

Town of Inglis
Comprehensive Plan



Adopted
July 13, 2010

Amended
March 5, 2019 by Ordinance No. 03-18
February 8, 2022 by Ordinance No. 05-21

TOWN OF INGLIS

COMPREHENSIVE PLAN

ELEMENTS

Future Land Use

Transportation

Housing

Infrastructure

Conservation

Recreation and Open Space

Intergovernmental Coordination

Capital Improvements

Economic Development

Property Rights

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CHAPTER ONE

FUTURE LAND USE ELEMENT

Chapter One Future Land Use Element

GOAL 1: TO ENSURE THAT THE CHARACTER, MAGNITUDE, AND LOCATION OF LAND USES, PROVIDES A SYSTEM FOR ORDERLY GROWTH AND DEVELOPMENT THAT ACHIEVES A BALANCED NATURAL, PHYSICAL, AND ECONOMIC ENVIRONMENT, AND ENHANCES THE QUALITY OF LIFE OF ALL RESIDENTS.

OBJECTIVE 1.1: The Town shall continue to prepare, adopt, implement and enforce land development regulations which effectively guide and manage future growth.

Policy 1.1.1: The Land Development Regulations will regulate: all land uses shown on the Future Land Use Map, the subdivision of land, the location, size and the height of signage, impacts from commercial lighting, architectural standards and areas subject to seasonal or periodic flooding.

Policy 1.1.2: The Land Development Regulations shall provide for drainage and stormwater management and protect potable water well fields and aquifer recharge areas.

Policy 1.1.3: The Land Development Regulations shall ensure that properly designed and safe ingress/egress is available to all sites, and that on-site traffic flow and parking shall be adequate to meet annual maximum daily requirements.

Policy 1.1.4: The Land Development Regulations shall ensure and provide that development orders shall be issued only upon certification that transportation facilities, water, sewerage, and solid waste, and other required services are available to serve proposed development at the adopted level of service, or are committed to be available concurrent with a development's completion.

Policy 1.1.5: The Town shall establish, adopt and implement density and intensity standards for all future land uses indicated on the Future Land Use Element map as follows:

- a) Single family residential use categories shall have a maximum density of one (1) dwelling unit per acre; permitted uses shall include site built homes, schools, and manufactured homes in accordance with zoning regulations; prohibited uses shall include manufactured homes and schools in a Coastal High Hazard Area.
- b) Multi-family residential use categories shall have a maximum density of five (5) units per acre;
- c) Mobile home parks shall have a maximum density of five (5) units per acre;
- d) High density residential use categories shall have a maximum density of twelve (12) units per acre;
- e) Commercial uses shall have a maximum floor area ratio of 0.23 and maximum total impervious surface ratio of 0.25. Permitted uses shall include general commercial and retail uses such as professional offices, retail stores, shopping centers, auto sales and auto service establishments, restaurants, grocery and specialty stores, and the like;
- f) Highway Commercial uses shall have a maximum floor area ratio of 0.60 and maximum total impervious surface ratio of 0.70. Permitted uses shall include general commercial and retail uses oriented toward higher intensities such as professional offices, retail stores, shopping centers, auto sales and auto service establishments, restaurants, grocery and specialty stores, and the like;
- g) Industrial uses shall have a maximum floor area ratio of 0.23 and maximum total impervious surface ratio of 0.25. Permitted uses shall include light industrial uses such as the assembly, packaging and processing of previously prepared goods and materials; the storage of goods and materials (warehousing); the receiving, sorting and/or distribution of goods and materials; fabricating shops; retail and wholesale activities requiring extensive storage or warehousing; related commercial and service activities; and, manufacturing and the processing of raw materials;

OBJECTIVE 1.2: The Town Zoning Map shall continue to ensure future development and redevelopment activities are located in appropriate areas of the town as illustrated on the adopted Future Land Use Map; which shall be consistent with sound planning principles, and provides for control of urban sprawl in conformance with directives of the adopted Future Land Use Element.

Policy 1.2.1: The Town shall encourage the use of innovative land use development techniques such as planned development projects, clustering and mixed use.

Policy 1.2.2: Concentrate higher density and intensity growth in and around areas which are adequately served by transportation facilities, public utilities, and community services and facilities.

Policy 1.2.3: Locate future land uses at densities and intensities which will control urban sprawl and leap-frog development that unduly depletes the physical, social, and financial resources of the town.

Policy 1.2.4: Residential subdivisions shall be designed to include an efficient system of internal circulation, including the provision of external collector streets, where applicable, to feed the traffic onto external arterial roads and highways.

Policy 1.2.5: Develop a broad diversity of residential housing types to satisfy the housing preferences and income levels of all residents.

Policy 1.2.6: Protect residential areas from incompatible commercial and industrial uses.

Policy 1.2.7: Require connection to the town's central water system for all developments.

Policy 1.2.8: Discourage isolated residential developments that require higher service costs through proper implementation of policies 1.2.2, 1.2.3, 1.2.5, 1.2.9, 1.2.11, 1.2.13, and other appropriate, adopted policies of this plan.

Policy 1.2.9: Direct urban growth by providing community facilities in prime expansion areas, and withhold these facilities from areas in which growth is to be discouraged.

Policy 1.2.10: Approve the location of new development on the basis of the land's ability to support such uses without adversely affecting the natural environment through use of proper site plan review procedures and appropriate mitigation measures.

Policy 1.2.11: Prior to approval of locating future development, evaluate the impact of development on existing land use, in relation to employment, transportation, and essential services such as water, police and fire protection, and schools.

Policy 1.2.12: Promote development of commercial areas which are convenient to the public, and well integrated into the transportation system, and surrounding land uses.

Policy 1.2.13: Encourage commercial activities to infill and locate near the town center through the use of proper land use principles and appropriate zoning or land use district designations.

Policy 1.2.14: Prohibit commercial activities from locating in wetlands as they are defined by the most comprehensive criteria of one or more of the following agencies: The U.S. Army Corps of Engineers, the Florida Department of Environmental Protection, the Southwest Florida Water Management District; also, the extent of wetlands shall be precisely delimited by an on-site inspection by a wetlands biologist as part of the development review and application process. However for the general planning purposes of this plan, wetland areas are generally depicted on Map I-8.

Policy 1.2.15: Prohibit commercial activities from locating in conservation areas as delineated on the Future Land Use.

Policy 1.2.16: Development within the 100-year floodplains is allowed consistent with proper site plan review procedures and the adopted floodplain management objectives and policies of this plan; in particular, objectives and policies in the Drainage Sub-element and the Conservation Element.

Policy 1.3.7: The developer/owner of any site shall retain ultimate responsibility for on-site construction, maintenance, and management of offsite stormwater runoff onto adjacent properties, which shall be provided in such a manner that post-development offsite runoff rates, volumes and pollutant loads do not exceed pre-development conditions.

Policy 1.3.8: Utilize Rule of the Department of Transportation Chapter 14-97 of the Florida Administrative Code as a model for access management standards in the Land Development Regulations.

OBJECTIVE 1.4: The Town shall continue to pursue necessary measures to ensure preservation and conservation of known historical resources.

Policy 1.4.1: If Town construction activities reveal a suspected historical or pre-historical archaeological site, the Town shall determine the extent and nature of the site and report such findings to the State of Florida, by a Master Site File application, and mitigate any impacts upon the site if the site is determined to be relatively intensive in cultural remains, or significant to the archaeological or historical record. Such determination of site extent, nature and significance shall be made by a professional archaeologist as recognized by the Florida Department of State, Division of Historical Resources, Bureau of Historic Preservation.

Policy 1.4.2: The Town shall negotiate with land owners prior to the development review process, to avoid disturbance of known historical and pre-historical sites.

OBJECTIVE 1.5: The Town shall continue to implement Housing Element directives for renewal and revitalization of substandard housing within time frames and a scope of assistance as identified within the element.

Policy 1.5.1: The Town shall utilize available governmental programs as appropriate for renewal and revitalization of substandard housing locations as identified in the Housing Element.

OBJECTIVE 1.6: The Town shall provide specific mechanisms which encourage the reduction or elimination of land uses that are inconsistent with the community's character.

Policy 1.6.1: The Town shall, through implementation of the Future Land Use Element, Map Series, Land Development Regulations and Town Zoning Map, reduce or eliminate land uses that are inconsistent with the community's character.

Policy 1.6.2: Public safety issues cited in the Land Development Regulations shall be strongly enforced.

OBJECTIVE 1.7: The Town shall investigate, initiate, and enforce such regulations as are necessary to ensure protection of the Town's natural resources.

Policy 1.7.1: The Town shall through initiation and enforcement of the goals, objectives, and policies of the adopted comprehensive plan and implementation of the Town Land Development Regulations provide protective mechanisms for the Town's natural resources.

