

**City of Waldo
Comprehensive Plan**

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Future Land Use Element

Goal I:

Ensure that Waldo's small-town, rural character is protected while supporting efforts for economic development through a tourist/recreation-based economy, providing strong community facilities and services, and protecting of natural resources.

Objective I.1:

The City shall ensure the availability of public facilities for future growth and economic development, prevent urban sprawl, and protect environmentally sensitive areas through its Future Land Use Map.

Policy I.1.1:

The City shall continue to implement the single map approach and maintain land development regulations to manage growth and development consistent with the availability of public facilities and services, protect natural resources, and protect Waldo's heritage.

Policy I.1.2:

The City shall limit the conversion of Agricultural land use to areas which are served, or can be economically and efficiently served, with public facilities and services concurrent with development.

Policy I.1.3:

The City shall maintain the following future land use classifications and corresponding standards for densities and intensities:

- A. **Conservation:** The conservation future land use category is intended to protect sites in public ownership that contain large areas of environmentally sensitive lands, such as wetlands, designated habitats, and surface waters. Permissible development is limited to passive recreation, such as unpaved jogging or walking trails, picnic areas without pavilions, boardwalks, viewing platforms, or open playfields.
- B. **Agriculture:** The agriculture future land use category includes agricultural and silvicultural activities. Residential dwelling units are permissible at a density of one (1) unit per five (5) acres. Intensity for nonresidential uses shall be limited to a floor area ratio of 0.50.

- C. **Residential:** Residential use classifications provide locations for residential dwelling units at low and medium density and customary accessory uses.

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.

1) The low-density residential land use category allows single-family dwelling units and customary residential accessory uses. The maximum density is 2.0 dwelling units per acre. The maximum impervious surface is 45 percent. Buildings shall not exceed 40 feet in height.

2) The medium-density residential land use category allows single-family dwelling units and customary residential accessory uses. The minimum density is 2.01 dwelling units per acre and the maximum density is 4.0 dwelling units per acre. The maximum impervious surface is 50 percent. Buildings shall not exceed 40 feet in height.

3) Public, charter, and private elementary, middle, and high schools are allowed within the residential future land use categories.

- D. **Recreation:** The recreation land use category includes active or passive parks, community centers, and areas for recreational activities such as picnicking, jogging, cycling, hiking, golf courses, playgrounds, ball fields, ball courts, stables, swimming pools or beaches, and water related or water dependent uses such as boat ramps, fishing docks and piers, and similar outdoor recreational uses, public, or private. No other uses are permissible. The maximum impervious surface is 40 percent.

- E. **Public:** The public land use category includes public schools, religious facilities, government offices, public works buildings and yards, community centers, and similar uses typically owned or operated by public agencies. The maximum floor area ratio is 1.0. The maximum impervious surface is 60 percent and maximum building height is 50 feet.

F. **Commercial:** The commercial land use category includes retail, entertainment, eating establishments, offices, medical facilities, personal services, trade services, wholesale and discount establishments, storage facilities, lodging establishments, recreational vehicle parks, fueling facilities, rental establishments, and facilities for repair and maintenance of vehicles and equipment. The maximum floor area ratio is 1.0. The maximum impervious surface is 65 percent and the maximum building height is 50 feet. The following standards apply to uses and locations as specified:

1) Uses such as the sale, repair, storage, or maintenance of vehicles (cars, boats, trucks, motorcycles) shall be permissible only when determined to be compatible with adjacent residential uses.

2) Uses that use, generate, store, or handle hazardous wastes shall be permissible only when approved as a special use in order to ensure appropriate location, handling, storage, and disposal of the hazardous wastes.

3) Uses which occupy a single building with 80,000 or more square feet of total floor area or which occupy two or more buildings on a single parcel with a total of 100,000 square feet of total floor area shall meet the following standards:

- a) Screening of mechanical equipment, utility devices, and similar service components.
- b) Integration of accessory uses and structures into the overall design of the building and site.
- c) Specific design techniques to minimize the impact of walls longer than 100 feet in length.

4) Uses with drive-up or drive-through facilities shall meet the following requirements:

- a) The drive through lanes shall not be adjacent to land used or designated for use for residential development.
- b) Windows for ordering or providing services shall not be located adjacent to land used or designated

for use for residential development.

- 5) Recreational vehicle parks shall be subject to special design standards to ensure compatibility and safe layout of the vehicle sites and park amenities.
- 6) All commercial uses shall meet the following compatibility requirements:
 - a) Buffers will be provided to ensure compatibility between commercial and residential uses.
 - b) Dumpsters will be located to avoid negative impacts to adjacent residential uses.
 - c) Outdoor lighting will be designed and located to avoid direct illumination of adjacent properties.
 - d) Parking lots will be designed and located to avoid negative impacts from vehicle lights and noise to adjacent residential properties.

G. **Light Industrial.** Lands classified as light industrial consist of areas used for research and development activities, the manufacturing, compounding, processing, packaging, storage, assembly, and/or treatment of finished or semi-finished products from previously prepared materials, which are conducted wholly within an enclosed building. Commercial uses are also permissible. Public, charter, and private schools teaching industrial arts curriculum are permissible. The maximum floor area ratio is 1.0. Light industrial uses shall be limited to a maximum impervious surface of 40 percent and a maximum building height of 50 feet.

H. **Center City.** Lands classified as center city consist of the lands comprising the adopted historic district and the historic downtown area of Waldo, the area defined as the southern portion of the US Highway 301 corridor, as well as adjacent lands appropriate for the uses listed below. The center city future land use category allows a vertical and horizontal mix of uses. The purpose of the center city category is to provide a location for commercial, office, professional, residential, governmental, cultural, and educational uses. Rehabilitation and reuse of historic buildings is allowed and encouraged.

1) Center city uses shall be limited to a maximum impervious surface of 90 percent and a density of less than or equal to 4 dwelling units per acre. The maximum floor area ratio is 1.0.

2) The following uses are permissible in the Center City district. For each use type there is a minimum amount of building floor area required for each use and a maximum permissible amount of building floor area devoted to each use. The listed amounts of building floor area are to be applied to the entire district, not to individual parcels within the district. These ranges of each use are intended to provide flexibility while ensuring that an appropriate mix of uses are provided.

Use Types:	Minimum %	Maximum %
Single Family Residential	20	40
Multi-family Residential	0	30
Commercial/Retail	25	60
Office	10	30
Government, Civic, Public	5	25
Medical	0	25
Industrial/Manufacturing	NA	NA

NA = not allowable

Minimum = minimum required amount of the specified use (zero means the use is allowed but not required)

Maximum = maximum allowable amount of the specified use

3) The center city district standards shall include shared parking facilities, pedestrian connections among buildings and uses, provisions for shared access or interconnections between uses, and design features to ensure compatibility at the boundary of the district.

I. Waldo/301 Special Area Study: Lands within the Waldo/301 Special Area Study are those identified on the Waldo/301 Special Area Study Map.

1) Rural Employment Center: The primary focus of development shall be on light industrial uses, employment uses,

and tourist/entertainment uses. Significant retail uses, outside of tourist/entertainment uses, are not the intent for the study area, however supporting retail commercial activities intended primarily to serve the uses within the special area are appropriate. The maximum floor area ratio is 1.0. Non-residential uses within the special area shall not exceed a maximum impervious surface of 65 percent and a maximum building height of 50 feet.

2) Residential: Residential uses are allowed within the special area at a gross density of 2 dwelling units per acre.

3) US 301 Access: Access for US 301 shall be limited to one driveway not exceeding forty (40) feet in width every 200 feet, provided that each lot or parcel of land existing as of February 24, 2009 shall be permitted at least one (1) entrance (two (2) entrances if the parcel is over 500 feet in width). It is the intent of this sub-policy that driveways be shared between adjoining parcels (particularly between parcels less than 150 feet in width), and that corner lots have their primary access from the side street.

Policy I.1.4:

Future Land Use Map 2015 shall depict the allocated amounts and types of land uses to meet the needs of the existing and projected future populations and to locate lands uses in a manner where public facilities may be provided to serve such land uses.

Policy I.1.5:

The City shall require the location of public, private, and charter school sites to be consistent with the following criteria:

- A. The proposed school location shall be compatible with present and projected use of adjacent property;
- B. Adequate public facilities and services are, or will be available concurrent with the development of the school;
- C. There are no significant environmental constraints that would preclude development of an educational facility on the site;
- D. There will be no adverse impacts on archeological or historic sites or structures listed on the State of Florida Historic Master Site File, which are located on the site;

- E. The proposed location is well drained and soils are suitable for development or are adaptable for development and outdoor educational purposes with drainage improvements;
- F. The proposed site can accommodate the required parking and circulation of vehicles on the site; and
- G. Where feasible, the proposed site is so located to allow for co-location with parks, libraries, and community centers.

Policy I.1.6:

The City shall consider implementing an incentives system, to include expedited permitting, for commercial and residential projects constructed to the LEED certifications standards.

Policy I.1.7:

Systems for providing renewable energy, such as solar panels, shall be allowed in all future land use categories.

Policy I.1.8:

The City shall promote mixed use and compact development to promote pedestrian, golf cart, and bicycle traffic and reduce automobile dependency.

Objective I.2:

The City shall regulate the location, density, and intensity of development so that the development is compatible with the topography, environmental resources, and soil conditions on the site.

Policy I.2.1:

Wetlands, surface waters, flood prone areas, significant vegetative communities, and wildlife habitat shall be protected from the impacts of development. Where presence of such areas is indicated, a field investigation and surveys shall be required to determine the actual condition and boundaries of the areas. Where such areas appear to be either marginally environmentally sensitive or prevent the reasonable use of land, the City Council may permit modifications to the boundaries of said areas. In so doing the City Council shall consider the degree to which the proposed modifications will interfere with the natural drainage systems, the ability of the natural flood storage system to operate, and any adverse impacts on significant wetland ecosystems which might result. The development rights from wetland, surface water, flood prone areas, significant vegetative communities, and wildlife habitat shall be transferred onto developable upland portions of the property.

Policy I.2.2:

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 or where the entire site is in a flood prone area, structures shall be elevated at least 2 feet above the highest adjacent grade.

Policy I.2.3:

The City shall require a special permit for dredging, filling, and excavation (this permit shall be in addition to any federal, state, or regional agency required permit).

Policy I.2.4:

Mining is prohibited within the City of Waldo.

