

**CITY OF CARRABELLE
2020 COMPREHENSIVE PLAN**

Goals, Objectives, and Policies

Prepared For:



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1. FUTURE LAND USE ELEMENT

GOAL 1

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

1.G.1 OBJECTIVE 1.1, Coordinate Future Land Uses with Natural Features of the Land and the Availability of Facilities and Services

The City shall coordinate future land uses with natural features of the land and the availability of facilities and services. Future growth and development will be managed through the preparation, adoption, implementation, and enforcement of land development regulations.

1.G.1 Policy 1.1.1

The Future Land Use Map will be reviewed to ensure that the proposed uses, in the various categories, do not conflict with the prevailing natural conditions including:

- a) Soil Conditions: Areas proposed for development shall have soils suitable to support the proposed development.
- b) Topography: Parcels containing areas of excessive topographical relief shall not be reclassified at a higher density. Areas of excessive topographical relief shall be defined as areas where the natural (not man-induced) topography exceeds a 20% slope.
- c) Drainage: Natural drainage features will be protected and preserved to ensure the continuation of their natural function.
- d) Floodplains: Any structural development will have to comply with the City's land development regulations, which regulate construction within flood prone areas.

1.G.1 Policy 1.1.2

The regulation of land uses consistent with the Future Land Use Map shall be accomplished by enforcing the City's land development regulations, which outline permitted uses in accordance with the Comprehensive Plan.

1.G.1 Policy 1.1.3

Land development regulations shall require site plan review to ensure the use of setbacks, buffering, open space, landscaping, and/or creative fencing to provide for harmonious land use transition.

1.G.1 Policy 1.1.4

All development orders and permits for development and redevelopment shall be issued only if public facilities necessary to maintain adopted level of service standards are available concurrent with the impacts of the development.

1.G.1 Policy 1.1.5

The City shall prohibit land development that does not provide for the management of drainage and stormwater in accordance with the drainage level of service standards and related policies adopted in the Public Facilities section of the Comprehensive Plan.

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1.G.1 Policy 1.1.6

Land development regulations shall contain specific and detailed provisions required to implement the adopted Comprehensive Plan and will:

- a) Regulate the subdivision of land by continuing to enforce the land development regulations;
- b) Regulate the use of land consistent with this Element ensuring the compatibility of adjacent land uses by evaluating requests for land use changes through an analysis of adjacent land uses in order to protect the integrity of adjacent land use;
- c) Protect the conservation lands designated on the Future Land Use Map and in the Conservation Element by not issuing permits for new development; by transferring development rights from conservation lands; prohibiting expansions of non-conforming uses; and by prohibiting development on adjacent land which could degrade or have a negative impact on preserving the natural resources;
- d) Regulate areas subject to seasonal and periodic flooding and provide for drainage and stormwater management by requiring elevation certifications in compliance with FEMA; by requiring compliance with the City's stormwater management standards; by requiring FDEP stormwater management permits in subdivisions, commercial, and multifamily development; and by requiring site suitable best management stormwater plans in the Critical Shoreline District. Public expenditures for infrastructure shall be limited within the Coastal High Hazard Area;
- e) Protect potable water wellfields and aquifer recharge areas by continuing to enforce that section of the land development regulations which designates a protective zone prohibiting development that could contaminate groundwater and aquifer recharge;
- f) Regulate signage by continuing to enforce that section of the land development regulations which addresses the permit procedure for signs;
- g) Ensure safe and convenient onsite traffic flow and vehicle parking needs by continuing to enforce that section of the land development regulations which relates to parking requirements; and amending the land development regulations to require site plan review of traffic flow patterns to provide for pedestrian walk ways and to eliminate unnecessary curb cuts in order to protect motorists and pedestrians; and
- h) Provide that certificate of occupancy development orders and permits shall not be issued which result in a reduction of the levels of service for the affected public facilities below the level of service standards adopted in this plan.

1.G.1 Policy 1.1.7

The Future Land Use Map Series, Maps I-1 through I-18 herein, reflect City policy for managing the allocation of future land use, and are adopted as part of the ~~updated~~ Comprehensive Plan ~~(November 2006)~~. The *Data and Analysis* document of the *Carrabelle 2020 Comprehensive Plan* supports the Future Land Use Map series. Land use designations on the Future Land Use maps have been allocated pursuant to goals, objectives, and policies stipulated in the Comprehensive Plan, together with the analysis of population, housing, and land resources. The process of allocating these land use designations considers:

1. FUTURE LAND USE ELEMENT

- a) The need to conserve natural resources including wetlands, floodplains, fish, and wildlife;
- b) Capital improvement needs; and
- c) Conservation of fiscal resources.

The following maps encompass the Carrabelle Future Land Use Map series:

Map Number and Title
Map I-1a: Existing Land Use Map & Map I-1b: Existing Land Use Map: Public Facilities
Map I-2: Future Land Use Map
Map I-3: Adjacent Land Uses Within One Mile of Carrabelle Map
Map I-4: Historic Resources Map
Map I-5: Potable Water Wells and Wellhead Protection Map
Map I-6: FEMA 100-Year Flood Plain Map
Map I-7: NWI Wetlands Map
Map I-8: FLUCCS Categories of Wetlands Map
Map I-9: Marine Wetlands Map
Map I-10: Stratigraphy Map
Map I-11: Soils Map (Simple)
Map I-12: Soils Map (Detailed)
Map I-13: Soil Erosion Susceptibility Map
Map I-14: Coastal High Hazard Area Map
Map I-15: SLOSH Map
Map I-16: Critical Shoreline District Map
Map I-17: Hurricane Evacuation Zone Map
Map I-18: Carrabelle Redevelopment Area Map
Map I-19: Pirate's Landing Map

1.G.1 Policy 1.1.8

The Future Land Use Map series shall designate areas for the following uses:

Land Use Category	Maximum Density/Intensity*
Conservation	N/A
Very Low Density Residential	1du/5ac

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Land Use Category	Maximum Density/Intensity*
Low Density Residential	1du/ac
Residential	Single-Family: <ul style="list-style-type: none"> • Central Water & Sewer- 8du/ac • Central Water Only- 4du/ac • No Central Water or Sewer- 1du/ac Multi-Family: <ul style="list-style-type: none"> • Central Water & Sewer- 15du/ac
Mixed Use Commercial	10du/ac; 0.5 FAR; 80% impervious lot coverage
Commercial	0.6 FAR; 80% impervious lot coverage
Industrial	0.6 FAR; 80% impervious lot coverage
Recreational	N/A
Public Facilities	0.4 FAR; 50% impervious lot coverage

* Subject to the additional density/intensity requirements of the Coastal High Hazard Area and the Critical Shoreline District, as defined in the City of Carrabelle Comprehensive Plan and Land Development Regulations.

1.G.1 Policy 1.1.9

The standards for densities/intensities of each land use established on the Future Land Use Map are hereby adopted and shall be implemented by land development regulations and shall be consistent with the following standards:

- a) Residential: This category includes land used for residential purposes including single-family homes, townhomes, duplexes, multifamily structures, mobile / manufactured homes, condominiums, accessory buildings, and schools. The density allowed in Residential areas depends on the availability of sewer and water, and shall be calculated as follows:
 1. Single-Family Residential:
 - a. Where central water and sewer is available, the maximum density allowed is 8 units per acre.
 - b. Where only central water is available, the maximum density allowed is 4 units per acre. Additionally, an onsite sewerage disposal system (OSDS) must be utilized.
 - c. Where neither central water nor sewer is available, the maximum density allowed is 1 unit per acre
 2. Multi-Family Residential:
 - a. Restricted to areas where both central water and sewer is available.
 - b. The maximum multi-family density allowed is 15 units per acre.

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b) Commercial: This category includes land used for retail and wholesale trade, offices, motels, restaurants, automobile service stations, repair facilities, or other uses where goods or services are made available to the general public; light industrial/commercial associated with seafood processing; and schools. The maximum intensity for commercial development shall be 80% impervious lot coverage and a floor area ratio of 0.6 based on the total land area. Effective from the date of adoption of the ~~updated~~ Comprehensive Plan dated (November 2006), one residential structure per existing lot of record may be located in the commercial land provided that the structure follows the guidelines established for residences under the single-family Residential land use.

1. The Commercial Future Land Use category shall apply to 45 acres, within an area known as Timber Island, as depicted on the Carrabelle Future Land Use Map and located within the Carrabelle Seafood Commerce Park Development of Regional Impact. The 45 acres of Commercial property shall be subject to not only the provisions described in Future Land Use Element Policy 1.1.9(b), but also the following:
 - (1) Permanent residential land use shall be prohibited.
 - (2) The development program shall be limited to 14,500 gross square feet of commercial space, 400 temporary lodging units, and 480 wet and dry marina slips.
 - (3) The temporary lodging units shall be limited to resort-type facilities such as hotels, motels, or other transient lodging facilities. These facilities shall be centrally managed and operated, with the occupancy and tenure of stay limited to a maximum of four weeks.
 - (4) A hurricane preparedness and evacuation plan will be prepared consistent with the provisions of Rule ~~73C-40.0256(5)(b)~~ ~~9J-2.0256(5)(b)~~, F.A.C., and will be placed on file with the City of Carrabelle and Franklin County prior to the issuance of the certificate of occupancy for the first habitable dwelling. At a minimum, the hurricane preparedness and evacuation plan shall require: an automated hurricane warning system for the purpose of warning all transient residents of a pending storm; an annual hurricane awareness program and hurricane evacuation plan with mandatory Category 1 hurricane evacuation. However, hurricane evacuation may be ordered for a lesser event at the discretion of the Franklin County Emergency Management Office.
 - (5) A stormwater master plan, which complies with the requirements of the City of Carrabelle and the Department of Environmental Protection, will be prepared and approved by the City through the development review process prior to any development of the site.
 - (6) Naturally vegetated buffers will be utilized to protect and conserve the natural functions of jurisdictional wetlands and the Carrabelle River. The buffers shall be a minimum of 50 feet in width and landward of the jurisdictional wetland line and the Carrabelle River. No development other than elevated

1. FUTURE LAND USE ELEMENT

boardwalks and pedestrian walkovers appropriately permitted by regulatory agencies will be allowed within those jurisdictional wetlands and associated wetland buffers located along the western portion of the property. The only allowable development within the other jurisdictional wetlands and associated wetland buffers located along the Carrabelle River in the northern portion of the property shall be a marina, piers, docks or other similar water access structures associated with the marina to the extent such structures may be permitted by the appropriate regulatory agencies.