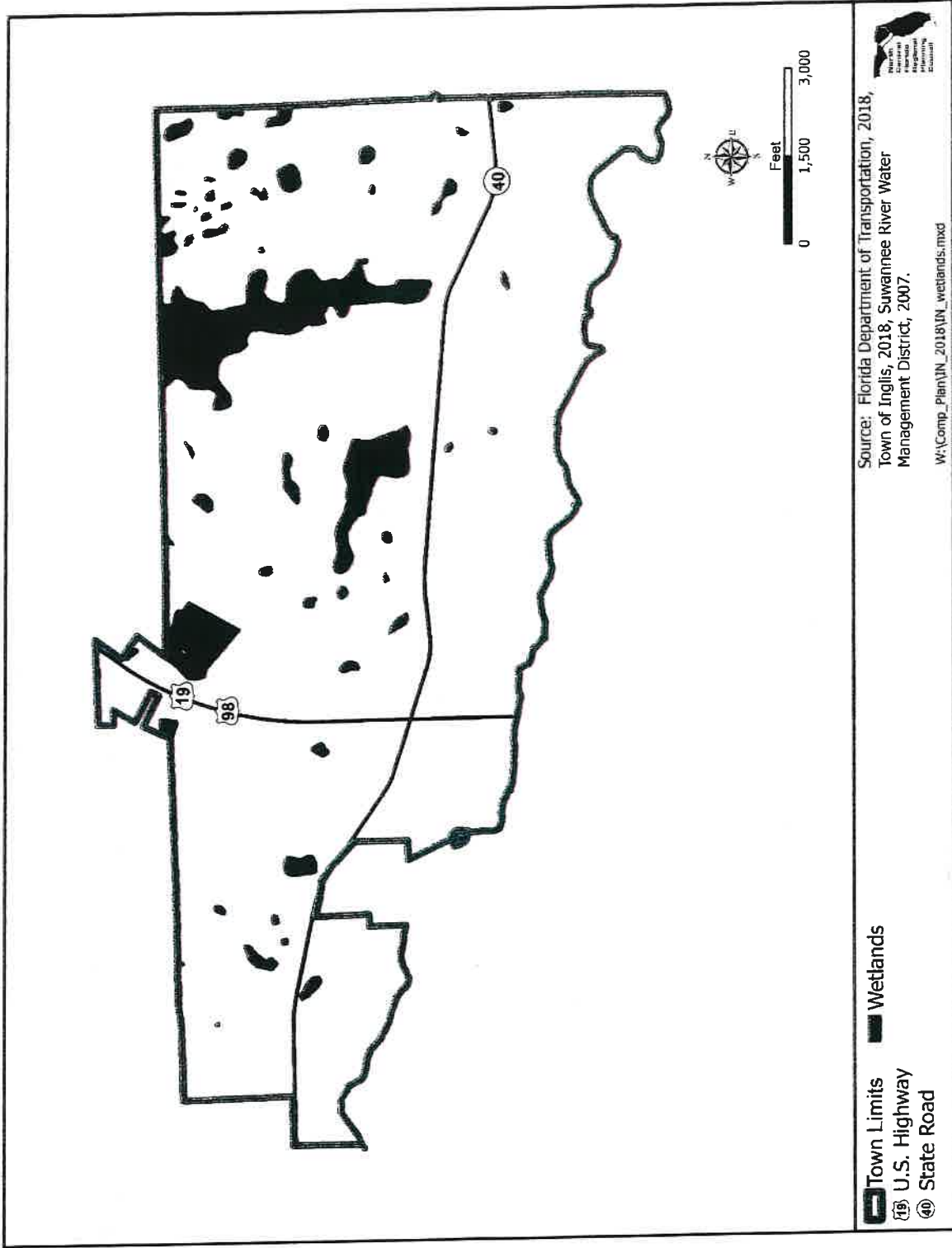
OBJECTIVE 1.8: In conformance with concurrency objectives of the adopted comprehensive plan the Town shall ensure that suitable land is available for utility facilities to support proposed development as applicable and necessary.

Policy 1.8.1: The Town shall monitor, evaluate, and provide level of service (LOS) standards as applicable and necessary to ensure that suitable land is available for utility facilities to support proposed development.

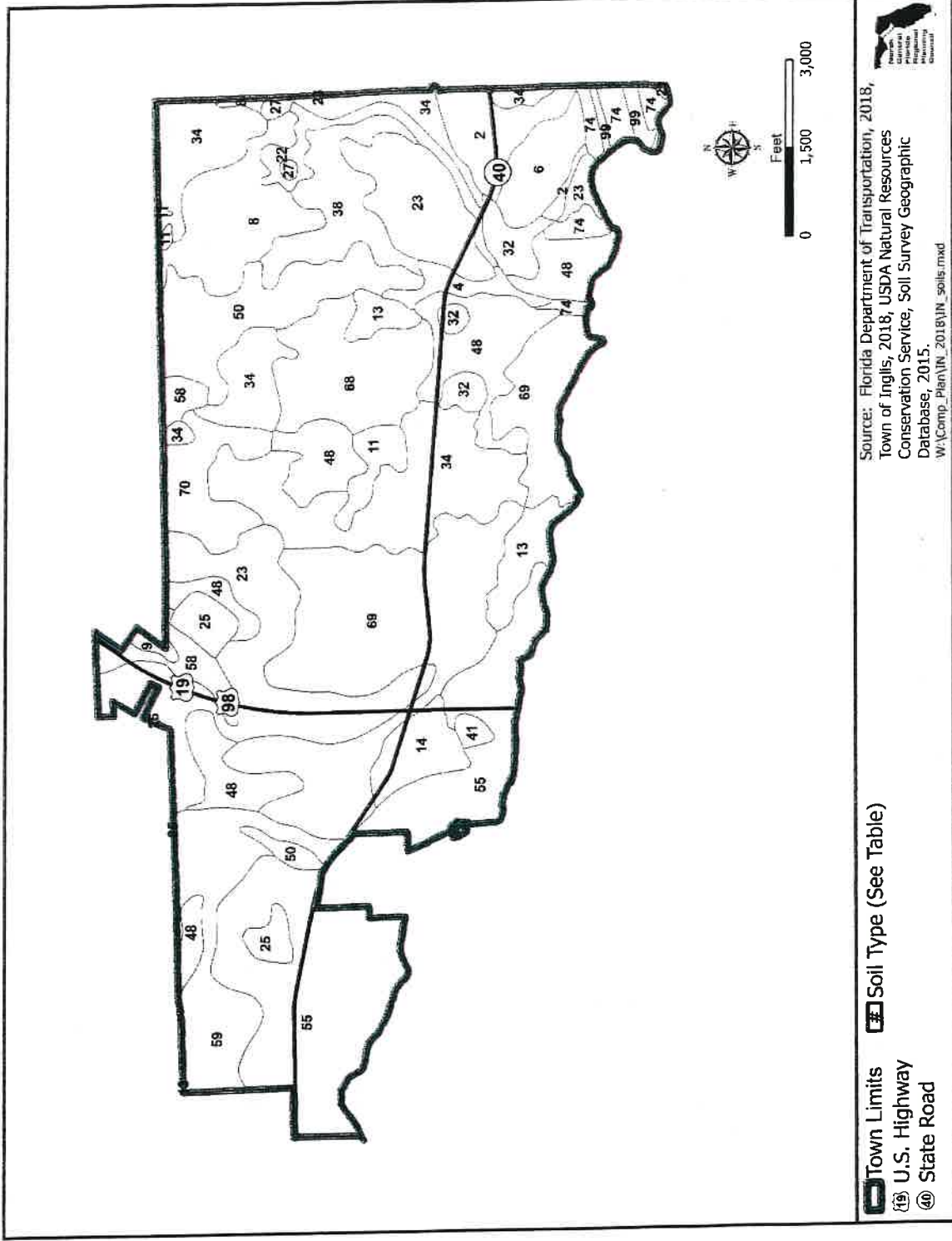
OBJECTIVE 1.9: The Land Development Regulations shall contain directives that utilize innovative land development regulations, as appropriate.