Objective I.3:

The City shall maintain land development regulations to implement the provisions of this Comprehensive Plan.

Policy I.3.1:

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

- A. Regulate the subdivision of land;
- B. Regulate the use of land and water consistent with the Future Land Use Element to maintain the compatibility of adjacent land uses and provide for open spaces;
- C. Protect environmentally sensitive lands identified within the Conservation Element;
- D. Regulate areas subject to seasonal and periodic flooding and provide for drainage and stormwater management;
- E. Protect potable water wellfields and aquifer recharge areas;
- F. Regulate signage;

- G. Provide safe and convenient onsite traffic flow and vehicle parking needs; and
- H. Provide that development orders and permits shall not be issued which result in a reduction of the level of service standards adopted in this Comprehensive Plan.

Objective I.4:

In review of all planning and development proposals, the City shall issue findings that the application is consistent with the Comprehensive Plan and compatible with the surrounding area.

Policy I.4.1:

The City defines compatibility as uses which are able to exist in a harmonious and agreeable manner. Future Land Use Map amendments shall be analyzed based on all potential allowable uses for the determination of compatibility, unless the amendment contains a specific plan or agreement for development.

Policy I.4.2:

The City shall 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. This policy shall not apply to residential and nonresidential uses within the Center City district, but may apply for Center City district uses that abut residential uses outside the Center City district.

Policy I.4.3:

Upon submittal of an application to voluntarily annex lands into the City of Waldo, the applicant shall also submit any amendments to the Comprehensive Plan, together with supporting data and analysis, necessary to address issues arising from the proposed annexation. Amendments may include, but are not limited to, issues of future land use, transportation, natural resource protection, surface water protection, wetland protection, historic and archeological resources, floodplain management, and water supply.

Objective I.5:

It is the City of Waldo's objective to control urban sprawl, through its Comprehensive Plan, amendments to the Comprehensive Plan, and implementation of land development regulations, which provide specific criteria for development. Such criteria shall encourage infill and redevelopment within the City and ensure provision of adequate urban

services to meet adopted level of service standards concurrent with the impacts of development.

Policy I.5.1:

Proposed plan amendments for land uses which are more intense than those designated on the adopted Future Land Use Map shall be required to provide urban services at adopted levels of service at the developer's expense, in addition to demonstrating consistency with the adopted comprehensive plan, as required by s. 163.3194, F.S.

Policy I.5.2:

Extension of services within the Waldo City Limits shall have priority over extension to unincorporated areas. This does not prohibit extension of services to unincorporated where needed to ensure protection of public health and safety.

Policy I.5.3:

The City shall implement specific annexation policies which ensure annexation does not contribute to urban sprawl, including requiring that City services provide service to existing developed areas within the City prior to extension of services outside the city to discourage leapfrog development. Annexation proposals shall not be approved unless consistent with adjacent land use within the City, availability of public facilities and discouraging leapfrog development.

Policy I.5.4:

The City shall continue to seek and implement coordinating mechanisms with Alachua County in order to control urban sprawl outside City limits. Such coordination may include interlocal agreements for: joint development review of proposals outside City limits, including DRIs, which impact roadway level of service, future land use designations for adjacent lands, and proposed road improvement plans for US 301.

Policy I.5.5:

When considering amendments to the future land use map that increase density or intensity of uses, the City shall consider the amendment location in proximity to existing and future electric generation and transmission systems in order to promote energy-efficient land uses.

Objective I.6:

The City will continue to prevent blight and eliminate any instances of existing blight through code enforcement, enforcement of building and housing codes, and grant coordination.

Policy I.6.1:

The land development regulations and codes shall be enforced equally for all property within Waldo.

Policy I.6.2:

The land development regulations shall maintain minimum housing codes, providing for conservation, demolition, and rehabilitation techniques of residential structures.

Policy I.6.3:

Land development regulations shall be enforced as one means to ensure structural and aesthetic integrity of housing stock.

Policy I.6.4:

The City shall continue to coordinate with property owners concerning the availability of tax benefits and other incentives available for renovation and improvements of historic structures.

Policy I.6.5:

The City shall continue to coordinate with the private sector in order to encourage rehabilitation of both residential and nonresidential structures, through continued application for CDBG and other grant programs which fund rehabilitation efforts and through establishment of partnerships with the private sector for construction and other services upon which the City relies on the private sector.

Policy I.6.6:

Coordinate with Alachua County, the Department of Community Affairs, the Florida Department of Rehabilitative Services and US Department of Housing and Urban Development concerning various alternatives available towards the rehabilitation of substandard housing within the City.

Objective I.7:

The City shall reduce inconsistencies in land uses with the provisions of this Comprehensive Plan through the establishment of such inconsistencies as nonconforming land uses.

Policy I.7.1:

The City hereby establishes the following provisions for nonconforming structures and uses of land or structures:

- A. Nonconforming uses of land or structures may be continued where the lawful use of land existed prior to the adoption of this

Comprehensive Plan where such use, is not permitted by this Comprehensive Plan. Such use may be continued, so long as it remains otherwise lawful, subject to its discontinuance, after it ceases to exist for a period of more than 12 months.

- B. Nonconforming structures may be continued where a structure lawfully existed prior to the adoption of this Comprehensive Plan where such use would not be permitted to be built under this Comprehensive Plan by reason of restrictions on requirements other than use concerning the structure. Such structure may be continued so long as it remains otherwise lawful.

Policy I.7.2:

The City hereby establishes the following administrative procedures and standards by which a property owner may demonstrate that private property rights have vested against the provisions of the Comprehensive Plan. These administrative procedures shall provide determination for the consistency of development with the densities and intensities set forth in this Comprehensive Plan.

Applications for vesting determinations shall be evaluated pursuant to the following criteria:

- A. Common law vesting – a right to development or to continue the development of property notwithstanding this Comprehensive Plan may be found to exist whenever the applicant proves by a preponderance of the evidence that the owner or developer, acting in good faith and reasonable reliance upon some act or omission of the City, has made such a substantial change in position or has incurred such extensive obligations and expenses that it would be highly inequitable and unjust to destroy the right to develop or to continue the development of the property.
- B. Statutory vesting – the right to develop or to continue the development of property shall be found to exist if a valid and unexpired final development order was issued by the City prior to adoption of this Comprehensive Plan, substantial development has occurred on a significant portion of the development authorized in the final development order and is completed or development is continuing in good faith as of the adoption of this Comprehensive Plan. A “final development order” shall be any development order which approved the development of land for a particular use or uses at a specified

density of use and which allowed development activity to commence on the land for which the development order was issued. "Substantial development" shall mean that all required permits necessary to commence and continue development have been obtained; permitting clearing and grading has commenced on a significant portion of the development; and the actual construction of roads and the stormwater management system, on that portion of the development is complete or is progressing in a manner that significantly moves the entire development toward completion.

- C. Presumptive vesting for consistency and concurrency – any structure on which construction has been completed pursuant to a valid building permit shall be presumptively vested for the purposes of consistency and concurrency and shall not be required to file an application to preserve their vested rights status.
- D. Presumptive vesting for density only – the following categories shall be presumptively vested for the purpose of density and shall not be required to file an application to preserve their vested rights in this regard:
 - i. All lots of record as of the adoption of this Comprehensive Plan, whether located within a subdivision or without, but only to the extent of one single family residence per lot; however, such lots shall not be contiguous as of the adoption of this Comprehensive Plan to any other lot(s) owned by or under contract for deed to the person(s) applying for the single family residence building permit

Objective I.8:

The City shall protect historic and prehistoric resources identified by the Florida Master Site File or by City Council designation.

Policy I.8.1:

The City shall maintain the following standards for the maintenance and adaptive reuse of historic structures and sites:

- A. The effect of the proposed work on the landmark or the property upon which such work is to be done;
- B. The relationship between such work and other structures on the historic housing site;

- C. The extent to which the historical architectural significance, architectural style, design, arrangement, texture, materials, and color of the historic housing will be affected; and
- D. Whether denial of a certificate would deprive the property owner of reasonable beneficial use of his or her property.

Objective I.9:

The City shall maintain regulations to protect the City's existing and future potable water supply wells.

Policy I.9.1:

The City, upon adoption of this Comprehensive Plan, shall protect public potable water supply wells by prohibiting:

- A. Land use which require or involve storage, use of manufacture of regulated materials;
- B. Landfills;
- C. Facilities of bulk storage, agricultural chemicals;
- D. Petroleum products;
- E. Toxic and hazardous medical waste;
- F. Feedlots or other animal facilities;
- G. Wastewater treatment plants and percolation ponds; and
- H. Excavation of waterways or drainage facilities which intersect the water table, within a 500-foot radius around the water wells designated by this Comprehensive Plan as a wellfield protection area, except local traffic serving facilities within the wellfield protection area.

Traffic Circulation Element

Goal II:

Provide for a traffic circulation system which serves existing and future land uses.

Objective II.1:

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

Policy II.1.1:

The City establishes level of service standards as noted below at peak hour for the following roadway segments within the City:

Roadway Segment Number	Roadway Segment	Number of Lanes	Functional Classification	Area Type	Level of Service
1	U.S. 301/S.R. 200 (from Waldo's north limits to Waldo's south limits)	4-D	Principal Arterial	Rural	B
2	S.R. 24 (from Waldo's south limits to U.S. 301/S.R. 200)	4-D	Principal Arterial	Rural	C
3	C.R. 1475 – S.W. 2 nd Place (from Waldo's north limits to U.S. 301/S.R.200)	2-U	Minor Collector	Rural	D
U- Undivided roadway D- Divided roadway					

Policy II.1.2:

The City shall control the number and frequency of connections and access points of driveways and roads to arterial and collector roads.

Policy II.1.3:

The City shall require all structures along new or realigned collector or arterial roadways to provide an additional setback of 75 feet, as measured from the centerline of the right-of-way, for the future need of additional right-of-way.

Policy II.1.4:

The City shall require the provision of safe and convenient on-site traffic flow, which includes the provision for vehicle parking.

Policy II.1.5:

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

Policy II.1.6:

The City shall consider implementing an incentives program for commercial projects that implement strategies to reduce pollution and land development impacts from single-occupancy vehicles use. Examples of strategies which would be eligible for incentives include, but are not limited to, providing car pools or van pools capable of serving 5% of the building occupants; providing telecommuting programs which reduce commuting frequency by 20% for 20% or more of the building occupants; or encouraging the purchase and use of advanced technology vehicles or alternative fuel vehicles. Incentives offered by the City might include, but not be limited to, expedited permitting, fee reduction, and a reduction in required parking area.