- c) Industrial: This category includes land used for activities primarily connected with manufacturing, assembly, processing, or storage of products. This category of land use shall provide for land suitable for industrial development which will not detrimentally affect the environment. The maximum intensity for industrial development shall be 80% impervious lot coverage and a floor area ratio of 0.6 based on the total land area. There shall be no industrial development in wetlands. Prior to development, wetlands shall be accurately identified.
- (d) Very Low Density Residential: This category includes land used for low-density residential purposes due to environmental sensitivity and threat of natural disaster. It shall be applied to lands that were previously designated "Agriculture". The maximum density is one dwelling unit per five acres. Permitted uses within this category include single-family homes and accessory structures.

The purpose of this land use category is to balance the protection of the property rights of land owners and the protection of environmentally sensitive lands (by providing a buffer to protect large parcels of more environmentally sensitive lands from the encroachment of development), wildlife corridors and transition zones, and areas suitable for revegetation.

No more than one (1) unit shall be established per platted lot or parcel existing as of the effective date of this Comprehensive Plan. Substandard lots less than five (5) acres in size, which are contiguous and in common ownership, shall be assembled in order to meet the density standards of this policy.

Specific Requirements:

1. Provide an enhanced stormwater volume reduction and water quality treatment system by limiting post-development stormwater discharge volumes to be no greater than pre-development stormwater discharge volumes;
2. Use native vegetation for residential lots and common open spaces. ~~Native vegetation~~ Florida-friendly landscaping to be used can be identified from the Waterwise Florida Landscape Handbook, as produced by Florida's water management districts, and Section 373.185, Florida Statute.
3. Connect to central water and sanitary sewer systems;
4. Preserve at least 30% of the site as common open space; and
5. Develop and implement a restoration and management plan for environmentally sensitive lands (e.g., wetlands).

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- e) Conservation - This category is used for conserving or protecting natural resources or environmental quality for the purposes of flood control, protection of quality or quantity of groundwater or surface water, floodplain management, fisheries management, or protection of vegetative communities or wildlife habitats. This category shall provide for the long-term management and protection of publicly or privately held land for timber harvest, wildlife management, environmental protection, and resource based recreation. Conservation lands in Carrabelle include wetlands, marshlands, flood prone areas, and other areas in which valuable natural resources are found. No development is allowed in conservation areas, except in accordance with appropriate state and federal agencies' management plans. No residential density is associated with this category, except for conservation uses limited to public access and residential and nonresidential uses necessary to manage such conservation lands (e.g., ranger stations, research stations and park amenities).
- f) Recreational: This category shall designate land to be used for recreational facilities. Open space, picnic areas, restroom facilities, boat ramps, parks, and other recreational facilities are permitted use in this category. No residential density is associated with this category, except for recreation uses limited to public access and residential and nonresidential uses necessary to manage such recreation lands (e.g., ranger stations, research stations and park amenities).
- g) Public Facilities: This category of land use shall provide for the health, safety, and well being of the residents of Carrabelle through adequate provisions of public buildings, educational complexes, and other public facilities. The uses permitted in this category include government offices, schools, water and sewer facilities, medical facilities, and similar uses. Residential uses are prohibited except for security purposes. The maximum intensity for public facilities shall be 80% impervious lot coverage and a floor area ratio of 0.4 based on the total land area.
- h) Low Density Residential: This category includes land used for low-density residential purposes and is applied to lands that were previously designated "Agriculture" or "Limited Residential". The maximum density is one dwelling unit per acre, except for lots of record platted prior to the adoption of the original Comprehensive Plan (1992). Permitted uses within this category include single-family homes and accessory structures.

The purpose of this land use category is to encourage infill development within the City Limits, while maximizing the preservation of conservation areas and unique features of the site; encouraging creative design through the use of an overlay for wetland areas in which homes are clustered* into "villages" surrounded by natural open spaces; incorporating trail and pedestrian opportunities; and promoting enhanced street systems resulting in reduced infrastructure and impervious surfaces.

Specific Requirements:

1. Provide an enhanced stormwater volume reduction and water quality treatment system by limiting post-development stormwater discharge volumes to be no greater than pre-development stormwater discharge volumes;
2. Use native vegetation for residential lots and common open spaces. Native vegetation to be used can be identified from *Waterwise Florida*

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Landscape Handbook, as produced by Florida's water management districts.

3. Connect to central water and sanitary sewer systems;
4. Preserve at least 30% of the site as common open space;
5. Develop and implement a restoration and management plan for environmentally sensitive lands (e.g., wetlands); and
6. In order to encourage infill development and workforce attainable housing within the City limits, a Transfer of Development Rights program shall be the required method for sending and receiving density within this land use category.

**The term "clustered" shall be defined to mean that the built area of a development is well defined and compact, thereby enabling the creation of contiguous expanses of open space and the protection of environmentally sensitive areas. A "clustered" subdivision shall contain a minimum of 30% open space over the total net buildable area. Development within a clustered subdivision shall be clustered away from environmentally sensitive areas on the site and away from adjacent public conservation land. Uses such as golf courses will not be computed as open space.*

- (i) Mixed Use Commercial: The purpose of this land use category is to maintain Carrabelle's character as a small fishing village, while providing a mixture of residential and commercial uses that will provide goods, services, and lodging for residents and visitors alike. Development will be designed to accommodate a range of residential dwellings and tourist lodging facilities. Small-scale neighborhood type businesses are encouraged. Residences contained within the commercially used structures are not limited to any specific floor level.

The uses in this group include those activities that are intended to provide areas for low-intensity tourist-oriented commercial activities that will not interfere with the peace and tranquility of adjoining residential property. Projects should be designed to maximize pedestrian and waterfront access. Structures and businesses shall be built and designed to promote the character and natural beauty of the area (such as scenic vistas of the waterfront, sunrises and sunsets, and coastal breezes).

Allowable Uses: Single-family and/or multi-family residential dwelling units; retail establishments that have a similarity of characteristics such as boutiques, souvenir shops, flower shops, ice cream parlors, art galleries, pottery galleries, candy shops, barber and beauty shops, and spas; restaurants and open-air cafes; small hotels, small motels, and bed and breakfasts; and fishing and other water-dependent uses.

Density: Properties shall contain no more than 10 dwellings per acre based on the total land area and the underlying zoning densities, subject to the additional density requirements of the Coastal High Hazard Area and the Critical Shoreline District, as defined in the City of Carrabelle Comprehensive Plan and Land Development Regulations

Intensity: The maximum intensity for "Mixed Use Commercial" development shall be 80% impervious lot coverage and a floor area ratio of 50% based on the total

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land area, subject to the additional intensity requirements of the Coastal High Hazard Area and the Critical Shoreline District, as defined in the City of Carrabelle Comprehensive Plan and Land Development Regulations

Percentage Distribution of Mixed Uses: Development within the "Mixed Use Commercial" land use category shall include a minimum of two land uses. One land use shall be a residential use or tourist lodging facility and one land use shall be commercial, neither of which may be less 25% of the total land area. A project considered within the "Mixed Use Commercial" land use category must be permitted to include all uses and will be assigned a twelve month completion date upon approval of a development order. No individual permit will be issued for a single land use within this category. For the purpose of this section, "Development" refers to an overall parcel of land or individual lots.

- (j) Pirates' Landing: Notwithstanding any provision of this Plan, the portions of Timber Island consisting of 2.56 acres known as Pirates' Landing shown on Future Land Use Map Series Map I-19 is consistent with this Comprehensive Plan at a density of 48 units as approved by the City Commission April 1, 2004.

1.G.1 Policy 1.1.10

The City shall continue to enforce land development regulations that address:

- a) The location, density, and intensity of land uses in accordance with the Future Land Use Map; and
- b) The policies and descriptions of types, sizes, densities and intensities of land uses contained in this Element.

1.G.1 Policy 1.1.11

The geographic area located west of US 98 and south of River Road, further described as 25.97 acres located in Section 19 and 30, Township 7 South, Range 4 West, depicted as Residential on the Future Land Use Map and known as Carrabelle Landing, shall be permitted a maximum of 102 residential dwelling units.

1.G.1 Policy 1.1.12

Waterfront Overlay. The Waterfront Overlay is established to promote the redevelopment and revitalization of the downtown waterfront by providing opportunities for a broad range of commercial, government, professional, entertainment, and residential uses. This area will be subject to developer incentives, grant funding, streamline permitting, the relaxation of fees, or other similar incentives to be specified in the Land Development Code.

1.G.1 OBJECTIVE 1.2, Redevelopment and Renewal

The City shall continue to pursue the redevelopment and renewal of any blighted areas that are identified by applying for Housing and Economic Development Grants.

1.G.1 Policy 1.2.1

The City Commission shall authorize further study of existing blighted areas as described in the Housing Element to support future Community Development Block Grant (CDBG) applications.

1.G.1 Policy 1.2.2

The City shall pursue funding sources to address deficient housing conditions as defined in the Housing Element of this Plan.

1. FUTURE LAND USE ELEMENT

1.G.1 Policy 1.2.3

The City shall enforce the adopted building code in order to promote the rehabilitation, demolition, or removal of dilapidated and unsafe buildings in the City.

1.G.1 Policy 1.2.4

The City shall continue to support the redevelopment and renewal of blighted areas, particularly within the Carrabelle Redevelopment Area (CRA), as shown in the Future Land Use Map series.

1.G.1 Policy 1.2.5

The City will direct development and redevelopment efforts to the Carrabelle Redevelopment Area (CRA) designated in the Comprehensive Plan, pursuant to Section 163 Part III 163.3164, Florida Statutes, by offering incentives to property owners and business owners and directing public land acquisition funds and infrastructure funding to this area.

1.G.1 OBJECTIVE 1.3, Eliminate or Reduce Inconsistent Land Uses

The City shall encourage the elimination or reduction of land uses, which are inconsistent with the Comprehensive Plan.

1.G.1 Policy 1.3.1

Expansion or replacement of land uses that are inconsistent with the Future Land Use Map shall be prohibited.

1.G.1 OBJECTIVE 1.4, Protect Natural and Historic Resources

The City shall ensure that the natural and historic resources of Carrabelle are protected and enhanced.