FUTURE LAND USE MAP 2029
(under separate cover)

WETLANDS

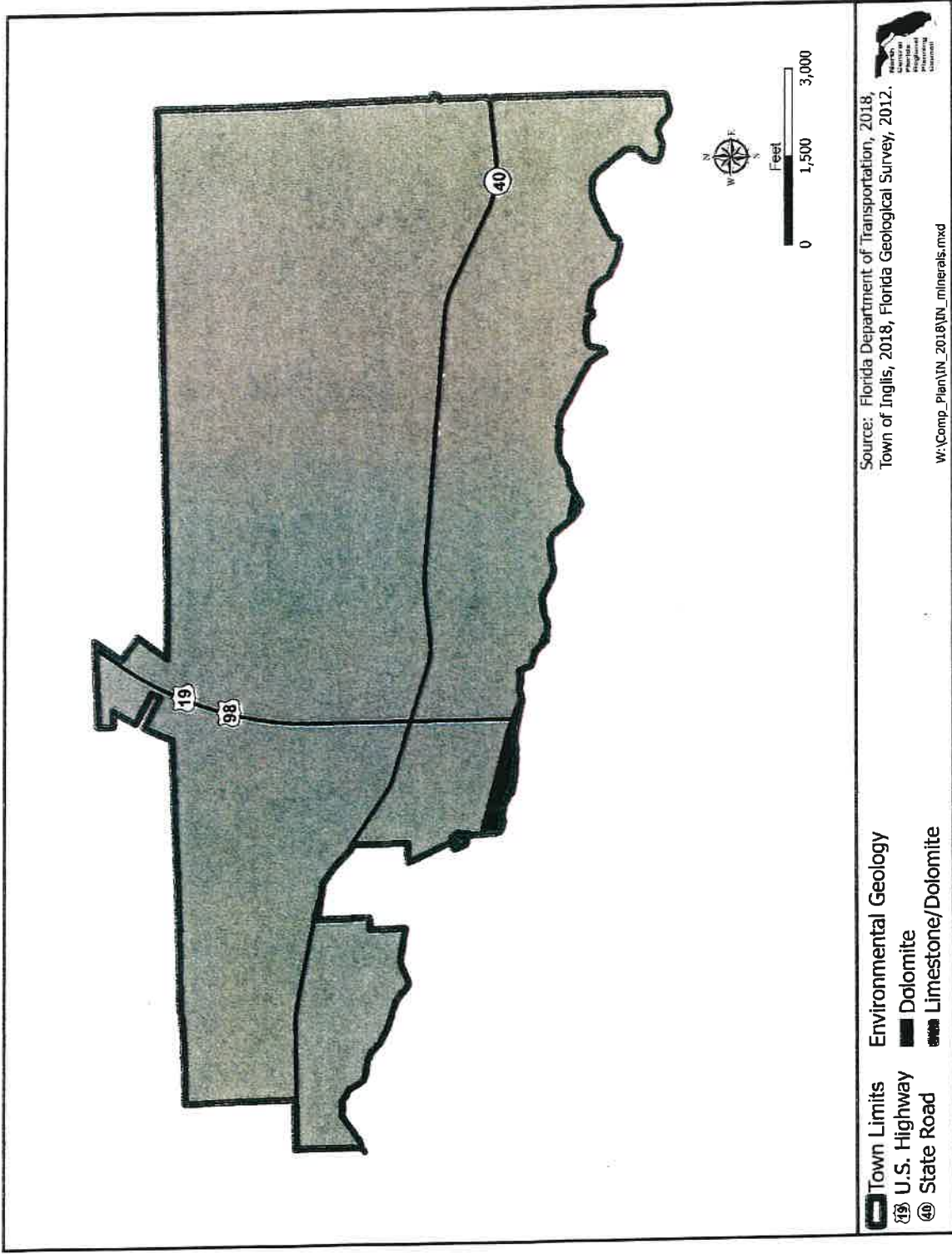


DETAILED SOILS



- Town Limits
- U.S. Highway
- State Road
- Soil Type (See Table)

MINERAL RESOURCES



CHAPTER TWO

TRANSPORTATION ELEMENT

Chapter Two Transportation Element

GOAL 2: TO PROVIDE A SYSTEM FOR BOTH MOTORIZED AND NON-MOTORIZED MODES OF TRANSPORTATION WHICH SERVES TO MAXIMIZE PUBLIC SAFETY, SUPPLY CONVENIENT ACCESS TO DESTINATIONS, IS EFFICIENT IN DESIGN, AND PROMOTES ENERGY CONSERVATION.

OBJECTIVE 2.1: The Town shall coordinate with the County, and the Florida Department of Transportation, to mitigate the projected capacity impacts along roadway segments of state, county, and town owned roadways.

Policy 2.1.1: The Town shall implement a notification process, as part of a development permit application, in order to inform, the Florida Department of Transportation, and the County, when proposed development will result in an increased traffic volume on state or county owned roadways that will reduce the roadway's operating level of service.

Policy 2.1.2: The Town shall coordinate with the Florida Department of Transportation to implement traffic control methods which will improve safety, and limit air and noise pollution, attributable to truck and other motorized vehicle traffic, on state or county owned highways which pass through the Town.

Policy 2.1.3: Through consideration of joint action with the Florida Department of Transportation and the County, the Town will evaluate the benefits of coordinated action in support of transportation demand and system management solutions if as needed or in response to an outside request.

OBJECTIVE 2.2: The Town Planning Commission shall administer a comprehensive program to monitor motorized and non-motorized transportation systems for safety, access, efficiency, energy conservation, and level of service conditions by reporting to the Town Commission whenever of the Planning Commission's meeting agenda items relate to any of these subject topics. The monitoring program may use traffic volume counts and other information compiled by the Florida Department of Transportation and the County.

Policy 2.2.1: The Town does hereby adopt the following peak hour level of service standards for roadways within the Town, as defined within the most recent version of the Florida Department of Transportation Quality/Level of Service Handbook:

1. Principal Arterials- LOS C at Peak Hour
2. Major and Minor Collectors- LOS C at Peak Hour

Policy 2.2.2: The Town shall adopt and implement standards for trip generation estimates to be used in the development plan review process.

Policy 2.2.3: The Town shall review all development proposals, and require that they provide sufficient information, to ascertain that proposed development's impact to the level of service on roadways in the town, and shall issue a development order with the contingency that a certificate of occupancy for that development will be issued only if the impact of that development on the roadway system will maintain the adopted level of service standards.

Policy 2.2.4: The Town shall implement land development regulations which will require all new development to provide and dedicate additional right-of-way for existing road systems, in which the present right-of-way is insufficient for either, projected future needs for infrastructure improvements, public safety objectives, or for maintenance of the adopted level of service for projected future traffic volumes.

Policy 2.5.3: The Town shall implement a program to prioritize sidewalk construction and repair as part of annual capital improvements element update.

Policy 2.5.4: All pedestrian ways constructed within the Town shall be designed to be accessible to handicapped persons.

OBJECTIVE 2.6: As part of its multi-modal approach to transportation planning, the Town will participate as a stakeholder in transportation planning initiatives related to transit, especially as related to the transportation disadvantaged population, while implementing policies through its Land Development Regulations that support future expansion of transit service provision.

Policy 2.6.1: To create in the Town a dense regional job center, which serves as an access hub, where energy efficient land use patterns effectively reduce vehicle emissions and miles traveled.

Policy 2.6.2: The Town will investigate the Land Development Regulations to determine what specific revisions could help increase the concentration of jobs, residences and commercial along local functionally classified arterial and collector streets to support future efforts to define possible regional transit corridors.

Policy 2.6.3: As growth occurs, the Town will evaluate how energy efficient land use patterns have created density increase at the block, neighborhood and municipal levels. Land use intensity may also be monitored. Where data exists related to both land use and transportation, it will be applied to identify future opportunities for transit corridor identification.

Policy 2.6.4: The Town shall organize automotive trip generation information gathered through the development approval process to enable future analysis of the relationships between major traffic generators to enable efficient use of roadway capacity.

Policy 2.6.5: Land Development Regulations standards related to public access and traffic flow shall help facilitate the effective provision of demand response transit service. The Town will review its Land Development Regulations to ensure it promotes transit supportive development practices.

Policy 2.6.6: To further multimodal connection within the surface transportation system, the Town assess opportunities to place pedestrian improvements and bikeways within the right-of-way of functionally classified roadways.

OBJECTIVE 2.7: In conformance with Section 163.3202, Florida Statutes, as amended, the Town's adopted Land Development Regulations shall provide implementation measures to preserve and protect right-of-way for capacity expansion and necessary capacity improvements. When needed, the Town may revise its program of corridor management or initiate specific transportation system management practices, as implemented through the Land Development Regulations, as an appropriate response to diminishing surplus roadway capacity.

Policy 2.7.1: In order to assist in the preservation of rights-of-way for capacity expansion, the Town shall implement a land development regulation to provide the necessary structure setback along property frontage that abuts arterial highways, and all other roads in the Town.

Policy 2.7.2: Curb cuts shall be kept to a minimum, and shared by neighboring commercial establishments, where practical, along arterial and collector roadways, to both enhance the safety of roadways, and to maintain the adopted level of service.

Policy 2.7.3: Non-governmental signage and off-site signs shall be prohibited from both existing and future rights-of-way.