Policy II.1.7:

The City shall allow alternative fuel refueling stations for non-residential developments which utilize alternative fuel vehicles for fleet transportation or provided financial incentives to employees to purchase alternative fuel vehicles. Alternative fuels may include, but are not limited to, liquefied petroleum gas, E85, compressed natural gas, and electricity.

Policy II.1.8:

The City shall promote the creation of golf cart, bicycle, and pedestrian pathways to reduce automotive air quality impacts.

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 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 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 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 5-Year Transportation Improvement Plan.

Policy II.3.1:

The City shall, during the capital improvement planning process, review all proposed roadway improvements for consistency with the Florida Department of Transportation's 5-Year Transportation Improvement Plan.

Objective II.4:

The City shall require that new streets and street networks be interconnected to the City's existing street network, provide opportunities for connections to future streets, and provide traffic calming features in street and street network design.

Policy II.4.1:

Local streets shall be laid out to discourage high speeds through neighborhoods, to permit efficient drainage and utility systems, and to require the minimum amount of street network, including width of paved surfaces, necessary to provide convenient and safe access to property.

Policy II.4.2:

The rigid rectangular gridiron street pattern need not necessarily be adhered to, and the use of curvilinear streets or U-shaped streets shall be encouraged where such use will result in a more desirable layout.

Policy II.4.3:

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 findings 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.

Housing Element

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 provide for the allocation of at least 10 percent of the land use allocation which permit dwelling units to be provided to permit 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 ensure 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 promote the maintenance of a safe and sanitary housing stock and the elimination of substandard housing conditions, as well as the establishment of provisions for the structural and aesthetic improvement of housing through maintaining minimum housing standards.

Policy III.2.1:

The City, to address the quality of housing and stabilization of neighborhoods, shall include minimum housing standards for structural strength, stability, sanitation, adequate light and ventilation and safety to life and property from fire and other hazards incident to the construction, alteration, repair, removal, demolition, use, and occupancy of residential buildings within the adopted land development regulations based upon the following criteria:

- A. Every dwelling unit shall contain not less than a kitchen sink, lavatory, tub or shower, and a water closet;
- B. Every dwelling unit shall have both cold and hot running water supply;

- C. Every dwelling unit shall have heating facilities;
- D. Every habitable room shall have a window or skylight; and
- E. All exterior walls and roofs shall be structurally sound and free of defects.

Policy III.2.2:

The City shall support Energy Star and Water Star requirements for all new housing construction and rehabilitation.

Policy III.2.3:

In addition to any State and federal requirements, for residential structures constructed or rehabilitated through housing programs, such as CDBG or SHIP, the City shall require optimal energy performance by meeting or exceeding the performance of an Energy Star labeled home.

Objective III.3:

The City shall make available site opportunities for extremely-low, very-low, low- and moderate-income families.

Policy III.3.1:

The City shall provide for siting of housing for extremely-low, very-low, low- and moderate-income persons.

Objective III.4:

The City shall facilitate the provision for group homes or foster care facilities, as licensed or funded by the Florida Department of Health and Rehabilitative Services, within residential areas or areas of residential character.

Policy III.4.1:

The City shall permit homes of six or fewer residents which otherwise meet the definition of community residential home as provided in Chapter 419, Florida Statutes, in effect upon adoption of the Comprehensive Plan, 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.4.2:

The City shall permit homes of more than six residents which meet the definition of a community residential home as provide for in Chapter 419, Florida Statutes within medium and high density residential land use categories based upon the following criteria:

- A. The City shall approve the siting of a community residential home, unless the City determines that the siting of a home at the site selected:
- i. Does not meet the applicable licensing criteria established and determined by the Florida Department of Health and Rehabilitative Services, including requirements that the home be located to assure the safe care and supervision of all clients in the home;
 - ii. 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 in the area in proximity to the site selected, or would result I 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 with a radius of a low or moderate density residential land use category shall be considered to substantially alter the nature and character of the area.)

Policy V.4.3:

The City shall promote the creation of bicycle and pedestrian pathways to reduce automotive air quality impacts.

Policy V.4.4:

The City shall promote mixed use and compact development to promote pedestrian, golf cart and bicycle traffic and reduce automobile dependency.

Policy V.4.5:

The City shall recognize the global nature of environmental protection by providing the public with educational materials about issues such as energy conservation and water conservation.

Policy V.4.6:

The City shall work with area electric utility providers to provide low cost energy audits to consumers.

Objective III.5:

The City shall continue to facilitate programs for the demolition of housing through the hazardous building regulations and through participation in Community Development Block Grant programs for housing rehabilitation.

Policy III.5.1:

The City shall maintain a hazardous building code which shall require the rehabilitation or demolition and clearance of housing and other structures which pose a threat to public safety.

Policy III.5.2:

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 assistance program until such time as the raw scores improve the City's standing for award.

Policy III.5.3:

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 amendments.

Objective III.6:

The City shall in conformance with Policy III.5.2 of this element, assure the availability as a prerequisite to housing rehabilitation or neighborhood revitalization program to be enacted by the City, which result in the displacement of residents.

Policy III.6.1:

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.7:

The City, upon adoption of this Comprehensive Plan, shall coordinate information regarding City housing programs with the Housing Authority so that the Authority has the latest information available regarding local housing conditions and needs and in addition the City shall cooperate with

the Housing Authority in the planning of the housing assistance programs of the Housing Authority.

Policy III.7.1:

The City shall coordinate City housing programs with the housing authority and provide public participation opportunities for private sector 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.

Infrastructure Element (formerly Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Aquifer Recharge Element)

Wastewater

Goal IV-1:

Plan for and provide adequate, high quality and economical wastewater service while protecting the environment, especially groundwater resources.

Objective IV-1.1:

The City of Waldo shall examine capital improvements priorities as funded in the Five-Year Capital Improvements Program in order to prevent, or correct, deficiencies in the City's sanitary sewer system to meet projected demands within established service areas at adopted levels of service.

Policy IV-1.1.1:

Capital improvement projects needed for replacement or correction of existing deficiencies shall be given priority over providing for future facilities needs, if they are imminently needed to protect the public health and safety and if existing facilities are not meeting maintenance or operation level of service standards adopted herein.

Policy IV-1.1.2:

Capital facilities fees shall be dedicated to the rehabilitation, replacement, maintenance, and expansion needs of the wastewater system, consistent with the City's long-range wastewater plan. The City may also use impact fees, if such fees are adopted by the City Council.

Policy IV-1.1.3:

The City hereby establishes the following level of service standards for sanitary sewer facilities:

- A. **Quality:** Compliance with all applicable standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection (FDEP).
- B. **Quantity:** System-wide wastewater collection and treatment will be sufficient to provide a minimum of 61 gallons per day per capita on an average annual basis. Plant expansion shall be planned in accordance with F.A.C. 62-600.405, or subsequent provision.

- C. **System Capacity:** If the volume of existing use in addition to the volume of the committed use of the City’s wastewater facility reaches 90% of the permitted capacity design, no further development orders for projects without reserved capacity will be issued until additional capacity becomes available or funds to increase facility capacity are committed in accordance with a development agreement.

- D. If the City does not have the capacity to accommodate further connections to the sanitary sewer system or if the City does not desire to extend sewer collection lines adjacent to a particular property, it shall be permissible for the property owner, at their expense, to install a septic tank and/or sewer treatment plant provided all necessary State of Florida Health Department and FDEP permits are first obtained.

Objective IV-1.2:

Wastewater service will be made available to new development in a manner to promote compact urban growth, promoting development where wastewater service is available, and discouraging urban sprawl.

Policy IV-1.2.1:

The City hereby establishes a Wastewater Service Area, which includes all areas within the City limits.

Solid Waste

Goal IV-2:

The City shall provide for solid waste disposal service in a sanitary, economic, and environmentally safe manner.

Objective IV-2.1:

Continue to ensure satisfactory and economical solid waste service for all City residents.

Policy IV-2.1.1:

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

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Solid Waste Landfill	.73 tons per capita per year

Policy IV-2.1.2:

Intergovernmental coordination efforts with Alachua County shall include an annual report to Alachua County delineating the City's service area population and the anticipated annual tonnage of solid waste to be disposed of at the New River Solid Waste Landfill.

Objective IV-2.2:

Reduce amount of solid waste disposed per capita through waste reduction strategies that include waste prevention, source reduction, reuse, and recycling.

Policy IV-2.2.1:

The City shall maximize the use of solid waste facilities through implementation of a recycling program.

Objective IV-2.3:

The City shall avoid the siting of solid waste and hazardous waste facilities within environmentally sensitive areas to minimize the water quality impacts from solid waste and hazardous waste facilities.

Policy IV-2.3.1:

The City shall develop design criteria for the siting of solid or hazardous waste disposal, treatment and transfer facilities within the City. The City shall prohibit these facilities in areas shown to be in the unconfined area of the Floridan Aquifer, areas with surface waters, and areas with wetlands.

Stormwater**Goal IV-3:**

Develop and maintain a stormwater management system that minimizes flooding, protects, preserves, and enhances desirable water quality conditions, and, where possible, preserves and utilizes existing natural features.

Objective IV-3.1:

Ensure provision of drainage and stormwater retention through level of service standards and design requirements to minimize flooding and to protect and improve water quality.

Policy IV-3.1.1:

The City hereby establishes the following water quantity and quality level of service standards for drainage facilities:

LEVEL OF SERVICE STANDARD

For all projects, stormwater management facilities shall 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:

- A. 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
- B. A design storm with 100-year critical duration rainfall depth for projects serving any land use other than agricultural, silvicultural, conservation, or recreational uses.
- C. The LOS standard for water quality treatment shall be treatment for the “first one inch” of runoff, and compliance with the design and performance standards established in Chapter 40C-42.025, FAC, and 42.035, FAC to ensure that the receiving water quality standards of Chapter 62.302.500, FAC are met and to ensure their water quality is not degraded below the minimum conditions necessary to maintain their classifications as established in Chapter 62-302, FAC. These standards shall apply to all new development and redevelopment and any exemptions, exceptions or thresholds in these citations are not applicable. Infill residential development within improved residential areas or subdivisions existing prior to the adoption of this comprehensive plan must ensure that its post-development stormwater runoff will not contribute pollutants which will cause the runoff from the entire improved area or subdivision to degrade receiving water bodies and their water quality as stated above.