1.G.1 Policy 1.4.1

The Wellfield Protection Ordinance area adopted by the City of Carrabelle consists of two zones requiring different levels of protection:

- (1) Primary Protection Zone: The innermost zone surrounding the wellhead that requires the strictest restrictions. ~~Effective from the date of adoption of the updated Comprehensive Plan dated (November 2006),~~ No person shall discharge a hazardous substance (including herbicide and pesticide applications) to the soils, groundwater, or surface water within 500 feet of a public wellfield. The following uses are prohibited within the Primary Protection Zone:
 - a. New sanitary landfills;
 - b. The use, handling, productions, and storage of hazardous substances;
 - c. Feedlots or other concentrated animal facilities;
 - d. Wastewater treatment plants, percolation ponds, dredge spoil deposits and similar facilities; and
 - e. Septic tanks
- (2) Secondary Protection Zone: The zone surrounding the Primary Protection Zone. Within the Secondary Protection Zone, no person shall discharge a hazardous substance (including herbicide and pesticide applications) to the soils,

1. FUTURE LAND USE ELEMENT

groundwater, or surface water within 1,000 feet of a public wellfield. The following uses are prohibited within the Secondary Protection Zone:

- a. New sanitary landfills;
- b. The use, handling, productions, and storage of hazardous substances;
- c. Feedlots or other concentrated animal facilities; and
- d. Wastewater treatment plants, percolation ponds, dredge spoil deposits and similar facilities

1.G.1 Policy 1.4.2

The City shall continue to enforce the standards adopted in its land development regulations, which require that:

- a) Site plans for new development identify the location and extent of wetlands located on ~~and adjacent to~~ the property;
- b) Site plans shall identify the location, extent, and setbacks from the waters and wetlands of the state and Carrabelle in conformance with the Critical Shoreline District requirements, as defined within the land development regulations.
- c) Subdivision and commercial site plans comply with Carrabelle stormwater management requirements and provide FDEP approved stormwater management permits to guarantee that flows and quality of water will be maintained or enhanced;
- d) Alterations of wetlands shall not be allowed except when no alternative exists, and following all efforts to avoid and minimize wetland impacts;
- e) Altered wetlands shall be restored and mitigated in accordance with FDEP and the United States Army Corps of Engineers (USACOE);
- f) All approved mitigation shall be required to demonstrate, through appropriate monitoring and reporting by the project's developer, at least an 85% planting survival rate for wetland areas created/augmented during mitigation for a period of at least two years for herbaceous wetland communities and for at least five years for forested wetland communities; and
- g) The wetlands shown on the Future Land Use Map series are generalized, and specific wetlands mapping shall be considered prior to development approval.

1.G.1 Policy 1.4.3

The City shall coordinate with appropriate agencies to ensure protection of threatened and endangered species.

1.G.1 Policy 1.4.4

The City shall submit applications for state and/or federal funding to complete a comprehensive survey of Carrabelle's historic resources.

1.G.1 Policy 1.4.5

The City, along with local civic clubs and interested citizens, shall apply for appropriate grant funding to restore and maintain identified, locally significant, and historical structures, where possible.

1. FUTURE LAND USE ELEMENT

1.G.1 Policy 1.4.6

The City, in conjunction with interested private groups and state agencies, shall complete a comprehensive survey of historic resources, including historically significant structures and existing cemeteries, ~~by December 2007.~~

1.G.1 Policy 1.4.7

All applicable provisions of the Comprehensive Plan shall be updated to include the findings of the historical resources survey.

1.G.1 Policy 1.4.8

The City shall take measures to have historically significant structures placed on the National Register of Historic Places and shall assist in their rehabilitation and adaptive reuse through technical assistance.

1.G.1 Policy 1.4.9

The City shall pursue federal, state, and/or local funding to repair and maintain existing cemeteries.

1.G.1 Policy 1.4.10

The City shall pursue federal, state, and/or local funding for the acquisition of additional cemetery lands.

1.G.1 Policy 1.4.11

The City shall coordinate any identified historic resources with economic, educational, and tourist development strategies.

1.G.1 OBJECTIVE 1.5, Coordinate with Franklin County Regarding Hurricane Evacuation

The City of Carrabelle shall coordinate with Franklin County in the safe evacuation of the coastal population in accordance with the *Apalachee Region Transportation Analysis – Final Report* (~~2011 August 2004~~) through the development of an interlocal agreement ~~by December 2007.~~

1.G.1 Policy 1.5.1

The City shall identify inland structures, which can be used as temporary housing for evacuated population.

1.G.1 Policy 1.5.2

Carrabelle shall limit the density of new residential development within the Coastal High Hazard Area to a maximum of two dwelling units per gross acre.

1.G.1 Policy 1.5.3

The City shall require that all land development applications within the Coastal High Hazard Area be planned and obtain approval pursuant to a site plan review process to ensure that development is compatible with site characteristics. Applications will be reviewed according to pertinent sections of the National Flood Insurance Program and will be reviewed for compliance with all other applicable flood control regulations, including the Federal Emergency Management Administration (FEMA)/National Flood Insurance Program (NFIP) and the City of Carrabelle's Flood Hazard Prevention Ordinance.

1.G.1 Policy 1.5.4

The City shall prohibit the redevelopment and rebuilding in the Coastal High Hazard Area by limiting funding for public infrastructure and through land development regulations, which limit substantial improvements to nonconforming structures in accordance with FEMA policies.

1. FUTURE LAND USE ELEMENT

1.G.1 Policy 1.5.5

The City shall require that commercial redevelopment activities within the FEMA velocity zone of the Coastal High Hazard Area be limited to the density/intensity in existence for the development site prior to the effective date of the Comprehensive Plan. All such redevelopment activities shall also be subject to compliance with other applicable goals, objectives, policies, and development regulations.

1.G.1 Policy 1.5.6

The City shall prohibit the approval of new development orders for mobile home projects within the Coastal High Hazard Area if the project is within a FEMA rated velocity zone.

1.G.1 Policy 1.5.7

The City shall prohibit the siting of new acute care medical facilities within the Coastal High Hazard Area. There are no acute care medical facilities currently located within the Coastal High Hazard Area.

1.G.1 OBJECTIVE 1.6, Discourage Proliferation of Urban Sprawl

The City shall discourage the proliferation of urban sprawl through adoption and implementation of the Future Land Use Map and land development regulations.

1.G.1 Policy 1.6.1

In considering new development, the City shall require the availability of essential public facilities and services to support the development. At a minimum, the levels of service standards adopted in each Element of this plan shall be maintained.

1.G.1 Policy 1.6.2

The City shall require new developments planned for outlying, unserved areas to pay the total costs of supplying necessary services to the proposed developments.

1.G.1 Policy 1.6.3

The City shall adopt policies that encourage infill in already developed areas and that encourage the redevelopment and renewal of blighted areas.

1.G.1 Policy 1.6.4

During the review of map and plan amendments, the City shall consider the urban sprawl factors enunciated in Section 163.3177(6)(a)(9)a., Florida Statutes, Rule 9J-5.006(5)(g), Florida Administrative Code, in order to determine whether the plan or plan amendment:

1. Promotes, allows or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or ~~uses in excess of demonstrated need;~~
2. Promotes, allows or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available for suitable development; ~~leaving over undeveloped lands which are available and suitable for development;~~
3. Promotes, allows or designates urban development in radial, strip, isolated or ribbon patterns generally emanating from existing urban developments;
4. ~~As a result of premature or poorly planned conversion of rural land to other uses,~~ Fails to adequately to protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems;
5. ~~Fails to adequately to protect adjacent agricultural areas and activities, including silviculture, and including active agricultural and silvicultural activities, as well as~~

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passive agricultural activities and dormant, unique and prime farmlands and soils;

6. Fails to maximize use of existing public facilities and services;
7. Fails to maximize use of future public facilities and services;
8. Allows for land use patterns or timing which disproportionately increase the cost in time, money and energy, of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government;
9. Fails to provide a clear separation between rural and urban uses;
10. Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities;
11. Fails to encourage an attractive and functional mix of uses;
12. Results in poor accessibility among linked or related land uses; and
13. Results in the loss of significant amounts of functional open space.

The amendment will be determined to discourage the proliferation of urban sprawl if it incorporates a development pattern or urban form that achieves four or more of the following factors enunciated in Section 163.3177(6)(a)(9)b., Florida Statutes:

1. Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.
2. Promotes the efficient and cost-effective provision or extension of public infrastructure and services.
3. Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.
4. Promotes conservation of water and energy.
5. Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.
6. Preserves open space and natural lands and provides for public open space and recreation needs.
7. Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.
8. Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. 163.3164, Florida Statutes.

~~As part of the City's review, the City shall also consider the requirements of 9J-5.006(5)(l) which recognizes innovative and flexible strategies as a counter to the proliferation of urban sprawl and includes planning strategies and techniques such as urban villages, new towns, satellite communities, area-based allocations, clustering and open space provisions, mixed-use development and sector planning that allow the conversion of rural and agricultural lands to other uses while protecting environmentally sensitive areas, maintaining the economic viability of agricultural and other predominantly rural land uses, and providing for the cost-efficient delivery of public facilities and services.~~

1.G.1 OBJECTIVE 1.7, Ensure Availability of Suitable Land for Utility Facilities

The City shall ensure the availability of suitable land for utility facilities necessary to support proposed development through land development regulations.

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1.G.1 Policy 1.7.1

The City shall continue to enforce its land development regulations which require the developer to submit site plans which reflect that adequate sites, corridors, right-of-ways and easements, or access for necessary utility facilities are available to serve the development.

1.G.1 Policy 1.7.2

Public utilities needed to provide essential service to existing and future land uses in the City of Carrabelle shall be permitted in all of the land use classifications established by this Plan. Public utilities include all utilities (gas, water, sewer, electrical, telephone, etc.), whether publicly or privately owned.

1.G.1 Policy 1.7.3

The City shall require that public utilities be adequately buffered from any adjacent residential uses.

1.G.1 OBJECTIVE 1.8, Encourage the Use of Innovative Land Development Regulations

The City shall encourage the use of innovative land development practices such as mixed-use developments, cluster developments, and impact fees.

1.G.1 Policy 1.8.1

The City shall provide for mixed use urban areas through the land development regulations and the Future Land Use Map.

1.G.1 Policy 1.8.2

The City shall continue to enforce its land development regulations, which encourage the clustering of structures away from environmentally sensitive land and native vegetative communities.