Policy 2.9.2: The Town may promulgate through the Land Development Regulations all controls necessary to ensure compatible land use adjacent to aviation, marine or intermodal facilities. The Town will coordinate land use controls with other jurisdictions as needed to achieve land use compatibility.

Policy 2.9.3: Development of marine, aviation and intermodal transportation facilities should occur in a manner that is consistent with the requirements of the future land use and conservation elements and the town's land development regulations.

Policy 2.9.4: Revision of the Land Development Regulations should occur as needed to promote effective intermodal management practices; major aviation, marine and intermodal facilities shall be removed from incompatible land uses by adequate local in inter-jurisdictional land use controls.

OBJECTIVE 2.10: Mobility will be achieved and sustained through a multi-modal approach that permits user choice between motorized, non-motorized and pedestrian mode options.

Policy 2.10.1: Promote urban infill development opportunities for sites with frontage on higher-order streets to better create a compact, dense and walkable environment containing different land uses.

Policy 2.10.2: The Town may consider where implementation of transportation systems management strategies, such as traffic calming, could help support a multimodal approach, encouraging pedestrian and bicycle use, and thereby reducing vehicle miles traveled.

Policy 2.10.3: Where connections exist between public streets and multipurpose trails, the Town will pursue enhanced signage which clearly and visibly identifies and promotes the use of pedestrian facilities.

Policy 2.10.4: Municipal investment in infrastructure and additional system capacity to serve existing development or contiguous with such areas shall be prioritized during annual update of the Town's 5-year schedule of capital improvements.

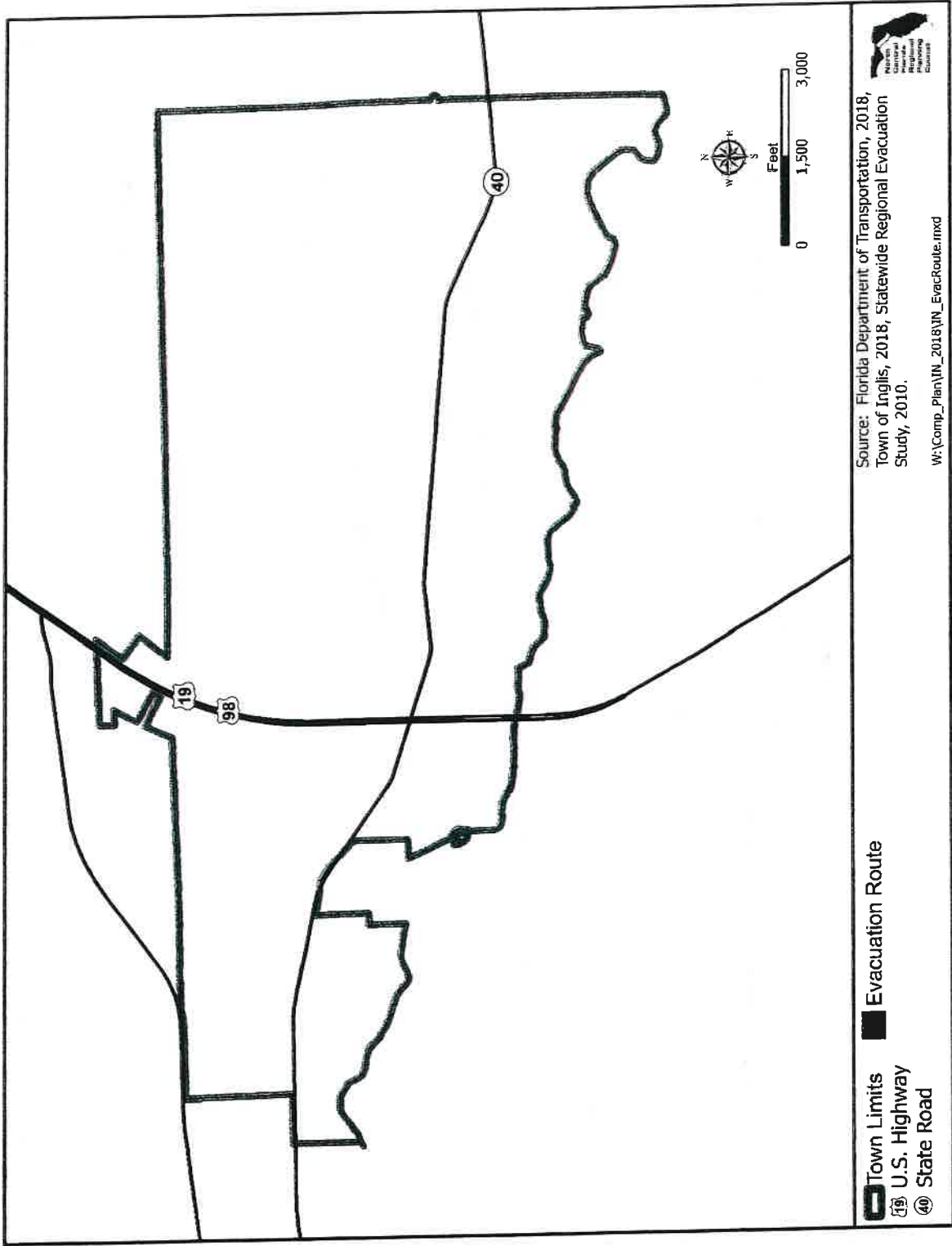
Policy 2.10.5: The Town will utilize existing land development regulations to achieve permitted intensity of land use, while limiting the amount of impervious surface area created through strategies like shared parking and access arrangements that flexibly allow compliance to requirements.

Policy 2.10.6: Development of the Town surface transportation system should provide sufficient access to local goods and services as a means to reduce total vehicle miles traveled.

Policy 2.10.7: As municipal revenues permit, the Town will explore opportunities to plan for pedestrian and bicycle way improvements or to implement feasible improvement projects through update of the 5-year schedule of capital improvements.

Policy 2.10.8: The Town shall support the preparation of a bicycle pedestrian master plan to best serve the needs of the community.

REGIONAL HURRICANE EVACUATION ROUTES



CHAPTER THREE

HOUSING ELEMENT

Chapter Three Housing Element

GOAL 3: TO ENCOURAGE AND PROMOTE THE AVAILABILITY OF AFFORDABLE, DECENT, SAFE AND SANITARY HOUSING TO MEET THE NEEDS OF THE PRESENT AND FUTURE POPULATION OF THE TOWN.

OBJECTIVE 3.1: Plan for provision of new dwelling units of various types, sizes and costs to meet the needs of the existing and anticipated population of the Town through adoption and implementation of all the following objectives and policies identified within this element.

Policy 3.1.1: Provide information, technical assistance, and clear development guidelines to the private and non-profit sector to maintain a sufficient housing production capacity.

Policy 3.1.2: Develop local government partnerships with the private sector to improve the efficiency, affordability, availability, and supply of safe and sanitary housing within the town, placing proper emphasis on the needs of the extremely-low, very-low, low and moderate income families and those of the elderly.

Policy 3.1.3: Provide clear and concise ordinances, codes, regulations and permitting process for the purpose of eliminating excessive requirements in order to increase private sector participation in meeting the housing needs.

Policy 3.1.4: Ensure the availability of sites for special need residents such as the elderly, handicapped, and institutionalized, which shall consider accessibility, convenience and infrastructure availability.

OBJECTIVE 2: By the year 2029, the housing units presently identified as substandard and abandoned shall be renovated or eliminated.

Policy 3.2.1: Code enforcement activities shall be increased in neighborhoods where code violations are prevalent to ensure violations are corrected in a timely manner as provided by the Town Code.

Policy 3.2.2: Seek federal and state funding for the rehabilitation and/or demolition of identified substandard housing.

Policy 3.2.3: Concentrate code enforcement or assistance in those areas of the town where blight type conditions may occur by providing capital improvements and/or operating budget improvements in such neighborhoods.

Policy 3.2.4: Encourage and permit the use of Planned Unit Developments and other innovative reuses of the existing housing stock which will result in the removal of substandard housing units.

OBJECTIVE 3: Continue to promote open occupancy and fair housing practices in the Town.

Policy 3.3.1: Continue to provide assistance to the County Housing Authority and other appropriate agencies to determine and develop sites and programs for housing for extremely-low, very-low, low and moderate income persons.

Policy 3.3.2: Continue to endorse the federal and state regulations concerning equal opportunity and non-discrimination in housing opportunity.

OBJECTIVE 3.4: The Town shall adopt appropriate regulations and mechanisms which ensure that historically significant housing will be preserved and protected for future uses.

Policy 3.4.1: Assist in the rehabilitation and adaptive reuse of historically significant housing through technical assistance and economic assistance programs such as grant applications, transfer of development rights, and designation of historically significant districts.