Policy IV-3.1.2:

The City shall require that new or reconstructed roads to be arranged so that the grades of the streets shall conform as closely as possible to the original topography to prevent the interruption of natural drainage flows, including sheet flow and flow to isolated wetland systems.

Policy IV-3.1.3:

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.

Objective IV-3.2:

The City shall implement design guidelines for stormwater management facilities to promote dual use, protect natural features, and provide aesthetically pleasing facilities.

Policy IV-3.2.1:

Stormwater facility design shall incorporate the following features, where practicable:

- A. Joint use of retention and detention basins for passive recreation, habitat and open space.
- B. Use of vegetation in retention and detention basins to enhance stormwater management objectives.
- C. On-site retention and detention facilities shall be integrated with other elements of the proposed development through aesthetically sensitive design and the use of landscaping.
- D. Maintain and enhance the existing hydrological and ecological function of stream or drainage corridors or wetland areas which serve stormwater facilities.

Objective IV-3.3:

The City shall promote practices that minimize erosion, sedimentation, and stormwater runoff.

Policy IV-3.3.1:

The City shall require development practices that minimize land disturbance, the clearing of vegetation, and the removal of topsoil. These practices shall be based on established construction best management practices, such as the use of silt fences and sediment basins to retain sediment onsite.

Potable Water

Goal IV-4:

Provide an adequate supply of high quality potable water to customers throughout the service area.

Objective IV-4.1:

Achieve and maintain acceptable levels of service for potable water quantity and quality.

Policy IV-4.1.1:

Capital improvement projects needed for replacement or correction of existing deficiencies in the community potable water service area shall be given priority over providing for future facilities needs, if they are imminently needed to protect the public health and safety and if existing facilities are not meeting maintenance or operation level of service standards adopted herein.

Policy IV.4.1.2:

The City hereby establishes a Potable Water Service Area, which includes all areas within the City limits.

Policy IV.4.1.3:

The City establishes the following level of service standards for potable water:

- A. **Quality:** Compliance with all applicable standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection.
- B. **Quantity:** System-wide potable water distribution and treatment will be sufficient to provide a minimum of 89 gallons per day per equivalent residential unit on an average annual basis. Plant expansion shall be planned in accordance with Florida Administrative Code.
- C. **System Capacity:** If the volume of existing use in addition to the volume of the committed use of the City's potable water facility reaches 90% of the permitted design capacity, no further development orders or permits for projects without reserved capacity will be issued until additional capacity becomes available or funds to increase facility capacity are committed in accordance with a development agreement.

- D. If the City does not have the capacity to accommodate further connections to the potable water facility or if the City does not desire to extend water service lines adjacent to a particular property, it shall be permissible for the property owner, at their expense, to install a well provided all necessary State of Florida regulatory agencies permits are first obtained.

Policy IV.4.1.4:

A wellfield protection area shall be established as a minimum of 500' around the City's potable water facility existing and future wellheads.

Objective IV.4.2:

Prioritize and execute needed system improvements in a manner which protects existing investments, promotes orderly growth, and is consistent with the Capital Improvements Element and Capital Improvements Program of this Plan.

Policy IV.4.2.1:

New urban development will only occur within areas where potable water services are available concurrent with development.

Policy IV.4.2.2:

The City will continue to require necessary potable water system improvements to be completed at the expense of the property owner.

Policy IV.4.2.3:

The City shall extend water service in a pattern consistent with the policies of the comprehensive plan, especially the Future Land Use Map and the Future Land Use Element, adhering to a compact urban growth area, promoting infill development and discouraging urban sprawl, as defined in Florida Administrative Code.

Potable Water & Sanitary Sewer Availability

Policy IV.4.3.1:

The City of Waldo will utilize the definition of availability of sanitary sewer as found in Section 381.0065(2)(a), *Florida Statutes*.

Policy IV.4.3.2:

The City of Waldo will define the availability of potable water service as meaning that the publicly owned or investor-owned potable water system is capable of being connected to the plumbing of an establishment or residence, is not under a Department of Environmental Protection moratorium, and has

adequate permitted capacity to provide the potable water demand created by the establishment or residence; and:

1. For a residential subdivision lot, a single-family residence, or an establishment, any of which has an estimated potable water demand of 1,000 gallons per day or less, a potable water main exists in a public easement or right-of-way that abuts the property line of the lot, residence, or establishment.
2. For an establishment with an estimated potable water demand exceeding 1,000 gallons per day, a potable water main exists in a public easement or right-of-way that abuts the property of the establishment or is within 50 feet of the property line of the establishment as accessed via existing rights-of-way or easements.
3. For proposed residential subdivisions with more than 50 lots, for proposed commercial subdivisions with more than 5 lots, and for areas zoned or used for an industrial or manufacturing purpose or its equivalent, a potable water main exists within one-fourth mile of the development as measured and accessed via existing easements or rights-of-way.
4. For repairs or modifications within areas zoned or used for an industrial or manufacturing purpose or its equivalent, a potable water main exists within 500 feet of an establishment's or residence's potable water stub-out as measured and accessed via existing rights-of-way or easements.

Policy IV.4.3.3:

If potable water or sanitary sewer is not available, residential densities shall not exceed 1 dwelling unit per acre.

Policy IV.4.3.4:

If potable water and sanitary sewer is not available, or is not made available by the City or Developer, nonresidential use capacities shall be limited to those allowed for well and septic tank installation by the State.

Policy IV.4.3.5:

Regardless of availability of potable water and sanitary sewer, residential densities of greater than 1 dwelling unit per acre shall connect to the City's potable water and sanitary sewer system.

Policy IV.4.3.6:

When potable water and sanitary sewer become available, existing uses served by well and septic tank shall connect to water and sewer within 120 days. The City Council may authorize payment options in cases of financial hardship due to the connection requirement.

Natural Aquifer Groundwater Recharge**Goal IV-5:**

The City of Waldo recognizes protection of high aquifer recharge areas, wellfield protection areas, lakes, streams, drainage basins, wetlands and stream-to-sink features as vital to the protection of groundwater resources.

Objective IV-5.1:

The City shall, through partnerships and using the best available data, provide protections for groundwater resources.

Policy IV-5.1.1:

Until such time as the areas of high aquifer recharge potential are more precisely mapped, the City shall consider the best available hydrogeological information (e.g, SRWMD high aquifer recharge potential maps or site specific data), and may require the collection of site-specific hydrogeological data, such as soil borings or electric resistivity tests, when assessing the impacts of proposed land use changes and developments in areas of high aquifer recharge potential. This information should be used in the determination of land use decisions on a case-by-case basis.

Policy IV-5.1.2:

The City shall encourage the acquisition of high aquifer recharge areas for protection as conservation or open space areas and investigate the future use of bonds, lease agreements, property donations, private or public trusts and partnerships, and grants to achieve these purchases.

Policy IV-5.1.3:

The City shall coordinate with the Suwannee River Water Management District to protect the functions of natural groundwater recharge areas and natural drainage features, by requiring that all development proposals, which have the potential for impacting the water resources of the City, be reviewed by the SRWMD, in accordance with Chapter 373, Florida Statutes and Rules 40B-4 and 40B-400, Florida Administrative Code, or subsequent provisions.

Objective IV-5.2:

The City shall establish groundwater water quality and quantity protection strategies to protect the quality of water and maintain the quantity of water entering the aquifer.

Policy IV-5.2.1:

In an effort to protect groundwater quality the City shall:

- A. Promote the Florida Yards and Neighborhoods program to educate the public about proper lawn and landscaped area fertilization and irrigation;
- B. Incorporate the principles of the Florida Yards and Neighborhoods program into local landscaping ordinances; and
- C. Adopt water conservation programs.

Policy IV-5.2.2:

The City shall require demonstration from engineering results by the applicant during the development review process that post-development recharge volumes will equal predevelopment recharge volumes to the Floridan aquifer.

Policy IV-5.2.3:

Best management practices and performance standards shall be utilized to maximize open space, limit impervious surfaces, to minimize the use of fertilizers on turf grass areas, promote protection of natural vegetation, promote the use of pervious parking areas, and treat stormwater to protect water quality.

Objective IV-5.3:

The City shall assist the Suwannee River Water Management District, with the implementation of its water conservation rule, when water shortages are declared by the SRWMD. 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 SRWMD with the dissemination of educational materials regarding the conservation of water prior to peak seasonal demand.

Policy IV-5.3.1:

The City shall assist in the enforcement of water use restrictions during a SRWMD declared water shortage and in addition, assist the SRWMD with the dissemination of educational materials regarding the conservation of water prior to peak seasonal demand.

Conservation Element

Goal V:

To conserve, protect, manage and restore the natural and environmental resources of the City by emphasizing stewardship and understanding that environmental issues transcend political and geographical boundaries.

Objective V.1:

The City shall provide additional protection to particularly sensitive natural resources, habitats, and ecosystems by establishing a conservation land use category, with specific uses, buffers and management protocol.

Policy V.1.1:

The City shall create a conservation land use category for publicly-owned lands on which certain identifiable features, such as flowing surface water bodies, wetlands, flood plains, wellfield protection areas, unique geologic characteristics, and listed plant and wildlife habitat require enhanced oversight and regulatory protection. Land use regulations for designated conservation areas will consider the vulnerability of susceptible features and vary accordingly.

Policy V.1.2:

The City shall cooperate with external agencies responsible for managing specific conservation areas to ensure that development activities work in concert with protection and conservation strategies.

Policy V.1.3:

The City shall coordinate with federal, state, and local government agencies to appropriately incorporate conservation areas into the City's Recreation Program.

Objective V.2:

The City shall preserve and protect native communities and ecosystems, particularly those considered endangered or threatened.

Policy V.2.1:

The City shall ensure that land use designations, development practices, and regulations protect native communities and ecosystems, and environmentally sensitive lands.

Policy V.2.2:

The City shall utilize resources Alachua County and/or other appropriate agencies for an inventory of native communities, ecosystems, and environmentally sensitive lands.

Policy V.2.3:

The City shall encourage the acquisition, protection, and maintenance of environmentally sensitive lands through measures such as land banking, conservation easements, grants and matching funds, land donations, and local, state and federal land acquisition funds.

