

Lands classified as conservation use are lands devoted to the conservation of the unique natural functions within these lands.

Conservation uses shall be limited to public access, native vegetative community restoration, and residential and non-residential uses necessary to manage such conservation lands (i.e., ranger stations, research stations and park amenities).

PUBLIC

Lands classified as public consist of public buildings and grounds, other public facilities (including sewer facilities, solid waste facilities, drainage facilities and potable water facilities), public health facilities, and educational uses.

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

RECREATION

Lands classified as recreation use consist of areas used for user based and resource based recreation uses.

Recreation uses shall be limited to an intensity of less than or equal to 0.25 floor area ratio.

RESIDENTIAL

Residential use classifications provide locations for dwelling units at low, moderate medium, and high density within the City as defined within this Comprehensive Plan. Public, charter, and private elementary and middle schools are permitted within low and moderate density residential land use classifications. Public, charter, and private elementary, middle schools and high schools are permitted in medium and high density residential land use classifications. In addition, churches and other houses of worship, golf courses, country clubs, racquet and tennis clubs, cemeteries and mausoleums, private clubs and lodges, home occupations, child care centers, group homes, commercial greenhouses and plant nurseries, and other similar uses compatible with residential uses may be approved as special exceptions and be subject to an intensity of less than or equal to 0.50 floor area ratio.

Where a lot, parcel or development is located within more than one residential density category the permitted density shall be calculated separately for each portion of land within the separate density categories.

Residential low density shall be limited to a density of less than or equal to 2.0 dwelling units per acre.

Residential moderate density shall be limited to a density of less than or equal to 4.0 dwelling units per acre.

Residential medium density shall be limited to a density of less than or equal to 8.0 dwelling units per acre.

The medium density residential use classification can also provide location for professional and business activities along arterial and collector streets in transitional areas buffering residential neighborhoods from intensive non-residential areas and such activities shall be limited to an intensity of 1.0 floor area ratio.

Residential high density shall be limited to a density of less than or equal to 20.0 dwelling units per acre.

COMMERCIAL

Lands classified as commercial use 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, off-site 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 objective, and 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 0.25 floor area ratio except within the (CG) Commercial, General, (CI) Commercial, Intensive, (C-CBD) Commercial-Central Business District and (CHI) Commercial, Highway Interchange districts being subject to an intensity of less than or equal to 1.0 floor area ratio.

(CN) Commercial, Neighborhood uses shall be limited to an intensity of less than or equal to 0.25 floor area ratio. (CG) Commercial, General, (CI) Commercial, Intensive, (C-CBD) Commercial-Central Business District and (CHI) Commercial, Highway Interchange districts shall be limited to an intensity of less than or equal to 1.0 floor area ratio.

INDUSTRIAL

Lands classified as industrial consist of areas used for the manufacturing, assembly, processing, or storage of products, as well as public, charter and private schools teaching industrial arts curriculum. In addition, off site signs, truck stops and automobile service stations, and other similar uses compatible with industrial uses may be approved as special exceptions.

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

MIXED USE

The mixed use land use classification is appropriate in locations where central water and wastewater facilities are available or planned to be available and shall be along arterial or collector roads where adequate capacity is available to meet the impacts of the proposed development as defined in the Concurrency Management System.

The purpose of the mixed use land use classification is to allow for development of an integrated mix of uses and to provide for the expansion of the City's economic base, while providing for affordable workforce housing opportunities in close proximity to places of employment.

A mixed use land use classification shall be comprised of non-residential, residential and open space/conservation uses as follows:

USES	MINIMUM %	MAXIMUM %
Non-Residential	50	85
Residential	5	40
Open Space	10	

The minimum and maximum percentages identified above shall be based on gross acreage of any proposed mixed use land use classification.

Non-Residential

Non-residential uses within the mixed use land use classifications may include the following; Light or Heavy Industrial, General Commercial, Office, Public Facilities or Infrastructure. Within the non-residential component of the Mixed Use land use classification, a minimum of fifty percent shall be industrial. Non-residential uses shall be limited to an intensity of no more than 1.0 floor area ratio.

Residential

Housing options may include single family detached and attached units to multi-family units. Residential density shall not exceed ten dwelling units per acre based on gross acreage of the overall residential portion of the proposed mixed use land use classification. The clustering of residential units and housing types is permitted and desired in order to maximize open space and to make efficient use of infrastructure as long as the overall gross density of ten dwelling units per acre is not exceeded.

Open Space

Open space may include wetlands, upland buffers, passive recreational or landscape areas or linear open space, which may include such features as walkways, bike paths, plazas or other similar amenities. At least ten percent of the required open space shall be uplands. One-half of the required upland open space shall be useable for residents and employees of said development.

Development Standards

Central potable water and wastewater utilities can be provided by a public or private entity. Should central potable water and wastewater utilities not be available to the site at the time of a development permit being issued, then the development shall be limited to densities that prevent degradation of groundwater quality, as follows;

1. Non-residential uses are limited to those as specifically listed as principal uses and structures within the Commercial General and Industrial, Light and Warehousing zoning districts as defined within the Land Development Regulations;
2. Residential density does not exceed an overall gross density of two dwelling units per acre; and
3. The disposal of industrial, hazardous or toxic waste into septic tanks is prohibited in accordance with Chapter 381, Florida Statutes, as amended.

Where the installation, use and proper maintenance of technologically advanced wastewater treatment or septic systems are shown to be effective in maintaining groundwater quality, higher intensities and densities may be permitted.

The mixed use land use classification shall not be allowed in areas identified as environmentally sensitive area.

All development shall have access to paved roads. All internal roads shall be paved to City standards. Primary ingress/egress from the development area to external roadways shall be required to be improved in accordance to City standards, and centralized in order to minimize the number of access points to external roadways.

Residential and non-residential portions of the development shall be linked internal to the development by streets, sidewalks, and in some cases by separate systems of pedestrian, bike and/or golf cart paths.

All development shall comply with all other applicable requirements of this Comprehensive Plan and the Land Development Regulations.

Policy I.1.3 The City shall continue to allocate amounts and types of land uses for residential, commercial, industrial, public, and recreation to meet the needs of the existing and projected future populations and to locate urban land uses in a manner where public facilities may be provided to serve such urban land uses. (Urban land uses shall be herein defined as residential, commercial and industrial land use categories).

Policy I.1.4 The City shall continue to limit the designation of residential, commercial and industrial lands depicted on the Future Land Use Plan map to acreage which can be reasonably expected to develop by the year 2025.

Policy I.1.5 The City shall continue to provide for a neighborhood commercial district to provide small scale retail and service establishments which will serve the convenience needs of adjacent areas. Neighborhood commercial activities are not shown on the Future Land Use Plan Map; rather, these commercial activities should be accommodated throughout the City as market forces determine the need according to the following criteria:

1. Neighborhood commercial activities are intended to be oriented to and compatible with the area to be served. Such activities shall include retail commercial outlets for the sale of food, hardware or drugs, and service establishments such as barber or beauty shops, shoe repair shops, and self-service laundries or dry cleaners. In addition, automotive service stations, child care centers and financial institutions and similar uses compatible neighborhood commercial uses may be allowed as special exceptions and be subject to an intensity of less than or equal to 0.25 floor area ratio;
2. Neighborhood commercial activities shall be located on an arterial or collector road;
3. Floor area for each individual outlet or establishment shall not exceed 5,000 square feet; and
4. Sale, display, preparation and storage shall be conducted completely within an enclosed building and no more than 20 percent of the floor area shall be devoted to storage.
5. Neighborhood commercial uses shall be limited to an intensity of less than or equal to 0.25 floor area ratio.

Policy I.1.6 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 concurrent with the development of the school;
3. There are no significant environmental constraints that would preclude development of an educational facility on the site;
4. There will be no adverse impacts on archaeological or historic sites or structures listed on the State of Florida Historic Master Site File, which are located on the site;
5. The proposed location is well drained and soils are suitable for development or are adaptable for development and outdoor educational purposes with drainage improvements;
6. The proposed site can accommodate the required parking and circulation of vehicles on the site; and
7. Where feasible, the proposed site is so located to allow for co-location with parks, libraries and community centers.

Policy I.1.7

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 City's land development regulations.

OBJECTIVE I.2

The City shall adopt performance standards which regulate the location of land development consistent with topography and soil conditions and the availability of facilities and services.

Policy I.2.1

The City shall restrict development within unsuitable areas due to flooding, improper drainage, steep slopes, rock formations and adverse earth formations by the following design standards for arrangement of development:

1. Streets shall be related appropriately to the topography. All streets shall be arranged so as to obtain as many as possible building sites at or above the grades of the streets. Grades of streets shall conform as closely as possible to the original topography. A combination of steep grades and curves shall be avoided.
2. Local streets shall be laid out to discourage use by through traffic, to permit efficient drainage and utility systems and to require the minimum number of streets necessary to provide convenient and safe access to property.
3. The rigid rectangular gridiron street pattern need not necessarily be adhered to, and the use of curvilinear streets, cul-de-sacs, or U-shaped streets shall be encouraged where such use will result in a more desirable layout.

4. Proposed streets shall be extended to the boundary lines of the tract to be subdivided, unless prevented by topography or other physical conditions, or unless, in the opinion of the City Council, such extension is not necessary or desirable for the coordination of the layout or the most advantageous future development of adjacent tracts.

OBJECTIVE I.3 The City shall require that all proposed development be approved only where the public facilities meet or exceed the adopted level of service standard.

Policy I.3.1 The City shall limit the issuance of development orders and permits to areas where the adopted level of service standards for the provision of public facilities found within the Comprehensive Plan are maintained. This provision also includes areas where development orders were issued prior to the adoption of the Comprehensive Plan.

OBJECTIVE I.4 The City shall continue to include provisions for Planned Residential Development regulations. A Planned Residential Development (PRD) is:

1. A concept which requires land to be under unified control, planned and developed as a whole in a single development or in an approved, programmed series of developments for dwelling units and related uses and facilities;
2. A plan which, when adopted, becomes the land development regulations for the land to which it is applied;
3. Inclusive of principal and accessory structures substantially related to the character of the development itself and the surrounding area of which it is a part; and
4. A concept which, when implemented, allows for development according to comprehensive and detailed plans that include streets, utilities, building sites and the like and site plans and elevations for all buildings as intended to be located, constructed, used, and related to each other.

It also includes detailed plans for other uses and the improvements on the land as related to the buildings.

Policy I.4.1 The City's land development regulations shall continue to contain specific and detailed provisions to manage future growth and development to implement the Comprehensive Plan which shall contain at a minimum the following provisions to:

1. Regulate the subdivision of land;
2. Regulate the use of land and water consistent with this Element to maintain the compatibility of adjacent land uses and provide for open space;
3. Protect environmentally sensitive lands identified within the Conservation Element;
4. Regulate areas subject to seasonal and periodic flooding and provide for drainage and stormwater management;
5. Protect potable water wellfields and aquifer recharge areas;
6. Regulate signage;
7. Provide safe and convenient onsite traffic flow and vehicle parking needs; and

8. Provide that development orders and permits shall not be issued which result in a reduction of the level of service standards adopted in this Comprehensive Plan.

OBJECTIVE I.5 The City shall continue to limit the extension of public facility geographic service areas to the adjacent urban development area, except that water line extensions may be made outside such designated urban development area to address public health and safety concerns associated with groundwater contamination and water and sewer line extensions may be made to public land uses located outside such designated urban development area. The boundary of this designated urban development area is depicted within the Future Land Use Map Series of this Comprehensive Plan.

Policy I.5.1 The City shall adopt as part of its utility policies and programs a provision whereby any extension of public facility geographic service areas into surrounding unincorporated areas shall be limited to the adjacent designated urban development areas as identified within the Future Land Use Map Series of this Comprehensive Plan except that water line extensions may be made outside such boundary to address public health and safety concerns associated with groundwater contamination and water and sewer line extensions may be made to public land uses located outside of such designated urban development area. The City shall condition the extension of public facilities for residential uses to the adjacent unincorporated urban development area on first providing these facilities and services for the majority of the residents within the City which are not currently being served.

Policy I.5.2 The City shall allow electrical substations as a permitted use by right within all land use classifications, except Conservation future land use category and any Historic Preservation Overlay district as depicted on the Future Land Use Plan Map. New distribution electric substations should be constructed to the maximum extent practicable, to achieve compatibility with adjacent and surrounding land uses. The following standards intended to balance the need for electricity with land use compatibility shall apply to new distribution electric substations.

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

OBJECTIVE I.6 The City shall continue to include within the portion regarding the report and recommendation of the Planning and Zoning Board on amendments to such regulations, that such report shall address whether the proposed amendment will be a deterrent to the improvement or development of adjacent land uses and it shall be concluded by the local governing body, based upon such report and prior to approval of the amendment, that the granting of the amendment will not adversely impact adjacent land uses.

- Policy I.6.1 The City shall continue to permit mining activity as a special exception within areas designated on the Future Land Use Plan map as industrial.
- Policy I.6.2 The City shall continue to include provisions for drainage, stormwater management, open space and safe and convenient on site traffic flow including the provisions of needed vehicle parking for all development.
- Policy I.6.3 The City shall continue to limit the intensity of development by requiring that the length of lots does not exceed three times the width of lots for the location of dwelling units.
- Policy I.6.4 The City shall participate in the National Flood Insurance Program and regulate development and the installation of utilities in flood hazard areas in conformance with the programs requirements.
- Policy I.6.5 The City shall continue to require that where a commercial or industrial use is erected or expanded on land abutting a residential district, then the proposed use shall provide a landscaped buffer. A masonry or wood opaque structure may be substituted for the planted buffer.
- OBJECTIVE I.7 The City shall identify and designate blighted areas which are feasible for redevelopment or renewal, through the updating of the housing condition survey based upon information as available from the University of Florida, Shimberg Center for Affordable Housing.
- Policy I.7.1 The City shall request federal and state funds to redevelop and renew any identified blighted areas, where the City finds there is a competitive feasibility to receive such funding.
- OBJECTIVE I.8 The City shall reduce inconsistencies in land uses with the provisions of this Comprehensive Plan through the establishment of such inconsistencies as non-conforming land uses.
- Policy I.8.1 The land development regulations of the City shall include the following provisions for nonconforming lots, structures and uses of land or structures:
1. Nonconforming lots of record shall be recognized within any zoning district in which single family dwellings are permitted. A single family dwelling may be erected, expanded, or altered on any single lot of record. Such lots must be in separate ownership and not of continuous frontage with other lots in the same ownership.
 2. Nonconforming uses of land shall be recognized where the lawful use of land exists which is not permitted by the land development regulations, such use may be continued, so long as it remains otherwise lawful, subject to limitation concerning enlargement, movement, discontinuance, and structural addition.
 3. Nonconforming structures shall be recognized where a structure exists lawfully that would not be permitted to be built under the land development regulations by reason of restrictions on requirements other than use concerning the structure, such structure may be continued so long as it remains otherwise lawful, subject to limitations concerning provisions addressing enlargement or alteration, destruction, and movement.

OBJECTIVE I.9 The City shall continue to use a Historic Preservation Agency appointed by the City Council to assist the City Council with the designation of historic landmarks and landmark sites or historic districts within the City based upon criteria utilized for the National Register of Historic Places and the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. The Historic Preservation Agency shall review applications for historic designation and after conducting a duly noticed public hearing shall make a recommendation to the City Council based upon the criteria stated in the maintenance and reuses of historical structures policy contained within the Future Land Use Element of the Comprehensive Plan.

Policy I.9.1 The City shall continue to establish criteria for designating historic structures and sites and further, establish guidelines for the maintenance and adaptive reuse of historic structures and sites.

Policy I.9.2 The City shall maintain a listing of all known prehistoric and historic sites within the City. This list shall be provided within the Land Development Regulations and shall be updated by the Planning and Zoning Board, as provided within said regulations.

OBJECTIVE I.10 The City shall protect natural resources and environmentally sensitive lands (including but not limited to wetlands and floodplains). For the purposes of this Comprehensive Plan "wetlands" means those areas that are inundated or saturated by surface water or groundwater at a frequency and a duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soils. Soils present in wetlands generally are classified as hydric or alluvial, or possess characteristics that are associated with reducing soil conditions. The prevalent vegetation in wetlands generally consists of facultative or obligate hydrophytic macrophytes that are typically adapted to areas having soil conditions described above. These species, due to morphological, physiological or reproductive adaptations, have the ability to grow, reproduce or persist in aquatic environments or anaerobic soil conditions. Florida wetlands generally include swamps, marshes, bayheads, bogs, cypress domes and strands, sloughs, wet prairies, riverine swamps and marshes, hydric seepage slopes, tidal marshes, mangrove swamps and other similar areas. Florida wetlands generally do not include longleaf or slash pine flatwoods with an understory dominated by saw palmetto.

Policy I.10.1 The City shall protect public potable water supply wells by prohibiting:

1. Land uses which require or involve storage, use or manufacture of regulated materials as defined by Chapter 38F-41, Florida Administrative Code, in effect upon adoption of this Objective; Code of Federal Regulations, Title 40, Part 302 and 355 and Title 49, Part 172, in effect upon adoption of this Comprehensive Plan;
2. Landfills;
3. Facilities of bulk storage, agricultural chemicals;
4. Petroleum products;
5. Hazardous toxic and medical waste;
6. Feedlots or other animal facilities;
7. Wastewater treatment plants and percolation ponds; and

8. Mines, and excavation of waterways or drainage facilities which intersect the water table, within a 300-foot radius around the water well designated by this Comprehensive Plan as a wellfield protection area.

In addition, no transportation of such regulated materials shall be allowed in the wellfield protection area, except through traffic.

Policy I.10.2 The City shall prohibit the location of any structure within a wetland, other than permitted docks, piers, or walkways, except as permitted within the wetland policy contained within the Conservation Element of this Comprehensive Plan.

OBJECTIVE I.11 The City shall establish a process for coordination with agencies responsible for the implementation of any regional resource planning and management plan prepared pursuant to Chapter 380, Florida Statutes, as amended.

Policy I.11.1 The City shall continue to require that all proposed development which is subject to the provisions of any regional resource planning and management plan shall be consistent with such plan and that proposed development be reviewed for such consistency during the development review process.

OBJECTIVE I.12 The City shall coordinate review of all proposed subdivision plats with the Water Management District for subdivisions proposed within the drainage basin of any designated priority water body to provide the Water Management District an opportunity to review such subdivision to determine if the plat is consistent with any approved management plans within that basin.

Policy I.12.1 The City shall continue to require the developer to submit development plans for all proposed subdivision plats within the drainage basin of any designated priority water body shall be submitted to the Water Management District for review and comment as to the consistency of the proposed development with any approved management plans within such basin prior to development review by the City.

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TRANSPORTATION ELEMENT

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II TRAFFIC ELEMENT

INTRODUCTION

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

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

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

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

GOAL, OBJECTIVES AND POLICIES

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

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

Policy II.1.1 Establish the Service Standards as noted below at peak hour for the following roadway segments within the City as defined within the most recent version of the Florida Department of Transportation Quality/Level of Service Handbook.

ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	SEGMENT DISTANCE (IN MILES)	LEVEL OF SERVICE
1	U.S. 90 / S.R. 10 From Turner Road to Lake City Avenue.	2-D	Arterial I	Transition	0.54	D
2	U.S. 90 / S.R. 10 From Lake City Avenue to C.R. 252.	4-D	Arterial I	Transition	0.28	D
3	U.S. 90 / Duval St. From C.R. 252 to I-75.	4-D	Arterial I	Transition	0.50	D
4	U.S. 90 / Duval St. From I-75 to SW Bascom	6-D	Arterial I	Transition	0.90	D
5	U.S. 90 / Duval St. From SW Bascom to S.R. 247.	6-D	Arterial I	Transition	0.53	D
6	U.S. 90 / Duval St. From S.R. 247 to Baya Avenue	6-D	Arterial I	Transition	1.13	D
7	U.S. 90 / Duval St. From Baya Avenue to U.S. 41	4-D	Arterial I	Transition	0.75	D
8	U.S. 90 / Duval St. From U.S. 41 to U.S. 441	4-D	Arterial I	Transition	0.14	C
9	U.S. 90 / Duval St. From U.S. 441 to Colburn Avenue	4-D	Arterial I	Transition	1.03	C
10	U.S. 41 / 1st St. From City south limits to U.S. 90 / Duval St.	4-D	Principal Arterial	Urban	1.94	D
11	U.S. 41 / 1st St. From U.S. 90 / Duval St. to City north limits.	4-D	Principal Arterial	Urban	1.20	C
12	U.S. 441 / Marion St. From City south limits to S.R. 10A / Baya Ave.	2-D	Principal Arterial	Urban	1.51	D
13	U.S. 441 / Marion St. From S.R. 10A / Baya Ave. to U.S. 90 / Duval St.	2-U	Principal Arterial	Urban	0.43	D

ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	SEGMENT DISTANCE (IN MILES)	LEVEL OF SERVICE
14	U.S. 441 / Marion St. From U.S. 90 / Duval St. to City north limits.	2-U	Principal Arterial	Urban	1.06	D
15	I-75 From S.R. 247 to U.S. 90.	6-D	Intrastate Highway System	Urban	1.14	C
16	I-75 From U.S. 90 to CSX Railroad.	6-D	Intrastate Highway System	Urban	1.88	C
17	S.R. 10A / Baya Ave. From U.S. 90 / Duval St. to U.S. 41 / 1st St.	4-D	Principal Arterial	Urban	0.84	D
18	S.R. 10A / Baya Ave. From U.S. 41 / 1st St. to City east limits.	4-D	Principal Arterial	Urban	1.17	D
19	S.R. 47 From City to U.S. 41 / 1st St.	4-D	Minor Arterial	Urban	0.68	D
20	S.R. 247 From City west limits to U.S. 90 / S.R. 10.	2-U	Minor Arterial	Urban	0.42	D
21	C.R. 250 / N.W. Lake Jeffery Rd. From City west limits to U.S. 90 / Duval St.	2-U	Urban Collector	Urban	0.98	D
22	C.R. 100A / N.W. Bascom Norris Dr. From U.S. 41 / 1st St. to U.S. 441 / S.R. 47.	2-U	Urban Collector	Urban	0.36	D
23	C.R. 100 A / N.E. Bascom Norris Dr. From U.S. 441 / S.R. 47 to U.S. 90 / Duval St.	2-U	Urban Collector	Urban	2.61	D
24	Washington St. From N.W. Lake Jeffery Rd. to Patterson St.	2-U	Urban Collector	Urban	1.40	D
25	Washington St. From Patterson St. to C.R. 100A.	2-U	Urban Collector	Urban	1.26	D
26	Patterson St. From Washington St. to U.S. 90 / Duval St.	2-U	Urban Collector	Urban	0.38	D

ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	SEGMENT DISTANCE (IN MILES)	LEVEL OF SERVICE
27	Ermine St. From U.S. 90 / Duval St. to S.R. 10A / Baya Ave.	2-U	Urban Collector	Urban	0.40	D
28	McFarlane Ave. / Malone St. From S.R. 10A / Baya Ave. to U.S. 41 / 1st St.	2-U	Urban Collector	Urban	1.90	D
29	Long St. From C.R. 250 to U.S. 441.	2-U	Urban Collector	Urban	0.70	D
30	C.R. 341 / Sisters Welcome Road From City south limits to U.S. 90 / S.R. 10.	2-U	Urban Collector	Urban	0.90	D
31	Gwen Lake Blvd. From U.S. 90 / Duval St. to end of pavement.	2-U	Urban Collector	Urban	1.06	D

D - Divided roadway.