CHAPTER FOUR

INFRASTRUCTURE ELEMENT

Chapter Four
Infrastructure

A. GENERAL

GOAL 4A: TO HAVE ORDERLY DEVELOPMENT WHICH MAXIMIZES THE EFFICIENT USE OF EXISTING FACILITIES AND NATURAL RESOURCES AND PROVIDES THE ADOPTED LEVEL OF SERVICE CONCURRENT WITH DEVELOPMENT

OBJECTIVE 4A.1: All proposed development will go through a process of review to determine whether the proposed development will meet the adopted level of service standards.

Policy 4A.1.1: The Town may consider extending water service to development which is beyond the Town limits where doing so is consistent with other affected portions of this Comprehensive Plan.

Policy 4A.1.2: The Town Clerk will track available capacity that states the daily flows for the water system, and monthly volume of solid waste collected, with a statement of available capacity for each facility.

Policy 4A.1.3: The Town Clerk shall update the estimate of Town population served by town facilities on an annual basis.

Policy 4A.1.4: At the time of development permit application the estimated consumption of water and production of both sewage flow and solid waste shall be determined by the appropriate development review personnel and a development permit shall be issued under the condition that a Certificate of Occupancy will be issued only if water, septic, drainage, and solid waste facility capacities are available, at the time a Certificate of Occupancy is sought, to serve the proposed development at a level of service which is no less than the adopted level of service standards.

Policy 4A.1.5: Prior to issuance of a development permit, the Town shall require evidence of a stormwater management permit application to the Southwest Florida Water Management or other appropriate permitting authority. District standards, for all types of developments which are required to obtain such a permit under Florida Administrative Code 40D-4 and 40D-40, shall be applied.

Policy 4A.1.6: Level of service standards adopted in the Capital Improvements Element are hereby stated for septic systems, solid waste, drainage, and potable water facilities and shall be the basis on which capacity availability shall be determined:

Septic Systems Equivalent to the Florida Administrative Code

Solid Waste 1.43 pounds per capita per day.

Drainage Facilities Equivalent to the regulations of the Southwest Florida Water Management District for open basins as provided for in Florida Administrative Code 40D-4, and 40D-40 but in addition removing all exemptions for all subdivisions, residential, commercial, and industrial land uses. In all cases, the post-development peak rate and amount of discharge may not be greater than the pre-development peak rate and amount of discharge.

Potable Water Town: 65 gallons per capita per day

Policy 4A.1.7: Amendments to the Comprehensive Plan and/or Future Land Use Map shall not be approved unless adequate capacity is either available or assured through other means to service the anticipated demand of new population and commerce brought about by any and all Comprehensive Plan amendments.

D. DRAINAGE

GOAL 4D: STORMWATER SHALL BE MANAGED FOR RUNOFF QUALITY AND QUANTITY.

OBJECTIVE 4D.1: Immediately after completion of the final report of the Southwest Florida Water Management District's stormwater management study of Inglis and Yankeetown, whichever occurs first, the Town shall begin the preparation of a master drainage plan for management of stormwater quantity and quality. The plan shall specify drainage improvements, costs, priority projects, funding and regulation associated with a drainage control system for the entire Town, while maximizing the use of existing facilities and limiting urban sprawl.

Policy 4D.1.1: The master drainage plan shall include a schedule of improvement projects needed to maintain, repair, and construct stormwater management facilities to achieve and maintain the level of service standards adopted in Policy 4A.1.6. The schedule shall prioritize improvements to give greatest priority to maintaining and repairing existing stormwater management facilities; second priority to constructing new facilities to correct existing deficiencies; and, lowest priority to constructing new facilities to meet future growth needs.

Policy 4D.1.2: The master drainage plan shall include an analysis of the funding mechanism(s) enacted in accordance with Policy 4D.2.1 and recommendations for revisions, if needed, to accrue sufficient funds to construct projects in accordance with the schedule of improvements.

Policy 4D.1.3: The Town shall amend the comprehensive plan, as part of the five-year evaluation and appraisal process, to include the results and recommendations of the drainage master plan in the drainage data and analyses. The Five-year schedule of capital improvements will be reviewed yearly and be revised to include drainage improvement projects to be constructed during the next five year period.

OBJECTIVE 4D.2: The Town shall utilize annual update of the Capital Improvements Element as a means to evaluate how to fund needed stormwater management maintenance, repairs, and construction, which will reserve funds in advance of need.

Policy 4D.2.1: The Town shall continue to administer provisions for funding stormwater management improvements by establishing a monthly stormwater management fee or by use of general revenues such as ad valorem taxes.

Policy 4D.2.2: The Town shall establish a budgetary reserve fund in which revenues received from the funding provisions adopted as required by Policy 4D.2.1 shall accrue.

OBJECTIVE 4D.3: The Town shall verify that all development meets or exceeds the adopted stormwater management (drainage) level of service standards.

Policy 4D.3.1: For all development that is required to be permitted by Chapters 40D-4 and 40D-40 of the Florida Administrative Code, the Town shall require the applicant for the development to demonstrate that the proper stormwater management permits have been obtained from the Southwest Florida Water Management District before a final development order is issued, the final development order shall include the condition that a certificate of occupancy shall not be issued until the Southwest Florida Water Management District certifies that the stormwater management structure(s) have been built to the specifications in the approved development plan.

Policy 4D.3.2: (Reserved)

Policy 4D.3.3: For all development and redevelopment, post-development peak rates and amounts of stormwater runoff shall not exceed pre-development amounts at the adopted level of service design standards which shall be no less than the standards specified by the Florida Administrative Code Chapters 40D-4 and 40D-40 (effective on March 1, 1988.) Stormwater management facilities shall treat stormwater for removal of pollutants in such a manner as to meet or exceed the surface water quality standards specified in Chapter 17-302, Florida Administrative Code.

Policy 4E.4.4: The Town shall use its water system billing mail-out at least once each year to provide customers with water conservation tips, and shall be used to inform customers of the rules whenever the Southwest Florida Water Management District mandatory conservation measures are in effect.

OBJECTIVE 4E.5: The Town shall work with all stakeholders as a participant in the Southwest Florida Water Management District's water supply planning processes to ensure water supplies remain adequate to serve expected growth to the end of the planning period.

Policy 4E.5.1: Effective concurrency management requires potable water facilities shall be in place and available to serve new development no later than the issuance by the local government of a certificate of occupancy or its functional equivalent.

Policy 4E.5.2: Prior to approval of a building permit or its functional equivalent, the land use officer shall consult with the applicable water supplier to determine whether adequate water supplies to serve the new development will be available no later than the anticipated date of issuance by the local government of a certificate of occupancy or its functional equivalent.

F. AQUIFER RECHARGE

GOAL 4F: TO MAXIMIZE THE RECHARGE ABILITY OF DEVELOPED LAND AND INSURE A SAFE, PLENTIFUL SUPPLY OF POTABLE WATER.

OBJECTIVE 4F.1: The Town's Land Development Regulations shall include development requirements which will serve to protect the function of natural groundwater recharge areas and natural drainage features.

Policy 4F.1.1 (Reserved)

Policy 4F.1.2: In an effort to eliminate potential sources of groundwater pollution it shall be the concern of the Town Commission to compile a listing of all known and suspected underground storage tanks, and to require abandoned or leaking tanks to be removed, repaired, or otherwise neutralized by the land owner at the time of property development, redevelopment, or remodeling.

CHAPTER FIVE

CONSERVATION ELEMENT

Chapter Five

Conservation Element

GOAL 5: TO PRESERVE, CONSERVE, AND APPROPRIATELY MANAGE ALL OF THE NATURAL RESOURCES OF THE TOWN AND TO PROVIDE PROTECTION OF UNIQUE AND ENVIRONMENTALLY SENSITIVE LANDS, LIFE, AND PROPERTY FROM NATURAL AND MAN-MADE HAZARDS.

OBJECTIVE 5.1: The air in the Town shall meet or exceed the minimum air quality levels established by Florida Department of Environmental Protection.

Policy 5.1.1: The Town shall consider the cumulative effects of development on air quality in project review, mitigation measures shall be implemented where needed to avoid deterioration of the ambient air quality.

Policy 5.1.2: The Town shall maintain good ambient air quality through the adoption of codes, ordinances and regulations which address acceptable levels of emissions and smoke, as well as factors contribute to enhancement of air quality, such as landscaping, and tree protection.

OBJECTIVE 5.2: The Town shall protect and properly manage the quality and quantity of all surface waters.

Policy 5.2.1: The Town shall support all research activities by public agencies designed to assist in the management of the Gulf Coastal Lowlands and the Withlacoochee River floodplains.

Policy 5.2.2: The Town shall coordinate use and development of land within the 100-year floodplain to support proper ecological function of the Withlacoochee River and adjacent bottomlands, enhance surface and groundwater quality, and help manage the risks of development in floodprone areas.