Policy V.2.4:

The City shall coordinate with Alachua County to ensure the protection of native communities and ecosystems that exist across jurisdictional boundaries.

Policy V.2.5:

The City shall require the removal of invasive exotic plant species, and whenever possible, recommend their replacement with native plant species alone, or in conjunction with other erosion control techniques. The City shall refer to the Pest Plant List provided by the Florida Exotic Pest Plant Council for guidance.

Policy V.2.6:

The City shall promote the Florida Yards and Neighborhoods program and incorporate the program's best management practices (BMPs) into requirements for landscaping.

Policy V.2.7:

The City shall, as a condition of development, prohibit the planting of Pest Plant Species, and require perpetual maintenance of preserved and landscaped areas to eradicate invasive exotics.

Policy V.2.8:

The City shall protect regulated, heritage, and champion trees.

Objective V.3:

The City shall protect species listed by state and federal agencies as endangered, threatened, or of special concern, and their habitats.

Policy V.3.1:

The City shall ensure that its ordinances, regulations, and policies protect listed species and their habitats.

Policy V.3.2:

The City shall obtain data from the Florida Fish and Wildlife Conservation Commission, Alachua County Environmental Protection Department, Florida Department of Environmental Protection, to maintain a periodically updated inventory of listed species and habitats located within City limits or immediately adjacent to City limits. The City will use the Florida Natural Areas Inventory as a base inventory.

Policy V.3.3:

The City shall require prior to development approval, an inventory of listed species for all new developments in areas identified as known habitat for listed species. The inventory shall include detailed information regarding type, quantity, location, and habitat requirements for any listed species identified.

Objective V.4:

The City shall institute the following measures to maintain air quality at the levels established in the National Ambient Air Quality Standards (NAAQS).

Policy V.4.1:

The City shall support the Florida Department of Environmental Protection (FDEP) in their enforcement of air quality standards.

Policy V.4.2:

The City shall require an open burning permit from the State of Florida Division of Forestry for open burns within City limits. Educational materials should be available to residents and business regarding alternative disposal methods, such as mulching of yard waste and recycling of trash.

Policy V.4.3:

The City shall promote the creation of bicycle and pedestrian pathways to reduce automotive air quality impacts.

Policy V.4.4:

The City shall promote mixed use and compact development to promote pedestrian, golf cart and bicycle traffic and reduce automobile dependency.

Objective V.5:

The City shall protect soil resources through erosion and sedimentation control, by requiring proper design criteria on specific soils.

Policy V.5.1:

The City shall ensure soil protection and intervention measures are included in the development review process.

Policy V.5.2:

The City shall require development to adhere to techniques which minimize soil erosion, minimize removal of native and noninvasive trees and vegetation, and protect champion and designated heritage trees. After clearing, soils shall be stabilized in accordance with best management practices (BMPs) identified in “The Florida Stormwater, Erosion, and Sedimentation Control Inspector’s Manual”, Chapters 4, 5, and 6.

Policy V.5.3:

The City shall protect the natural topography, including steep and seepage slopes, by requiring new development to include techniques to minimize negative impacts on the natural terrain. An emphasis will be placed on retaining the natural function of seepage slopes during development. Additionally, retention of existing native vegetation will be encouraged as one method of protecting slopes.

Objective V.6:

The City shall ensure that extraction activities do not pose a threat to natural resources, protected habitats and ecosystems, and human health.

Policy V.6.1:

The City shall prohibit commercial mineral extraction in areas within the City limits.

Objective V.7:

The City shall protect and preserve wetland values and functions from adverse, human caused, physical, and hydrologic disturbances.

Policy V.7.1:

The City shall utilize statewide wetland delineation methodology in accordance with Florida Administrative Code and regulations adopted by the DEP and the Suwannee River Water Management District.

Policy V.7.2:

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.

Policy V.7.3:

The City shall require all wetland mitigation and monitoring proposals to be reviewed by Suwannee River Water Management District and any other applicable agencies.

Policy V.7.4:

The City shall encourage the dedication of conservation easements for wetland preservation.

Policy V.7.5:

The City shall require natural vegetative buffers around wetlands to protect the fragile ecosystems they sustain. Buffers, measured from the outer edge of the wetland, shall be created as established in the following table.

Wetlands	Required Buffer (feet)
Wetlands less than or equal to 0.5 acre	50' average 35' minimum
Wetlands greater than 0.5 acre	75' average 50' minimum

Policy V.7.6:

As an alternative to Policy V.7.5, where scientific data is available, specific buffering requirements will vary according to the nature of the individual wetland and the proposed land use, but in no case will the buffer be less than 35 feet. Buffering requirements will be based on the best available science regarding impacted ecosystems, listed species, wetland function, and hydrologic considerations.

Objective V.8:

The City shall work to preserve native ecosystems and the natural aesthetic beauty and charm of Waldo by ensuring the provision of open spaces and green linkages throughout the City, designed for the enjoyment of the citizenry.

Policy V.8.1:

The City shall offer incentives to developers to include open green spaces beyond the required minimums in new developments. These open spaces may be either interior or on the perimeter of the development and may be used to serve passive recreational purposes. Ideally, open spaces may be linked throughout the City, providing greenways for pedestrian and bicycle travel.

Objective V.9:

The City shall protect and conserve the quantity and quality of water resources, not only for the benefit of residents of the City, but for all in North Florida who depend on the Floridan Aquifer for drinking water, and for the benefit of all connected springs, streams, and rivers which may be impacted by the City's land use and development practices.

Policy V.9.1:

The City shall require the following buffer for development along surface water bodies. Buffers shall be measured from the outer edge of the water body, and created as established in the following table.

Required Buffer (feet)
75' average 50' minimum

Policy V.9.2:

The City shall protect the natural function of floodplains, recognizing the role of flood patterns in maintaining water quality and quantity. Flood plain regulations will be based on Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM).

Policy V.9.3:

The City shall work with FEMA, SRWMD, DEP and the County to strictly regulate development within the 100-year flood hazard zone established by the FEMA. The City will require development activity to occupy only the non-floodplain portion of a site when feasible; allow dredging and filling within floodplains only if it preserves the natural function of the floodplain and adequately provides for stormwater management; require the lowest floor elevation of any structure to be at least one foot above the FIRM base flood elevation; and will prohibit the storage of hazardous materials or waste within the floodplain, and development activity that threatens to raise the 100-year base flood elevation.

Policy V.9.4:

The City shall cooperate with the SRWMD, DEP, and the Alachua County Environmental Protection Department, to ensure that City water resource practices are in compliance with all federal, state and local laws and regulations.

Policy V.9.5:

The City shall coordinate with the SRWMD to review plans for new stormwater retention and detention basins, and to monitor existing basins.

Policy V.9.6:

The City shall protect groundwater resources by minimizing impervious surface requirements for new development through the use of environmentally beneficial techniques and materials, such as pervious

materials for parking lots, water reclamation practices, and high filtration landscape design.

Recreation and Open Space Element

Goal VI:

Secure the provision and maintenance of recreation facilities and open space for citizens and visitors and access 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 maintain the number of access points to recreational resources for the City which will meet or exceed the level of service standards, contained herein.

Objective VI.2:

The City shall maintain accurate recreation activity/facility inventories so that accurate levels of service can be determined, based upon the recreation resources available to the City.

Policy VI.2.1:

The City shall establish cooperative policies with other units of government and community organizations to maintain accurate recreation inventories in order to determine the need for recreation facilities.

Objective VI.3:

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

Policy VI.3.1:

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

2 acres/1,000 persons

Policy VI.3.2:

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 require the provision and maintenance of open space by public agencies and private enterprise.

Policy VI.4.1:

The City shall maintain specific standards for the provision of open spaces by development or redevelopment.

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.

Intergovernmental Coordination Element

Goal VII:

Establish processes with other governmental entities to achieve coordination of comprehensive planning, promote compatible development, provide public services, and promote the efficient use of available resources.

Objective VII.1:

The City shall maintain interlocal agreements or other formal agreements that describe joint planning processes for collaborative planning and decision-making with the School Board of Alachua County, Suwannee River Water Management District, Alachua County, 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 of Waldo shall maintain its interlocal agreement with the School Board of Alachua County which describes processes related to joint meetings, population projections, coordination and sharing of information, site selection, renovations and closures, and shared uses.

Policy VII.1.2:

The City shall review all proposals for new school facilities according to the provisions for school siting found in the City's Future Land Use Element.

Policy VII.1.3:

The City shall use the North Central Florida Regional Planning Council's informal mediation process to resolve conflicts with other units of government.

Policy VII.1.4:

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

Objective VII.2:

The City shall provide Alachua County, the Suwannee River Water Management District, the North Central Florida Regional Planning Council and the Florida Department of Community Affairs, and any other affected agency the opportunity to comment on Comprehensive Plan amendments, rezonings, and other development proposals, where applicable.

Policy VII.2.1:

The City shall provide notice to and coordinate the review of all proposed comprehensive plan amendments with Alachua County, the School Board of Alachua County, the Suwannee River Water Management District, the North Central Florida Regional Planning Council, State and any other units of local government providing services but not having regulatory authority over the use of land.

Policy VII.2.2:

The City, through the development review process, shall coordinate with Alachua County, regional agencies and State agencies to ensure that impacts of development proposed in the Comprehensive Plan are consistent and compatible with adjacent development.

Policy VII.2.3:

The City shall, as part of the development review process, provide notice of development proposals to governmental agencies providing services that may be impacted, such as the School Board of Alachua County, the Suwannee River Water Management District, the Florida Department of Transportation, and the Florida Department of Environmental Protection, and provide the opportunity for concerns to be addressed.

Policy VII.2.4:

The City shall provide information to assist adjacent units of local government manage growth within their respective jurisdictions. Whenever possible, City information will be placed on the City's website, or in some other easily accessible location.

Objective VII.3:

The City shall coordinate the establishment and amendment of level of service standards for public facilities with State and local entities having operational and maintenance responsibility for such facilities prior to the adoption or any amendment affecting level of service standards.

Policy VII.3.1:

The City, shall, as part of the Comprehensive Plan monitoring and evaluation process, coordinate amendments of any level of service standards with appropriate State, regional and local agencies, such as the Florida Department of Transportation, Florida Department of Environmental Protection Suwannee River Water Management District, North Central Florida Regional Planning Council, Alachua County and the School Board of Alachua County prior to adoption of such amendment.