U - Undivided roadway.

Policy II.1.2. The City shall control the number and frequency of connections and access points of driveways and roads to arterials and collectors by requiring access points for state roads to be in conformance with Chapter 14-96 and 14-97, Florida Administrative Code, and the following requirements for non-state roads:

1. Permitting 1 access point for ingress and egress purposes to a single property or development;
2. Permitting 2 access points if the minimum distance between the two access points exceeds 20 feet;
3. Permitting 3 access points if the minimum distance between each access point is at least 100 feet; or
4. Permitting more than 3 access points where a minimum distance of 1,000 feet is maintained between each access point.

Policy II.1.3. The City shall continue to require development to provide safe and convenient on-site traffic flow, which includes the provision for vehicle parking.

Policy II.1.4. The City shall continue to require any development which is required to provide a site plan or any development requiring platting, include requirements for additional right-of-way width for bicycle and pedestrian ways to be provided for all proposed collector and arterial roadways, as integrated or parallel transportation facilities.

- Policy II.1.5 In accordance with Section 163.3180(5)(h)1.c. and 163.3180(5)(h)2. Florida Statutes, as amended, the City shall provide a means by which the landowner will be assessed a proportionate share of the cost of providing the transportation facilities necessary to serve the proposed development. However, the landowner shall not be held responsible for contributing to deficient transportation facilities.
- OBJECTIVE II.2 The City shall require that all traffic circulation system improvements be consistent with the land uses shown on the future land use plan map, limiting higher density and higher intensity land use locations to be adjacent to collector or arterial roads, as identified on the Future Traffic Circulation Map.
- Policy II.2.1 The City shall, as part of the capital improvement scheduling of roadway improvements, review all proposed roadway improvements to determine if such improvement will further the direction of the Future Land Use Plan Element. Where the roadway is operated and maintained by another jurisdictional authority, the City shall notify such jurisdiction, in writing, if any identified roadway improvement plan is not consistent with the provisions of the Future Land Use Plan Element.
- OBJECTIVE II.3 The City shall coordinate its traffic circulation planning efforts with the Florida Department of Transportation for consistency with the Department's Five-Year Transportation Plan.
- Policy II.3.1 The City shall, during the capital improvements planning process, review all proposed roadway improvements for consistency with the Florida Department of Transportation's Five-Year Transportation Plan.
- OBJECTIVE II.4 The City shall provide for the protection of existing and future right-of-ways from building encroachment by establishing right-of-way setback requirements for all structures along new or realigned collector and arterial roadways to be provided for by the developer or purchased as right-of-way.
- Policy II.4.1 The City shall maintain provisions which require all structures along new or realigned collector or arterial roadways to provide additional setbacks for the future need of additional right-of-way. Such right-of-way shall be provided by the developer of the land as part of the development review process or shall be purchased by the agency improving the road.
- Policy II.4.2 Properties under the same ownership or those consolidated for development shall be treated as one property for the purposes of access management and shall not receive the maximum potential number of access points for that frontage indicated under minimum access spacing standards.
- Policy II.4.3 Large commercial developments shall be required to provide and/or extend nearby local and collector streets and provide street connections with surrounding residential areas so residents may access the development without traveling on arterial streets.
- Policy II.4.4 Shopping centers shall be required to provide a unified access and circulation plan and require any out parcels to obtain access from the unified access and circulation system.
- Policy II.4.5 Existing lots unable to meet the access spacing standards for arterials shall obtain access from platted side streets, parallel streets, service roads, joint and cross-access or the provision of easements.

- Policy II.4.6 Adequate corner clearance shall be maintained at crossroad intersections with arterials.
- Policy II.4.7 The City shall encourage cross-access connections easements and joint driveways, where available and economically feasible.

III

HOUSING ELEMENT

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III
HOUSING ELEMENT

INTRODUCTION

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

This plan element of the Comprehensive Plan of the City establishes a guide for the City to follow in addressing the housing needs of the incorporated area of the City. The Housing Element addresses the main goal for housing within the City through the year 2025, as well as, measurable objectives which are established to meet the housing goal of the City. In addition, each objective is followed by one or more corresponding policies to provide guidance and direction towards the accomplishment of the objective.

GOAL, OBJECTIVES AND POLICIES

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

OBJECTIVE III.1 The City shall designate at least 10 percent of residential areas for affordable housing, for the existing and anticipated population

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

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

OBJECTIVE III.2 The City shall continue to promote the maintenance of a safe and sanitary housing stock and the elimination of substandard housing conditions, as well as the establishment of provisions for the structural and aesthetic improvement of housing by including a hazardous building code within the City's land development regulations.

Policy III.2.1 The City shall continue to address the quality of housing and stabilization of neighborhoods through the provision of a hazardous building code within the adopted land development regulations.

Policy III.2.2 The City shall apply for federal and state housing assistance when the City can meet the eligibility requirements to receive a program award. In the case of assistance programs which use a scoring system based upon U.S. Bureau of Census data as a factor in determining award, such data shall be reviewed by City staff and a determination shall be made as to the probability of program award prior to application. Where such raw scores provide a low probability of funding, the City may decline to apply for such assistance program until such time as the raw scores improve the City's standing for award.

- Policy III.2.3 The City shall include historic sites and structures preservation regulations within the adopted land development regulations, which address the identification and improvement of historically significant housing by establishing a historic preservation agency, which is charged with the surveying and inventorying of historic buildings and sites. Upon the designation of such sites and structures the historic preservation agency shall regulate alterations, demolitions, relocation and new construction for the designated property.
- OBJECTIVE III.3 The City shall make available site opportunities for extremely low-, very low, low-and moderate-income families and mobile homes by permitting mobile homes, as mobile home parks or on individual lots consistent with Chapter 320.8585(5) and Chapter 553.38(2), Florida Statutes, as amended, for the creation and/or preservation of affordable housing.
- Policy III.3.1 The City's Local Planning Agency shall request representatives of the private and non-profit housing industry to assist with the preparation of plans and programs for the development of housing for extremely low-, very low, and low-and moderate-income persons in order to create and/or preserve affordable housing.
- Policy III.3.2 The City shall provide for the location of manufactured housing developments and standards for manufactured housing installation, for extremely low-, very low, and low-and moderate-income persons.
- OBJECTIVE III.4 The City shall continue to facilitate the provision of group homes such as long-term residential care facilities or foster care facilities, as licensed or funded by the Florida Department of Children and Families, and adult congregate living facilities as licensed by the Agency for Health Care Administration within residential areas or areas of residential character. The term community residential home shall include long-term residential care facilities licensed by the Florida Department of Children and Families and adult congregate living facilities licensed by the Agency for Health Care Administration.
- Policy III.4.1 The City shall establish standards for the location of foster care or group home facilities licensed or funded by the Florida Department of Children and Families within residential areas by number of clients to be served, length of client stay, and intensity of services or treatment provided. The term community residential home shall include long-term residential care facilities licensed by the Florida Department of Children and Families and adult congregate living facilities licensed by the Agency for Health Care Administration.
- Policy III.4.2 The City shall permit homes of six or fewer residents which otherwise meet the definition of a community residential home as provided in Chapter 419, Florida Statutes, as amended, as a single-family noncommercial use to be allowed in all residential land use districts provided that such homes shall not be located within a radius of 1,000 feet of another existing home with six or fewer residents.
- Policy III.4.3 The City shall permit homes of more than six residents which meet the definition of a community residential home as provided in Chapter 419, Florida Statutes, as amended, within medium and high density residential land use categories based upon the following criteria:
1. The City shall approve the siting of a community residential home, unless the City determines that the siting of the home at the site selected:

- a. Does not meet applicable licensing criteria established and determined by the Florida Department of Children and Families and Agency for Health Care Administration, including requirements that the home be located to assure the safe care and supervision of all clients in the home;
- b. Would result in such a concentration of community residential homes in the area in proximity to the site selected, or would result in a combination of such homes with other residences in the community, such that the nature and character of the area would be substantially altered. (A home that would be located within a radius of 1,200 feet of another existing community residential home shall be considered to be an over-concentration of such homes that substantially alters the nature and character of the area. A home that would be located within a radius of 500 feet of a low- or moderate-density residential land use category shall be considered to substantially alter the nature and character of the area).

OBJECTIVE III.5 The City shall continue to improve programs for the removal of blight and unsafe structures through the implementation of hazardous building regulations consistent with Chapter 553 (Building Construction Standards), Florida Statutes, as amended.

Policy III.5.1 The City shall continue to enforce a hazardous building code consistent with Chapter 553 (Building Construction Standards), Florida Statutes, as amended, which shall require the rehabilitation or demolition and clearance of housing and other structures which pose a threat to public safety.

- 1. The hazardous building code, consistent with Chapter 553 (Building Construction Standards), Florida Statutes, as amended, shall be remedial and shall be constructed to secure the beneficial interest and purposes which are public safety, health and general welfare through provisions dealing with structural strength, stability, sanitation, adequate light and ventilation, and safety to life and property from fire and other hazardous incident to the construction alteration, repair, removal, demolition, use and occupancy of building, structure or premises;
- 2. The provisions shall apply to unoccupied and unsafe buildings and shall apply equally to new and existing conditions; and
- 3. Provisions to protect classified historical structures requiring architectural and engineering plans bearing the seal of a registered professional architect or engineer shall be included.

Policy III.5.2 The Local Planning Agency shall develop neighborhood plans to study and make recommendations to the Local Governing Body regarding the conservation of such neighborhoods, when existing residential neighborhoods are being considered for Future Land Use Plan Map amendments.

OBJECTIVE III.6 The City shall continue to provide for the restoration or rehabilitation for adaptive reuse of historically significant housing through the adoption of regulations, which shall protect significant historic housing.

Policy III.6.1 The City shall include within the land development regulations provisions which protect significant historic housing through maintenance requirements and where appropriate, adaptive reuse.

OBJECTIVE III.7 The City shall require in conformance with the objectives and policies provided within this element, the availability of relocation housing as a prerequisite to housing rehabilitation or neighborhood revitalization activities, which result in the displacement of residents.

Policy III.7.1 The availability of relocation housing shall be researched and verified by City staff prior to commencement of any governmental housing rehabilitation or neighborhood revitalization program to be enacted by the City, which result in the displacement of residents.

OBJECTIVE III.8 The City shall assist in the planning of the housing assistance programs of the Housing Authority.

Policy III.8.1 The City through the implementation of the citizen participation plan shall provide opportunities to the housing authority and the private sector to participate in planning for the provision of a supply of housing to accommodate the full range of life stages and economic capabilities of the City's residents.

IV

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

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IV

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

INTRODUCTION

The following plan element provides direction for the use, maintenance and location of general sanitary sewer, solid waste, drainage, potable water facilities and natural groundwater aquifer recharge areas in conformance with the future land use element of this Comprehensive Plan.

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

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

GOAL, OBJECTIVES AND POLICIES

GOAL IV.1 - ENSURE THE PROVISION OF PUBLIC FACILITIES IN A TIMELY, ORDERLY EFFICIENT AND ENVIRONMENTALLY SOUND MANNER AT AN ACCEPTABLE LEVEL OF SERVICE FOR THE CITY'S POPULATION.

OBJECTIVE IV.1. The City shall correct existing deficiencies by undertaking capital improvement projects in accordance with the schedule contained in the Capital Improvements Element of this Comprehensive Plan. Further, said existing deficiencies shall be prioritized on the schedule in conformance with the criteria established in the Capital Improvements Element of this Comprehensive Plan.

Policy IV.1 The City shall provide that within the schedule contained in the Capital Improvements Element, that capital improvement projects needed for replacement or correction of existing deficiencies in public facilities be given priority over providing for future facilities needs;

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

OBJECTIVE IV.2 The City shall coordinate the extension of, or increase in the capacity of facilities by scheduling the completion of public facility improvements and require that they are concurrent with projected demand.

SANITARY SEWER FACILITY SUB ELEMENT

GOAL IV-2- ENSURE THE PROVISION OF PUBLIC SANITARY SEWER FACILITIES IN A TIMELY, ORDERLY EFFICIENT AND ENVIRONMENTALLY SOUND MANNER AT AN ACCEPTABLE LEVEL OF SERVICE FOR THE CITY'S POPULATION.

OBJECTIVE IV.3 The City shall coordinate the extension of or increase in the capacity of facilities by scheduling the completion of public sanitary sewer facility improvements concurrent with projected demand.

Policy IV.3.1 The City hereby establishes the following level of service standards for sanitary sewer facilities.

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Individual Septic Tanks	Standards as specified in Chapter 64 E-6, Florida Administrative Code.
City of Lake City Community Sanitary Sewer System	135 gallons per capita per day

Policy IV.3.2 The City shall prohibit the installation of septic tanks in locations with unsuitable soils or within wetland areas.

Policy IV.3.3 The City shall continue to allow existing septic tanks and package wastewater treatment facilities to remain in service until such time as centralized sanitary sewer service is available.

SOLID WASTE FACILITY SUB ELEMENT

GOAL IV-3 - ENSURE THE PROVISION OF PUBLIC SOLID WASTE FACILITIES IN A TIMELY, ORDERLY EFFICIENT AND ENVIRONMENTALLY SOUND MANNER AT AN ACCEPTABLE LEVEL OF SERVICE FOR THE CITY'S POPULATION.

OBJECTIVE IV.4 The City shall continue to coordinate the extension of, or increase in the capacity of solid waste facilities by scheduling the completion of public facility improvements and requiring that they are concurrent with projected demand.

Policy IV.4.1 The City hereby establishes the following level of service standards for solid waste disposal facilities:

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Solid Waste Landfill	.85 tons per capita per year Residual capacity of landfill

DRAINAGE FACILITY SUB ELEMENT

GOAL IV-4 - ENSURE THE PROVISION OF PUBLIC DRAINAGE FACILITIES IN A TIMELY, ORDERLY EFFICIENT AND ENVIRONMENTALLY SOUND MANNER AT AN ACCEPTABLE LEVEL OF SERVICE FOR THE CITY'S POPULATION.

OBJECTIVE IV.5 The City shall continue to coordinate the extension of, or increase in the capacity of drainage facilities by scheduling the completion of public facility improvements and requiring that they are concurrent with projected demand.

Policy IV.5.1 The City hereby establishes the following level of service standards for drainage facilities:

LEVEL OF SERVICE STANDARD

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

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

All other stormwater management projects shall adhere to the standards as specified in Chapter 62-330 (4)(b)2, Florida Administrative Code (Rules of the Florida Department of Environmental Protection) and Chapter 40B-4, Florida Administrative Code (Rules of the Suwannee River Water Management District).

Any development exempt from Chapter 62-330 (4)(b)2, or 40B-4, Florida Administrative Code and which is adjacent to, or drains into a surface water, canal, or stream, or which enters a ditch which empties into a sinkhole, shall first allow the runoff to enter a grassed swale designed to percolate 80 percent of the runoff from a three year, one hour design storm within 72 hours after a storm event.

Policy IV.5.2 The City shall prohibit the construction of structures or landscape alterations which would interrupt natural drainage flows, including sheet flow and flow to isolated wetland systems.

Policy IV.5.3 The City shall require a certification, by the preparer of the permit plans, that all construction activity undertaken shall incorporate erosion and sediment controls during construction.

POTABLE WATER FACILITY SUB ELEMENT

GOAL IV-5 - ENSURE THE PROVISION OF PUBLIC POTABLE WATER FACILITIES IN A TIMELY, ORDERLY EFFICIENT AND ENVIRONMENTALLY SOUND MANNER AT AN ACCEPTABLE LEVEL OF SERVICE IN ORDER TO PROVIDE A SAFE RELIABLE POTABLE WATER SYSTEM WITH THE ABILITY TO MEET PROJECT DEMANDS THROUGH THE YEAR 2025.

OBJECTIVE IV.6 The City shall continue to coordinate the extension of, or increase in the capacity of potable water facilities by scheduling the completion of public facility improvements and requiring that they are concurrent with projected demand.

Policy IV.6.1 The City hereby establishes the following level of service standards for potable water.

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Private individual water wells	Standards as specified in Chapter 62-22, Florida Administrative Code.
City of Lake City	150 gallons per capita per day
Community Potable Water System	50 pounds per square inch of volume

Policy IV.6.2 The City's land development regulations shall permit residential densities in excess of 2 dwelling units per acre, but less than or equal to 4 dwelling units per acre, only within areas served by the City's centralized potable water system, and residential densities in excess of 4 dwelling units per acre only within areas served by the City's centralized potable water and centralized sewer systems.

NATURAL GROUNDWATER AQUIFER RECHARGE SUB ELEMENT

GOAL IV-6 - ENSURE THE PROTECTION OF SURFACE AND GROUNDWATER QUALITY AND QUANTITY BY ESTABLISHMENT OF PLANS AND PROGRAMS TO PROMOTE ORDERLY USE AND DEVELOPMENT OF LAND IN A MANNER WHICH WILL PROMOTE SUCH PROTECTION AND AVAILABILITY

OBJECTIVE IV.7 The City shall continue to require that no sanitary sewer facility have any discharge into high groundwater recharge areas, direct discharge to sinkholes and/or not allow systems that allow lateral percolation to streams, recharge areas or sinkholes.

Policy IV.7.1 The City shall prohibit the direct discharge of any sanitary sewer facility into a high groundwater recharge area.

Policy IV.7.2 The City shall prohibit the discharge of untreated stormwater into sinkholes.

Policy IV.7.3 The City shall continue to provide that during the development review process, all proposed development within the drainage basin of any designated priority water body shall be coordinated with the Water Management District and ensure that any proposed development is consistent with any approved management plans within that basin.

OBJECTIVE IV.8 The City shall continue to coordinate with the Water Management District to protect the functions of natural groundwater recharge areas and natural drainage features, by requiring that all developments requiring subdivision approval be reviewed by the Water Management District prior to approval of construction plans.

Policy IV.8.1 The City shall continue to provide for the limitation of development adjacent to natural drainage features to protect the functions of the feature.

Policy IV.8.2 The City shall continue to provide for the limitation of development and associated impervious surfaces in high groundwater aquifer recharge areas as designated by the Water Management District and depicted in Appendix A of this Comprehensive Plan to protect the functions of the recharge area.

OBJECTIVE IV.9 The City shall continue to assist the Water Management District, with the implementation of its water conservation rule, when water shortages are declared by the District. Whereby, during such shortages, water conservation measures shall be implemented for the use and reuse of water of the lowest acceptable quality for the purposes intended. In addition, the City shall assist the Water Management District with the dissemination of educational materials regarding the conservation of water prior to peak seasonal demand.

- Policy IV.9.1 The City shall assist in the enforcement of water use restrictions during a Water Management District declared water shortage.
- OBJECTIVE IV.10 The City shall continue to maintain an efficient and reliable water distribution system to serve the needs of the community.
- Policy IV.10.1 The City shall maintain an on-going capacity analysis of the potable water system to include the water treatment plant and distribution lines.
- Policy IV.10.2 The City shall only approve water utility connections to the City system when sufficient capacity is available.
- Policy IV.10.3 The City shall ensure that all developments connecting to the City water utility system shall install water infrastructure in accordance with utility standards as adopted by the City.
- Policy IV.10.4 The City shall encourage the County to adopt policies which require that all new developments within the County’s Designated Urban Development Area and lying within one-quarter mile (1,320 feet) of existing water lines connect the development to the City water utility system.
- Policy IV.10.5 The City shall require water line extensions to be installed in a sufficient manner to maintain minimum fire flow.
- OBJECTIVE IV.11 The City shall continue to require implementation of water conservation measures designed to protect groundwater recharge areas and the Floridan Aquifer.
- Policy IV.11.1 The City shall study and make recommendations for reuse water for irrigation within parks, recreational facilities and other public facilities having significant open space needing irrigation. Any reuse water shall be authorized and permitted by the appropriate agency.
- Policy IV.11.2 The City shall encourage the use of drought tolerant vegetation and the use of the most efficient irrigation systems.
- Policy IV.11.3 The City shall require the use of automatic rain sensors in irrigation systems which will inhibit irrigation during rainy periods.
- Policy IV.11.4 The City shall require the installation of water saving devices and appliances in all new construction or rehabilitation projects which require plumbing to be installed or replaced.
- Policy IV.11.5 The City shall continue to implement a leak detection program to identify and address leaks within the City water utility system.

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CONSERVATION ELEMENT

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CONSERVATION ELEMENT

INTRODUCTION

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

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

The Future Land Use Plan map addresses conservation future land use as defined above. The conservation future land use category shown on the Future Land Use Plan map identifies public lands which have been designated "conservation" for the purpose of protecting natural resources or environmental quality. At present, there are no conservation uses within the City. Therefore, until such time as there are publicly owned areas which are designated for the protection of a natural resource, this category, although listed, will not be shown on the Future Land Use Plan Map.

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

GOAL, OBJECTIVES AND POLICIES

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

OBJECTIVE V.1 The City shall continue to enforce provisions within the site plan review process to protect air quality through the appropriate siting of development and associated public facilities.