Policy 5.2.3: The Town shall prohibit the dredging and filling of lands within floodplains, unless approved by the appropriate jurisdictional authorities, to preserve the natural functions of the 100-year floodplain so that flood-calming and flood storage capacities are maintained.

Policy 5.2.4: Issuance of any development permit in the floodplain for either new construction or significant alternation to existing structures shall preserve the natural functions of the 100-year floodplain so that flood-calming and flood storage capacities are maintained.

Policy 5.2.5: The storage and use of hazardous materials or waste shall be prohibited in the 100-year floodplain.

Policy 5.2.6: For proposed development in special flood hazard areas, site plan review shall determine whether a proposed development is consistent with Flood Damage Prevention standards contained in the land development code prior to the issuance of any development permit by the Town.

Policy 5.2.7: When issuance of a development permit in a special flood hazard area requires action by the Planning Commission, then the Town Building Official shall help the commission to administer the issuance of a development permit pursuant the standards of the land development code. In all other cases, the Town building official shall act to coordinate permit review and issuance as required by the Town's Land Development Regulations.

Policy 5.2.8: The Town shall continue to regulate land use and development in flood hazard areas by requiring conformance with the provisions of the Town's floodplain regulations and requirements of the National Flood Insurance Program as provided by the Federal Emergency Management Agency. The Town's floodplain management regulations shall be reviewed, and revised as necessary, to be consistent with the provisions of this Plan.

Policy 5.3.9: Proposed development equal to eighty percent (80%) of the threshold size for a potential Development of Regional Impact will be required to fully evaluate all geologic and hydrologic conditions on-site prior to development.

Policy 5.3.10: The Town shall prepare a composite map which illustrates soils, native vegetative communities, geology, wetlands, surface water and ground water information and which:

- (1) Defines areas that have physical limitations and potentials for various types of land use; and
- (2) Defines the appropriate land uses based upon the land's physical limitations and potentials.

When completed, the composite map will be utilized by all subdividers and developers as the basis for documenting how they propose to protect and use, conserve or preserve these resources.

The composite map shall be used in the comprehensive planning process to direct incompatible land uses away from wetlands.

Policy 5.3.11: Mineral extraction activities shall be prohibited in the Town limits.

Policy 5.3.12: Prior to receiving a development order, the Town shall require that proposals for commercial or multi-family development demonstrate that the proposed project will not adversely affect water quantity or quality. Residential development that is exempt from development order review is required to use stormwater best management practices within the building permit process.

OBJECTIVE 5.4: Protect soils and minimize the rate of erosion caused by land development and other human activities.

Policy 5.4.1: As part of the development review process the Town shall consult with the Natural Resources Conservation Service on use of Best Management Practices to minimize soil erosion problems associated with a proposed development, and the construction process of a proposed development.

Policy 5.4.2: The Town shall require topographic, hydrologic and vegetative cover to be depicted on all site plans of proposed commercial, industrial, public building, subdivision, and multi-family development, and development design shall be compatible with the natural functions of these factors; the site plan review process in the Town's Land Development Regulations shall reiterate this requirement.

Policy 5.4.3: The Town shall adopt a tree protection ordinance and a landscape ordinance to assist in control of soil erosion.

Policy 5.4.4: The Town shall require utilization of best management practices, and compliance with all adopted level of service standards in construction of stormwater facilities and structures.

Policy 5.4.5: The Town shall encourage the use of paving blocks (turf block) and other approved pervious surfaces to retain properties of soil permeability and encourage their use as a porous surface bonus to developers.

OBJECTIVE 5.5: The Town shall take appropriate actions to minimize impacts on existing relic hardwood communities, the habitat of species that are endangered, threatened, or are species of special concern and shall provide appropriate protective measures for environmentally sensitive land and unique vegetative communities.

Policy 5.5.1: The Town shall assist in the application of, and compliance with, all State and Federal regulations which pertain to endangered, threatened, species of special concern and potentially endangered species.

Policy 5.8.1: The Town shall research and adopt criteria for the use of wastewater reuse plans where applicable.

Policy 5.8.2: The Town shall research and implement an emergency water conservation plan. Until the Town adopts a water conservation plan it shall defer to the plans of the Southwest Florida Water Management District.

OBJECTIVE 5.9: The Town shall maintain proper actions to preserve, conserve, improve and protect fisheries, wildlife habitat and marine habitat.

Policy 5.9.1: The Town recognizes the Withlacoochee River as the primary focus for habitat protection efforts and hereby enacts an environmentally sensitive overlay zone adjacent to the river. Other water features such as Harrison Branch, lakes, ponds sinkholes and wetlands as determined by a certified wetlands delineator shall also be afforded the protections of the environmentally sensitive overlay zone. The following policies shall be used to implement the overlay zone.

- (1) Determination of Boundaries. The environmentally sensitive overlay zoning extends from the mean high water line landward to a point 30 feet landward of the water's edge. Environmentally sensitive overlay zone boundaries shall be generally depicted on the Wetlands and Environmentally Sensitive Areas Map, contained within the Future Land Use Plan Map series, and will be shown adjacent to the Withlacoochee River shoreline, Harrison Branch, sinkholes, wetlands and ponds or lakes on that map document.
- (2) Protective Measures. Reasonable protective measures necessary to prevent significant adverse effects on environmentally sensitive overlay zones shall be required for development approval on properties that contain any portion of the zone. The factual basis of the decision to require the measure(s) shall be stated as a finding in the written record, and necessary protective measures shall be stated conditions in preliminary and final development orders. Protective measures include, but not limited to:
 - a. Maintaining natural drainage patterns,
 - b. Limiting removal of vegetation to the minimum necessary to carry out the development activity,
 - c. Expeditiously replanting denuded areas,
 - d. Stabilizing banks and other unvegetated areas by siltation and erosion-control measures,
 - e. Minimizing the amount of fill used in the development activity,
 - f. Disposing of dredged spoil at specified locations in a manner causing minimal environmental damage,
 - g. Prohibiting construction of channels,
 - h. Prohibition of the dredging and filling of wetlands,
 - i. Designing, locating, constructing and maintaining all development in a manner that minimizes environmental damage,
 - j. Using deed restrictions and other legal mechanisms to require the developer and successors to protect the environmentally sensitive areas and maintain the development in compliance with the protective measures,
 - k. Aesthetic and view scape protection measures as deemed appropriate by the planning commission or the town commission.

CHAPTER SIX

RECREATION AND OPEN SPACE ELEMENT

Chapter Six Recreation and Open Space Element

GOAL 6: THE PROVISION OF SUFFICIENT AND ADEQUATE RECREATION AND OPEN SPACE OPPORTUNITIES ENABLING HIGH QUALITY PARTICIPATION FOR ALL RESIDENTS AND VISITORS OF THE TOWN.

OBJECTIVE 6.1: Continue to administer programs and development oriented mechanisms that provide a system of parks and recreation facilities that will accommodate the existing needs and future demands of the towns' population.

Policy 6.1.1: To ensure that its parks and recreational facilities keep pace with growth, the Town shall adopt Tables 6-1, 6-2 and 6-3, Recreation and Facility Standards, for planning future park and recreational facility needs.

Policy 6.1.2: Realize the full development and high quality of existing recreation areas and facilities through the continued use of available grant funding mechanisms and agencies, intergovernmental coordination functions with the County, coordination with volunteer organizations, and adequate operating budgets and proper resource management techniques.

Policy 6.1.3: The Town shall review and revise current subdivision regulations, as necessary, to ensure that recreation and open space impacts of new development are mitigated such that proportional impacts of development are satisfied and adverse financial impact will not result.

Policy 6.1.4: The Town, through petitions for interlocal agreements, shall promote multiple-use of school recreation facilities under proper supervision of the County School Board.

OBJECTIVE 6.2: Consistent with plan implementation requirements the Town shall maintain a sufficient amount of open space to provide a harmonious balance between requirements of continuing urbanization and spatial needs of the resident population.

Policy 6.2.1: The Town shall maintain land development regulations that provide specific open space standards and definitions, and address parameters of tree protection, landscape, and signage in relationship to utilization of such open space.

Policy 6.2.2: The Town shall develop and utilize specific open space and impervious surface ratio criteria as part of its development review process.

Policy 6.2.3: The Town shall continually investigate and utilize state and federal funding programs to enhance and expand recreation and open space facilities.

Policy 6.2.4: The Town shall utilize the concept and use of open space as part of the system of neighborhood parks.

OBJECTIVE 6.3: The Town shall provide and maintain good, operational park and recreation access for all segments of the town population.

Policy 6.3.1: Town parks and recreation facilities shall be designed and constructed with accessways that are compatible with the character and quality of the resources and activities contained within the site.