1.G.1 Policy 1.8.3

~~By December 2007, the~~ The City shall evaluate the possibility of adopting an Impact Fee Ordinance into its land development regulations in order to help finance the construction of new public facilities or the expansion of existing public facilities necessitated by new development.

1.G.1 Policy 1.8.4

~~By December 2007, the~~ The City shall develop a density transfer mechanism within the land development regulations which allows density transfers to cluster developments in order to: limit the amount of land required for infrastructure; encourage the development of affordable housing; provide open space; and protect environmentally sensitive land.

1.G.1 OBJECTIVE 1.9, Protect the Natural Functions of the 100-Year Floodplain

The City shall protect the natural functions of the 100-year floodplain in order to protect and preserve the value and function of floodplains from encroachment by development.

1.G.1 Policy 1.9.1

The City shall continue to enforce the Carrabelle Flood Hazard Prevention Ordinance within its land development regulations, which includes limitations on development and density, which requires all development within the City's areas of special flood hazard to submit a certificate of elevation in accordance with federal flood hazard regulations; or, for commercial structures, provide engineer-certified documentation for flood proofing.

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1.G.1 Policy 1.9.2

The City shall cooperate with the Federal Emergency Management Administration to control and monitor development within the floodplain.

1.G.1 Policy 1.9.3

The City shall adopt and enforce new cost effective programs for minimizing flood damage. Such programs may include modification in construction setback requirements or other site design techniques, as well as upgraded building and construction techniques to protect against flood hazards.

1.G.1 OBJECTIVE 1.10, Public School Siting

The City shall coordinate with the Franklin County School Board concerning the provision of schools to support the existing and projected population.

1.G.1 Policy 1.10.1

The City shall evaluate the impact of proposed residential developments on school facilities to provide for and locate schools in a coordinated manner ensuring that the planning, construction, and opening of educational facilities are coordinated in time and location, concurrent with both need and necessary services and infrastructure, and to ensure compatibility with the Comprehensive Plan.

1.G.1 Policy 1.10.2

The City shall continue to permit school facilities to be located within the Very Low Density Residential, Low Density Residential, Residential, Commercial, Mixed Use Commercial, and Public Facilities land use categories.

1.G.1 Policy 1.10.3

The City shall coordinate with the Franklin County School Board for the proposed location of future school facilities.

1.G.1 Policy 1.10.4

The City shall utilize the Interlocal Agreement Steering Committee meetings as the mechanism for coordinating the school collocation process with the Franklin County School Board.

1.G.1 Policy 1.10.5

The City will encourage the collocation of public libraries, parks and community centers with public schools to the extent practical and financially feasible.

1.G.1 Policy 1.10.6

The City shall advise the Franklin County School Board of a proposed public school site's consistency with the Carrabelle Comprehensive Plan and land development regulations, including the availability of necessary public infrastructure to support the development of the site.

1.G.1 Policy 1.10.7

The City shall provide the Franklin County School Board with the opportunity to comment on comprehensive plan amendments, rezonings, and other land use decisions which may be projected to impact on the public schools facilities plan.

1.G.1 Policy 1.10.8

~~By December 2007,~~ The City shall incorporate provisions in the land development regulations, which provides for safe pedestrian and bicycle access to schools.

1. FUTURE LAND USE ELEMENT

1.G.1 Policy 1.10.9

The City shall coordinate with Franklin County and the Franklin County School Board regarding emergency preparedness issues which may include consideration of:

- a) Design and/or retrofit of public schools as emergency shelters for non-storm events and/or host shelters during non-risk events only. Emergency shelters will not be open for tropical storm events or greater within Franklin County;
- b) Enhancing public awareness of evacuation zones, evacuation routes, and shelter locations; and
- c) Designation of sites other than public schools as long term shelters, to allow schools to resume normal operations following emergency events.

1.G.1 Policy 1.10.10

The City shall coordinate with the Franklin County School Board regarding the utilization of the Carrabelle High School site if there are plans to relocate the school.

1.G.1 OBJECTIVE 1.11, Affordable Housing

The City shall continue to implement and enforce innovative land development techniques and programs to promote safe and decent affordable housing for existing and future residents to support growing affordable housing needs and ensure the continued viability of low-income housing.

1.G.1 Policy 1.11.1

~~By December 2006,~~ The City shall appoint an Affordable Housing Committee, whose goal will be to evaluate affordable housing mechanisms and make implementation recommendations to the City Commission. Affordable housing mechanisms that shall be evaluated include inclusionary zoning, community land trusts, density bonus programs, and impact fee waiver programs.

1.G.1 Policy 1.11.2

~~By December 2007,~~ the City shall consider the adoption and implementation of an inclusionary zoning ordinance, which as a condition of approval requires residential developments above a certain size to include a specified number of affordable units or a donation of land and/or housing units to a housing trust fund.

1.G.1 Policy 1.11.23

~~By December 2007,~~ The City shall consider creating a Carrabelle Community Land Trust, the goal of which is to create an inventory of developable and buildable land for workforce and affordable housing to ensure a perpetual inventory of workforce affordable housing.

1.G.1 Policy 1.11.34

~~By December 2007,~~ The City shall consider the adoption and implementation of a density bonus program, which rewards builders who agree to build a certain number of affordable units or contribute money to a housing trust fund by authorizing them to construct more units than otherwise would be allowed.

1.G.1 Policy 1.11.45

~~By December 2007,~~ The City shall consider the adoption and implementation of an impact fee waiver program, by which impact fees are waived based on the condition that the developer commits to building affordable housing units.

1. FUTURE LAND USE ELEMENT

1.G.1 Policy 1.11.~~56~~

The Affordable Housing Committee shall also apply for federal, state, and/or local funding for site acquisition and improvement for very low-, low-, and moderate-income housing. This committee also shall seek assistance from the Florida Department of Children and Families in determining the need for group homes and foster care facilities.

1.G.1 Policy 1.11.~~67~~

~~By December 2007, the~~ City shall develop a density transfer mechanism within the land development regulations which allows density transfers to cluster developments in order to encourage the development of affordable housing. A density transfer mechanism allows development rights to be transferred to locations where they could be better utilized.

1.G.1 Policy 1.11.~~78~~

The City shall strive to integrate affordable housing throughout the existing housing stock by encouraging urban infill.

1.G.1 OBJECTIVE 1.12, Coordinate Future Land Use Element with Airport Layout ~~Master~~ Plan

The Carrabelle-Thompson Airport ~~Master~~ Layout Plan and future expansion plans shall be coordinated with the Future Land Use Element to minimize airport impacts to adjacent land uses and to conservation resources in a manner that also protects the integrity of airport operations and safety.

1.G.1 Policy 1.12.1

~~By December 2007, the~~ City shall consider the update its Future Land Use Map series, Traffic Circulation Map series, and the Official Zoning Map to reflect the updated Airport Layout Plan when making land use decisions within the ~~which is currently being conducted by a private consultant. The map series shall delineate all~~ Runway Protection Zones (RPZ) established for the Carrabelle-Thompson Airport. These clear zones shall be at minimum consistent with requirements set forth by the Federal Aviation Administration. Development and land use activities within a RPZ shall be consistent with regulations established by the Federal Aviation Administration.

1.G.1 Policy 1.12.2

~~By December 2007, the~~ City shall update its Future Land Use Element and land development regulations to reflect the updated Airport Layout Plan which is currently being conducted by a private consultant. The Future Land Use Element and land development regulations shall be updated to ensure that future expansion of airport property and runways shall be focused away from residential areas in order to minimize airport impacts on nearby neighborhoods.

1.G.1 Policy 1.12.~~23~~

~~By December 2007, the~~ City shall enter into a joint planning agreement with Franklin County to ensure that lands annexed near or adjacent to the Carrabelle-Thompson Airport shall be assigned land use designations that are compatible with the Airport Layout ~~Master~~ Plan.

1.G.1 Policy 1.12.~~34~~

The City Planning and Zoning Advisory Board shall coordinate with Airport staff regarding development applications, zoning changes, and land use amendment petitions proposed for property adjacent to or near the Carrabelle-Thompson Airport.

1.G.1 Policy 1.12.~~45~~

~~By December 2007, the~~ City shall adopt in its land development regulations airport zoning regulations to address height, noise, electronic interference, illumination, clear

1. FUTURE LAND USE ELEMENT

zones and land requirements. Such regulations shall be consistent with the Federal Aviation Administration regulations and the Airport Layout Master Plan. The City shall coordinate with the Airport Authority regarding noise complaints.

1.G.1 OBJECTIVE 1.13, Economic Development-Utilization of Natural Resources

~~The utilization of natural resources is an integral component of the local economy, particularly those that are water dependent and water related. The ecology of Carrabelle's natural areas can support these activities if conducted in a non-destructive and environmentally responsible manner.~~

1.G.1 Policy 1.13.1

~~The City shall support and encourage the utilization of its natural resources in a non-destructive and environmentally responsible manner to promote economic development activity.~~

1.G.1 Policy 1.13.2

~~The City shall enforce the policies set forth in the Coastal Management and Conservation Elements of this Plan to conserve and protect those natural resources that form the basis of water related and water dependent businesses and activities in Carrabelle.~~

1.G.1 Policy 1.13.3

~~The City shall coordinate with the appropriate local, state, and federal agencies for the use of public lands in promoting all water related and water dependent businesses and activities, including eco-tourism, in the City of Carrabelle.~~

1.G.1 Policy 1.13.4

~~The City shall consider ecotourism-related partnerships with the managing agencies of public lands and the private sector.~~

1.G.1 Policy 1.13.5

~~The City will explore the availability of grants or matching fund programs for the promotion, creation, enhancement, or expansion of water dependent and water related businesses and activities.~~

1.G.1 OBJECTIVE 1.14, Economic Development-Ensure an Adequate Supply of Industrial Land

~~The City shall ensure an adequate supply of land designated for industrial use on the Future Land Use Map (FLUM).~~

1.G.1 Policy 1.14.1

~~The City will designate land for industrial uses on the FLUM. General criteria for the designation of industrial land uses on the FLUM include:~~

- ~~1. Existing industrial or commerce parks;~~
- ~~2. Availability of public or private utilities;~~
- ~~3. Proximity to major highway access and/or rail access;~~
- ~~4. Potential to create nuisances such as fumes, noise, odor, dust, traffic, etc.;~~
- ~~5. For water dependent industry, access to deepwater channels, and;~~
- ~~6. Minimal impact on locally significant environmental resources.~~