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

OBJECTIVE V.2 The City in order to protect the quality and quantity of current and projected water sources, hereby establishes a 500 foot wellfield protection area around community water system wells. In addition, the City in order to protect high ground water recharge areas shall limit development in these areas as specified in the high groundwater aquifer recharge protection policy of the Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element of this Comprehensive Plan.

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

- Policy V.2.2 The City shall protect the present water quality classification established by the Florida Department of Environmental Protection by prohibiting industrial uses, intensive commercial uses and intensive agricultural uses, such as milking barns and chicken houses, to be located adjacent to the City's surface water bodies.
- Policy V.2.3 The City shall identify and make recommendations, where appropriate, for the purchase of environmentally sensitive lands under the Conservation and Recreation Lands Program or Save Our Rivers Program.
- Policy V.2.4 The City shall continue to require a 35-foot natural buffer around all wetlands and prohibit the location of residential, commercial and industrial land uses within the buffer areas, but allow resource-based recreational activities within buffer areas.
- Policy V.2.5 The City shall, through the development review process, require that post-development runoff rates and pollutant loads do not exceed pre-development conditions.
- Policy V.2.6 The City shall continue to require all new development to maintain the natural functions of natural flood storage, pollution alternatives, in wetlands and 100-year floodprone areas.
- Policy V.2.7 The City shall participate in the National Flood Insurance Program and regulate development and the installation of utilities in flood hazard areas in conformance with the program requirements. Further, the City shall require all structures to be clustered on the non-floodprone portion of a site. Where the entire site is in a floodprone area, or an insufficient buildable area on the non-flood prone portion of a site exists, all structures, located in flood plains, shall be elevated no lower than 1 foot above base flood elevation. Non-residential structures located in floodplains, may be flood proofed in lieu of being elevated provided that all areas of the structure below the required elevation are water tight. In addition, where the entire site is in a floodprone area or an insufficient buildable area on the non-floodprone portion of site exists, all structures, located in areas of shallow flooding shall be elevated at least two feet above the highest adjacent grade.
- Policy V.2.8 The City shall conserve wetlands by prohibiting, where the alternative of clustering all structures in the non-wetland portion of the site exists, any development or dredging and filling which would alter their natural functions. If no other alternative for development exists, the City shall allow only minimal residential development activity in those areas designated as wetlands within this Comprehensive Plan and that such development activity comply with the following density and performance standards:
- Residential dwelling units not more dense than 1 dwelling unit per 5 acres subject to the following minimum performance standards:
1. Residences and any support buildings shall be built on pilings of sufficient height to exceed by 1 foot the highest recorded flood level in the wetland. If there is no flooding data available, residences and any support buildings shall be built at least 2 feet above the highest seasonal water level;
 2. Clearing or removal of native vegetation shall not exceed 1/2 acre per 5 acres. If dwelling units are clustered, a density of 1 dwelling unit per 5 acres shall be maintained on site and clearing or removal of native vegetation shall not exceed a total of 1/4 acre for each 5 acre area. Exotic vegetation may be removed without regard to this limitation provided that, if the area cleared of exotic vegetation exceeds the applicable 1/2 acre or 1/4 acre limitation, it is replanted with native wetland vegetation;

3. No dredging or filling (except for pilings to support the residence and support buildings or poles providing utility services) shall be allowed, except that a walking path or driveway to the residence may use permeable fill if it is designed with a sufficient number and size of culverts to allow the natural flow of water to continue;
4. Drainfields for septic tanks and gray water shall be located outside the wetland; and
5. If dwelling units are clustered, a density of 1 dwelling unit per 5 acres shall be maintained on site and the following provisions shall also apply;
 - (a) Clustering of units shall be located in the perimeter areas of the wetlands; and
 - (b) A restrictive or conservation easement to preserve open space shall be required.

For the purposes of this Comprehensive Plan "wetlands" means those areas that are inundated or saturated by surface water or groundwater at a frequency and a duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soils. Soils present in wetlands generally are classified as hydric or alluvial, or possess characteristics that are associated with reducing soil conditions. The prevalent vegetation in wetlands generally consists of facultative or obligate hydrophytic macrophytes that are typically adapted to areas having soil conditions described above. These species, due to morphological, physiological or reproductive adaptations, have the ability to grow, reproduce or persist in aquatic environments or anaerobic soil conditions. Florida wetlands generally include swamps, marshes, bayheads, bogs, cypress domes and strands, sloughs, wet prairies, riverine swamps and marshes, hydric seepage slopes, tidal marshes, mangrove swamps and other similar areas. Florida wetlands generally do not include longleaf or slash pine flatwoods with an understory dominated by saw palmetto.

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| Policy V.2.9 | The City shall comply with the plans of the Water Management District for the emergency conservation of water sources through assisting the Water Management District with public information programs for any water use restrictions in the case of water shortage. |
| Policy V.2.10 | The City's land development regulations shall require a 35-foot regulated natural buffer adjacent to all perennial rivers, streams and creeks and prohibit the location of residential, commercial and industrial land uses within the buffer areas, but allow resource-based recreational activities within buffer areas. |
| Policy V.2.11 | The City shall as part of the development review process limit development to low density and non-intensive uses in high groundwater aquifer recharge areas, designated by the Water Management District, in order to maintain the natural features of these areas. |
| Policy V.2.12 | The City shall as part of the development review process require the maintenance of the quantity and quality of surface water runoff within natural drainage basins by prohibiting any development which may diminish or degrade the quality and quantity of surfacewater runoff within the City. |

- Policy V.2.13 The City, prior to granting approval of a site and development plan, for construction or expansion shall require that all hazardous waste generators and facilities are duly permitted as required by Chapter 403, Florida Statutes, as amended, by the Florida Department of Environmental Protection. In addition, the City, prior to the issuance of a certificate of land development regulation compliance, shall require that all existing hazardous waste facilities or uses which generates hazardous waste show proof of such permit prior to a change in occupancy.
- OBJECTIVE V.3 The City shall, as part of the development review, provide for the conservation, use and protection of soils, minerals, and native vegetative communities.
- Policy V.3.1 The City shall require any mining permit be coordinated with the Florida Department of Environmental Protection so that mineral resources are conserved and used appropriately.
- Policy V.3.2 The City shall review any comments provided by the Water Management District and the Department of Environmental Protection concerning proposed subdivision plats regarding topographic, hydrologic and vegetative cover factors during the development review process in order to protect and conserve the natural functions of soils.
- Policy V.3.3 The City shall require within the development review process that multiple use of forest resources where appropriate, be required to provide for recreation, wildlife habitat, watershed protection, erosion control and maintenance of water quality.
- Policy V.3.4 The City shall cooperate with adjacent local governments and other governmental entities, research and interest groups to conserve and protect, from destruction by development activities, unique vegetative communities located within the City and adjacent local government jurisdictions.
- OBJECTIVE V.4 The City shall continue to include within the site and development plan approval process, provisions for the location and use of screens and buffers to preserve wildlife and wildlife habitats, the identification and protection of native wildlife and their habitats, including state and federally protected plant and animal species (endangered, threatened and species of special concern), within proposed development sites these natural resources from impacts of development by the use of the Florida Fish and Wildlife Conservation Commission Critical Wildlife Conservation Areas, Florida Natural Areas Inventory, and North Central Florida Strategic Regional Policy Plan Regionally Significant Natural Resources map series to identify habitats which potentially contain endangered, threatened or species of special concern, and rare or unique vegetative communities prior to granting development approval.
- Policy V.4.1 The City shall cooperate with the Florida Fish and Wildlife Conservation Commission in the monitoring and inventorying of wildlife and wildlife habitats within the City.
- Policy V.4.2 The City shall assist in the application and compliance with all Federal and state regulations which pertain to endangered and rare species in coordination with the Florida Fish and Wildlife Conservation Commission and the Florida Natural Areas Inventory.
- Policy V.4.3 The City shall consult with the Florida Fish and Wildlife Commission prior to the issuance of a development order where there is an indication that such issuance would result in an adverse impact to any endangered or rare species.

- Policy V.4.4 The City shall cooperate with the Florida Department of Environmental Protection in the inventorying and monitoring aquaculture activities within the City.
- Policy V.4.5 The City shall address, during the development review process, the mitigation of development activities within environmentally sensitive areas, which include but are not limited to those areas identified as environmentally sensitive areas, on the Future Land Use Plan Map of this Comprehensive Plan to ensure that the possible impacts created by the proposed development activity will not significantly alter the natural functions of these significant natural resources. All new development will maintain the natural functions of environmentally sensitive areas, including but not limited to wetlands and 100-year floodplains so that the long term environmental integrity and economic impact and recreation value of these areas is maintained.
- OBJECTIVE V.5 The City shall support the Water Management District in their conducting of water conservation programs by assisting with public information programs for water use restrictions in the case of a water shortage.
- Policy V.5.1 The City shall support the Water Management District in their conducting of water conservation programs by assisting with public information programs for water use restrictions in the case of a water shortage.
- Policy V.5.2 In an effort to conserve potable water, that at least 50 percent of the following required landscaped areas be comprised of vegetation native or indigenous to the north Florida area:
1. 10 percent of offstreet parking areas;
 2. 10 foot buffer between residential and commercial uses;
 3. 15 foot buffer between single family uses and multi-family uses or mobile home parks; and
 4. 25 foot buffer between residential and industrial uses.
- Policy V.5.3 The City shall require that faucets for private lavatories shall be designed, manufactured and installed to deliver water flow rate not to exceed 3.0 gallons per minute and further, that water closets, either flush tank or flushometer operated, shall be designed, manufactured and installed to be operable and adequately flushed with no more than 4.0 gallons per flushing cycle.
- OBJECTIVE V.6 The City shall coordinate with the Water Management District to assess projected water needs and resources in order to project water needs and sources for a minimum 10-year period.
- Policy V.6.1 The City shall ensure sufficient capacity of safe water to serve the projected demands through the year 2025 and beyond by establishing standards for ongoing plant analysis.
- Policy V.6.2 The City shall coordinate with the Water Management District through the implementation of the District's Regional Water Supply Plan to ensure adequate water supplies for the City Service area through and beyond the year 2016.
- OBJECTIVE V.7 The City shall coordinate with the Water Management District to balance the needs of reasonable and beneficial water use with the needs and protection of natural systems.

- Policy V.7.1 The City shall coordinate with the Water Management District and other appropriate agencies to protect the natural systems from the impacts of groundwater contamination.
- OBJECTIVE V.8 The City, in order to protect significant natural resources in a manner which is in conformance with and furthers the North Central Florida Strategic Regional Policy Plan, as amended October 27, 2011, hereby adopts the following maps as they apply to the City as part of the Future Land Use Map Series of this Comprehensive Plan;
1. Regionally Significant Natural Resources - Ground Water Resources, dated October 27, 2011;
 2. Regionally Significant Natural Resources - Natural Systems, dated October 27, 2011;
 3. Regionally Significant Natural Resources - Planning and Resource Management Areas, dated October 27, 2011;
 4. Regionally Significant Natural Resources - Planning and Resource Management Areas (Surface Water Improvement Management Water Bodies), October 27, 2011; and
 5. Regionally Significant Natural Areas - Surface Water Resources, dated October 27, 2011.

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

- Policy V.8.1 The map entitled Regionally Significant Natural Resources - Ground Water Resources, dated October 27, 2011, included within the Future Land Use Map Series, identifies groundwater resources for the application of the provisions of the high groundwater aquifer protection policy of the Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element of this Comprehensive Plan.
- Policy V.8.2 The map entitled Regionally Significant Natural Resources - Natural Systems, dated October 27, 2011, included within the Future Land Use Map Series, identifies listed species for the application of the provisions the critical wildlife habitat policy of this element.
- Policy V.8.3 The maps entitled Regionally Significant Natural Resources - Planning and Resource Management Areas, dated October 27, 2011, included within the Future Land Use Map Series, identifies publicly owned regionally significant lands for application of the provisions of the conservation land use policy of the Future Land Use Element of this Comprehensive Plan.
- Policy V.8.4 The maps entitled Regionally Significant Natural Resources - Planning and Resource Management Areas (Surface Water Improvement Management Water Bodies), dated October 27, 2011, included within the Future Land Use Map Series, identifies surface water management improvement water bodies for the application of the provisions of the surface water runoff policy of this element.
- Policy V.8.5 The map entitled Regionally Significant Natural Areas - Surface Water Resources, dated October 27, 2011, included within the Future Land Use Map Series, identifies surface water resources for the application of the provisions of the surface water protection policy of this element.

VI

RECREATION AND OPEN SPACE ELEMENT

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VI
RECREATION AND OPEN SPACE ELEMENT

INTRODUCTION

Recreation is the pursuit of leisure time activities in an outdoor or indoor setting. Achieving the proper relationship in size, number, type and location of different park and recreation areas to the population is the primary purpose of this plan element.

Data collected for this plan element and its analysis, contained in the Data and Analysis document, of the City, are not part of this plan element, but provide a basis for its formulation.

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

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

GOAL, OBJECTIVES AND POLICIES

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

OBJECTIVE VI.1 The City shall continue to provide vehicular and pedestrian access to City owned activity and resource based recreation facilities.

Policy VI.1.1 The City shall establish provisions to maintain the number of access points to water oriented recreational resources for the City which will meet or exceed the level of service standards, contained herein, for resource based water related activities. In addition, when considering whether recreational needs are being met in the City, consideration should be given to the hierarchy of parks relationship in order to evaluate local existing facilities and to determine future needs. A recreation system usually consists of a hierarchy of parks ranging from large regional parks to smaller mini-parks or tot lots. Regional parks can be facilities which provide recreation activities to City residents within a specific radius of the political boundaries of the City.

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

Policy VI.2.1 The City shall establish cooperative policies with other units of government, the Florida Department of Environmental Protection, Water Management District, School Board and community organizations to maintain accurate recreation activity/facility inventories in order to determine the need for recreation facilities.

OBJECTIVE VI.3 The City shall require new subdivisions or resubdivisions to allocate land for public purposes. Where such allocation is required, the land will be purchased for public purposes by the City, as determined by standards for parks and recreation facilities so that the City’s recreation facilities are provided in quantities to maintain the adopted level of service standards currently adopted within this Comprehensive Plan.

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

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

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

ACTIVITY	LEVEL OF SERVICE STANDARD
Golf	1 - 9 hole golf course for every 32,500 population.
Equipped play area	1 play area for every 4,000 persons to be served.
Tennis	1 tennis court for every 10,000 persons to be served.
Baseball/softball	1 ball field for every 7,500 persons to be served.
Football/Soccer	1 multi-purpose playing field for every 15,000 persons to be served.
Handball/racquetball	1 court for every 10,000 persons to be served.
Basketball	1 goal for every 2,500 persons to be served.
Swimming (pool)	1 pool for every 25,000 person population.
Shuffleboard	1 court for every 10,000 persons to be served.

- Policy VI.3.3 The City shall through the annual capital improvements budgeting process, identify funding sources to correct or improve existing deficiencies in City-owned parks and recreation facilities in accordance with the level of service standards contained herein.
- OBJECTIVE VI.4 The City shall provide for the open space by public agencies and private enterprise, where incompatible uses abut one another.
- Policy VI.4.1 The City shall as part of the development review process provide for open spaces in development or redevelopment which may include the provision of high quality open spaces like central greens and pocket parks, the provision of small, efficient, physically accessible to all open spaces.
- Policy VI.4.2 The City shall, as part of the procedure for monitoring and evaluation of the Comprehensive Plan, recommend lands for the purchase of open space by public agencies and subsequent to such land purchase support such agencies in the management of such lands.

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INTERGOVERNMENTAL COORDINATION ELEMENT

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VII
INTERGOVERNMENTAL COORDINATION ELEMENT
INTRODUCTION

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

The data collected for this plan element identifies the process of intergovernmental coordination. In addition, the corresponding analysis reviews the effectiveness of the intergovernmental coordination instruments which are in force to implement agreements for services between the City and its governmental counterparts. Although the data and corresponding analysis are not part of this plan element, they serve to provide a basis for the formulation of this portion of the Comprehensive Plan. The following goal, objectives and policies provide a plan which as implemented will provide guidelines for coordination between the City and adjacent local governments and other governmental and service agencies.

GOAL, OBJECTIVES AND POLICIES

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

OBJECTIVE VII.1 The City shall coordinate its comprehensive planning with the School Board, Water Management District, adjacent local government comprehensive plans and other units of local government providing services but not having regulatory authority over the use of the land.

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

Policy VII.1.2 The City shall use the Regional Planning Council's informal mediation process to resolve conflicts with other units of government when it deems the problems, by resolution of the City Council, to be appropriate for such mediation.

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

- 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 jointly evaluating with the School Board proportionate share mitigation options if school capacity is not available.
- OBJECTIVE VII.2 The City shall provide adjacent units of local government, the Regional Planning Council, the Water Management District, the School Board, Florida Department of Transportation and the Florida Department of Economic Opportunity the opportunity to comment on Comprehensive Plan amendments.
- Policy VII.2.1 The City, as part of the development review process, shall review the relationship of proposed development to the existing comprehensive plans of adjacent local governments.
- Policy VII.2.2 The City, as part of the monitoring and evaluation process of the Comprehensive Plan shall review the relationship of the Comprehensive Plan to the existing comprehensive plans of adjacent local governments.
- Policy VII.2.3 The City's administrative officer shall provide information, as necessary, to assist adjacent units of local government manage growth within their respective jurisdictions.
- OBJECTIVE VII.3 The City shall continue to coordinate the establishment and amendment of level of service standards for public facilities with state and local entities having operational and maintenance responsibility for such facilities prior to the adoption or any amendment of such level of service standards. In addition, the City shall request from the Florida Department of Transportation a copy of its Annual Level of Service Analysis Report for all state roadways within the City.
- Policy VII.3.1 The City, as part of the Comprehensive Plan monitoring and evaluation process, shall coordinate amendments of any level of service standards with appropriate state, regional and local agencies, such as the Florida Department of Transportation, Florida Department of Environmental Protection, Water Management District, Regional Planning Council, adjacent local governments and the School Board prior to such amendment.
- OBJECTIVE VII.4 The City shall coordinate with the Water Management District regarding all development proposals with the potential for impacting the water resources of the City. Subdividers shall provide construction plans for review and comment by the Water Management District, prior to the construction plan approval of the City.

- Policy VII.4.1 The City shall designate the City Manager (or the City Manager's designee) as staff liaison for all stormwater management activities within the City related to the Suwannee River Water Management District, including Surface Water Improvement and Management Act programs and projects. Further, the City (without financial obligation) concurs with the designation of Alligator Lake as a Surface Water Improvement and Management priority water body and with the need to protect Falling Creek as part of the Surface Water Improvement and Management Suwannee River systems priority water body.
- OBJECTIVE VII.5 The City shall coordinate the Comprehensive Plan with the School Board Educational Facilities Plan.
- Policy VII.5.1 The City shall coordinate land use and school facility capacity planning in accordance with a land use and school facility planning interlocal agreement entered into by the City, the County and School Board.
- OBJECTIVE VII.6 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.6.1 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.
- OBJECTIVE VII.7 All development shall be located in a manner, which does not diminish the level of service of City public facilities less than the level of service standard established within the Comprehensive Plan.
- Policy VII.7.1 In order to coordinate the effective and efficient provision and siting of high density and high intensity developments within the City, the City shall endeavor to coordinate facilities planning with the County and the School Board.
- OBJECTIVE VII.8 The City shall establish a technical advisory committee to identify and implement joint planning areas, especially for the purpose of annexation, municipal incorporation and joint infrastructure service areas.
- Policy VII.8.1 The technical advisory committee shall be comprised of appropriate City staff representatives. In addition, the City shall also invite staff representatives from the County to participate as members of the technical advisory committee. The technical advisory committee shall be responsible for making recommendation to the appropriate local governing bodies concerning annexation, municipal incorporation, joint infrastructure service areas and other related joint planning issues.
- Policy VII.8.2 The City shall use the informal mediation process of the Regional Planning Council to resolve annexation issues with the County.
- Policy VII.8.3 The City shall work with the County to encourage annexation to meet the criteria for “urban in character” as specified within Chapter 171, Florida Statutes, as amended.
- Policy VII.8.4 The City shall work with the County where an urban services report is required by Chapter 171, Florida Statutes, as amended, for annexation. Such report shall address the fiscal issues related to urban services for residents within the Designated Urban Development Area as designated on the Future Land Use Plan Map of the Comprehensive Plan that are not yet annexed by the municipalities to minimize the time that one jurisdiction is providing services to an area for which it is not receiving revenue.

- Policy VII.8.5 The City shall coordinate level of service standards with the County for those services provided by the County within the City.
- Policy VII.8.6 The City shall continue to coordinate with the County as well as the Florida Department of Transportation to maintain level of service standards for shared roadways.
- Policy VII.8.7 The City shall coordinate with the County as well as the Florida Department of Environmental Protection to maintain level of service standards for County recreational facilities and state recreational facilities within the City.
- Policy VII.8.8 The City shall coordinate with the County to resolve planning issues within the Designated Urban Development Area as designated on the Future Land Use Plan Map of the Comprehensive Plan.
- Policy VII.8.9 The City shall coordinate planning efforts with the County for the provision of centralized potable water, sanitary sewer, drainage improvements and recreation facilities within the Designated Urban Development Area as designated on the Future Land Use Plan Map of the Comprehensive Plan.

VIII

CAPITAL IMPROVEMENTS ELEMENT

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CAPITAL IMPROVEMENTS ELEMENT

INTRODUCTION

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

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

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

GOAL, OBJECTIVES AND POLICIES

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

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

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

Criteria

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

6. The capital improvement projects with the greatest deficiencies based upon the established level of service standards within the Comprehensive Plan shall be given the third order of priority; and
7. The capital improvement projects, which due to deficiencies based upon the established level of service standard within the Comprehensive Plan, are needed to provide public facilities to areas which have received development approval prior to the adoption of this Comprehensive Plan shall be given the fourth order of priority.

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

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

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

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

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

TRAFFIC CIRCULATION LEVEL OF SERVICE STANDARDS

Establish the Service Standards as noted below at peak hour for the following roadway segments within the City as defined within the most recent version of the Florida Department of Transportation Quality/Level of Service Handbook.

ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	SEGMENT DISTANCE (IN MILES)	LEVEL OF SERVICE
1	U.S. 90 / S.R. 10 From Turner Road to Lake City Avenue.	2-D	Arterial I	Transition	0.54	D
2	U.S. 90 / S.R. 10 From Lake City Avenue to C.R. 252.	4-D	Arterial I	Transition	0.28	D
3	U.S. 90 / Duval St. From C.R. 252 to I-75.	4-D	Arterial I	Transition	0.50	D

ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	SEGMENT DISTANCE (IN MILES)	LEVEL OF SERVICE
4	U.S. 90 / Duval St. From I-75 to SW Bascom	6-D	Arterial I	Transition	0.90	D
5	U.S. 90 / Duval St. From SW Bascom to S.R. 247.	6-D	Arterial I	Transition	0.53	D
6	U.S. 90 / Duval St. From S.R. 247 to Baya Avenue	6-D	Arterial I	Transition	1.13	D
7	U.S. 90 / Duval St. From Baya Avenue to U.S. 41	4-D	Arterial I	Transition	0.75	D
8	U.S. 90 / Duval St. From U.S. 41 to U.S. 441	4-D	Arterial I	Transition	0.14	C
9	U.S. 90 / Duval St. From U.S. 441 to Colburn Avenue	4-D	Arterial I	Transition	1.03	C
10	U.S. 41 / 1st St. From City south limits to U.S. 90 / Duval St.	4-D	Principal Arterial	Urban	1.94	D
11	U.S. 41 / 1st St. From U.S. 90 / Duval St. to City north limits.	4-D	Principal Arterial	Urban	1.20	C
12	U.S. 441 / Marion St. From City south limits to S.R. 10A / Baya Ave.	2-D	Principal Arterial	Urban	1.51	D
13	U.S. 441 / Marion St. From S.R. 10A / Baya Ave. to U.S. 90 / Duval St.	2-U	Principal Arterial	Urban	0.43	D
14	U.S. 441 / Marion St. From U.S. 90 / Duval St. to City north limits.	2-U	Principal Arterial	Urban	1.06	D
15	I-75 From S.R. 247 to U.S. 90.	6-D	Intrastate Highway System	Urban	1.14	C
16	I-75 From U.S. 90 to CSX Railroad.	6-D	Intrastate Highway System	Urban	1.88	C

ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	SEGMENT DISTANCE (IN MILES)	LEVEL OF SERVICE
17	S.R. 10A / Baya Ave. From U.S. 90 / Duval St. to U.S. 41 / 1st St.	4-D	Principal Arterial	Urban	0.84	D
18	S.R. 10A / Baya Ave. From U.S. 41 / 1st St. to City east limits.	4-D	Principal Arterial	Urban	1.17	D
19	S.R. 47 From City to U.S. 41 / 1st St.	4-D	Minor Arterial	Urban	0.68	D
20	S.R. 247 From City west limits to U.S. 90 /S.R. 10.	2-U	Minor Arterial	Urban	0.42	D
21	C.R. 250 / N.W. Lake Jeffery Rd. From City west limits to U.S. 90 / Duval St.	2-U	Urban Collector	Urban	0.98	D
22	C.R. 100A / N.W. Bascom Norris Dr. From U.S. 41 / 1st St. to U.S. 441 / S.R. 47.	2-U	Urban Collector	Urban	0.36	D
23	C.R. 100 A / N.E. Bascom Norris Dr. From U.S. 441 / S.R. 47 to U.S. 90 / Duval St.	2-U	Urban Collector	Urban	2.61	D
24	Washington St. From N.W. Lake Jeffery Rd. to Patterson St.	2-U	Urban Collector	Urban	1.40	D
25	Washington St. From Patterson St. to C.R. 100A.	2-U	Urban Collector	Urban	1.26	D
26	Patterson St. From Washington St. to U.S. 90 / Duval St.	2-U	Urban Collector	Urban	0.38	D
27	Ermine St. From U.S. 90 / Duval St. to S.R. 10A / Baya Ave.	2-U	Urban Collector	Urban	0.40	D
28	McFarlane Ave. / Malone St. From S.R. 10A / Baya Ave. to U.S. 41 / 1st St.	2-U	Urban Collector	Urban	1.90	D
29	Long St. From C.R. 250 to U.S. 441.	2-U	Urban Collector	Urban	0.70	D

ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	SEGMENT DISTANCE (IN MILES)	LEVEL OF SERVICE
30	C.R. 341 / Sisters Welcome Road From City south limits to U.S. 90 / S.R. 10.	2-U	Urban Collector	Urban	0.90	D
31	Gwen Lake Blvd. From U.S. 90 / Duval St. to end of pavement.	2-U	Urban Collector	Urban	1.06	D

D - Divided roadway.

U - Undivided roadway.

SANITARY SEWER LEVEL OF SERVICE STANDARD

FACILITY TYPE LEVEL OF SERVICE STANDARD

Individual Septic Tanks Standards as specified in Chapter 64 E-6, Florida Administrative Code.

City of Lake City 135 gallons per capita per day
Community Sanitary Sewer System

SOLID WASTE DISPOSAL LEVEL OF SERVICE STANDARDS

FACILITY TYPE LEVEL OF SERVICE STANDARD

Solid Waste Landfill .85 tons per capita per year

DRAINAGE LEVEL OF SERVICE STANDARDS

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

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

All other stormwater management projects shall adhere to the standards as specified in Chapter 62-330(4)(b)2, Florida Administrative Code (Rules of the Florida Department of Environmental Regulation) and Chapter 40B-4, Florida Administrative Code (Rules of the Suwannee River Water Management District).

Any development exempt from Chapter 62-330(4)(b)2 or 40B-4, Florida Administrative Code and which is adjacent to, or drains into a surface water, canal, or stream, or which enters a ditch which empties into a sinkhole, shall first allow the runoff to enter a grassed swale designed to percolate 80 percent of the runoff from a three year, one hour design storm within 72 hours after a storm event.

POTABLE WATER LEVEL OF SERVICE STANDARDS

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Private individual	Standards as specified in Chapter 62-22, Florida Administrative Code.
City of Lake City	150 gallons per capita per day
Community Potable Water System	50 pounds per square inch of volume

RESOURCE BASED RECREATION ACTIVITY/FACILITY LEVEL OF SERVICE STANDARDS

ACTIVITY	LEVEL OF SERVICE STANDARD
Swimming (non-pool)	1 access point at a beach, stream spring, river, lake or pond for every 25,000 persons to be served, within a 25 mile radius of the City.
Fishing (non-boat)	1 access point, within a 25 mile radius of the City, for every 2,500 persons to be served.
Fishing (boat)	1 boat ramp, within a 25 mile radius of the City, for every 4,300 persons to be served.
Camping (Recreation Vehicle and tent)	1 acre of camp area within a 25 mile radius of the City for every 5,600 persons to be served.
Picnicking	1 picnic table for every 500 persons to be served.
Bicycling	1 mile of local roadway for every 1,000 persons to be served.
Hiking	1 mile of available hiking trail within a 25 mile radius of the City for every 7,000 persons to be served.
Nature Study	7 acres of managed conservation area within a 25 mile radius of the City for every 2,500 persons to be served.
Golf	1-9 hole golf course for every 32,500 population.

ACTIVITY BASED RECREATION ACTIVITY/FACILITY LEVEL OF SERVICE STANDARDS

ACTIVITY	LEVEL OF SERVICE STANDARD
Equipped play area	1 play area for every 4,000 persons to be served.
Tennis	1 tennis court for every 10,000 persons to be served.
Baseball/softball	1 ball field for every 7,500 persons to be served.
Football/Soccer	1 multi-purpose playing field for every 15,000 persons to be served.
Handball/racquetball	1 court for every 10,000 persons to be served.
Basketball	1 goal for every 4,000 persons to be served.
Swimming (pool)	1 pool for every 25,000 population.
Shuffleboard	1 court for every 10,000 persons to be served.

PUBLIC SCHOOL FACILITIES LEVEL OF SERVICE STANDARDS

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

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

OBJECTIVE VIII.3 The City shall include subdivision improvement standards within the land development regulations which require that, the subdivider, at his or her expense, shall provide paved streets, install sidewalks, street name signs, street lights, curbs and gutters, install water mains and stormwater facilities and, where centralized sanitary sewer and potable water service is available, install sanitary sewer, water mains and fire hydrants connected to the mains.

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

Policy VIII.3.2 The City shall use impact fees as a means of establishing and paying for future developments proportionate cost of water and sanitary sewer systems.

OBJECTIVE VIII.4 The City shall maintain an annual capital improvements budgeting process to manage the fiscal resources of the City, so that needed capital improvements, identified within the Comprehensive Plan, are provided for existing and future development and re-development.

Policy VIII.4.1 The City shall incorporate within the City's annual budgeting process, a financially feasible capital improvements budget which addresses the needed projects found in the schedule of improvements and funding of this plan element.

Policy VIII.4.2 The City shall limit the issuance of development orders and permits to areas where the adopted level of service standards for the provision of public facilities found within the Comprehensive Plan are maintained. This provision shall also include areas where development orders were issued prior to the adoption of the Comprehensive Plan.

Policy VIII.4.3 The City shall establish a policy as part of the annual capital improvements budgeting process to issue revenue bonds only when the maximum total of the annual payment for all revenue bonds does not exceed 20 percent of the City's annual non-ad valorem operating revenues.

- Policy VIII.4.4 The City shall establish a policy as part of the annual capital improvements budgeting process to request issuance of general obligation bonds only when the maximum general obligation bonding capacity does not exceed 20 percent of the property tax base.
- Policy VIII.4.5 The City shall apply for federal or state grant funding for projects which recognize the policies of other elements of this comprehensive plan whenever available and where it has been determined that the City has competitive standing in any ranking process for determining program award.
- Policy VIII.4.6 The City shall limit the extension of the service area of new public facilities owned and operated by the City to the adjacent designated urban development area as defined within the County's Comprehensive Plan.
- Policy VIII.4.7 The City shall replace or renew community facility plants damaged due to storm surge or flood only where such facility can meet minimum requirements for flood proofing.

**CAPITAL IMPROVEMENTS ELEMENT
FIVE YEAR SCHEDULE OF IMPROVEMENTS**

The five-year schedule of improvements shown in Table VIII-1 shall serve as the implementation schedule of the Capital Improvements Plan to affect the timing, location, estimated cost and revenue sources for the first three (3) years and projected funding sources in years four (4) and five (5). The plan shall also include required changes in other elements of the Comprehensive Plan to maintain consistency, and document the economic feasibility of the City's Comprehensive Plan. The Capital Improvement Plan shall be based upon information from the Data and Analysis report as revised and the Comprehensive Plan.

**TABLE VIII-1
FIVE YEAR SCHEDULE OF IMPROVEMENTS
2016-2020**

PROJECT DESCRIPTION	SCHEDULE	PROJECTED COST	GENERAL LOCATION	REVENUE SOURCE	CONSISTENT WITH OTHER ELEMENTS
Logistics Classroom 1 additional classroom 25 student stations	2016-2017	\$250,000	Columbia Senior High	School District	Yes

Source: Data and Analysis Report Revised April 1995, September 2000, and August 2008 and School District Five-Year Work Plan 2014-2015. Florida Department of Transportation Five-Year Work Program 2016-2020.

POLICY AND PROCEDURES FOR MONITORING, EVALUATING
AND AMENDING THE CITY'S CAPITAL IMPROVEMENTS ELEMENT

- I. The role of monitoring and evaluating the City's Capital Improvements Element is important to the effectiveness of the overall planning program. The Capital Improvements Element is greatly influenced by the fluctuations in revenues and expenditures of the City and it is reflective of general market and economic conditions.
- II. The revenues and expenditures of the City is a barometer used to predict fiscal trends that enable the City to gauge, maintain or establish the required levels of service standards needed for public facilities, recreation, utilities provisions, traffic circulation requirements and needed inter-governmental agreements for services.
- III. Annual review is the responsibility of the City's Planning Staff and the City Manager. The city's staff shall prepare and present recommended amendments to the Capital Improvements Element and other Comprehensive plan issues for adoption and inclusion into the City's Comprehensive Plan to the Local Planning Agency. Amendments to elements other than the Capital Improvements Element shall comply with the regular twice yearly amendment process.
- IV. The City's Planning and Zoning Board, as the Local Planning Agency, shall consider the following points during its annual review and monitoring process to assist in determination of findings, comments and/or recommendations to the City Council.
 1. Review of the criteria used to evaluate capital improvement projects in order to ensure that projects are being ranked in their appropriate order of priority;
 2. The City's effectiveness in maintaining adopted levels of service standards;
 3. The impacts of service provisions of other local, regional or State agencies upon the city's ability to maintain the established levels of service standards;
 4. Efforts by the City to secure grants or private funds, whenever available, to finance the provisions of needed capital improvements;
 5. The consideration of any corrections, updates and modifications concerning costs and revenue sources;
 6. The consistency of the Capital Improvements Element with the other elements of the Comprehensive Plan and most particularly its support of the Future Land Use Element;
 7. The City's ability to provide public facilities within respective geographic services areas in order to determine any need for boundary modification or adjustments; and
 8. The appropriateness of including with-in the Five Year Schedule of Improvements those identified improvements needed for the latter part of the Planning period.
- V. Process for the City staff shall include the recommendation of the annual update of the Capital Improvements Element to the Planning and Zoning Board and the City Council. The planning process shall be an on-going effort beginning in January and yearly completion in December each year. A member of the planning staff of the City shall attend each established Committee meeting and maintain a copy of the minutes of the meeting. A listing of proposed projects shall be established and discussed monthly with the City Manager to determine validity, priority, and possible funding sources for the proposed projects. Prior to the final budget adoption, a list of Capital Improvements Element projects, priorities, and funding sources shall be presented to the Planning and Zoning Board for citizen input, and recommendation to City Council.

The following time line is representative of the steps to achieve an adopted Capital Improvements Element and maintain compliance of the City's adopted Comprehensive Plan:

TRACT I

- May thru December: City staff attends all established committee meetings to determine proposed capital projects and meets with City Manager monthly to determine validity, priority, and proposed funding sources.
Also conducts internal reviews to determine the required levels of service standards and identifies associated elements of the comprehensive plan to be amended to support the levels of service needed.
- July to August: Present yearly plan to Planning and Zoning Board for monitoring and evaluation of previous years plan, receiving of citizen comments and review and recommendation current Capital Improvements Element and amendment procedures to the City Council.
- September: City Council adopts Capital improvements Element for inclusion into fiscal year budget.
- October to December: Planning staff submits required comprehensive plan elements amendments to support Capital Improvements Element.

TRACT II

- October thru May: City staff attends all established committee meetings to determine proposed capital projects and meets with City Manager monthly to determine validity, priority, and proposed funding sources.
Also conducts internal reviews to determine the required levels of service standards and identifies associated elements of the comprehensive plan to be amended to support the levels of service needed.
- March thru April: Present yearly plan to Planning and Zoning Board for monitoring and evaluation of previous years plan, receiving of citizen comments and review and recommendation current Capital Improvements Element and amendment procedures to the City Council.
- May: City Council adopts Capital improvements Element for inclusion into fiscal year budget.
- May to June: Planning staff submits required comprehensive plan elements amendments to support Capital Improvements Element.

CONCURRENCY MANAGEMENT SYSTEM

INTRODUCTION

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

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

PURPOSE AND OVERVIEW

The City shall require a concurrency review be made with applications for development approvals and a Certificate of Concurrency issued prior to development. If the application is deemed concurrent, a Certificate of Concurrency will be issued by the Land Development Regulation Administrator. If the development requires any other development permit, a copy of the Certificate of Concurrency shall be included with any future application for a development permit. A separate concurrency review shall not be required for each development permit for the same project.

For purposes of this Concurrency Management System, a development order means any order granting, denying, or granting with conditions an application for a development permit. Development permit includes any building permit, zoning permit, subdivision approval, rezoning, certification, special exception, variance, or any other official action of local government having the effect of permitting the development of land.

Concurrency review addresses only the availability of public facilities and capacity of services and a Certificate of Concurrency does not represent overall development approval. If the application for development is not concurrent, the applicant shall be notified that a certificate cannot be issued for the development. The burden of showing compliance with the adopted levels of service and meeting the concurrency test shall be upon the applicant.

The City shall review applications for development and a development approval shall be issued only if the proposed development does not lower the existing level of service of public facilities and services below the adopted level of service in this Comprehensive Plan.

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

Building Permits. The issuance of a building permit, has more of an immediate impact on the level of service for public facilities than may be the case with the issuance of other types of development permits. Therefore, building permits shall be issued only when the necessary facilities and services are in place. The determination of the existence of the necessary facilities and services in place shall be made by the Land Development Regulation Administrator as part of the Certificate of Concurrency:

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

1. Prior to the issuance of a building permit or its functional equivalent, the City will consult with the applicable water supply utility to ensure that adequate water supplies and facilities will be in place and available no later than the anticipated date of issuance of a certificate of occupancy or its functional equivalent.
2. A development order or permit may be issued, subject to the condition that, at the time of issuance of a certificate of occupancy or its functional equivalent, if the necessary facilities and services are in place and available to serve the new development; or
3. At the time the development order or permit is issued, the necessary public facilities and services are guaranteed in an enforceable development agreement, pursuant to Section 163. 3220, Florida Statutes, as amended, or an agreement or development order issued pursuant to Chapter 380, Florida Statutes, as amended, to be in place and available to serve new development at the time of the issuance of a certificate of occupancy or its functional equivalent.

For Parks and Recreation Facilities

1. At the time the development order or permit is issued, the necessary facilities and services are in place or under actual construction; or

2. A development order or permit is issued subject to the condition that, at the time of the issuance of a certificate of occupancy or its functional equivalent, the acreage for the necessary facilities and services to serve the new development is dedicated or acquired by the City, or funds in the amount of the developer's fair share are committed; and
 - a. A development order or permit is issued subject to the conditions that the necessary facilities and services needed to serve the new development are scheduled to be in place or under actual construction not more than one year after issuance of a certificate of occupancy or its functional equivalent as provided in the City's adopted Five-Year Schedule of the Capital Improvements Element; or
 - b. At the time the development order or permit is issued, the necessary facilities and services are the subject of a binding executed agreement which requires the necessary facilities and services to serve the new development to be in place or under actual construction not more than one year or under actual construction not more than one year after issuance of a certificate of occupancy or its functional equivalent; or
 - c. At the time the development order or permit is issued, the necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to Section 163.3220, Florida Statutes, as amended, or an agreement or development order issued pursuant to Chapter 380, Florida Statutes, as amended, to be in place or under actual construction not more than one year after issuance of a certificate of occupancy or its functional equivalent.

For Transportation Facilities

1. At the time a development order or permit is issued the necessary facilities and services are in place or under construction; or
2. A development order or permit is issued, subject to the condition that the necessary facilities and services needed to serve the new development are scheduled to be in place or under actual construction no more than three years after issuance of a building permit or its functional equivalent as provided in the City's Five-Year Schedule of the Capital Improvements Element. The schedule of capital improvements may recognize and include transportation projects included in the first three years of the applicable, adopted Florida Department of Transportation Five-Year Work Program.
3. At the time the development order or permit is issued, the necessary facilities and services are the subject of a binding executed agreement which requires the necessary facilities and services to serve the new development to be in place or under actual construction not more than three years after the issuance of a building permit or its functional equivalent; or
4. At the time a development order or permit is issued the necessary facilities and services are guaranteed on an enforceable development agreement, pursuant to Section 163.3220, Florida Statutes, as amended, or an agreement or development order issued pursuant to Chapter 380, Florida Statutes, as amended, to be in place or under actual construction not more than three years after issuance of a building permit or its functional equivalent.

For Public School Facilities

- a. At the time a final subdivision or site plan approval for residential uses is issued the necessary public school facilities and services are in place; or

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

CONCURRENCY DETERMINATION PROCEDURES

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

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

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

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

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

1. The School Board's written determination that adequate school capacity will be in place or under actual construction within three years after the issuance of final subdivision or site plan approval for each school type without mitigation; or
 2. The execution of a legally binding mitigation agreement between the applicant, School Board, and City. This agreement shall be supported by a bond, deposit of funds or other acceptable financial means to assure performance of the proportionate share mitigation agreed to by the developer.
- g. If the School Board determines that adequate capacity will not be in place or under actual construction within three years after the issuance of final subdivision or site plan approval and mitigation is not an acceptable alternative, the City will not issue a School Concurrency Determination and will deny the residential development order or defer action until such time as the School Board reports that capacity is available or acceptable mitigation agreement is approved by the School Board and the City.

CERTIFICATE OF CONCURRENCY COMPLIANCE

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

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

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

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

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

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

IX

PUBLIC SCHOOL FACILITIES ELEMENT

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IX
PUBLIC SCHOOL FACILITIES ELEMENT

INTRODUCTION

The School Facilities Element designates evaluation standards and methodologies for determining proportionate share mitigation for school capacity and future land development in the 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(6)(a)7, 163.31777 and 163.3180 (6), 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 program Florida Inventory of School Houses capacity as adjusted annually by the School Board to account for measurable programmatic changes;
2. Middle: 100 percent of program 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 program Florida Inventory of School Houses capacity as adjusted annually by the School Board to account for measurable programmatic changes;
4. High: 100 percent of program Florida Inventory of School Houses capacity as adjusted annually by the School Board to account for measurable programmatic changes.

Policy IX.1.2 The adopted level of service standards shall become applicable 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 the 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. Pursuant to Section 1013.193, Florida Statutes, as amended, 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, as amended, 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.