Policy 6.3.2: All public recreation facilities shall be designed as barrier-free as possible to accommodate accessibility by the elderly, the very young and the handicapped.

TABLE 6-1
PARK CLASSIFICATION STANDARDS

Facility	Location	Service Area	1,000 Population	Population Served	Park Adjoining School	Separated Park	Facilities
Equipped Play Area/Tot Lot Park	Neighborhood area adjacent to elementary school when feasible	2 -3 block area	1/2 acre	Up to 2,500	Minimum of 1/4 acre	Minimum of 1 acre	Open space, park benches, play apparatus, some landscaping, picnic table optional
Neighborhood Park	Neighborhood area adjacent to elementary school when feasible	1/4 - 1/2 mile	2 acres	Up to 5,000	Minimum of 2 acres	Minimum of 5 acres	Play apparatus areas, recreation building, sports fields, paved multi-purpose courts, courts, senior citizens area, picnic area, open or free play area, landscaping
Community Park	Designed to serve residents of a group of neighborhoods, adjacent to Jr. or Sr. high school when feasible	1/2 - 3 miles	2 acres	Up to 25,000	Minimum of 5 acres	Minimum of 20 acres	All the facilities found in a neighborhood park plus facilities to serve the entire family. Pools, softball/baseball fields, tennis courts, play areas, picnic areas, passive and active recreation areas, multi-purpose courts and recreation building

Source: Outdoor Recreation in Florida 1989, Department of Natural Resources, Division of Recreation and Parks, October, 1989.
Prepared by: Withlacoochee Regional Planning Council, 1991.

TABLE 6-3
RECREATION FACILITY STANDARDS

2019-2029 FACILITY	STANDARD		
		@	People
Picnic Table	20	@	6,000 People
Baseball Field (Regulation)	1	@	6,000 People
Tennis Court	1	@	2,000 People
Basketball Court	1	@	5,000 People
Volleyball Court	1	@	5,000 People
Community Building	1	@	15,000 People
Equipped Play Area (Tot-lot)	1	@	3,000 People
Multi-use Court	1	@	10,000 People
Shuffleboard	1	@	6,000 People
Handball Court	1	@	10,000 People
Horseshoe Court	1	@	5,000 People
Multi-sport Playfield	1	@	5,000 People

Source: Prepared by Withlacoochee Regional Planning Council, 1989.

CHAPTER SEVEN

INTERGOVERNMENTAL COORDINATION ELEMENT

Chapter Seven

Intergovernmental Coordination Element

GOAL 7: TO ESTABLISH VIABLE MECHANISMS AND PROCESS AMONG THE PERTINENT GOVERNMENTAL, PUBLIC AND PRIVATE ENTITIES TO ENSURE AWARENESS AND COORDINATION OF ALL DEVELOPMENT ACTIVITIES, AND PROVIDE EFFECTIVE AND EFFICIENT UTILIZATION OF ALL AVAILABLE RESOURCES TO ULTIMATELY ENHANCE THE QUALITY OF LIFE FOR PRESENT AND FUTURE POPULATIONS.

OBJECTIVE 7.1: To initiate formal mechanisms, process, and Memorandums of Agreement which establish specific intergovernmental coordination activities to occur on a systematic basis so as also to ensure adoption of interlocal agreements within one year of adoption of the amended intergovernmental coordination element, pursuant to the requirements of Section 163.3177(6)(h)(2), Florida Statutes, as amended.

Policy 7.1.1: The Town Commission shall be responsible for ensuring an effective intergovernmental coordination program, for the Town.

Policy 7.1.2: The Town shall in Coordination with the County, Citrus County and the Florida Department of Transportation ensure that consistent level of service standards are maintained on major roadways in and around the Town through the use of frontage roads, limitation and cooperative use of ingress/egress drives, proper signalization, and required mitigation of development impacts.

Policy 7.1.3: The Town shall coordinate planning efforts with the Florida Department of Transportation, North Central Florida Regional Planning Council, the County, and Citrus County to establish mechanisms for delineation and adoption of corridor roadway systems in and around the Town to ensure appropriate evacuation routes and adequate right-of-way is available to meet potential future demand.

Policy 7.1.4: The Town shall coordinate traffic count inventory and analysis programs with the Florida Department of Transportation and the County.

Policy 7.1.5: The Town shall coordinate with the Florida Department of Transportation and the County in the development of future pedestrian and non-motorized vehicle modes of access along shared transportation facilities.

OBJECTIVE 7.2: Ensure that all land use planning and related development activities are coordinated with the County Comprehensive Plan, Citrus County and other entities with quasi-jurisdictional authority and/or level of service provision responsibility.

Policy 7.2.1: The Town shall coordinate activities with the County, and Citrus County to ensure consistent, specific consideration is given to density and intensity of land uses permitted along town/county fringe areas.

Policy 7.2.2: The Town and the County shall continue to coordinate land planning and necessary service provision efforts to ensure verification of adequate availability of essential services in all appropriate jurisdictional areas prior to issuance of local development orders.

Policy 7.2.3: The Town in cooperation with the County, the Florida Department of Environmental Protection and other affected local jurisdictions, shall continue support of the solid waste disposal and resource recovery system presently being implemented by the County.

CHAPTER EIGHT

CAPITAL IMPROVEMENTS ELEMENT

Chapter Eight

Capital Improvements Element

GOAL 8: THE TOWN SHALL PROVIDE PUBLIC FACILITIES, AT AN ADOPTED LEVEL OF SERVICE WHICH SHALL BE MET FOR ALL EXISTING AND FUTURE DEVELOPMENT, THROUGH THE FINANCIAL COMMITMENT OF A FIVE-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS, A CAPITAL IMPROVEMENTS PROGRAM AND A DEVELOPMENT PROCESS WHICH REQUIRES DEVELOPMENT TO BE CONCURRENT WITH THE TOWN'S ABILITY TO FINANCE AND COMPLETE NEEDED PUBLIC FACILITIES.

OBJECTIVE 8.1: Land use decisions (including future land use map amendments and all development orders) shall be coordinated with the town's financial commitment to expand facilities as stated in the Five-Year Schedule of Improvements, and Five-Year Capital Improvements Program, for the purposes of providing facilities that serve existing and future development at the adopted Level of Service standards.

Policy 8.1.1: Land use development orders shall be granted only when public facilities functioning at the adopted level of service exist, or will be available, concurrent with occupancy or use of such developed land.

Policy 8.1.2: The Town shall require all public and private capital facilities to operate and provide service at the level of service adopted in this Comprehensive Plan, for existing development, previously issued development orders, and future permitted development. These public facilities shall be provided concurrent with the impacts of a development.

Policy 8.1.3: The following Levels of Service are hereby adopted and shall be maintained for existing or previously permitted development and for new development or redevelopment in the town or the Town's utility service areas:

- c) Whether the project represents a logical extension of facilities and service from the town to the urban fringe, or is compatible with the plans of the State Agencies or the Southwest Florida Water Management District.

Policy 8.1.5: The Town shall include in its land development regulations a program for land dedication, or payment-in-lieu of dedication, or some other form of exaction, as a requirement of land subdivision or land development for the purpose of retaining easements for utility and traffic circulation systems, and for meeting all adopted levels of service.

Policy 8.1.6: The Town shall require all existing and future development to connect to the Town's potable water system. The Town's land development regulations pursuant to 163.3202, Florida Statutes, as amended, shall also state the same requirement.

Policy 8.1.7: The Capital Improvements Element shall be consistent with state statutes and updated and submitted to the state land planning agency by December 1 of each year. The Town shall convene two public hearings in October and November of each year to ensure adoption prior to December 1.

Policy 8.1.8: The Town shall adopt by reference all external agency plans that have a significant impact on quality of life or otherwise possess a nexus to adopted Level of Service standards:

OBJECTIVE 8.2: Decisions regarding the issuance of development orders and permits will be based upon coordination of the development requirements included in this plan, the Town's land development regulations, and the availability of necessary public facilities needed to support proposed development.

Policy 8.2.1: It shall be the responsibility of the Town's appointed development review agency to certify that all development orders are consistent with the Land Development Regulations, Comprehensive Plan, and Five-year Schedule of Capital Improvements.

Policy 8.2.2: The Town shall implement a methodology to monitor and track approved de minimis impacts on the roadway network within its jurisdiction. All de minimis impacts (an impact that would not affect more than one percent of the maximum volume at the adopted Level of Service of the affected transportation facility) shall be compiled into an annual report and submitted to the state land planning agency with the annual Capital Improvements Element update.

Policy 8.2.3: As part of annual update of the Capital Improvements Element, the Town's Public Works Director should submit for consideration a list of all capital improvements projects required to maintain roadway level of service, improve quality of service, enhance the mobility of pedestrians and bicyclists, and provide for a well designed ground transportation system.