Policy VII.3.2:

The City shall provide input to Alachua County and the Florida Department of Transportation on any issue that could affect the traffic flows on roadways within the corporate limits.

Objective VII.4:

The City shall coordinate with the Suwannee River Water Management District, Alachua County, and the Florida Department of Environmental Protection regarding all development proposals with the potential for impacting the water resources of the City.

Policy VII.4.1:

The City shall coordinate all proposed subdivisions and site plans with the Suwannee River Water Management District for all such proposals to coordinate drainage issues, stormwater pollution prevention, and wetland protection.

Policy VII.4.2:

The City shall coordinate with Alachua County to ensure that the capacity and function of shared watersheds are maintained.

Objective VII.5:

The City shall coordinate annexations and joint planning issues with Alachua County and with the other municipalities within the County.

Policy VII.5.1:

Within six months of the annexation of any land into the City, the property owner shall be responsible for applying for a City future land use designation.

Policy VII.5.2:

In the interim period between annexation and amendment of the Comprehensive Plan, the City shall implement the County's adopted Comprehensive Plan and Land Development Regulations.

Policy VII.5.3:

The City shall work with Alachua County and other municipalities within the County to promote cooperative planning efforts within the Urban Reserve Area.

Capital Improvements Element

Goal VIII:

The City shall adopt and implement a capital improvements program which coordinates the timing and prioritizes the delivery of the needs addressed within the other elements of this comprehensive plan.

Objective VIII.1:

The 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 every year which is consistent with the schedule of improvements and funding.

Policy VIII.1.1:

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

Policy VIII.1.2:

The City shall schedule only those projects which are consistent with the goal, objectives and policies of this Comprehensive Plan and which do not exceed the City's fiscal capacity.

Policy VIII.1.3:

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. Project needs shall be based upon growth rate and development approvals.

Policy VIII.1.4:

The City shall prioritize all proposed capital improvement projects according to the following guidelines:

Priority 1: The capital improvement projects identified which are imminently needed to protect the public health and safety shall be given the highest priority;

Priority 2: 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 with adopted level of service standard for such facility shall be given the second order of priority;

Priority 3: The capital improvement projects that replace obsolete or worn out facilities or to make a logical extension of facilities within adopted community service areas shall be given the third order of priority; and,

Priority 4: 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.

Priority 5: All other capital improvements shall be given fifth order of priority.

Policy VIII.1.5:

In coordination with state agencies and the Suwannee River Water Management District, the City shall include necessary capital improvement projects proposed in those agencies' plans for public facilities within City limits in its Five Year Schedule of Capital Improvements.

Policy VIII.1.6:

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.

Objective VIII.2:

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

Policy VIII.2.1:

The City shall maintain the adopted level of service standards for public facilities as found in the Traffic Circulation Element, Infrastructure Element, and Recreation and Open Space Element, and shall use those level of service standards in reviewing impacts of new development and redevelopment upon the provision of public facilities.

Policy VIII.2.2:

The City shall require that public facilities which serve new development and redevelopment have a capacity which meets or exceeds the adopted level of service standard at the time the development permit is issued.

Objective VIII.3:

The City shall require developers to provide for facility improvements necessitated by the development in order to adequately maintain adopted level of service standards and to provide for the public health, safety and welfare.

Policy VIII.3.1:

In proposed subdivisions that include an existing street, the City shall require the improvement of the street network so that it conforms to the standards established within the land development regulations.

Policy VIII.3.2:

The City shall maintain subdivision standards that require the provision of paved streets, sidewalks, streetlights, fire hydrants, curb and gutter, extension of water mains, and stormwater facilities to accommodate the impacts of new development.

Objective VIII.4:

The City shall maintain a 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 redevelopment.

Policy VIII.4.1:

The City shall incorporate within its annual budgeting process, a capital improvements budget which addresses the needed projects found in the schedule of improvements and funding of this plan element.

Policy VIII.4.2:

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

Policy VIII.4.3:

The City shall maintain 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 maintain 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 may 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 a competitive standing in any ranking process for determining program award.

Policy VIII.4.6:

The City shall limit the extension of public facility geographic service areas to the corporate limits of the City, except in cases where service provision is necessary outside of that service area to address an issue of public health and safety.

Schedule of Capital Improvements
(All numbers are in thousands: \$100,000 = 100)

Type of Project & Name	Totals	Fiscal Year Costs / Funding Source				
		FY 08/09	FY 09/10	FY 10/11	FY 11/12	FY 12/13
None						
Fund Summary						
Totals	0.0	0.0	0.0	0.0	0.0	0.0

School Board of Alachua County: 2007-08 Five Year District Facilities Plan for School Concurrency							
Facility		2007-08	2008-09	2009-10	2010-11	2011-12	Total
Alachua Elem	Amount	\$6,977,000					\$6,977,000
	Capacity Added		200				200
New Elem F – High Springs	Amount			\$24,000,000			\$24,000,000
	Capacity Added				378		378
New Elem G – West Urban	Amount				\$33,000,000		\$33,000,000
	Capacity Added					756	756
Total Elementary	Amount	\$6,977,000		\$24,000,000	\$33,000,000		\$63,977,000
	Capacity Added	0	200		378	756	1,334
Total Middle	Amount						\$0
	Capacity Added						0
Santa Fe High	Amount		\$10,774,000				\$10,774,000
	Capacity Added		180 [†]	250			430
Total High	Amount		\$10,774,000				\$10,774,000
	Capacity Added		180	250			430
Total All Facilities	Amount	\$6,977,000	\$10,774,000	\$24,000,000	\$33,000,000		\$74,751,000
	Capacity Added	0	380	250	378	756	1,764
Revenue Sources: Capital Investment Tax (2 mil); Public Education Capital Outlay (PECO) New Construction; Classrooms for Kids; Certificate of Participation (COP) Proceeds; Capital Outlay & Debt Service (CO&DS) Trust Fund; Transfers for Food Service Fund (Refer to School Board of Alachua County Five Year District Facilities Plan 2007-08)							
[†] Funding authorized in 2006-07							

PROCEDURE FOR MONITORING AND EVALUATION OF CAPITAL IMPROVEMENTS ELEMENT

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

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

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

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

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

- (8) The appropriateness of including within the Five-year Schedule of Improvements those identified improvements needed for the latter part of the planning period.

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

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

CONCURRENCY MANAGEMENT SYSTEM

Chapter 9J-5, Florida Administrative Code, requires the adoption of a concurrency management system to ensure that facilities and services needed to support development are available concurrent with the impacts of such development. This concurrency management system is designed to ensure that prior to the issuance of a development order and development permit, 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 established 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 Regulations

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. 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:

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

pursuant to Chapter 380, Florida Statutes, in effect upon adoption of this Comprehensive Plan.

These minimum requirements shall be ensured as follows:

1. **Building Permits.** The issuance of a building permit has an immediate impact on the level of service for public facilities. 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 this Land Development Regulations Administrator as part of the Certificate of Concurrency Compliance procedure. For roads, this determination shall apply to the adopted level of service standards for roads within the City's jurisdiction. All public facility impacts shall be determined based on the level of service of the facility throughout the facility geographical service area.
2. **Other Types of Development Orders.** Other types of development orders include, but are not limited to, approval of subdivisions, rezoning, special permits, and site plan approval. These other types of development orders have less immediate impacts on public facilities and services than the issuance of a building permit. However, public facilities and services must be available concurrent with the impacts of development permitted by other types of development orders. Therefore, subject to the Land Development Regulations Administrator determining that the necessary facilities and services are in place and are maintaining the adopted level of service, the following concurrency management requirements shall apply for the issuance of development orders.
 - a. Provisions shall be included within the development order, which shall require the construction of additional public facility capacity, where public facilities, due to the impacts of the development proposal do not meet the adopted level of service; and,
 - b. Such provisions shall require the necessary public facilities be constructed by the developer and at the developer's expense, or by the public or private entity having jurisdictional authority over the facility to the adopted level of service so that the necessary facilities and services will be in place when the impacts of the development occur and

within conformance with the Five-year Schedule of Improvements found within the City's Capital Improvements Element.

CONCURRENCY DETERMINATION PROCEDURES

A concurrency test shall be made of the following public facilities and services for which level of service standards have been established in this Comprehensive Plan, which are (1) traffic circulation, (2) sanitary sewer, (3) solid waste, (4) drainage, (5) potable water and (6) recreation and open space.

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 Regulations 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 Regulations 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, the City cannot make an accurate assessment of public facility impacts. These development approvals are land use amendments to the Comprehensive Plan. Those development approvals shall receive a non-binding concurrency determination.
 - c. Any concurrency determination, whether requested as part of an application for development approval or without an application for development approval, is a non-binding

determination of what public facilities and services are available at the date of inquiry. The issuance of a Certificate of Concurrency Compliance shall be the only binding action, which reserves capacity for public facilities and services.

2. For Roadways, the following determination procedures shall apply:
 - a. The City shall provide level of service information as set forth in the most recent Data and Analysis Report in support of the City's Comprehensive Plan. If this level of service information indicates a level of service failure, the applicant may either:
 - (1) Accept the level of service information as set forth in the most recent Data and Analysis Report supporting the City's Comprehensive Plan; or
 - (2) Prepare a more detailed Highway Capacity Analysis as outlined in the Highway Capacity Manual, Special Report 209 (1985) or a speed and delay study following the procedures outlined by the Florida Department of Transportation, Traffic Engineering Office in its Manual for Uniform Traffic Studies.
 - b. If the applicant chooses to do a more detailed analysis the (1) applicant shall submit the completed alternative analysis to the Land Development Regulations Administrator for review, and (2) Land Development Regulations 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 Regulations 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.
 - d. Any proposed development generating more than 750 trips a day shall be required to provide a trip distribution model, in addition to the requirements outlined above.

3. For sanitary sewer, solid waste, drainage, potable water, and recreation and open space the following determination procedures shall apply:
 - a. The City shall provide level of service information as set forth in the most recent Data and Analysis Report in support of the City's Comprehensive Plan.
 - b. If such level of service information indicates that the proposed project would not result in a level of service failure, the concurrency determination would be that adequate facility capacity at acceptable levels of service was available.
 - c. If such level of service information indicates that the proposed project would result in a level of service failure, the concurrency determination would be that adequate facility capacity at the acceptable levels of service was not available at the date of application or inquiry.