1.G.1 Policy 1.14.2

~~Where possible, areas adjacent to industrial areas will not be designated for residential use on the FLUM unless such residential use is ancillary to the industrial area.~~

1. FUTURE LAND USE ELEMENT

1.G.1 Policy 1.14.3

~~New industrial growth shall be encouraged to use existing or underutilized industrial areas unless circumstances exist that would preclude such location.~~

1.G.1 Policy 1.14.4

~~The City shall coordinate with Franklin County regarding the expansion of industrial uses on adjacent County lands, particularly those lands surrounding Lake Morality Road.~~

1.G.1 OBJECTIVE 1.15, Economic Development Pursue a Diverse Economic Environment

~~In an effort to diversify the City's economy, the City shall create an economic environment that promotes the formation and expansion of a variety of small businesses.~~

1.G.1 Policy 1.15.1

~~The City shall work with the Carrabelle Area Chamber of Commerce, the Apalachicola Bay Chamber of Commerce, and the Franklin County Tourist Development Council, toward enhancing economic development in Carrabelle.~~

1.G.1 Policy 1.15.2

~~The City shall pursue and maintain effective public/private sector partnerships to enhance economic development opportunities in Carrabelle.~~

1.G.1 Policy 1.15.3

~~The City shall continue to apply for Community Development Block Grants to assist with economic development projects in the Carrabelle Redevelopment Area.~~

1.G.1 Policy 1.15.4

~~The City shall investigate the use of incentives to promote infill development and redevelopment, as well as business growth, within Carrabelle.~~

1.G.1 Policy 1.15.5

~~By December 2007, the City shall review and update as necessary its land development regulations for site design standards for mixed-use areas to ensure quality development promoting pedestrian orientation, connectivity and sense of place~~

2. PUBLIC FACILITIES ELEMENT

GOAL 1

THE CITY SHALL ENSURE THE AVAILABILITY OF NEEDED PUBLIC FACILITIES IN A MANNER WHICH PROTECTS INVESTMENTS IN EXISTING FACILITIES AND PROMOTES ORDERLY, COMPACT GROWTH.

2.G.1 OBJECTIVE 1.1, Ensure Availability of Public Facilities

The City shall require that proposed land uses be adequately served by requisite public facilities, including water and wastewater services, adequate stormwater management, solid waste disposal and hazardous waste management. The subdivision and site plan review processes shall provide a unified system for maximizing use of existing public facilities and for coordinating the efficient location, timing, phasing, and scale of public and private development. For example, in order to abate urban sprawl and maximize use of existing infrastructure all new development shall be required to hook up to the existing central water and wastewater system.

The City shall continue to enforce its adopted land development regulations which include performance standards requiring that requisite public facilities be provided concurrent with the impacts of new development. The City shall enforce performance standards ensuring that the location, scale, timing and design of development shall be coordinated with public facilities and services in order to prevent the proliferation of urban sprawl and achieve cost effective land development patterns. Urban sprawl shall be further abated through the following performance standards, which shall:

- a. Direct future development only to those areas where the provision of public facilities necessary to meet levels of service standards is available concurrent with the impacts of the development;
- b. Maximize use of existing central potable water and wastewater facilities by requiring that all new development hook up to the City's existing central systems;
- c. Conserve wetlands, natural drainage corridors, and other environmentally sensitive areas; and
- d. Provide density and intensity thresholds to encourage infill development and more efficiently utilize the existing infrastructure.

2.G.1 Policy 1.1.1

The City shall continue to enforce its concurrency management system, as adopted in its land development regulations. The City's concurrency management system requires that services shall be in place and available to serve new development no later than the issuance by the City of a certificate of occupancy or the equivalent. ~~at the time a development permit is issued, adequate facility capacity is available or will be available concurrent with the impacts of proposed development.~~ The City shall monitor and evaluate the system to ensure effective implementation. Also, the concurrency management system ensures that existing and planned public facilities are used to their maximum feasible extent in order to: achieve economy of scale; promote compact growth; and prevent urban sprawl.

2.G.1 Policy 1.1.2

All improvements for replacement, expansion or increase in capacity of facilities shall be compatible with the adopted level of service standards for the facilities. Issuance of development orders or permits shall be conditioned upon demonstrated compliance with

2. PUBLIC FACILITIES ELEMENT

applicable federal, state, and local permit requirements for potable water, wastewater, drainage, and solid waste facilities.

2.G.1 Policy 1.1.3

The City shall require decisions concerning potable water and wastewater system needs, plans, and the location and timing of improvements shall be consistent with land use and conservation resource management policies stipulated in this Comprehensive Plan.

2.G.1 OBJECTIVE 1.2, Develop and Maintain Five-Year Schedule of Capital Improvements

The City shall develop and maintain a five-year schedule of capital improvement needs for public facilities and shall annually update the schedule as stipulated in the Capital Improvements Element. During the process of programming and budgeting for capital outlays, the City shall investigate new ways to finance public facilities and services, including impact fees.

2.G.1 Policy 1.2.1

The City Commission shall annually evaluate and rank capital improvement projects proposed for inclusion in the five-year schedule of capital improvement needs.

2.G.1 Policy 1.2.2

Proposed capital improvement projects shall be evaluated and ranked in order of priority according to the following guidelines and weights:

	Guidelines*--	Weight
1	Whether the project: Increases efficiency of use of existing facilities and furthers the redevelopment of areas with existing infrastructure; Promotes infill development; Prevents or reduces future improvement costs; or Provides services to developed areas lacking service	50%
2	Whether the project is needed to: <ul style="list-style-type: none"> • Protect public health and safety; • Fulfill the City's legal commitment to provide facilities and services; or • Preserve or achieve full use of existing facilities 	25%
3	Whether the project: <ul style="list-style-type: none"> • Represents a logical extension of facilities and services within a designated urban service area 	25%
* The applicable plans of State agencies and the Northwest Florida Water Management District shall also be part of the evaluation criteria for all capital improvement projects.		

2.G.1 OBJECTIVE 1.3, On-Site Wastewater Treatment Systems

The City shall assist in ensuring implementation of State regulations imposing mandated standards for inspections, operation, and maintenance of on-site wastewater treatment systems. The City shall require that residents connect to the public wastewater system as the system becomes available.

2.G.1 Policy 1.3.1

The City shall require that all proposed development which impacts an existing septic tank or generates need for a new septic tank be required to provide evidence of approval by the Franklin County Public Health Department prior to receiving a development order

2. PUBLIC FACILITIES ELEMENT

or permit from the City. Any such approval by the City shall be conditioned upon the applicant's compliance with Franklin County requirements for ongoing facility maintenance and operation.

2.G.1 Policy 1.3.2

Issuance of development orders or permits shall be conditioned upon demonstration of compliance with applicable federal, State, and local permit requirements for on-site wastewater treatment systems. The City shall regulate the location, timing, and scale of development in order to assure that new development shall be effectively served by wastewater services. System reviews shall be coordinated with the Florida Department of Environmental Protection (FDEP) in order to promote best management practices and compliance with relevant State permitting procedures. Similarly, the City shall discourage extensive use of septic tanks and wastewater drain fields on areas with characteristics or conditions unsuited for their adaptation.

2.G.1 Policy 1.3.3

The City shall coordinate with appropriate federal, State, and County agencies and amend local ordinances as may be required to assure that issuance of permits for replacement or expansion of existing on-site wastewater treatment systems is conditioned upon compliance with current regulatory requirements and water quality standards.

2.G.1 Policy 1.3.4

The City shall require all owners and users of onsite sewage disposal systems in Carrabelle to connect to a central sewer system within 180 days of notice of availability of such a system pursuant to s. 380.0555(4410)(b), F.S.

2.G.1 Policy 1.3.5

The City shall seek grant funding or obtain loans to obtain the services and equipment necessary to connect structures to sewer lines, which are too deep to connect customers utilizing equipment currently owned by the City.

GOAL 2

ADEQUATE PUBLIC FACILITIES SHALL BE PROVIDED IN THE MANNER THAT CORRECTS EXISTING FACILITY DEFICIENCIES, PROTECTS WATER QUALITY, AND PROMOTES COMPACT GROWTH.

SANITARY SEWER SYSTEM

2.G.2 OBJECTIVE 1.1, Sanitary Sewer Level of Service Standard

The City shall achieve and maintain the adopted level of service standard for sanitary sewer facilities.

2.G.2 Policy 1.1.1

The City hereby adopts 180 gallons per Equivalent Residential Connection (ERC) per day as the level of service standard for wastewater treatment.

2.G.2 Policy 1.1.2

The City shall track existing and committed flows to the sewage treatment plant to ensure that capacity is available at the adopted level of service standard.

2. PUBLIC FACILITIES ELEMENT

2.G.2 OBJECTIVE 1.2, Ensure Adequate Capacity

The City shall address coordinating the extension of, or increase in, the capacity of facilities to meet future needs.

2.G.2 Policy 1.2.1

The City shall evaluate the sanitary sewer system on an annual basis and shall upgrade, expand, or replace its sewage facilities as determined by such evaluation to accommodate population demand and ensure operational efficiency.

2.G.2 Policy 1.2.2

All extensions of the sewer system shall be constructed in conformance with Chapter ~~64E-6 47-6~~, F.A.C., as it may be revised and any applicable standards for facilities which are to be operated and maintained by the City.

2.G.2 Policy 1.2.3

Average peak flow design capacity for the City collection system shall be as specified in Chapter ~~64E-6 47-6~~, F.A.C., as amended or any applicable standards for facilities which are to be operated and maintained by the City.

2.G.2 Policy 1.2.4

Average flow design capacity for the wastewater treatment system shall be as specified in the operating permit issued by the Florida Department of Environmental Protection Regulation.

2.G.2 OBJECTIVE 1.3, Maintain and Operate Sanitary Sewer System in Efficient and Cost-Effective Manner

The City shall maintain and operate the sanitary sewer system in an efficient and cost-effective manner.

2.G.2 Policy 1.3.1

The City shall continue to enforce standards adopted in its land development regulations which require that developers provide sewer collection lines constructed to City standards as part of proposed new developments and that such lines be connected to the City's wastewater treatment system.