PUBLIC SCHOOL FACILITIES - APPENDIX A
ILLUSTRATION A-I

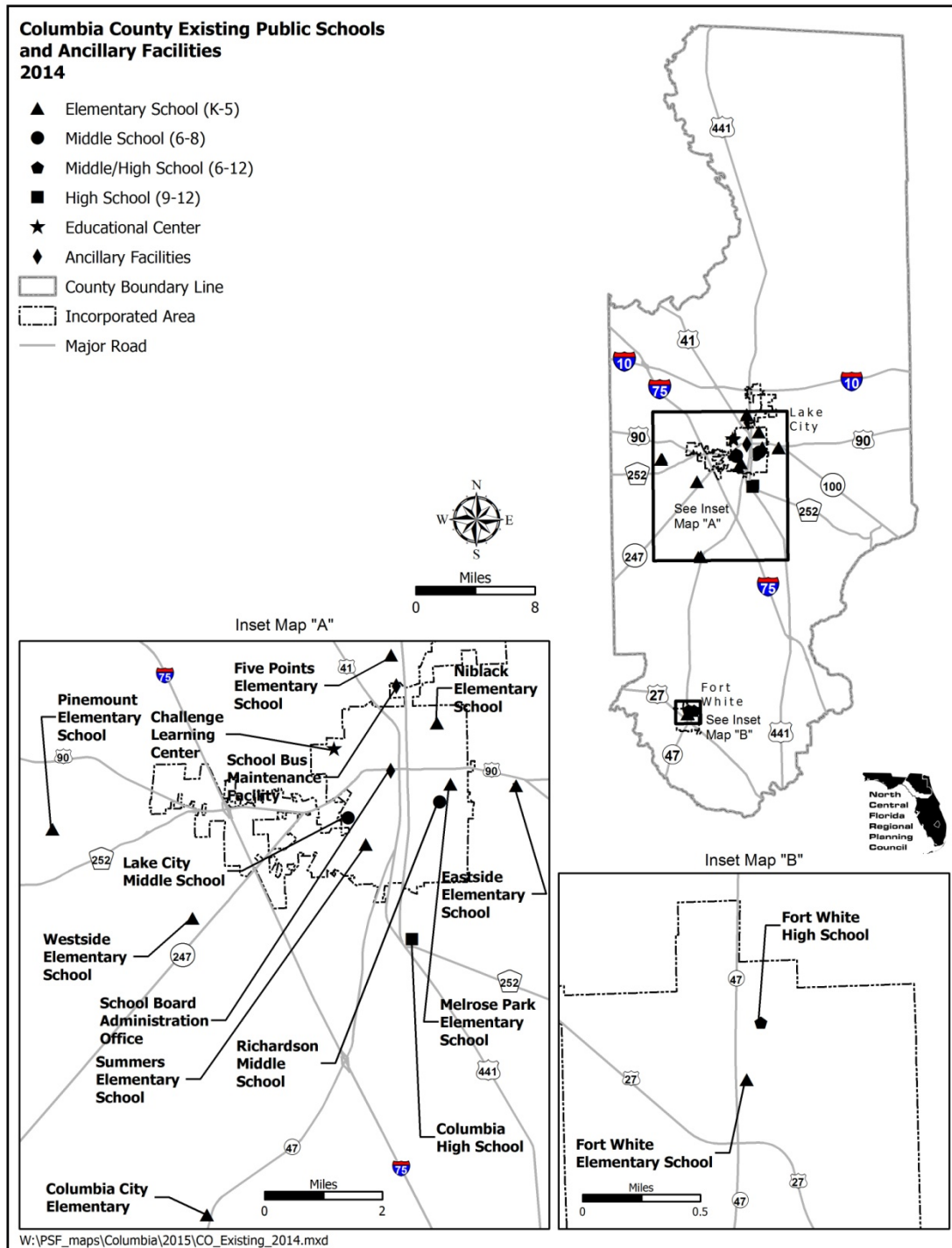


ILLUSTRATION A-II

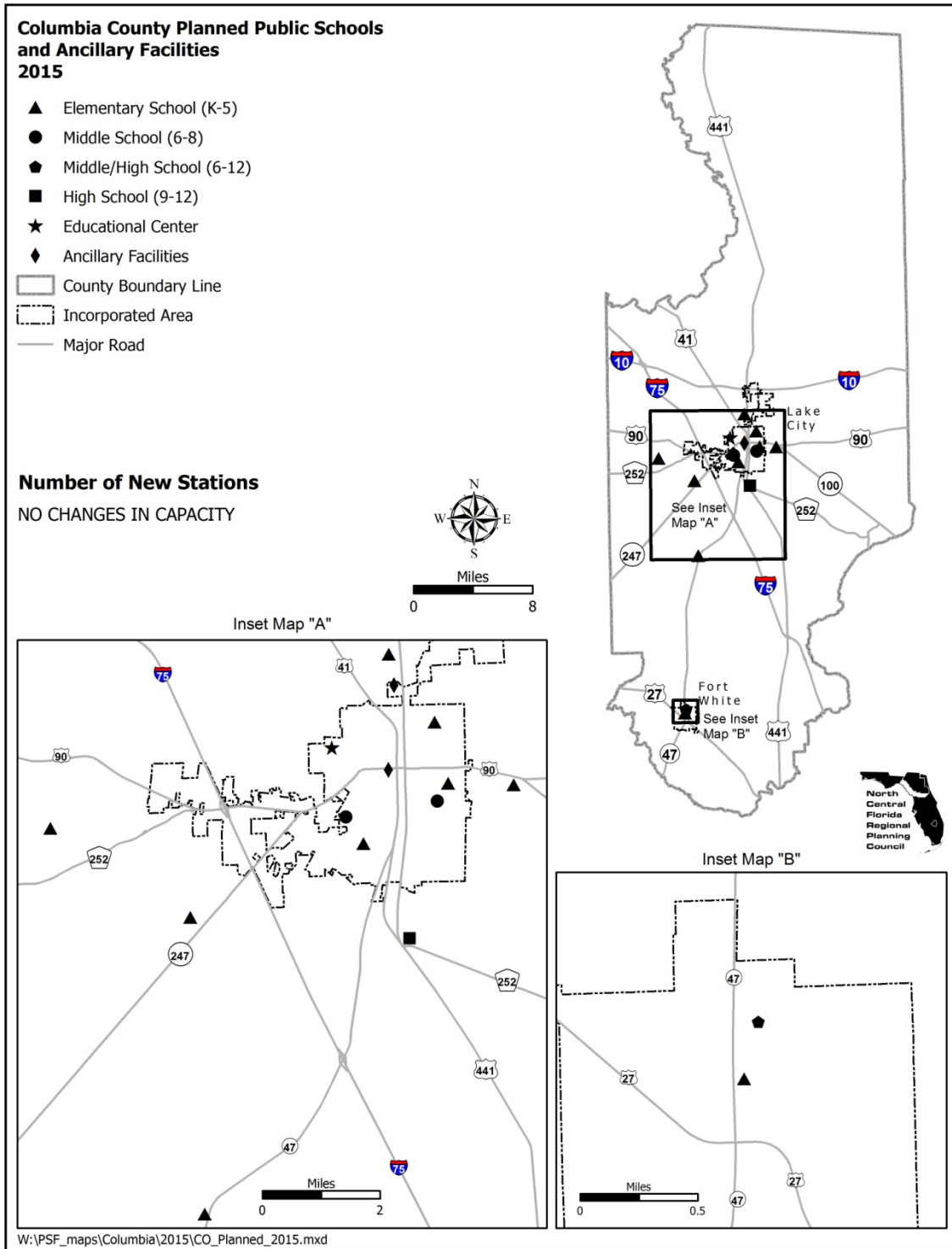


ILLUSTRATION A-III

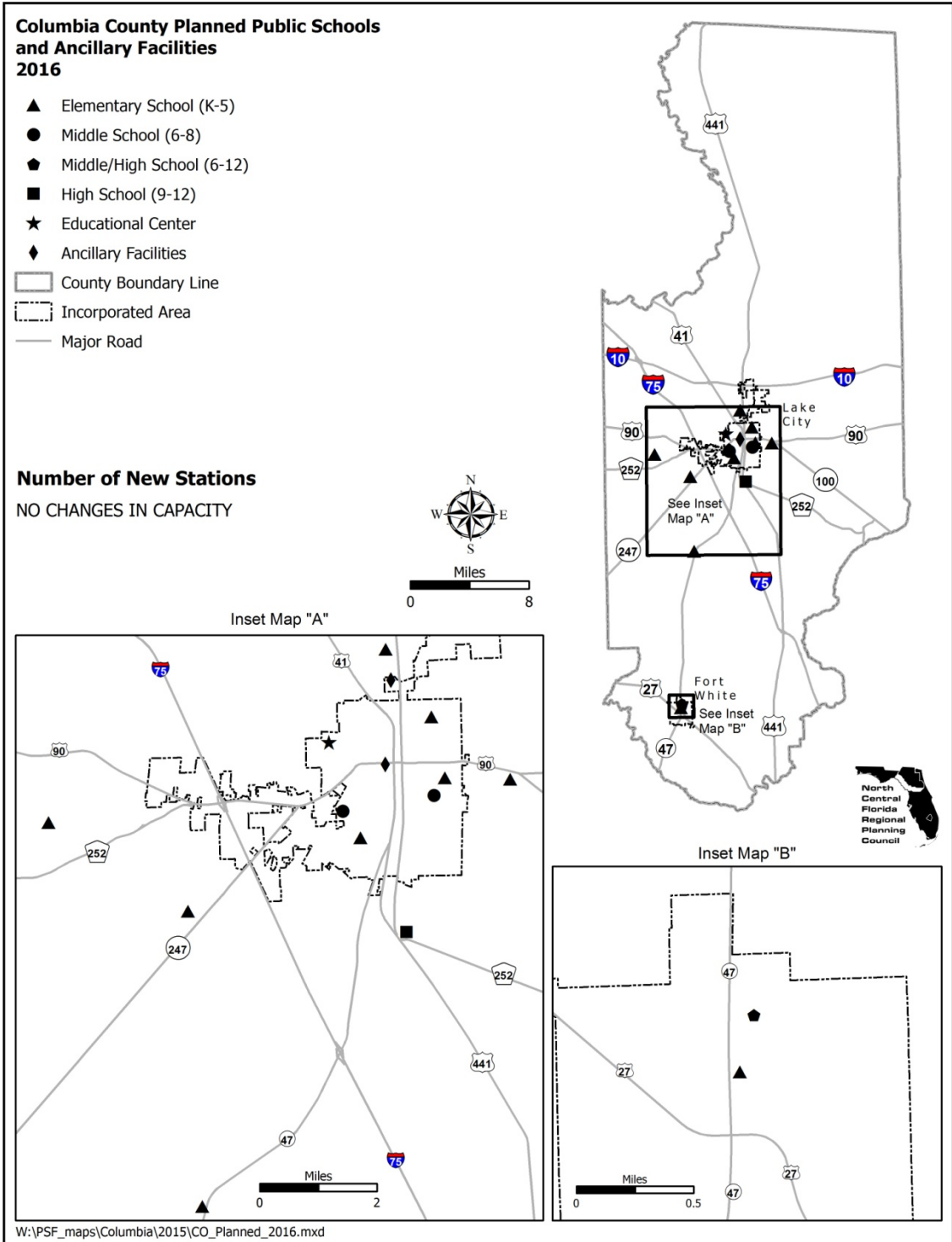


ILLUSTRATION A-IV

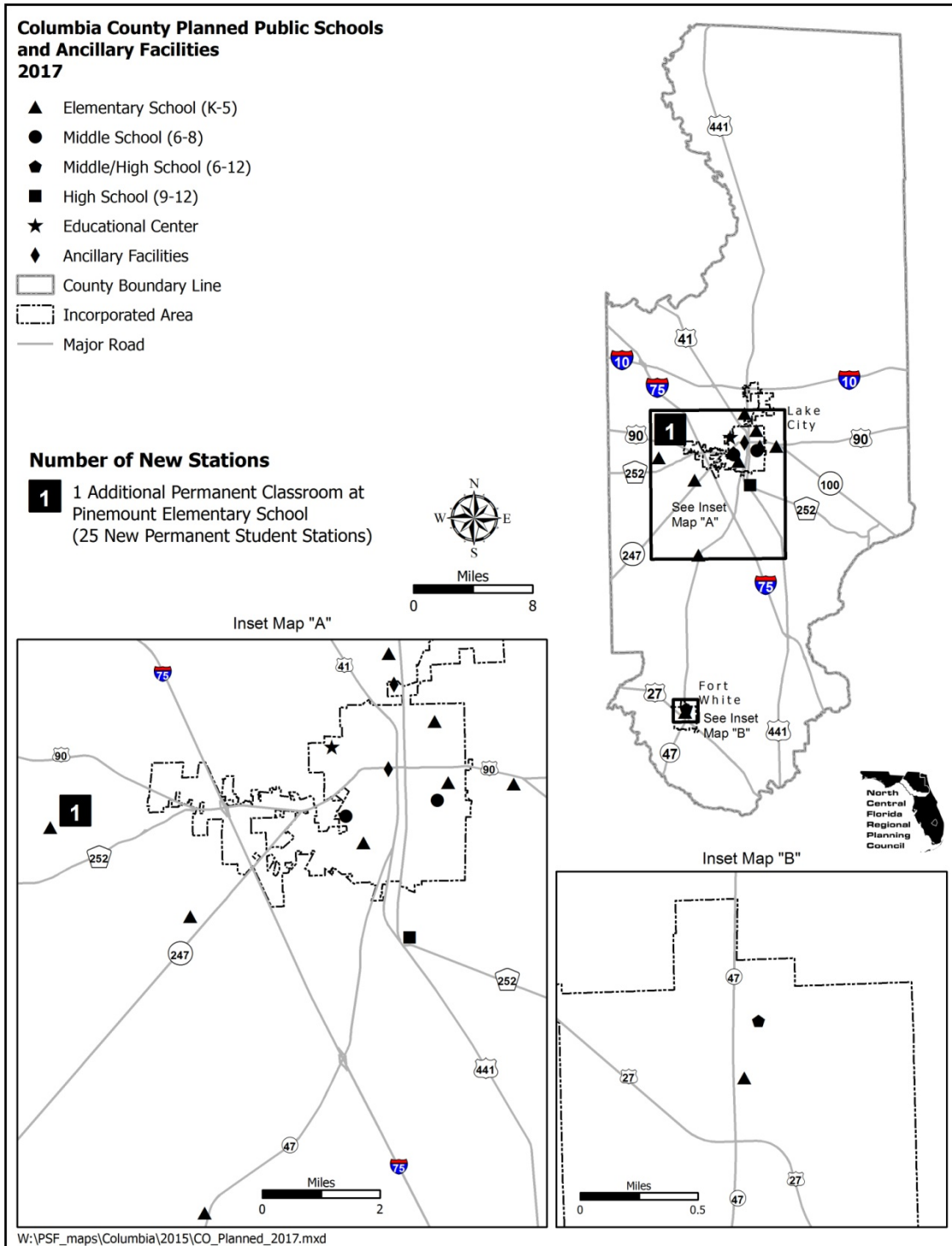


ILLUSTRATION A-V

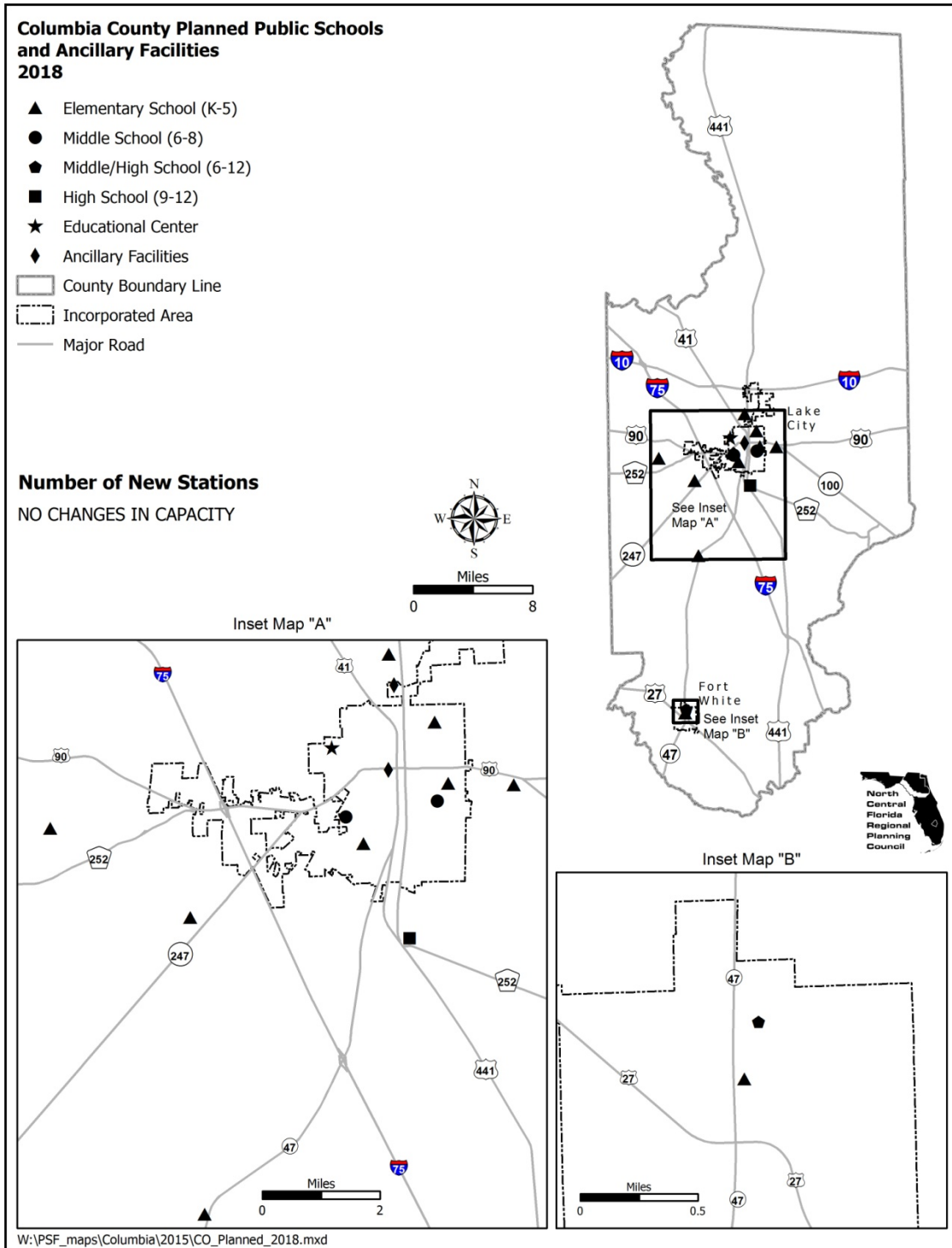


ILLUSTRATION A-VI

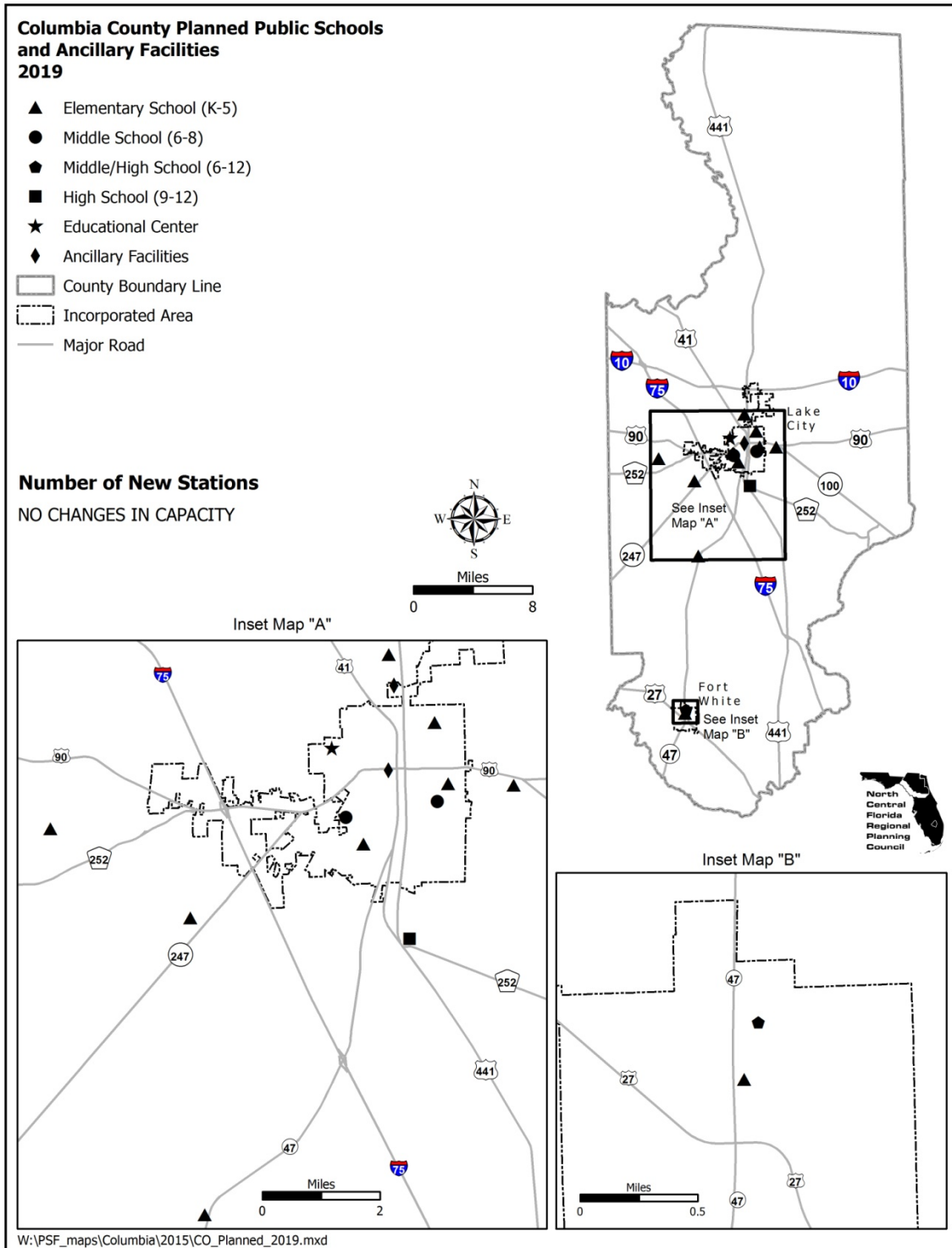
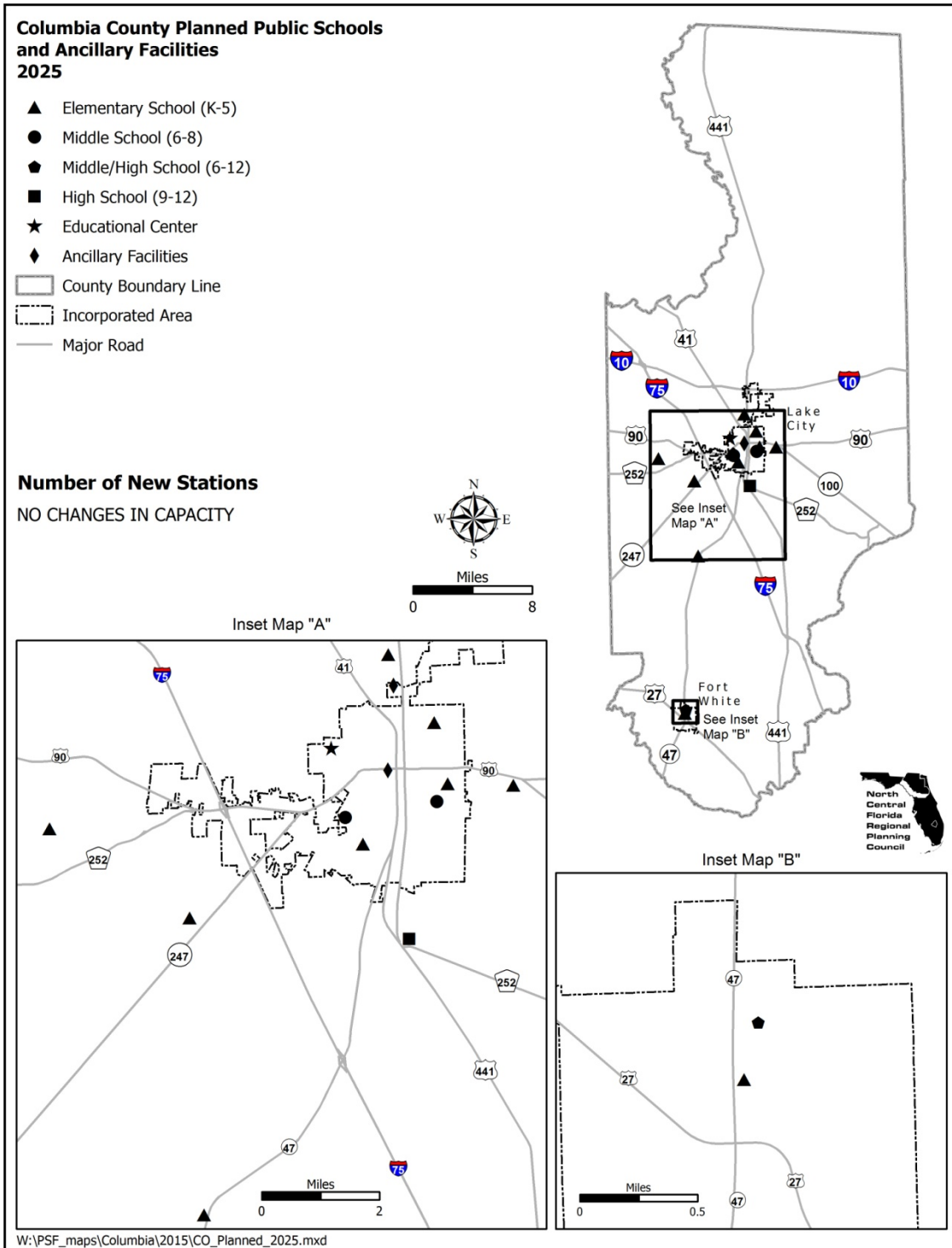