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

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

In addition, 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.
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 Improvements 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 of Improvements is proposed, the applicant may request the City to consider an amendment to the Five-year Schedule of Improvements in one of the twice annual amendment reviews.
4. The result of any development not meeting adopted level of service standards for public facilities shall be cessation of the affected development or the reduction of the standard for level of service (which requires an amendment to the Comprehensive Plan).

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 twelve months from the date of issuance.

Economic Element

Goal IX.1:

To promote balanced and orderly economic growth and enhance the prosperity of the marketplace.

Objective IX.1.1:

The City, upon adoption of this objective, shall encourage a diverse and balanced economic base.

Policy IX.1.1.1:

The City recognizes the need for regional cooperation and shall coordinate its economic development activities with the County and the appropriate federal, state, regional, and local agencies including the University of Florida, Santa Fe Community College, the School Board, and other appropriate economic development organizations.

Policy IX.1.1.2:

The City shall encourage the attraction of clean high technology industries, not dependent on significant new public infrastructure.

Objective IX.1.2:

The City, upon adoption of this objective, shall work with the School Board and surrounding community colleges to maximize education opportunities available to residents.

Policy IX.1.2.1:

The city shall encourage the expansion of vocational and technical training curriculum for secondary and post-secondary institutions located within and serving the region.

Objective IX.1.3:

The City, upon adoption of this objective, will support the North Central Florida Economic Development Partnership and the Council for Economic Outreach for Alachua County which are actively pursuing implementation of an economic development strategy for the North Central Florida region.

Policy IX.1.3.1:

The City shall support the industrial development activities of the North Central Florida Economic Development Partnership and similar organizations in a manner which provides opportunities to attract clean high technology industries to the City and the region.

Objective IX.1.4:

The City, upon adoption of this objective, will support the Original Florida Tourism Taskforce, which is actively pursuing implementation of a tourism development plan as a means of promoting economic development and quality of life for the North Central Florida region.

Policy IX.1.4.1:

The City shall support the eco-tourism activities of the Original Florida Tourism Task Force in a manner which provides eco-tourism benefits and expands the development of this industry within the City and the region.

Objective IX.1.5:

The City, upon adoption of this objective, shall address the problem of the lack of sufficient long-term, fixed asset financing for small and medium sized firms.

Policy IX.1.5.1:

The City shall make known and emphasize the programs provided by non-profit corporations which make reasonable private, long term, fixed asset financing available to private business and industries, such as the Small Business Administration loan programs.

Objective IX.1.6:

The City shall provide economic opportunities for all segments of the population and economy with particular emphasis for activities which increase economic opportunities for persons at or near the poverty level and to activities which eliminate blighted commercial and industrial uses.

Policy IX.1.6.1:

Businesses and industries that meet the demands of the existing labor force by providing employment opportunities and equitable salaries shall be given a high priority in recruitment efforts and in provision of support for expansion of existing local businesses.

Policy IX.1.6.2:

Businesses and industries that are willing to participate in the training of skilled and unskilled workers through the local Workforce Investment Act and/or other similar programs, shall be given a high priority in recruitment efforts and strongly encouraged to locate in the City, and in provision of support for expansion of existing businesses.

Policy IX.1.6.3:

The City shall support and encourage the development of public/private partnerships which assist small and minority businesses that may otherwise not have access to the adequate start up capital.

Public School Facilities Element

Goal X.1:

In order to maintain a high quality public education system, the City of Waldo shall coordinate its growth management strategies with the School Board of Alachua County's (School Board) school facilities planning programs to meet the needs of existing and future citizens.

Objective X.1.1:

It is the objective of the City of Waldo to coordinate with the School Board to ensure that adequate school capacities exist to serve existing and future residential development.

Policy X.1.1.1:

The City, in conjunction with the SBAC and the other local governments, shall annually update and maintain a public school facilities map series as supporting data and analysis. This map series including the planned general location of schools and ancillary facilities for the five-year planning period and the long-range planning period, will be coordinated with the City's Future Land Use Map or Map Series. The map series shall include at a minimum:

- (a) A map or maps which identify existing location of public school facilities by type and existing location of ancillary plants;
- (b) A future conditions map or map series which depicts the planned general location of public school facilities and ancillary plants and renovated facilities by year for the five year planning period, and for the end of the long range planning period of the County; and,
- (c) A map or map series which depicts School Concurrency Service Areas (SCSAs) for high schools, middle schools, and elementary schools.

Policy X.1.1.2:

The City shall coordinate land use decisions with the School Board's long range facilities plans over the 5-year, 10-year, and 20-year periods by requesting School Board review of proposed comprehensive plan amendments and rezonings that would increase residential density. This shall be done as part of a planning assessment of the impact of development proposals on school capacity.

Policy X.1.1.3:

For purposes of coordinating land use decisions with school capacity planning, the School Concurrency Service Areas (SCSAs) that are established for high, middle, and elementary schools as part of the Interlocal Agreement for Public School Facility Planning shall be used for school capacity planning. The relationship of high, middle, and elementary capacity and students anticipated to be generated as a result of land use decisions shall be assessed in terms of its impact (1) on the school system as a whole and (2) on the applicable SCOSA(s). For purposes of this planning assessment, existing or planned capacity in adjacent SCSAs shall not be considered.

Policy X.1.1.4:

In reviewing land use decisions, the City may address the following issues as applicable:

- (a) Available school capacity or planned improvements to accommodate the enrollment resulting from the land use decision;
- (b) The provision of school sites and facilities within neighborhoods;
- (c) The co-location of parks, recreation and neighborhood facilities with school sites;
- (d) The linkage of schools, parks, libraries and other public facilities with bikeways, trails, and sidewalks for safe access;
- (e) Traffic circulation in the vicinity of schools including the provision of off-site signalization, signage, access improvements, sidewalks to serve schools and the inclusion of school bus stops and turnarounds;
- (f) Encouraging the private sector to identify and implement creative solutions to developing adequate school facilities in residential developments;
- (g) Whether the proposed location is consistent with school design and planning policies.

Policy X.1.1.5:

The City shall consider and review the School Board's report of its findings and recommendations regarding the land use decision. If the School Board

determines that capacity is insufficient to support the proposed land use decision, the City shall request that the School Board provide its recommendations to remedy the capacity deficiency including estimated cost and financial feasibility.

Policy X.1.1.6:

Where feasible and agreeable to the City, School Board, and the applicant, Capacity Enhancement Agreements shall be encouraged to ensure availability of adequate capacity at the time the school impact is created. The City's *Five-Year Schedule of Capital Improvements* shall be amended to incorporate capacity modification commitments established by Capacity Enhancement Agreements.

Policy X.1.1.7:

The City shall participate in the Elected Officials Group – comprised of representatives of the School Board, the County and the municipalities within the County – established by the Interlocal Agreement for Public School Facility Planning. At the annual meeting of the Elected Officials Group, the City will receive and consider the School Board's cumulative report of land use decisions and the effect of these decisions on public school capacity.

Goal X.2:

Coordinate with the School Board to provide adequate public school capacity to accommodate enrollment demand through implementation of a financially feasible *5-year District Facilities Work Program* and the City's concurrency management system.

Objective X.2.1:

The City shall coordinate with the School Board to assure the future availability of adequate public school facility capacity through its authority to implement school concurrency.

Policy X.2.1.1:

By December 1, 2008, the City shall adopt an amended the Interlocal Agreement for Public School Facility Planning to implement school concurrency in concert with the School Board and the other local governments. The amended Interlocal Agreement shall be consistent with the goals, objectives, and policies of the Public School Facilities Element.

Policy X.2.1.2:

No later than October 1, 2009, the City shall amend its land development regulations to include provisions for public school concurrency management.

Objective X.2.2:

The City shall ensure, in coordination with the School Board, that the capacity of public schools is sufficient to support final development plans for residential developments at the adopted level of service (LOS) standards within the period covered by the *Five-Year Schedule of Capital Improvements*. Capacity shall be maintained within each year of subsequent *Five-Year Schedules of Capital Improvements*.

Policy X.2.2.1:

The LOS standards for public schools established herein shall be consistent with the adopted LOS standards for public schools of all other local governments.

Policy X.2.2.2:

The uniform, district-wide LOS standards shall be 100% of Permanent Program Capacity for elementary, middle, and high schools. This LOS standard shall apply to all School Concurrency Service Areas (SCSA) as adopted in the Interlocal Agreement, except on an interim basis for the three elementary school concurrency service areas listed below. The interim LOS standards for these three elementary school concurrency service areas shall be as follows for the periods specified below:

High Springs CSA – 120% of Permanent Program Capacity through 2010-2011;

Newberry CSA – 115% of Permanent Program Capacity through 2010-2011;
and,

West Urban CSA – 115% of Permanent Program Capacity through 2010-2011.

Policy X.2.2.3:

The City shall not revise its adopted LOS standards for public schools, unless there is agreement by all parties to the Interlocal Agreement to amend the LOS standards. Revision of the adopted LOS standards shall be accomplished by the execution of an amendment to the Interlocal Agreement by all parties and the adoption of amendments to the local government comprehensive plans. The amended LOS standard shall not be effective until all plan amendments are effective and the amendment to the Interlocal Agreement for Public School Facility Planning is fully executed. Changes to LOS standards shall be supported by adequate data and analysis showing that the amended LOS standard is financially feasible and can be achieved and maintained within the period covered by the applicable five years of the *5-year District Facilities Work Program*.

Objective X.2.3:

The City shall, in coordination with the School Board and other local governments, establish School Concurrency Service Areas (SCSAs) as the areas within which an evaluation is made of the availability of adequate school capacity based on the adopted LOS standards.

Policy X.2.3.1:

SCSAs for high, middle, and elementary schools shall be as adopted in the Interlocal Agreement. Maps depicting the SCSA boundaries shall be included as a part of the data and analysis supporting this Element.

Policy X.2.3.2:

SCSAs shall be established to maximize available school capacity and make efficient use of new and existing public schools in accordance with the LOS standards. Determination of SCSA boundaries shall also be based on the following:

- (a) Minimization of transportation costs;
- (b) Limitations on maximum student travel times;
- (c) The effect of court approved desegregation plans;
- (d) Recognition of the capacity commitments resulting from the development approvals by the local governments within Alachua County;
- (e) The relationship of school facilities to the communities they serve including reserve area designations established under the “Alachua County Boundary Adjustment Act”; and
- (f) The effect of changing development trends.