SOLID WASTE DISPOSAL

2.G.2 OBJECTIVE 1.4, Solid Waste Disposal Level of Service Standard

The City shall achieve and maintain the adopted level of service standard for solid waste disposal facilities.

2.G Policy 1.4.1

The City hereby adopts the level of service standard of 5 pounds of solid waste per capita per day.

2.G Policy 1.4.2

The City shall utilize the level of service standard to evaluate facility capacity for issuance of Development Permits. The level of service shall be applied as part of the development review and approval process to each application for development approval to determine whether adequate facility capacity exists to serve the proposed development concurrent with the impacts of such development.

2. PUBLIC FACILITIES ELEMENT

2.G.2 OBJECTIVE 1.5, Eliminate Solid Waste Disposal Activities that Adversely Impact Natural Systems

The City shall curb illegal dumping of solid waste, as well as disposal activities, that adversely impact natural systems.

2.G.2 Policy 1.5.1

~~By 2007,~~ The City shall adopt an ordinance in its land development regulations that requires all property owners to participate in the City's Mandatory Garbage Collection Program.

2.G.2 Policy 1.5.2

The City shall increase public awareness of recycling needs and programs through such techniques as public meetings, advertisements, elementary schools, library and other public building displays, and soliciting assistance from local churches and civic groups.

2.G.2 Policy 1.5.3

The City shall, in cooperation with Franklin County, continue to serve as a recycling center.

2.G.2 Policy 1.5.4

The City shall disseminate information regarding hazardous waste generators, as well as inform residents of Franklin County's annual Amnesty Days to encourage recycling of hazardous wastes and other hard to dispose of materials.

2.G.2 Policy 1.5.5

The City, in conjunction with the County, shall have Amnesty Days to encourage recycling of hazardous wastes and other hard to dispose of materials.

2.G.2 Policy 1.5.6

The City shall identify all unauthorized dumps and, in cooperation with FDEP, develop closure plans for such dumps.

2.G.2 Policy 1.5.7

The City shall enforce those local ordinances which prohibit the discharge of petroleum and lead-based fuels and solvents from boat maintenance within the Carrabelle River adjacent to the City limits.

2.G.2 Policy 1.5.8

The City shall routinely inspect industrial land uses to verify that hazardous chemicals are contained and that all FDEP permits are approved prior to issuing local permits.

POTABLE WATER SYSTEM

2.G.2 OBJECTIVE 1.6, Potable Water Level of Service Standard

The City shall achieve and maintain the adopted level of service standard for the potable water system.

2.G.2 Policy 1.6.1

The City hereby adopts 220 gallons per Equivalent Residential Connection (ERC) per day as the level of service standard for potable water.

2. PUBLIC FACILITIES ELEMENT

2.G.2 OBJECTIVE 1.7, Ensure Adequate Capacity

The City shall address coordinating the extension of, or increase in, the capacity of facilities to meet future needs.

2.G.2 Policy 1.7.1

The City shall evaluate the potable water system on an annual basis and shall upgrade, expand, or replace its water facilities as determined by such evaluation to accommodate population demand and ensure operational efficiency.

2.G.2 Policy 1.7.2

The City shall coordinate with Franklin County, the City of Apalachicola, and the Northwest Florida Water Management District to evaluate potable water sources for Carrabelle and to develop strategies and a program to better measure and reduce existing and future consumption rates in relationship to service populations and seasonal fluctuations.

2.G.2 Policy 1.7.3

~~By December 2007, t~~The City shall adopt a water supply plan that shall consider the Northwest Florida Water Management District's most recent *District Water Management Plan*. The City's plan must be consistent with the Northwest Florida Water Management District's most recent *District Water Management Plan* and include a work plan covering at least a ten-year planning period for building water supply facilities that are identified as necessary to serve existing and new development and for which the local government is responsible.

2.G.2 OBJECTIVE 1.8, Maintain and Operate Potable Water System in Efficient and Cost-Effective Manner

The City shall maintain and operate the potable water system in an efficient and cost-effective manner.

2.G.2 Policy 1.8.1

The City shall continue to enforce standards adopted in its land development regulations which require that developers provide connections to the City's potable water system constructed to City standards as part of proposed new developments.

2.G.2 OBJECTIVE 1.9, Conserve Potable Water Resources

~~By December 2007, t~~The City of Carrabelle shall enact a plan for conserving potable water resources. At a minimum, this plan shall encourage xeriscaping and water re-use.

2.G.2 Policy 1.9.1

The City shall require through its land development regulations that ~~Xeriscape~~ Florida-friendly landscape principles be used for all new development and redevelopment projects. Native vegetation is preferred. If native vegetation is not used, then drought tolerant, low water dependent vegetation from *Waterwise Florida Landscape* should be used. Florida-friendly landscape ~~Xeriscape~~ principles and native vegetation can be identified from *Waterwise Florida Landscapes*, ~~as produced by Florida's water management districts.~~

2.G.2 Policy 1.9.2

The City shall select alternative water supply and conservation project(s) from those identified in the Regional Water Supply Plan, Region V Franklin and Gulf Counties. ~~adopt a water conservation plan by 2007 which shall be consistent with the emergency water~~

2. PUBLIC FACILITIES ELEMENT

~~shortage contingency plans developed by Northwest Florida Water Management District and which shall apply to all water system users.~~

2.G.2 Policy 1.9.3

Proposed development, which requires large water withdrawals of more than 100,000 gallons per day ~~from the aquifers~~ will be submitted to the Northwest Florida Water Management District for review prior to development approval.

2.G.2 Policy 1.9.4

The City shall encourage water conservation by educating potable water customers through pamphlets explaining water conservation measures.

2.G.2 Policy 1.9.5

The City shall permit, through the land development regulations, the use of private well systems or reused water for the purpose of irrigation.

2.G.2 Policy 1.9.6

The City shall require water-conserving plumbing fixtures in all new development, redevelopment, or replacement of existing fixtures.

2.G.2 OBJECTIVE 1.10, Potable Water Wellfield Protection

The City shall protect the potable water supply of its citizens through the continued enforcement of the adopted Wellfield Protection Ordinance in its land development regulations. All development in the City shall comply with the City's Wellfield Protection Ordinance and must be reviewed by the City Planning and Zoning Commission to ensure compliance.

2.G.2 Policy 1.10.1

The Wellfield Protection Ordinance area adopted by the City of Carrabelle consists of two zones requiring different levels of protection:

(1) Primary Protection Zone: The innermost zone surrounding the wellhead that requires the strictest restrictions. Effective from the date of adoption of the ~~updated November 2006~~ Comprehensive Plan (November 2006), no person shall discharge a hazardous substance (including herbicide and pesticide applications) to the soils, groundwater, or surface water within 500 feet of a public wellfield. The following uses are prohibited within the Primary Protection Zone:

- a. New sanitary landfills;
- b. The use, handling, productions, and storage of hazardous substances;
- c. Feedlots or other concentrated animal facilities;
- d. Wastewater treatment plants, percolation ponds, dredge spoil deposits and similar facilities; and
- e. Septic tanks

(2) Secondary Protection Zone: The zone surrounding the Primary Protection Zone. Within the Secondary Protection Zone, no person shall discharge a hazardous substance (including herbicide and pesticide applications) to the soils, groundwater, or surface water within 1,000 feet of a public wellfield. The following uses are prohibited within the Secondary Protection Zone:

2. PUBLIC FACILITIES ELEMENT

- a. New sanitary landfills;
- b. The use, handling, productions, and storage of hazardous substances;
- c. Feedlots or other concentrated animal facilities; and
- d. Wastewater treatment plants, percolation ponds, dredge spoil deposits and similar facilities

DRAINAGE SYSTEM

2.G.2 OBJECTIVE 1.11, Drainage System Level of Service Standard

The City shall achieve and maintain the following water quality level of service standards for drainage/stormwater facilities.

2.G.2 Policy 1.11.1

The City hereby adopts the following level of service standard for drainage/stormwater facilities: The facilities shall accommodate the 25-year, 24-hour storm duration with the runoff from the first 1.5 inches of rainfall retained, and the facilities shall be designed in accordance with the specifications described in Chapter 62-25, F.A.C. so that the receiving water is not degraded and complies with water quality standards established in Chapter ~~62-302~~ ~~47-302~~, F.A.C. There shall be no exception to the application of Chapter 62-25, F.A.C.

STORMWATER MANAGEMENT

2.G.2 OBJECTIVE 1.12, ~~Develop~~ Implement Citywide Stormwater Master Management Plan

In conjunction with continuing to enforce its existing land development regulations, the City shall ~~develop a~~ implement the *City of Carrabelle Stormwater Master Management Plan (October 2006)*. ~~This management plan shall address existing and future stormwater management needs.~~

2.G.2 Policy 1.12.1

~~A Stormwater Management Plan shall be developed and implemented based upon the data and analysis and recommendations contained within the *Stormwater Management Needs Assessment* and *Stormwater Master Plan*, which are currently being prepared by a private engineering company for the City of Carrabelle and will be completed by December 2006. The City shall continue to implement the *City of Carrabelle Stormwater Master Plan (October 2006)*.~~

2.G.2 Policy 1.12.2

~~By July 2007, t~~The City shall consider amend the Comprehensive Plan to include the findings and recommendations of the *Stormwater Management Needs Assessment* and *Stormwater Master Plan* when. ~~The Stormwater Management Plan shall determine~~ determining the need for and establishing priorities for drainage facilities replacement, correcting existing deficiencies, and future drainage needs based upon an adopted level of service standard. The City shall prioritize the identified drainage needs and maintain a five-year schedule for construction, to be updated annually in conformance with the review process of the Capital Improvements Element of this plan.

2.G.2 Policy 1.12.3

~~By December 2007, t~~The City shall initiate the implementation of it's *Stormwater Management Plan*.

2. PUBLIC FACILITIES ELEMENT

GOAL 3

THE FUNCTIONS OF NATURAL GROUNDWATER AQUIFER RECHARGE AND DRAINAGE AREAS WITHIN THE CITY WILL BE PROTECTED AND MAINTAINED.

2.G.3 OBJECTIVE 1.1, Protect and Maintain Prime Groundwater Aquifer Recharge Areas

~~By December 2007, t~~The City shall adopt performance criteria in its land development regulations to ensure the effective protection and maintenance of prime groundwater aquifer recharge areas within the City, as identified by the Northwest Florida Water Management District. shall monitor Northwest Florida Water Management District findings regarding prime aquifer recharge areas within City limits and shall update its land development regulations accordingly to protect these areas if need be. As of ~~2018~~ 2005, the Northwest Florida Water Management District has identified no such areas.