ILLUSTRATION A-VII



APPENDIX B DEFINITIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

X

PROPERTY RIGHTS ELEMENT

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PROPERTY RIGHTS ELEMENT

INTRODUCTION

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

PROPERTY RIGHTS GOAL, OBJECTIVE AND POLICIES

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

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

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APPENDIX A

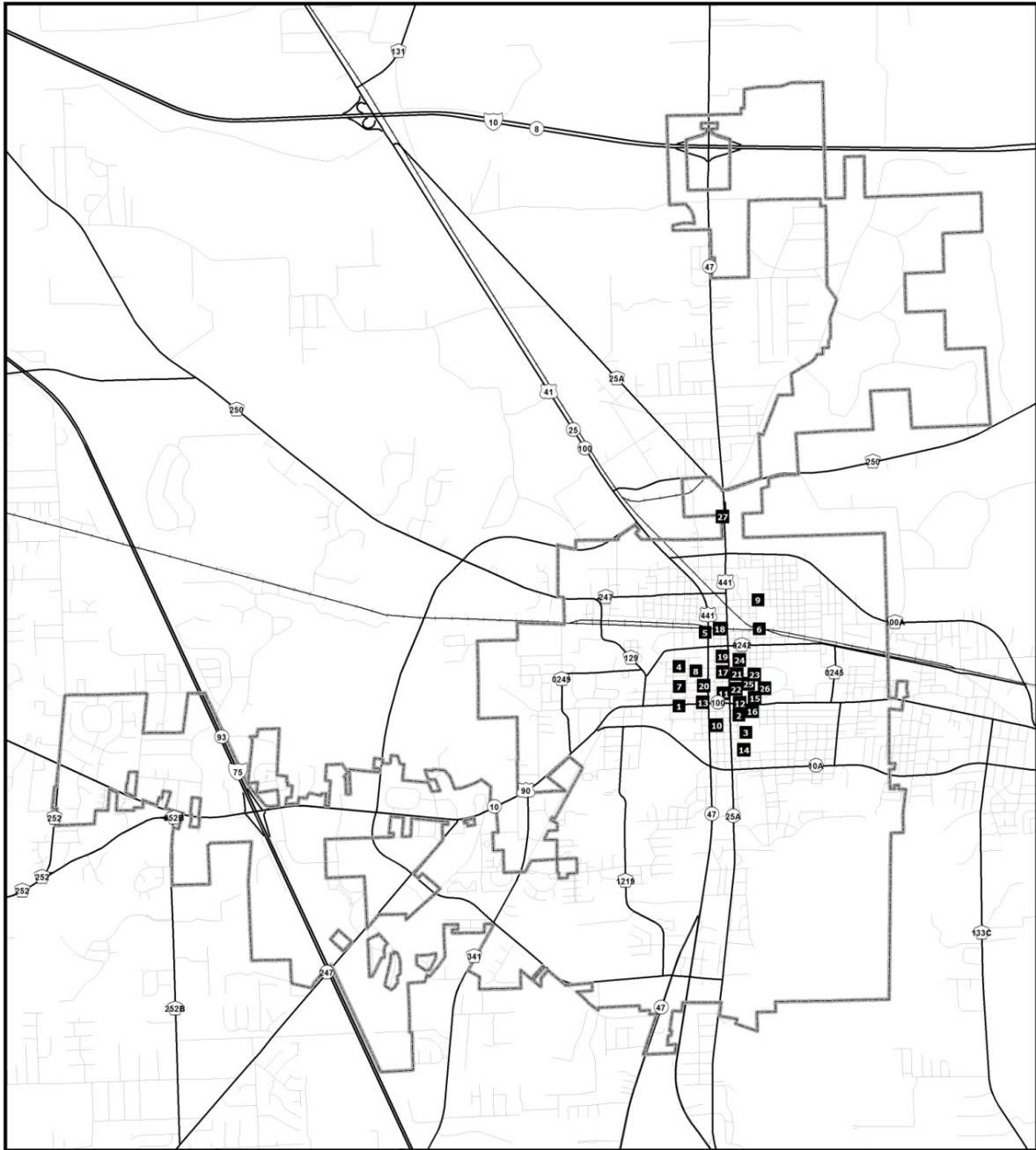
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






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ILLUSTRATION A-I
FUTURE LAND USE PLAN MAP 2025
(Under Separate Cover)

ILLUSTRATION A-II HISTORIC RESOURCES



OTHER MAP FEATURES

-  City Limits
-  Major Roads
-  Minor Roads
-  Railroad
-  U.S. Highway
-  Interstate
-  State Road
-  County Road



Source: Florida Department of Transportation, 2015, City of Lake City, 2015, and Florida Department of State, 2015.

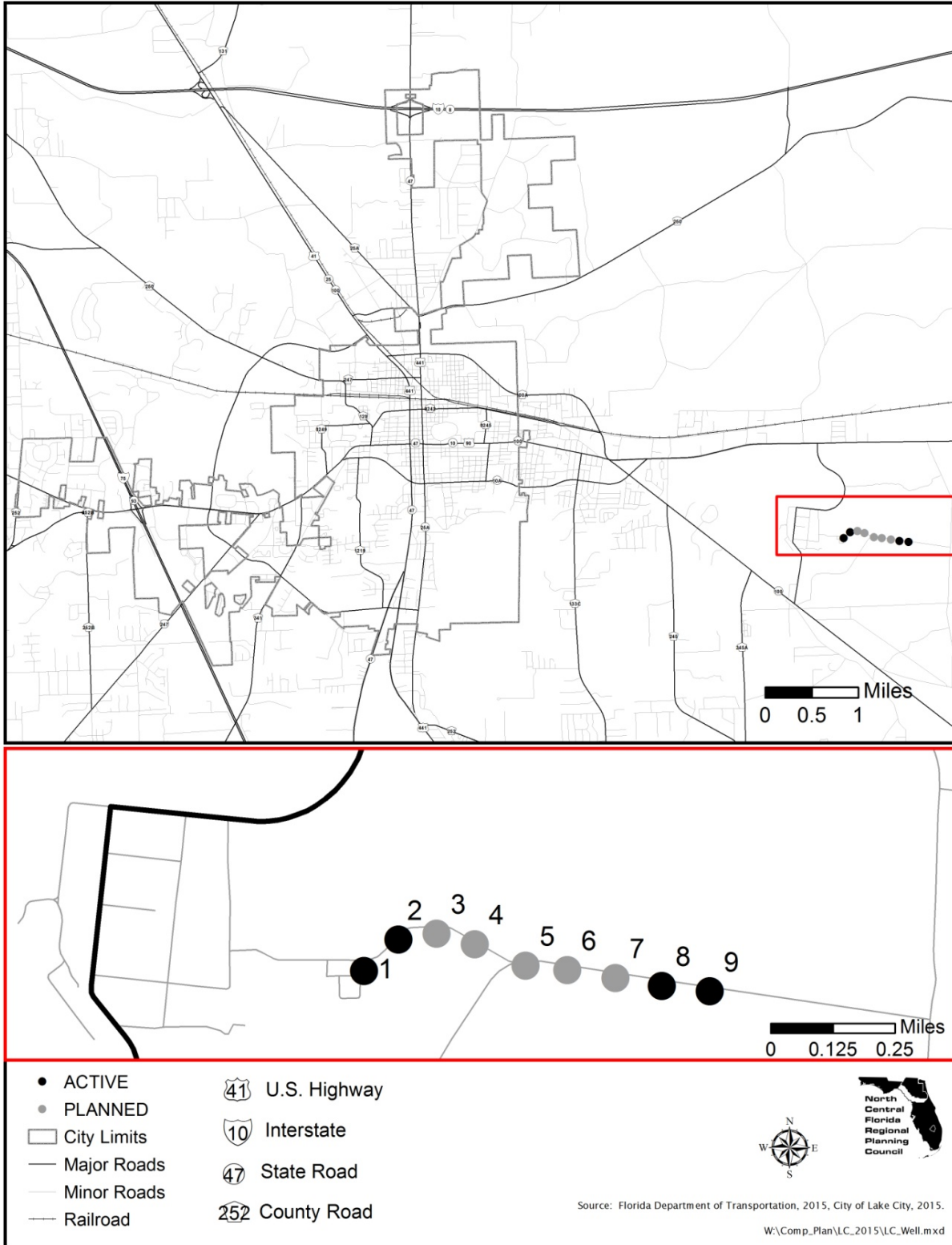
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LEGEND - ILLUSTRATION A-II
HISTORIC RESOURCES

SITE ID	SITE NAME	EXIST	NATIONAL REGISTER LISTED
1	COLUMBIA COUNTY HIGH SCHOOL	Yes	Yes
2	EDWARDS, W J HOUSE	Yes	
3	LAKE CITY WOMEN'S CLUB	Yes	
4	WYNELLE WADE	Yes	
5	WEAVER'S GROCERY STORE	Yes	
6	OLD LAKE CITY JAIL	Yes	
7	715 EAST MADISON STREET	Yes	
8	503 DESOTO ST	Yes	
9	TRINITY UNITED METHODIST CHURCH	Yes	
10	HENDERSON, T G HOUSE	Yes	Yes
11	BIGGS WILSON FUNERAL HOME	Yes	
12	DUNCAN, HORACE HOUSE	Yes	Yes
13	HOWARD HOUSE	Yes	
14	ST JAMES EPISCOPAL CHURCH	Yes	
15	UNITED STATES POST OFFICE	Yes	
16	PERKINS, MAY VINZANT HOUSE	Yes	
17	HOTEL BLANCHE	Yes	Yes
18	COCA COLA BOTTLING	Yes	
19	FL USDA FEDERAL CREDIT UNION	Yes	
20	FORMER COLUMBIA CTY COURTHOUSE	Yes	
21	BRUCE'S	Yes	
22	OLUSTEE PARK BANDSTAND	Yes	
23	COMMUNITY NATIONAL BANK	Yes	
24	MONTGOMERY BUILDING	Yes	
25	COLUMBIA COUNTY COURTHOUSE	Yes	
26	FIRST BAPTIST CHURCH	Yes	
27	US-441 (SR-47) / FALLING CREEK BRIDGE	Yes	

Source: Florida Department of State, Division of Historic Resources, Florida Master Site File, 2015.

ILLUSTRATION A-III
EXISTING AND PLANNED WATERWELLS 2015

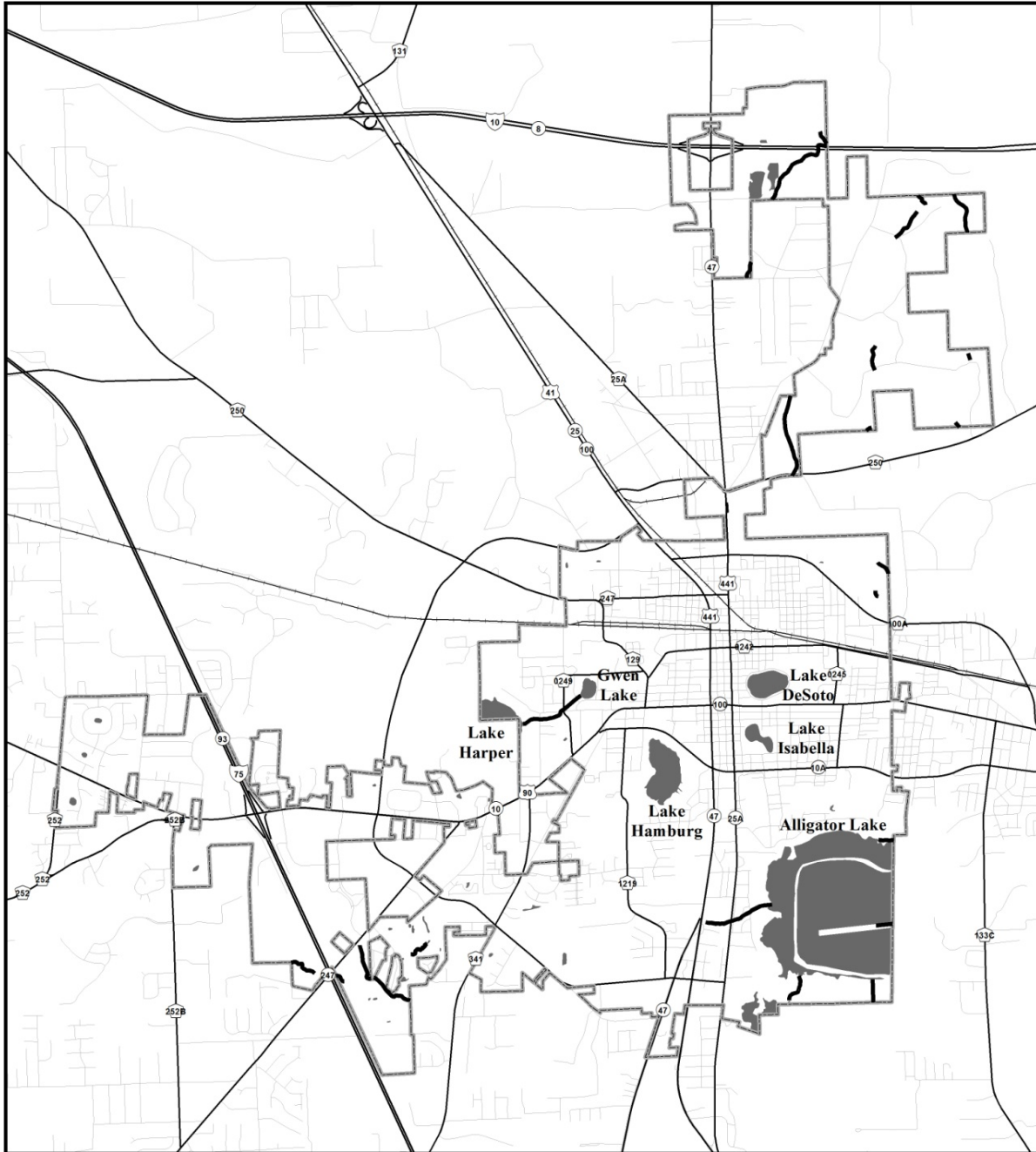


LEGEND - ILLUSTRATION A-III
EXISTING AND PLANNED WATERWELLS - 2015

LOCATION NUMBER	NAME	TYPE	STATUS
1	City of Lake City Potable Water System Wellfield (one waterwell)	Government Community Public System	Existing
2	City of Lake City Potable Water System Wellfield (one waterwell)	Government Community Public System	Existing
3	City of Lake City Potable Water System Wellfield (one waterwell)	Government Community Public System	Planned
4	City of Lake City Potable Water System Wellfield (one waterwell)	Government Community Public System	Planned
5	City of Lake City Potable Water System Wellfield (one waterwell)	Government Community Public System	Planned
6	City of Lake City Potable Water Wellfield (one waterwell)	Government Community Public System	Planned
7	City of Lake City Potable Water Wellfield (one waterwell)	Government Community Public System	Planned
8	City of Lake City Potable Water Wellfield (one waterwell)	Government Community Public System	Planned
9	City of Lake City Potable Water Wellfield (one waterwell)	Government Community Public System	Planned

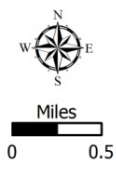
Source: City of Lake City Public Works Department, 2015.

ILLUSTRATION A-IV
RIVERS AND LAKES



OTHER MAP FEATURES

- City Limits
- Major Roads
- Minor Roads
- Railroad
- River or Creek
- Lake or Pond
- U.S. Highway
- Interstate
- State Road
- County Road



Source: Florida Department of Transportation, 2015, City of Lake City, 2015, and National Hydrography Dataset, 2011.

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ILLUSTRATION A-V FLOOD PRONE AREAS