OBJECTIVE 8.3: The Capital Improvements Element shall be updated annually to ensure financial feasibility of the Comprehensive Plan to reflect existing and projected capital needs in accordance with the adopted level of service.

Policy 8.3.1: Debt service and total expenditures shall balance annually budgeted revenues from all funds.

Policy 8.3.2: The Town shall reserve Water Fund surpluses, unless obligated otherwise, for water system capital improvements listed on the Five-Year Schedule of Capital Improvements, or for capital improvements expected to be needed in years after those specified on the Five-Year Schedule of Capital Improvements.

Policy 8.3.3: Efforts shall be made to secure grants whenever available to finance capital improvements. Grants that are not under the control of the Town during the annual update of this Element shall be considered "planned funds" and not be utilized during Years 1-3 in the Five-Year Schedule of Capital Improvements in order to meet the definition of financial feasibility.

Policy 8.5.2: Each project listed in the Five-Year Schedule of Capital Improvements shall be financially feasible. The Schedule shall be balanced so that total expenditures do not exceed total revenues.

Policy 8.5.3: The Town hereby adopts by reference the most recent edition of the Work Program as formally adopted by the Florida Department of Transportation District 2 into the Town's Five-Year Schedule of Capital Improvements.

Policy 8.5.4: The Town hereby adopts by reference the most recent edition of the 5-Year district facilities work plan as formally adopted by the School Board into the 5-Year District Facilities Work Plan.

(Note: The Town qualifies for being exempt from filing a Public Schools Facilities Element to their Comprehensive Plan.)

Policy 8.5.5: The Town hereby adopts the following Five-Year Schedule of Capital Improvements and shall update this Schedule on an annual basis

TABLE 8-1
SCHEDULE OF CAPITAL IMPROVEMENTS
FIVE-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS
FISCAL YEARS 2018-2019 TO 2022-2023

Project Description	Location	FY 18/19	FY 19/20	FY 20/21	FY 21/22	FY 22/23	Total Projected Cost	Revenue Source	Consistent with other Elements
NONE									
Source: Town, 2018 and Florida Department of Transportation Five-Year Work Program, 2019-2023.									

OBJECTIVE 8.6: The Town shall remain consistent with state statutes and submit an updated Capital Improvements Element annually.

Policy 8.6.1: The Capital Improvements Element shall be updated and submitted to the state land planning agency by December 1 of each year. The Town shall convene two public hearings in October and November of each year to ensure adoption prior to December 1. The adoption of the Capital Improvement Element may occur outside of the two regular Comprehensive Plan Text Amendment cycles established by the Town.

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CHAPTER NINE

ECONOMIC ELEMENT

Chapter Nine Economic Element

Introduction

The County has legal and political jurisdiction over unincorporated areas; therefore, the responsibility for implementing the goals, objectives and policies set forth below by the Town can extend only to the limits of its municipal jurisdiction, except as provided by joint agreements presently in effect or subsequently adopted. Goals, objectives and policies contained in this element for the Comprehensive Plan for the Town are advisory only for areas outside the corporate limits of the town. They are not binding to the County, except as may be provided by interlocal agreements presently in effect or subsequently adopted. Several objectives and policies set forth below will be implemented through the Land Development Regulations.

Aspects of Economic Development

There are many aspects of economic development as set forth in this Chapter: job creation and retention; workforce training; tax-base enhancement; increase property values; economic diversity to promote stability; and maintaining and improving the quality of life. The Town shall request a student intern from one of the state universities to perform an analysis of the strengths and weaknesses of the Town that impact future development. In addition, the Town shall maintain regular contact through designated liaison personnel with county, regional, state and federal agencies in order to provide comment on issues affecting the economic and ecologic environment of the Town.

GOAL 9: THE TOWN SEEKS TO IMPROVE AND EXPAND ECONOMIC CONDITIONS AND OPPORTUNITIES FOR ITS CITIZENS AND TO STRENGTHEN ITS TAX BASE. THUS, THE TOWN INTENDS TO PROMOTE VARIOUS FORMS OF COMMERCIAL, INDUSTRIAL AND INSTITUTIONAL DEVELOPMENT WHICH CREATE NEW JOBS, INCREASE WAGE LEVELS AND GENERATE REVENUE. THE TOWN SEEKS TO STIMULATE AND FACILITATE THE DEVELOPMENT OF AQUACULTURE, ECO-TOURISM, SOFTWARE DEVELOPMENT, LIGHT INDUSTRY, AND OTHER COMMERCIAL ACTIVITIES, WHICH ARE CONSISTENT WITH OTHER ELEMENTS OF THE COMPREHENSIVE PLAN. THE TOWN ALSO SEEKS TO FOSTER THE RETENTION AND GROWTH OF EXISTING BUSINESSES.

OBJECTIVE 9.1: Diversified and Stable Economy. The Town will create a desirable business environment designed to attract, retain, and grow a diversified business base, so that the Town is not too dependent on any one business that may be subject to extreme fluctuation in the business cycle, e.g., tourism.

OBJECTIVE 9.2: Make Known the Benefits of the Town. The Town shall promote public and private sector partnerships that fortify markets and expand the Town's presence in the Nature Coast region.

Policy 9.2.1: The Town shall continue to support the regional economy and utilize the strength of the Nature Coast brand. The Town shall increase its presence in the region by promoting its own unique image and identity.

Policy 9.2.2: In partnership with the business community, Chamber of Commerce, Nature Coast Business Development Council, the Florida High Tech Corridor, and Enterprise Florida, Inc., the Town will initiate and maintain a marketing program that enhances the Town's image as an eco-tourism destination that is friendly to clean, environmentally sensitive businesses, e.g., software development.

OBJECTIVE 9.3 – Retain and Expand the Business Community. The Town shall identify incentive and assistance programs designed to encourage the retention and expansion of the current business base.

OBJECTIVE 9.7: – Support Tourism. The Town shall actively promote itself as a destination for tourism activities in the Nature Coast and in Florida, especially in partnership with other local (Yankeetown) and regional (the County) organizations.

Policy 9.7.1: The Town's goal is to acquire and develop a significant riverfront property as a recreational and tourist attraction.

Policy 9.7.2: The Town will give special emphasis to eco-tourism.

Policy 9.7.3: The Town shall look for a designated revenue source to promote tourism and economic development on a continuing basis, e.g. room tax, gas tax, etc.

Policy 9.7.4: The Town shall engage the services of a grant writer to procure government grants to financially assist in the development, redevelopment, purchase and funding of a wide variety of community programs and projects.

CHAPTER TEN

PROPERTY RIGHTS ELEMENT

Chapter Ten Property Rights Element

Introduction

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

PROPERTY RIGHTS GOAL, OBJECTIVE AND POLICIES

GOAL 10 - RECOGNIZE AND RESPECT JUDICIALLY ACKNOWLEDGED AND CONSTITUTIONALLY PROTECTED PRIVATE PROPERTY RIGHTS.

- OBJECTIVE 10.1** In local decision making, the Town shall consider the statement of rights as enumerated in Policy 10.1.1, Policy 10.1.2, Policy 10.1.3, and Policy 10.1.4.
- Policy 10.1.1** In local decision making, the Town shall consider the right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.
- Policy 10.1.2** In local decision making, the Town shall consider the right of a property owner to use, maintain, develop and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.
- Policy 10.1.3** In local decision making, the Town shall consider the right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.
- Policy 10.1.4** In local decision making, the Town shall consider the right of a property owner to dispose of his or her property through sale or gift.

CHAPTER ELEVEN

PUBLIC PARTICIPATION,
MONITORING AND EVALUATION
PUBLIC PARTICIPATION

Chapter Eleven
Public Participation, Monitoring and Evaluation
Public Participation

Florida statutory law requires public participation in the comprehensive planning process. Section 163.3181, Florida Statutes, as amended, states that a governing body, and the local planning agency, shall adopt procedures to provide for and encourage public participation in the planning process, including consideration of amendments to the comprehensive plan.

Public Participation Policies

The Town Commission adopts the following procedures to provide for and encourage public participation in the planning process:

- a. All plan and plan amendment preparation, modification, and adoption shall be advertised in accordance with Florida Statutes, Chapter 163, Part II.
- b. The Town shall update the Comprehensive Plan or parts thereof as often as is deemed necessary by the Town Commission and in accordance with Florida Statutes, Chapter 163, Part II.
- c. The Town shall utilize its Planning Commission as a public forum for citizen participation and to keep the general public informed.
- d. Written comments from the public regarding planning issues shall be encouraged and entered into the public record.
- e. The Town shall provide written responses to said citizen inquiries upon request.

Summaries of the Town's Comprehensive Plan are available from the Clerk's office at Town Hall.