2.G.3 Policy 1.1.1

~~By December 2007, t~~The City shall adopt land development regulations which shall limit the amount of impervious surface on lots in prime aquifer recharge areas, as identified by the Northwest Florida Water Management District. In the event that Northwest Florida Water Management District identifies a prime aquifer recharge area within City limits, the City shall adopt land development regulations which limit the amount of impervious surface on lots within the recharge area.

2.G.3 Policy 1.1.2

The City shall continue to enforce its land development regulations requiring retention of stormwater runoff so that the amount of run-off from a site after development does not exceed the amount of runoff occurring before development. ~~The purpose of this is to maximize groundwater recharge.~~

3. HOUSING ELEMENT

GOAL 1

THE CITY SHALL PROVIDE SAFE, DECENT HOUSING TO MEET THE NEEDS OF THE EXISTING AND FUTURE POPULATION OF THE CITY, INCLUDING VERY LOW-, LOW- AND MODERATE-INCOME HOUSEHOLDS, THE ELDERLY, AND THE PHYSICALLY DISABLED.

3.G.1 OBJECTIVE 1.1, Create and Preserve Affordable Housing

The City shall create and preserve affordable housing for all current and anticipated future residents of Carrabelle, and households with special housing needs.

3.G.1 Policy 1.1.1

~~By December 2007, the~~ The City shall review its land development regulations and the permitting process for the purpose of eliminating excess requirements, and amending or adding other requirements in order to increase private sector participation in meeting the housing needs, while continuing to ensure the health, welfare and safety of the residents.

3.G.1 Policy 1.1.2

The City shall provide information, technical assistance, and incentives to the private sector to maintain a housing production capacity sufficient to meet the City's current and future housing needs.

3.G.1 Policy 1.1.3

Through its land use and zoning maps, the City shall ensure that there is adequate land available to develop the supply of housing necessary to meet current and future housing needs.

3.G.1 Policy 1.1.4

The City shall develop private industry/governmental partnerships in the provision of housing and increase developer incentives to pursue affordable housing production.

3.G.1 OBJECTIVE 1.2, Reduce and Eliminate Substandard Housing Conditions

The City shall reduce and eliminate substandard housing conditions by implementing conservation, rehabilitation, or demolition programs to extend the useful life of the existing housing stock and stabilize or improve residential neighborhoods.

3.G.1 Policy 1.2.1

The City shall adopt the following definitions of substandard and dilapidated to be used in future evaluations of housing needs:

- a) Housing units, including mobile homes, shall be considered substandard if any one of the following conditions exists: the lack of one complete bathroom; the lack of one complete kitchen; or at least one structural building code violation; and
- b) A housing unit (or mobile home) shall be considered dilapidated if a cost estimate of repairs needed to bring it into conformance with the definition of standard exceeds the cost estimate of replacing the unit.

3. HOUSING ELEMENT

3.G.1 Policy 1.2.2

During each annual funding cycle, the City should develop a housing rehabilitation program and submit an application under the Florida Small Cities Community Development Block Grant (CDBG) Program.

3.G.1 Policy 1.2.3

The City shall apply for and utilize federal, state, and/or local funds for the rehabilitation of substandard units and the demolition of dilapidated units, including mobile homes.

3.G.1 Policy 1.2.4

The City shall schedule and concentrate public infrastructure and supporting facilities and services to upgrade the quality of existing neighborhoods.

3.G.1 Policy 1.2.5

~~By December 2007, the~~ City shall adopt and enforce through its land development regulations a Minimum Housing Code Ordinance that meets the criteria of the Standard Building Code's Minimum Housing Code Standards.

3.G.1 Policy 1.2.6

~~By December 2007, the~~ City shall adopt and enforce through its land development regulations an Abandoned Property Ordinance, Litter Ordinance, etc., to maintain the safety and aesthetics of residential areas.

3.G.1 Policy 1.2.7

~~By December 2007, the~~ City shall formalize a coordinated code enforcement function within the City government and evaluate the feasibility of creating a City position for a Housing Rehabilitation Officer to assist in code enforcement, rehabilitation work write-ups, inspections and housing referrals.

3.G.1 Policy 1.2.8

The City shall encourage individual homeowners to increase private reinvestment in housing by providing information and technical assistance regarding available programs and money for home improvement, rehabilitation, and weatherization.

3.G.1 OBJECTIVE 1.3, Pursue Adequate Sites and Distribution of Affordable Housing

The City will pursue adequate sites and distribution of housing for very-low, low-, and moderate income households in order to alleviate present needs for affordable housing and to meet future needs for affordable housing.

3.G.1 Policy 1.3.1

~~By December 2006, the~~ City shall appoint an Affordable Housing Committee, whose goal will be to evaluate affordable housing mechanisms and make implementation recommendations to the City Commission. Affordable housing mechanisms that could ~~shall~~ be evaluated include inclusionary zoning, community land trusts, density bonus programs, and impact fee waiver programs.

3.G.1 Policy 1.3.2

~~By December 2007, the City shall consider the adoption and implementation of an inclusionary zoning ordinance, which as a condition of approval requires residential developments above a certain size to include a specified number of affordable units or a donation of land and/or housing units to a housing trust fund.~~

3.G.1 Policy 1.3.2~~3~~

~~By December 2007, the~~ City shall consider creating a Carrabelle Community Land Trust, the goal of which is to create an inventory of developable and buildable land for

3. HOUSING ELEMENT

workforce and affordable housing to ensure a perpetual inventory of workforce affordable housing.

3.G.1 Policy 1.3.34

~~By December 2007, the~~The City shall consider the adoption and implementation of a density bonus program, which rewards builders who agree to build a certain number of affordable units or contribute money to a housing trust fund by authorizing them to construct more units than otherwise would be allowed.

3.G.1 Policy 1.3.45

~~By December 2007, the~~The City shall consider the adoption and implementation of an impact fee waiver program, by which impact fees are waived based on the condition that the developer commits to building affordable housing units.

3.G.1 Policy 1.3.56

The Affordable Housing Committee shall also apply for federal, state, and/or local funding for site acquisition and improvement for very low-, low-, and moderate-income housing. This committee also shall seek assistance from the Florida Department of Children and Families in determining the need for group homes and foster care facilities.

3.G.1 Policy 1.3.67

~~By December 2007, the~~The City shall develop a density transfer mechanism within the land development regulations which allows density transfers to cluster developments in order to encourage the development of affordable housing. A density transfer mechanism allows development rights to be transferred to locations where they could be better utilized.

3.G.1 OBJECTIVE 1.4, Pursue Adequate Sites and Distribution for Mobile and Manufactured Homes

The City will pursue adequate sites for mobile and manufactured homes in order to alleviate present affordable housing needs and to meet future affordable housing needs.

3.G.1 Policy 1.4.1

The City shall continue to enforce its land development regulations, which designate permitted use categories for mobile home parks and mobile home subdivisions sufficient to meet the future land requirements for mobile homes.

3.G.1 Policy 1.4.2

The City shall continue to enforce its land development regulations, which provide for development standards and requires the availability of adequate supporting infrastructure for mobile home parks.

3.G.1 OBJECTIVE 1.5, Group Homes and Foster Care Facilities

The City will pursue adequate sites in residential areas or areas of residential character for group homes and foster care facilities licensed or funded by the Florida Department of Children and Families ~~Family Services~~.

3.G.1 Policy 1.5.1

The City shall continue to enforce its land development regulations, which allow group homes and foster care facilities to be located in all residential districts.

3. HOUSING ELEMENT

3.G.1 Policy 1.5.2

The City shall ensure that supporting infrastructure and public facilities necessary to the support and encouragement of independent living for the clients of relevant programs is provided.

3.G.1 OBJECTIVE 1.6, Identify, Preserve, and Protect Historic Resources

Historic resources, including historically significant housing, in Carrabelle shall be identified, preserved, and protected.

3.G.1 Policy 1.6.1

The City shall submit applications for state and/or federal funding to complete a comprehensive survey of Carrabelle's historic resources.

3.G.1 Policy 1.6.2

The City, along with local civic clubs and interested citizens, shall apply for appropriate grant funding to restore and maintain identified, locally significant, and historical structures, where possible.

3.G.1 Policy 1.6.3

The City, in conjunction with interested private groups and State agencies, shall complete a comprehensive survey of historic resources, including historically significant housing, by ~~December 2007~~.

3.G.1 Policy 1.6.4

All applicable provisions of the Comprehensive Plan shall be updated to include the findings of the historical resources survey.

3.G.1 Policy 1.6.5

The City shall take measures to have historically significant housing placed on the National Register of Historic Places and shall assist in their rehabilitation and adaptive reuse through technical assistance.

3.G.1 Policy 1.6.6

The City will assist in the rehabilitation and adaptive reuse of historically significant housing through technical assistance and economic assistance such as state and federal grant programs and transfer of development rights.

3.G.1 Policy 1.6.7

The City shall coordinate any identified historic resources with economic, educational, and tourist strategies.

3.G.1 OBJECTIVE 1.7, Relocation Housing

The City will provide relocation housing assistance in a uniform and equitable manner for those persons displaced as a result of any federal, state, or local program.

3.G.1 Policy 1.7.1

The City shall provide relocation housing for any households that are displaced as a result of government-funded programs administered by the City. The relocation housing shall be comparable or better than the housing the household was forced to vacate.

3. HOUSING ELEMENT

3.G.1 OBJECTIVE 1.8, Eliminate Housing Discrimination

The City shall pursue the prevention of discrimination in housing based on age, race, sex, religion, national origin, or physical handicap.

3.G.1 Policy 1.8.1

~~By December 2007, the~~ The Planning and Zoning Advisory Board shall recommend adopting a Fair Housing Ordinance into the City's land development regulations in order to ensure equal access to housing.

3.G.1 Policy 1.8.2

The City shall continue to inform businesses and governmental agencies involved in the financing or leasing of housing of the need to prohibit discriminatory practices within their housing delivery system.