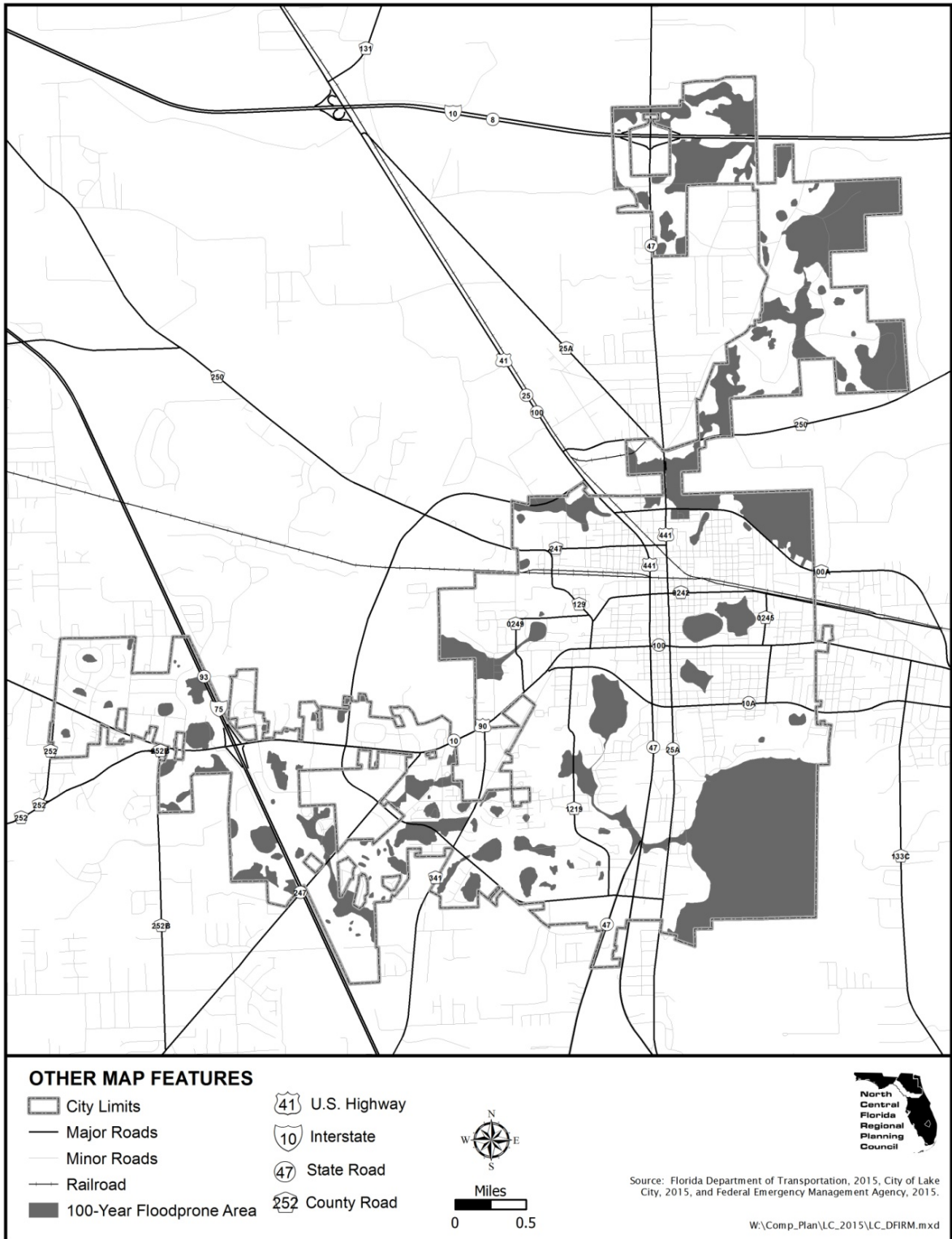
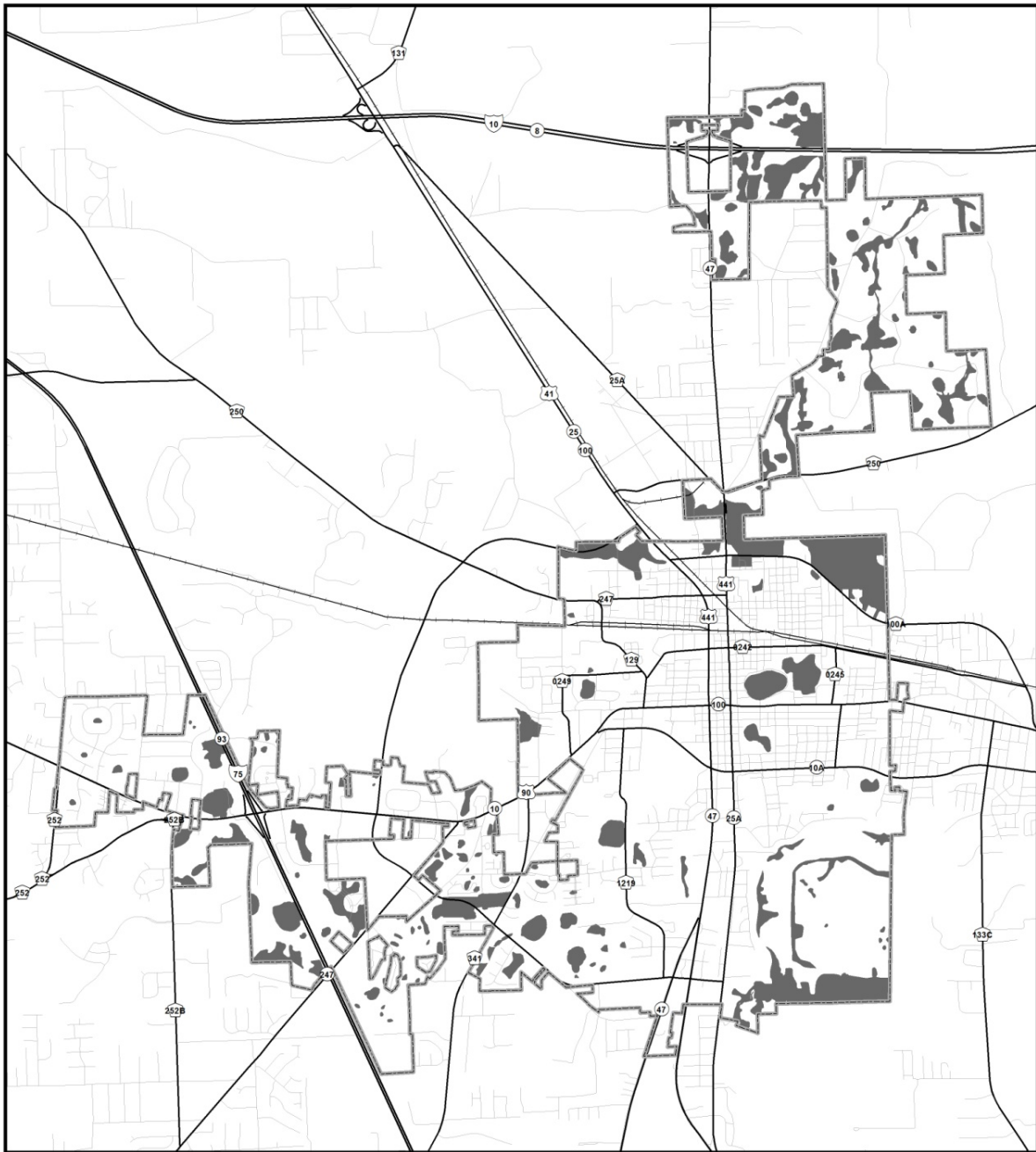







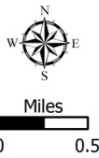


ILLUSTRATION A -VI
WETLANDS



OTHER MAP FEATURES

-  City Limits
-  Major Roads
-  Minor Roads
-  Railroad
-  Wetlands
-  U.S. Highway
-  Interstate Highway
-  State Highway
-  County Road



Source: Florida Department of Transportation, 2015, City of Lake City, 2015, and Suwannee River Water Management District, 2007.

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ILLUSTRATION A-VII MINERALS

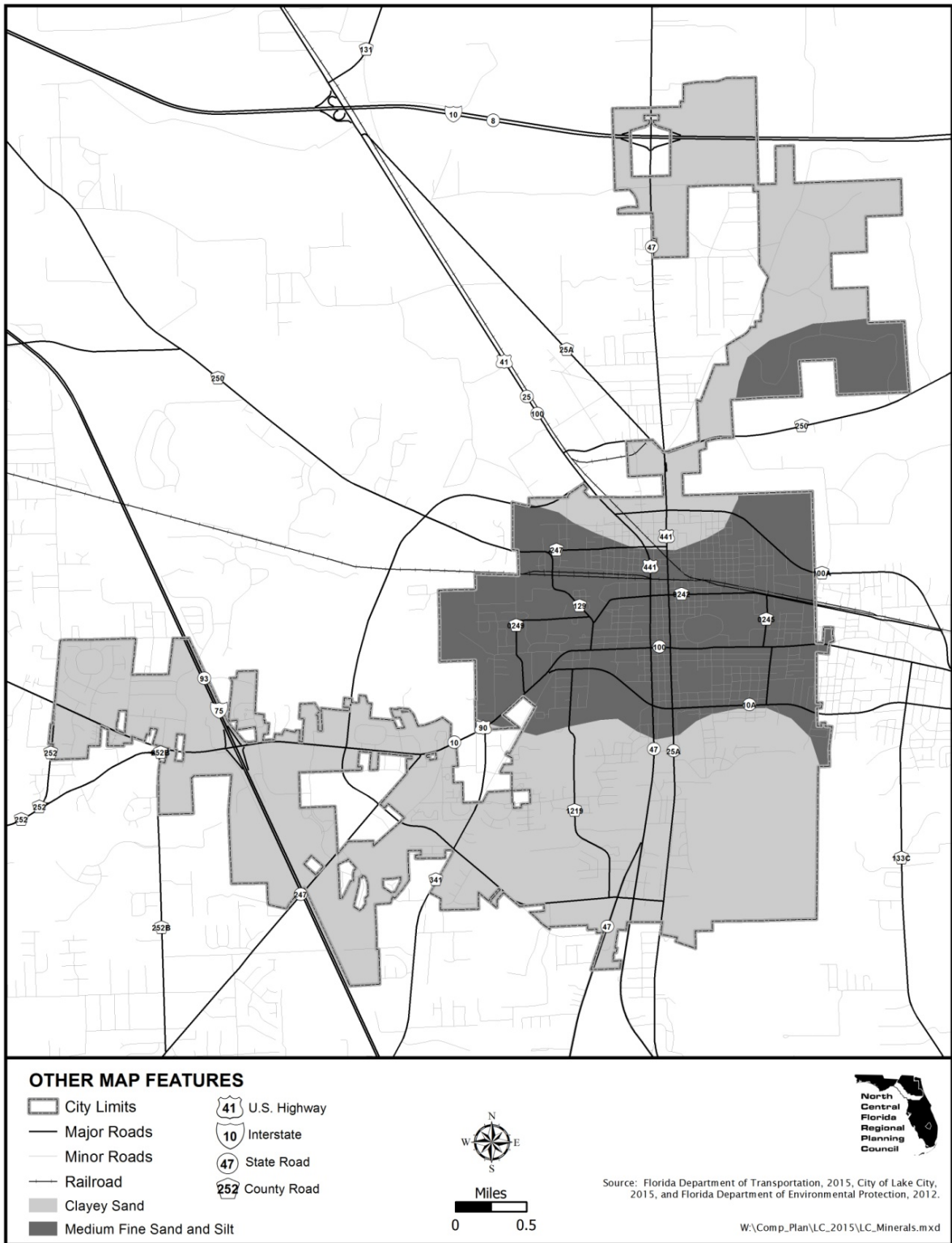
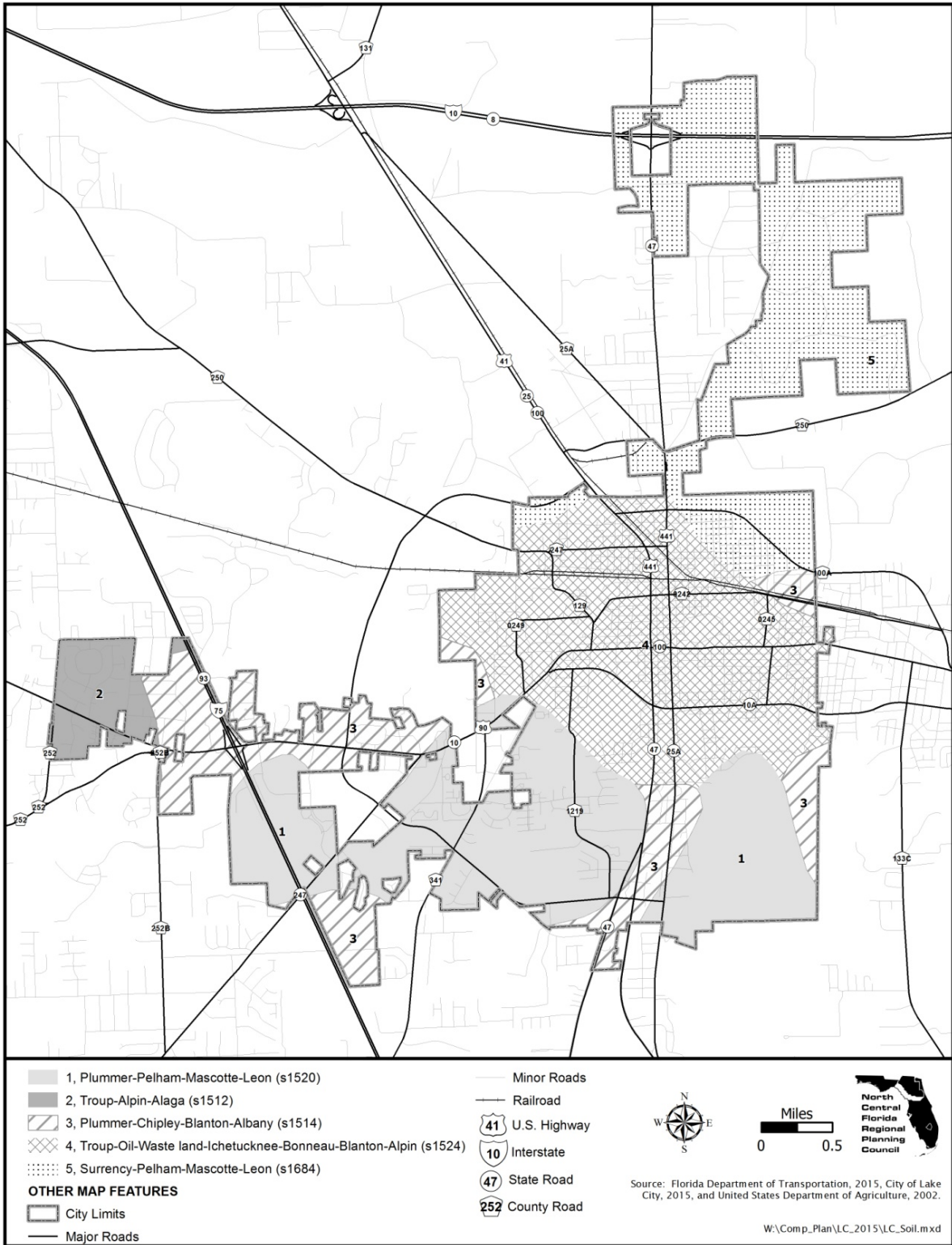


ILLUSTRATION A-VIII SOILS ASSOCIATIONS



LEGEND - ILLUSTRATION A-VIII
SOIL TYPES AND SOIL ASSOCIATIONS

KEY #	SOIL TYPE	CHARACTERISTICS
1	Plummer-Pelham-Mascotte-Leon (s1520)	Poorly Drained
2	Troup-Alpin-Alaga (s1512)	Excessively Drained
3	Plummer-Chipley-Blanton-Albany (s1514)	Somewhat Poorly Drained
4	Troup-Oil-Waste land-Ichetucknee-Bonneau-Blanton-Alpin (s1524)	Moderately Well Drained
5	Surrency-Pelham-Mascotte-Leon (s1684)	Poorly Drained

Source: U.S. Department of Agriculture, Soil Conservation Service - Soil Survey of Columbia County, Florida, 2002.