Policy X.2.3.3:

The City, in coordination with the School Board and other local governments, shall require that prior to adopting a modification to SCSAs, the following standards will be met:

- (a) Potential modifications to the SCSAs may be considered annually.
- (b) Modifications to SCSA boundaries shall be based upon the criteria as provided in Policy X.2.3.2.

- (c) SCSA boundaries shall be modified based on supporting data and analysis showing that the amended SCSAs are financially feasible within the five-year period described by the *Five-Year Schedule of Capital Improvements*.
- (d) Any party to the adopted Interlocal Agreement may propose a modification to the SCSA boundary maps.
- (e) At such time as the School Board determines that a SCSA boundary change is appropriate considering the above criteria, the proposed SCSA boundary modification, with supporting data and analysis, shall be sent to the Elected Officials Group.
- (f) The Elected Officials Group shall review the proposed SCSA boundary modifications and send its comments to the School Board and the local governments.
- (g) Modifications to a SCSA shall become effective upon final approval by the School Board and amendment of the Interlocal Agreement for Public School Facility Planning by the parties to the agreement.

Objective X.2.4:

In coordination with the School Board, the City shall establish a joint process for implementation of school concurrency which includes applicability, capacity determination, availability standards, and school capacity methodology.

Policy X.2.4.1:

The issuance of final development approval shall be subject to the availability of adequate school capacity based on the adopted LOS standards.

Policy X.2.4.2:

The following residential developments are exempt from the school concurrency requirements:

- (a) Single family lots of record that received final subdivision or plat approval prior to the effective date of the PSFE, or single family subdivisions or plats actively being reviewed at the time of adoption of the PSFE that have received preliminary development plan approvals and there is no lapse in the development approval status.

- (b) Multi-family residential development that received final site plan approval prior to the effective date of the PSFE, or multi-family site plans actively being reviewed at the time of adoption of the PSFE that have received preliminary development plan approvals and there is no lapse in the development approval status.
- (c) Amendments to subdivisions or plat and site plan for residential development that were approved prior to the effective date of the PSFE, and which do not increase the number of students generated by the development.
- (d) Age restricted developments that prohibit permanent occupancy by persons of school age. Such restrictions must be recorded, irrevocable for a period of at least thirty (30) years and lawful under applicable state and federal housing statutes. The applicant must demonstrate that these conditions are satisfied.
- (e) Group quarters that do not generate students that will be housed in public school facilities, including residential facilities such as local jails, prisons, hospitals, bed and breakfast, motels and hotels, temporary emergency shelters for the homeless, adult halfway houses, firehouse dorms, college dorms exclusive of married student housing, and religious non-youth facilities.

Policy X.2.4.3:

Student generation rates used to determine the impact of a particular development application on public schools and the costs per student shall those adopted in the *5-year District Facilities Work Program*.

Policy X.2.4.4:

The City shall rely on the determination from School Board regarding the utilization rate of each school. The School Board uses permanent program capacity as the methodology to determine the capacity of elementary, middle, and high school facilities. School enrollment is based on the enrollment of each individual school based on counts reported by the School Board to the Department of Education.

Policy X.2.4.5:

The City shall rely on the School Board's concurrency review for all development approvals subject to school concurrency as to whether there is adequate school capacity to accommodate the proposed development. If adequate capacity does not exist, the City shall consider School Board –

identified mitigation options and issue a concurrency determination based on the School Board's written findings and recommendations.

Policy X.2.4.6:

School concurrency applies only to applications for new residential development, or a phase of residential development, requiring a final development approval submitted after the effective date of the PSFE. The City shall amend the concurrency management system in its land development regulations to require that all new residential development be reviewed for school concurrency no later than the time of final development approval. The City shall not deny a final development approval for residential development due to a failure to achieve and maintain the adopted LOS standards for public school capacity where:

- (a) Adequate school facilities will be in place or under construction within three years, as provided in the *5-year District Facilities Work Program* and adopted as part of the Capital Improvements Element, after the issuance of the final development approval; or,
- (b) Adequate school facilities will be in place or under construction in the adjacent SCSA within three years, as provided in the *5-year District Facilities Work Program* and adopted as part of the Capital Improvements Element, after the issuance of the final development approval; or,
- (c) The developer executes a legally binding commitment to provide mitigation proportionate to the demand for public school facilities to be created by development of the property subject to the final development approval as provided in this Element.

Policy X.2.4.7:

The City shall not issue a school concurrency reservation for any non-exempt residential development application until the School Board has issued a letter verifying capacity is available to serve the development. The letter shall provide a temporary commitment of capacity of necessary school facilities for a period not to exceed six (6) months from the date of preliminary development approval or until a final development approval is issued, whichever occurs first.

Policy X.2.4.8:

Once the City reserves school capacity for concurrency purposes as a part of the final development approval, the school capacity necessary to serve the development shall be considered reserved for the duration of the final development approval, as specified in the City's land development regulations.

Policy X.2.4.9:

The City shall notify the School Board within fifteen (15) days of the approval of and expiration of a concurrency reservation for a residential development. No further determination of school capacity availability shall be required for the residential development before the expiration of the concurrency reservation, except that any change requires review.

Policy X.2.4.10:

In evaluating a residential development for concurrency, any relevant programmed improvements in years 2 or 3 of the *Five-Year Schedule of Capital Improvements* shall be considered available capacity for the project and factored into the LOS analysis. Any relevant programmed improvements in years 4 or 5 of the *Five-Year Schedule of Capital Improvements* shall not be considered available capacity for the project unless funding for the improvement is assured by the School Board to accelerate the project, through proportionate share mitigation, or some other means of assuring adequate capacity will be available within three years. (The School Board may use relocatable classrooms to provide temporary capacity while funded schools or school expansions are being constructed.)

Objective X.2.5:

The City, in coordination with the School Board, shall provide for mitigation alternatives that are determined by the School Board to be financially feasible and will achieve and maintain the adopted LOS standard consistent with the adopted SBAC's financially feasible 5- Year Work Program.

Policy X.2.5.1:

Mitigation may be allowed for those residential developments that cause a reduction in the adopted LOS Standards. Mitigation options shall include options listed below. The School Board assumes operational responsibility of the agreed upon mitigation through incorporation in the adopted *5-year District Facilities Work Program*.

- (a) The donation, construction, or funding of school facilities or sites sufficient to offset the demand for public school facilities created by the proposed development;

- (b) The creation of mitigation banking within designated areas based on the construction of a public school facility in exchange for the right to sell capacity credits;
- (c) The establishment of a charter school with facilities constructed in accordance with the State Requirements for Educational Facilities (SREF); and,

Policy X.2.5.2:

Mitigation must be directed toward a permanent capacity improvement identified in the *5-year District Facilities Work Program*, which satisfies the demands created by the proposed development consistent with the adopted LOS standards. Relocatable classrooms will not be accepted as mitigation. If the mitigation proposal is for a project that is not within the adopted *5-year District Facilities Work Program*, acceptance of the proposal will be subject to determination by the School Board of the financial feasibility of the project. If the School Board agrees to the mitigation, the mitigation will be adopted into its *5-year District Facilities Work Program*.

Policy X.2.5.3:

Mitigation proposals shall be reviewed by the School Board, the City, and any affected municipality. If agreed to by all parties, the mitigation shall be assured by a legally binding development agreement between the School Board, the City, and the applicant. Said agreement shall be executed prior to the City's issuance of the final development approval.

Policy X.2.5.4:

The applicant's total proportionate share obligation to resolve a capacity deficiency shall be based on the following:

Step 1: Determination of Number of Student Stations

Number of Student Stations (by school type) = Number of Dwelling Units by Housing Type X Student Generation Multiplier (by housing and school type)

The above formula shall be calculated for each housing type within the proposed development and for each school type (elementary, middle or high) for which a capacity deficiency has been identified. The sum of these calculations shall be used to calculate the proportionate share amount for the development under review.

Step 2: Calculation of Proportionate Share

Proportionate Share Amount = Total Number of Student Stations (as determined in Step 1) X Cost per Student Station for School Type

The “Cost per Student Station for School Type” shall only include school facility construction, land costs, and costs to build schools to emergency shelter standards, when applicable.

The applicant’s proportionate-share mitigation obligation shall be credited toward any other impact or exaction fee imposed by local ordinance for the same need, on a dollar-for-dollar basis, at fair market value.

Objective X.2.6:

No later than December 1st of each year, the City shall adopt the School Board’s *5-year District Facilities Work Program* into its *Five-Year Schedule of Capital Improvements*.

Policy X.2.6.1:

Upon the School Board’s annual update and amendment to its *5-year District Facilities Work Program* to add a new fifth year, which continues to achieve and maintain the adopted LOS for schools, the City shall amend its Five-Year Schedule of Capital Improvements. However, the City shall have neither obligation nor responsibility for funding the capital improvements identified in the *5-year District Facilities Work Program*.

Goal X.3: The City of Waldo shall monitor and evaluate the Public Schools Facilities Element in order to assure the success of the public school facilities planning and implementation of school concurrency.

Objective X.3.1:

On an ongoing basis, the City shall evaluate the comprehensive plan with the plans of the School Board in an effort to ensure consistency in the implementation of school concurrency.

Policy X.3.1.1:

The Local Planning Agency (LPA) is the lead agency responsible for monitoring and evaluation of the comprehensive plan. The City’s LPA will participate in the evaluation of the effectiveness of implementing the Public School Facilities Element and Interlocal Agreement.

DEFINITIONS

The Florida Inventory of School Houses (FISH) capacity is adjusted by the School Board annually to account for measurable programmatic changes.

“Measurable programmatic changes” include changes to the operation of a school that has consistent and measurable capacity impact including, but not limited to, double sessions, floating teachers, year-long schools and special educational programs.

The School Board hereby selects permanent program capacity as the methodology to determine the capacity of elementary, middle, high and special schools. Relocatables (portables) are not considered permanent capacity. Consistent the Interlocal Agreement for Public School Facility Planning, school enrollment shall be based on the annual enrollment of each individual school based on actual counts reported to the Department of Education. The School Board will determine according to the standards set the Interlocal Agreement Public School Facility Planning.

Adequate school capacity is the circumstance where there is sufficient school capacity, based on adopted LOS standards, to accommodate the demand created by a proposed development.

Final Development Approval: For the purposes of implementation of school concurrency, final subdivision or site plan approval for residential development, or the functional equivalent for a development or phase of a development authorizing residential development.