ILLUSTRATION A-IX FUTURE TRANSPORTATION MAP 2025

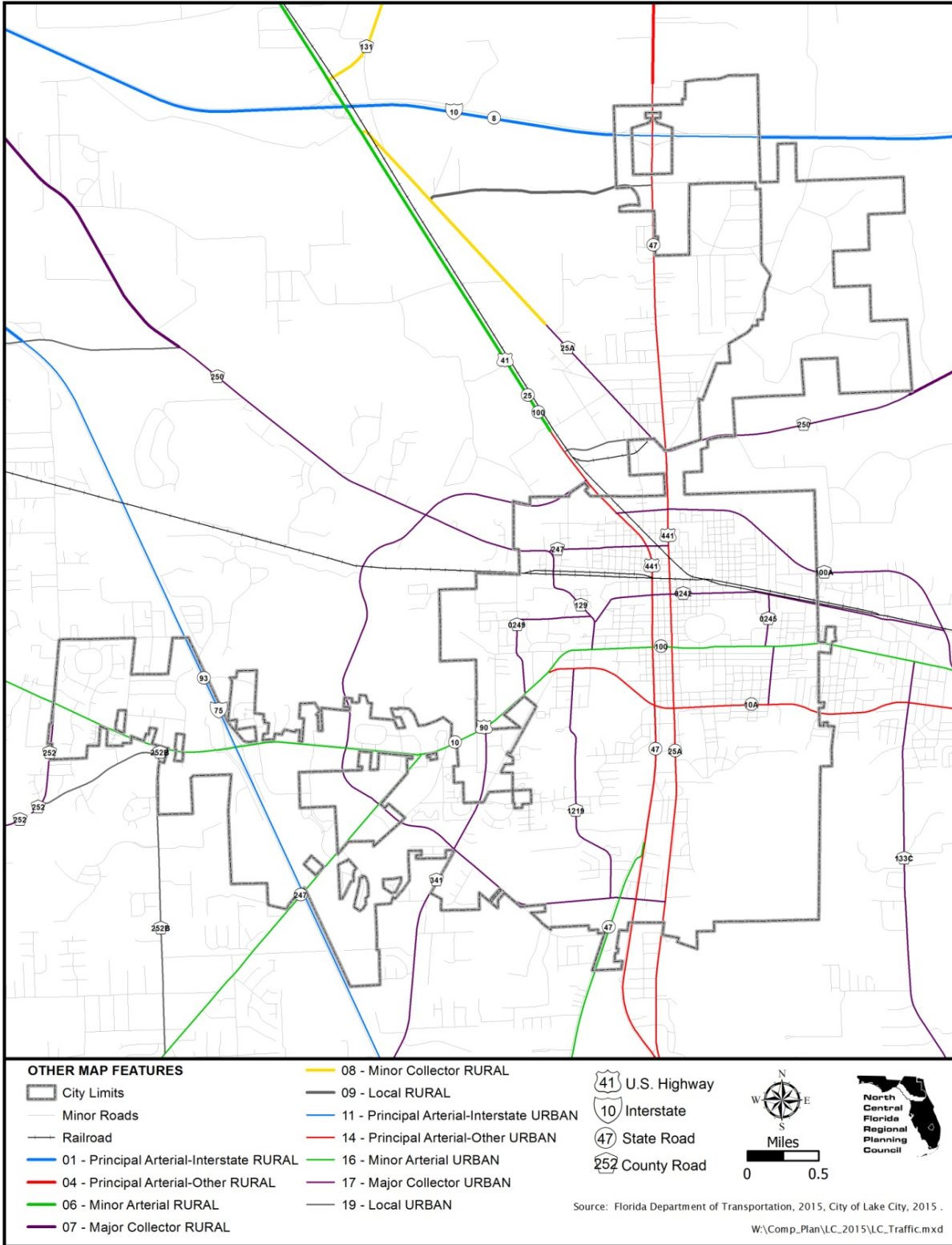


ILLUSTRATION A-IXa
EMERGENCY EVACUATION ROUTES MAP 2025



ILLUSTRATION A-IXb
 BICYCLE AND PEDESTRIAN FACILITIES MAP 2025

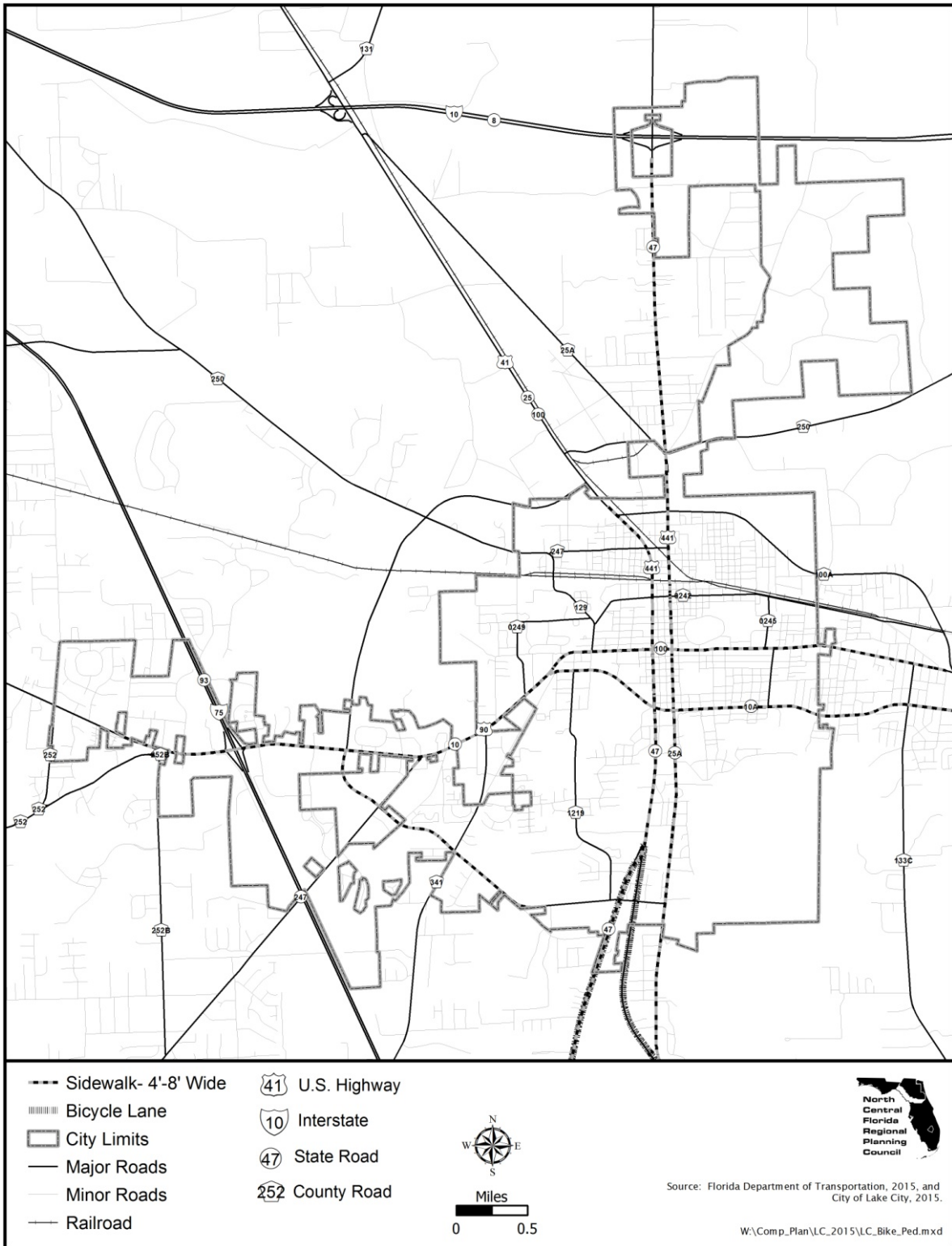


ILLUSTRATION A-X
HIGH GROUNDWATER AQUIFER RECHARGE AREAS

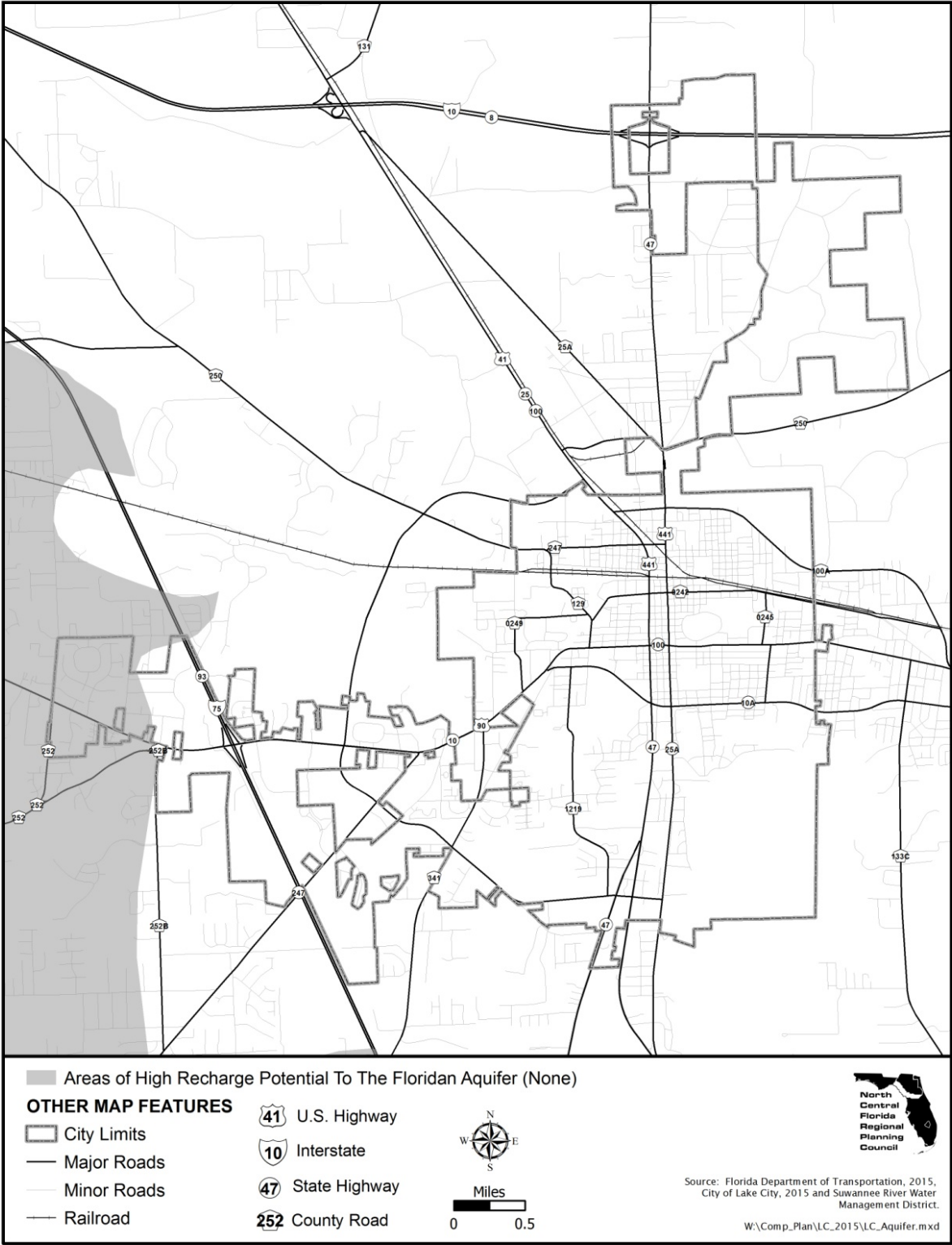
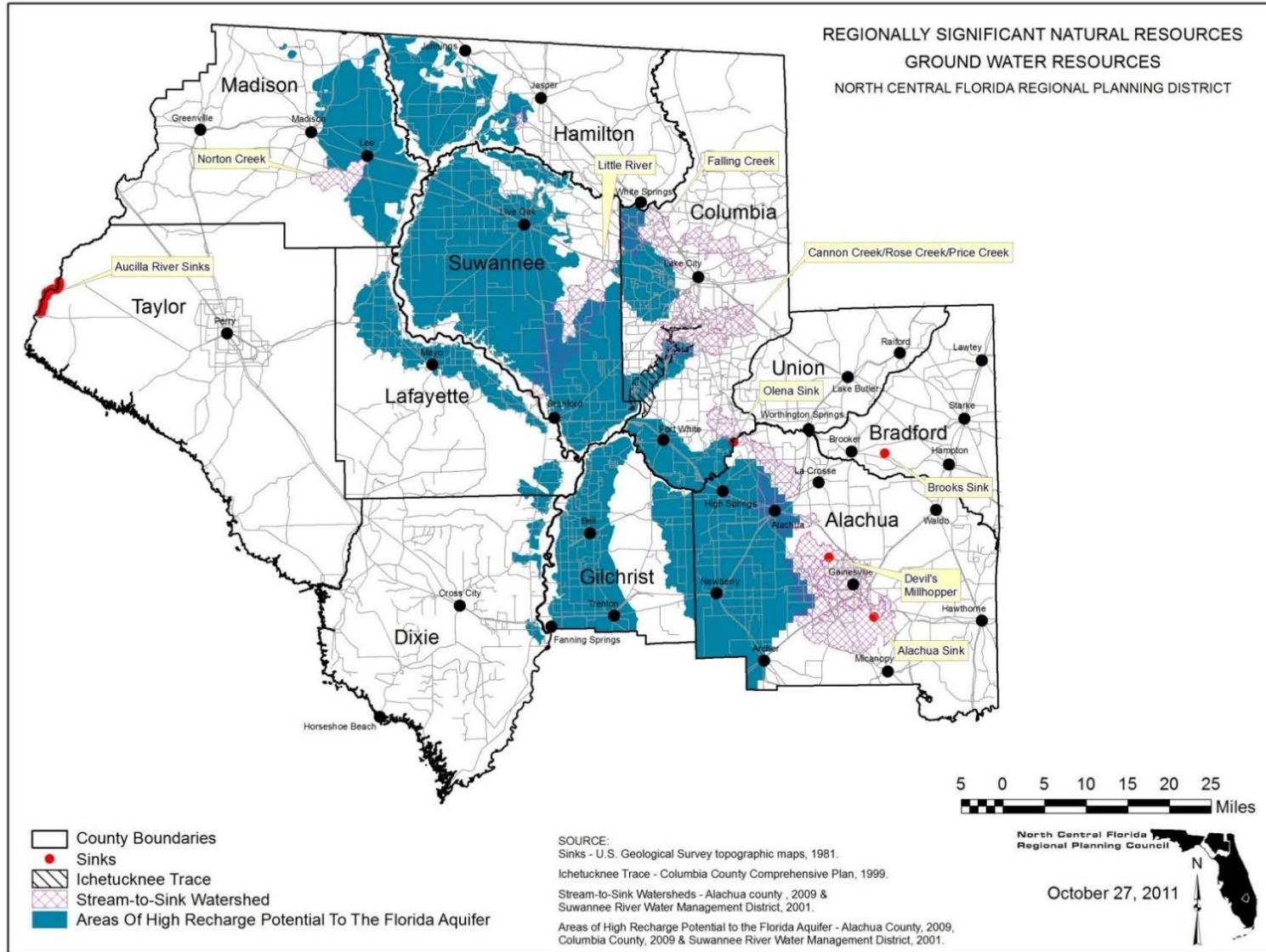
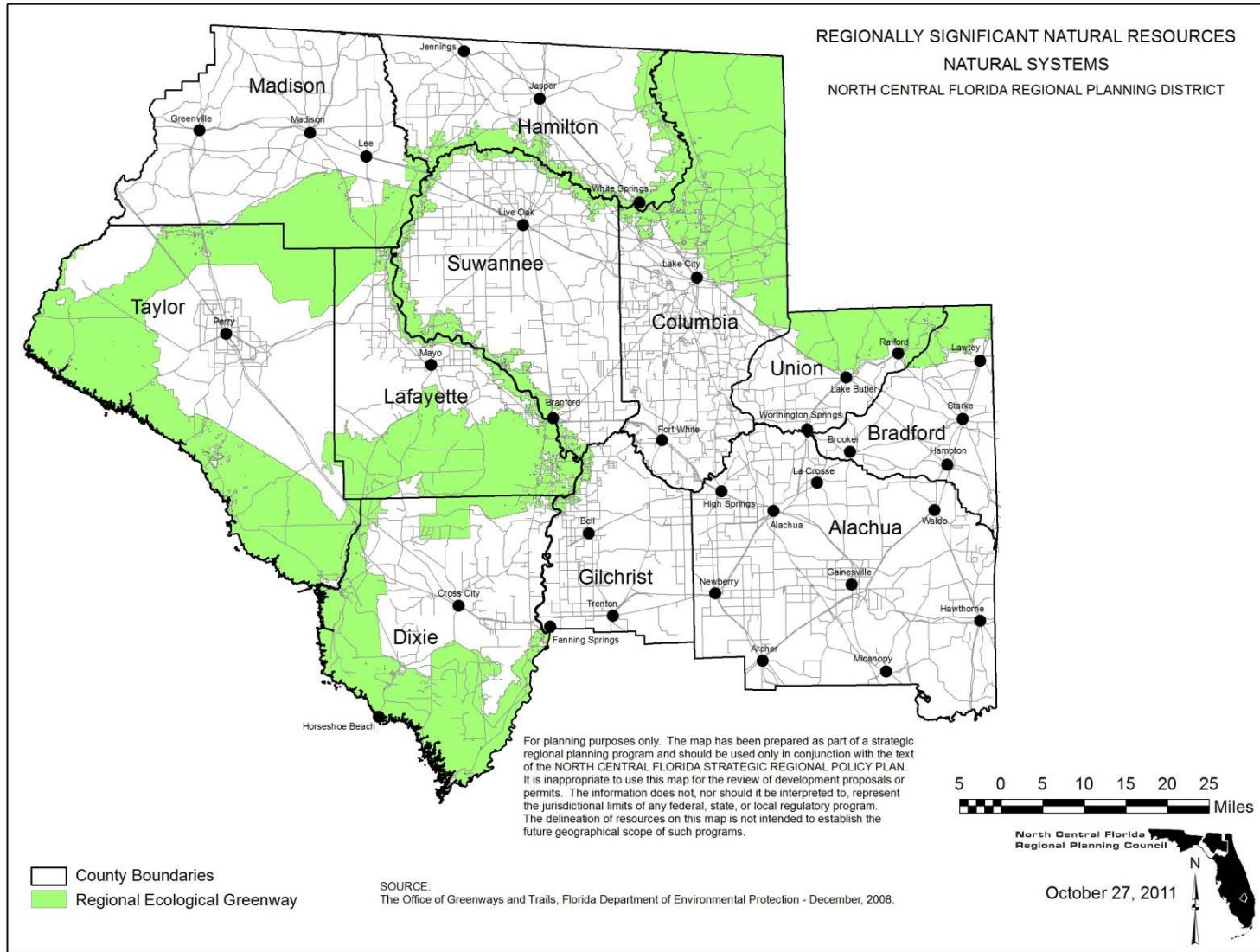


ILLUSTRATION A-XI a
 REGIONALLY SIGNIFICANT NATURAL RESOURCES - GROUNDWATER RESOURCES



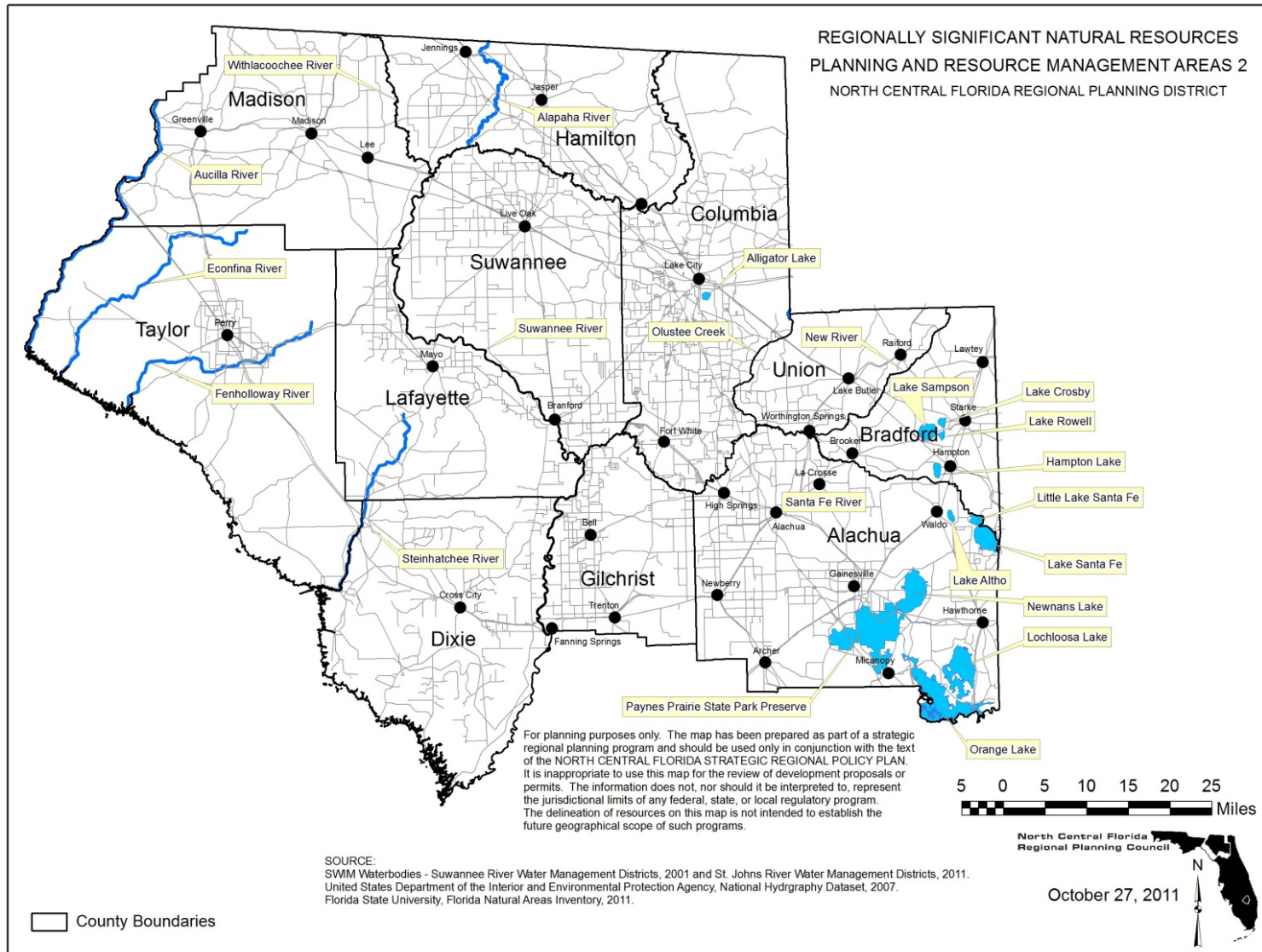
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ILLUSTRATION A-XI b
 REGIONALLY SIGNIFICANT NATURAL RESOURCES - NATURAL SYSTEM



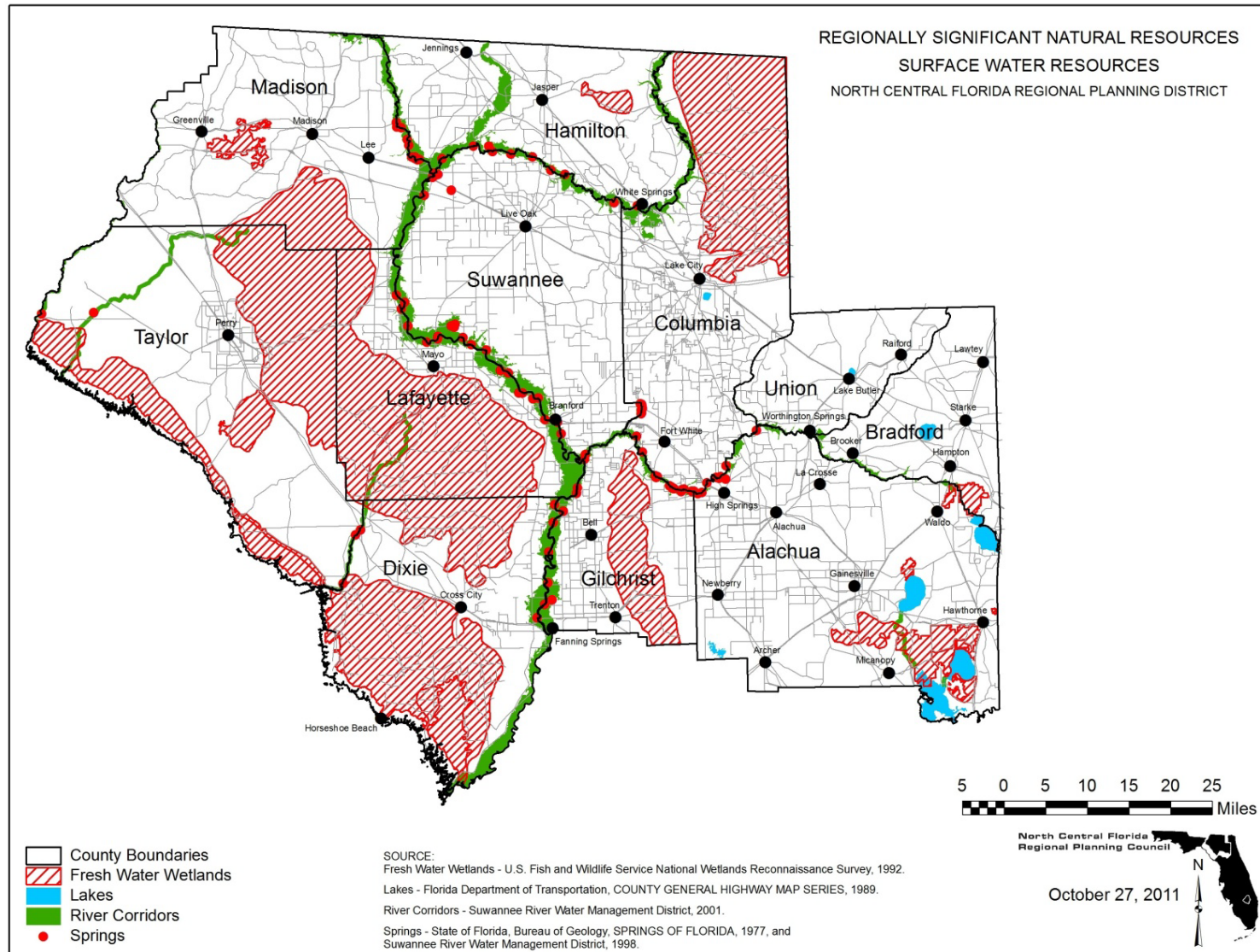
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ILLUSTRATION A-XI d
 REGIONALLY SIGNIFICANT NATURAL RESOURCES - PLANNING AND RESOURCE MANAGEMENT AREAS 2



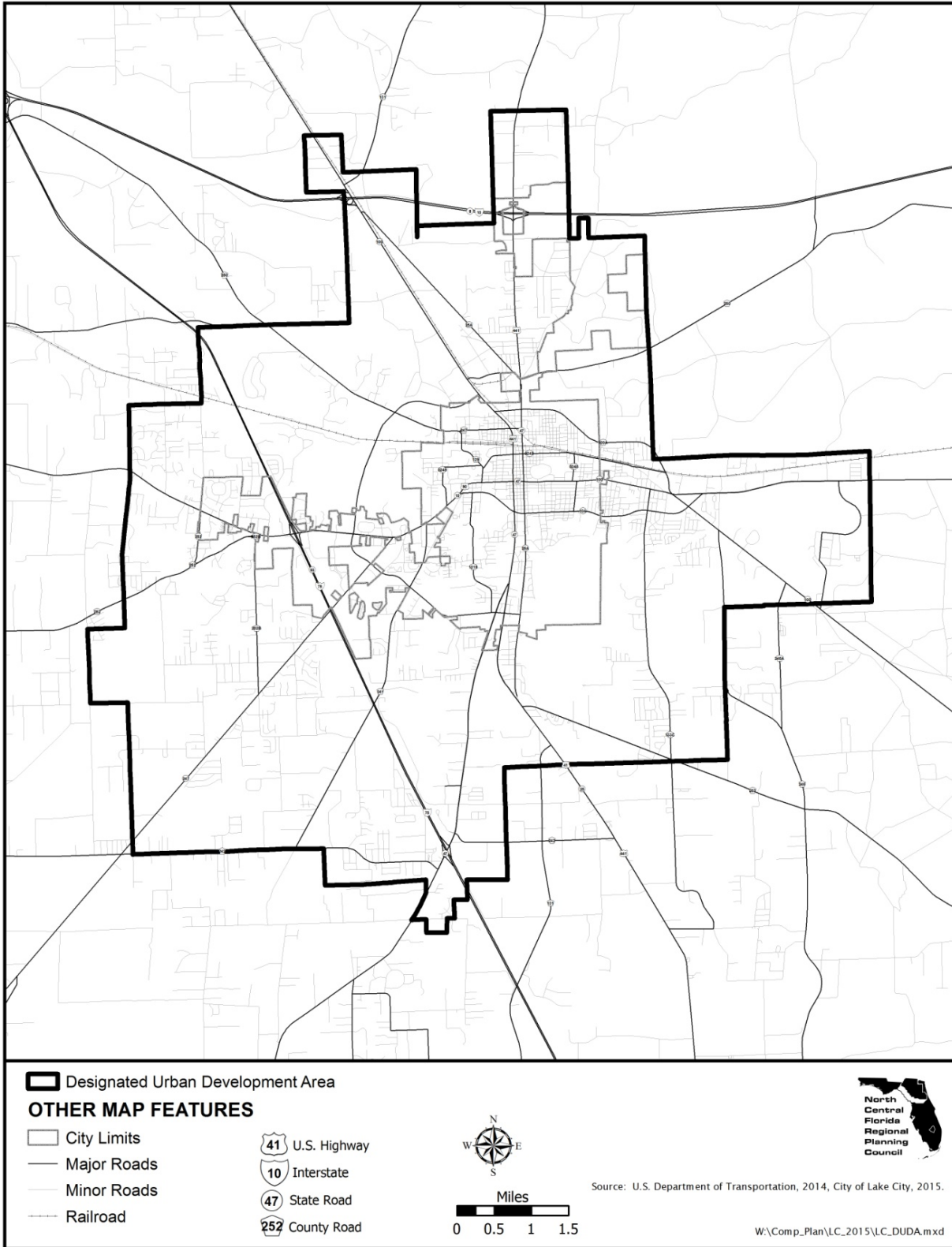
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ILLUSTRATION A-XI e
 REGIONALLY SIGNIFICANT NATURAL RESOURCES - SURFACE WATER RESOURCES



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ILLUSTRATION A-XII
DESIGNATED URBAN DEVELOPMENT AREA



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NORTH CENTRAL FLORIDA REGIONAL PLANNING COUNCIL

REGIONAL AND LOCAL GOVERNMENT PROGRAMS

STAFF

Scott R. Koons, AICP, Executive Director

Sandra Joseph, Senior Planner

Lauren Yeatter, AICP, Senior Planner, Geographic Information Systems

Carmelita Franco, Administrative Planning Assistant