4. TRAFFIC CIRCULATION ELEMENT

GOAL 1

A SAFE AND CONVENIENT TRAFFIC CIRCULATION SYSTEM, WHICH PROVIDES FOR THE EFFICIENT MOVEMENT OF PEOPLE AND GOODS WITHIN AND THROUGH THE CITY OF CARRABELLE SHALL BE AVAILABLE FOR ALL RESIDENTS AND VISITORS.

4.G.1 OBJECTIVE 1.1, Provide a Safe, Convenient, and Efficient Multi-Modal Transportation System

The City of Carrabelle shall provide for a transportation system that emphasizes safe, convenient, and efficient movement of motorized and non-motorized vehicles, as well as pedestrians, within Carrabelle through the use of management systems as described in the below policies

4.G.1 Policy 1.1.1

Pursuant to Chapter 163.3177, Florida Statutes ~~Rule 9J-5.019(5)~~, the City of Carrabelle Comprehensive Plan Traffic Circulation Element hereby includes the Future Traffic Circulation Map series, as follows:

Map Number and Title
Map II-1: Transportation Facilities Map
Map II-2: Functional Classification Map
Map II-3: Maintenance Responsibility Map
Map II-4: Average Annual Daily Trips Map
Map II-5: Average Annual Daily Trips Map-Projected <u>2020</u> 2012
Map II-6: Road Status Map

4.G.1 Policy 1.1.2

Proposed roadway maintenance and improvements shall be evaluated and ranked in order of priority according to the following guidelines:

- a) Whether the repair or improvement is required to protect public health and safety or to preserve or achieve full use of existing facilities;
- b) Whether the repair or improvement increases efficiency of use of existing facilities, prevents or reduces future improvement costs, or provides services to developed areas lacking full service; and
- c) Whether the repair or improvement represents a logical extension of facilities and services within a designated service area.

4.G.1 Policy 1.1.3

The City shall annually evaluate and prioritize roadways for maintenance and paving projects.

4.G.1 Policy 1.1.4

The City shall defer any new roadway projects to those projects required to address existing deficiencies, especially where there is potential for high accident frequency, such as the intersections at Highway 98 and:

- a) River Road (County Road 379);
- b) Ryan Drive (County Road 67-A);
- c) Timber Island Road (County Road 376);
- d) Airport Road; and
- e) SE Avenue A, County Road 67, and Marine Street

4. TRAFFIC CIRCULATION ELEMENT

4.G.1 Policy 1.1.5

The City shall continue to control the connections and access points of new roads and driveways to existing roadways by enforcing its land development regulations, which require that:

- a) Land located adjacent to U.S. Highway 98 and State Road 67 shall not be subdivided unless direct access to the State Highway is by way of a connection that meets the requirements of the Florida Department of Transportation's Access Management Rule (Rule 14-97, F.A.C.)
- b) Lots that cannot meet the access standards shall have access by one of the following methods: platted side streets, frontage streets, combined parking lots, shared drives, or the provision of access by easements.

4.G.1 Policy 1.1.6

No applicant shall be denied development approval for the sole reason that the lot cannot meet the requirements of the preceding policies. To provide access, a temporary access permit shall be issued provided that the landowner's site plan provides for the eventual connection to an access on an adjoining property, and that the owners agree, with suitable legal documents, to close temporary access when connection to adjoining properties is feasible. Temporary access will only be permitted as a last resort and shall be construed to mean no more than one year.

4.G.1 Policy 1.1.7

~~By December 2006, the City shall adopt a methodology for assessing proportionate fair-share mitigation options for transportation facilities, as well as a Fair Share Ordinance that will implement this methodology.~~

4.G.1 Policy 1.1.7~~8~~

The City shall evaluate local traffic patterns and encourage residents to utilize streets other than U.S. Highway 98 to facilitate local through-traffic. The City shall coordinate these alternate routes with its sidewalk and bike plan, ~~which will be prepared by December 2007.~~

4.G.1 OBJECTIVE 1.2, Level of Service Standards

The City shall achieve and maintain the adopted level of service standard for traffic circulation.

4.G.1 Policy 1.2.1

The City hereby adopts a peak hour level of service (LOS) standard "C" as the minimum LOS standard for all state roads, principal arterials, and all other roadways in the City.

4.G.1 OBJECTIVE 1.3, Coordinate Transportation System with Future Land Use Map Series

The City shall coordinate the transportation system with the Future Land Use Map Series and ensure that existing and proposed population densities, housing and employment patterns, land uses, and all other short and long term development plans are consistent with the transportation modes and services proposed.

4. TRAFFIC CIRCULATION ELEMENT

4.G.1 Policy 1.3.1

The City shall continually monitor and evaluate the impacts of existing and proposed future land use development on the transportation system in order to achieve integrated management of the land use decisions and traffic circulation impacts.

4.G.1 Policy 1.3.2

The City shall continue to enforce the standards adopted in its land development regulations, which provide parking strategies that emphasize adequate, convenient, and safe on- and off-site motorized and non-motorized vehicle parking for all new developments.

4.G.1 Policy 1.3.3

The City shall continue to enforce the standards adopted in its land development regulations that require specific roadway standards concurrent with subdivision development.

4.G.1 Policy 1.3.4

~~By December 2007, t~~The City shall adopt in its land development regulations design criteria for landscaping and signs to protect the natural environment along new roadways and implement a program to landscape and maintain existing roadways.

4.G.1 OBJECTIVE 1.4, Intergovernmental Coordination

The City shall coordinate traffic circulation system expansion with the plans and programs of Franklin County, the Apalachee Regional Planning Council, and the Florida Department of Transportation (FDOT).

4.G.1 Policy 1.4.1

~~The City shall continue to coordinate with the Apalachee Regional Planning Council (ARPC) and shall avail itself to the data, analysis, programs, and policies the ARPC generates regarding traffic circulation.~~

4.G.1 Policy 1.4.12

The City shall review subsequent versions of the FDOT *Five-Year Transportation Plan* to ensure consistency with the Traffic Circulation Element.

4.G.1 Policy 1.4.23

The City shall coordinate with FDOT and adjacent landowners to address existing deficiencies, especially where there is potential for high accident frequency, such as the intersection of Airport Road and Highway 98.

4.G.1 Policy 1.4.34

The City shall coordinate with FDOT and Franklin County in evaluating major evacuation routes and determining where deficiencies occur and where operational improvements can be made to maintain or reduce hurricane evacuation times.

4.G.1 Policy 1.4.45

The City shall coordinate with the FDOT and Franklin County regarding the possibility of relocating the truck route (67-A).

4. TRAFFIC CIRCULATION ELEMENT

4.G.1 OBJECTIVE 1.5, Protect Right-of-Ways

The City of Carrabelle shall protect existing and future right-of-ways from building encroachment.

4.G.1 Policy 1.5.1

The City shall protect existing and future rights-of-ways by continuing to enforce its land development regulations that requires a minimum right-of-way setback of sixty (60) feet.

4.G.1 OBJECTIVE 1.6, Bicycle and Pedestrian Ways

The City shall analyze the feasibility for bicycle and pedestrian ways in planning for transportation facilities.

4.G.1 Policy 1.6.1

The City shall provide or require the provision of non-motorized transportation facilities to link residential areas with recreational and commercial areas in a safe manner, in part requiring the construction of sidewalks, bike lanes, installation of signage, and striping of roadways so as to accommodate non-motorized transportation.

4.G.1 Policy 1.6.2

~~By December 2007,~~ The City shall prepare a plan for developing bicycle and pedestrian ways that connect residential areas to recreational areas and major activity centers. The City shall identify roadway frontage for which sidewalks should be installed to provide a citywide network for pedestrian traffic. All sidewalks along main thoroughways shall be ADA-approved. The plan shall include programs for implementation and anticipated funding sources.

4.G.1 Policy 1.6.3

For roadway frontage identified for inclusion in the sidewalk system, developers shall be required to install sidewalks as part of any new development.

4.G.1 Policy 1.6.4

The City shall request that FDOT install sidewalks as part of any major state highway widening or road improvement.

4.G.1 Policy 1.6.5

The City shall provide land use and other strategies to promote the use of bicycle and pedestrian movement within the land development regulations ~~by December 2007.~~

4.G.1 OBJECTIVE 1.7, Coordinate Traffic Circulation Element with Airport Layout Master Plan

The Carrabelle-Thompson Airport Layout Master Plan shall be coordinated and consistent with the Traffic Circulation Element to ensure efficient integration and minimize traffic impacts on Carrabelle's surface transportation system.

4.G.1 Policy 1.7.1

The City shall ensure that coordination occurs between the Airport Layout Master Plan and any proposed future transportation improvements.

4. TRAFFIC CIRCULATION ELEMENT

4.G.1 Policy 1.7.2

Service roads on airport property shall be used to the greatest extent possible to capture internal airport impacts to adjacent land uses and to conserve resources in a manner that also protects the integrity of airport operations and safety.

4.G.1 OBJECTIVE 1.8, Coordinate Airport Layout Master Plan with Future Land Use and Conservation Elements

The Carrabelle-Thompson Airport Layout Master Plan and future expansion plans shall be coordinated with the Future Land Use and Conservation Elements to minimize airport impacts to adjacent land uses and to conserve resources in a manner that also protects the integrity of airport operations and safety.

4.G.1 Policy 1.8.1

~~By December 2007, the City shall consider the update its Future Land Use Map series, Traffic Circulation Map series, and the Official Zoning Map to reflect the updated Airport Layout Plan when making land use decisions within the -which is currently being conducted by a private consultant. The map series shall delineate all Runway Protection Zones (RPZ) established for the Carrabelle-Thompson Airport. These clear zones shall be at minimum consistent with requirements set forth by the Federal Aviation Administration. Development and land use activities within a RPZ shall be consistent with regulations established by the Federal Aviation Administration.~~

4.G.1 Policy 1.8.2

~~By December 2007, the City shall update its Future Land Use Element and land development regulations to reflect the updated Airport Layout Plan, which is currently being conducted by a private consultant. The Future Land Use Element and land development regulations shall be updated to ensure that future expansion of airport property and runways shall be focused away from residential areas in order to minimize airport impacts on nearby neighborhoods.~~

4.G.1 Policy 1.8.23

~~By December 2007, the City shall enter into a joint planning agreement with Franklin County to ensure that lands annexed near or adjacent to the Carrabelle-Thompson Airport shall be assigned land use designations that are compatible with the Airport Layout Master Plan.~~

4.G.1 Policy 1.8.34

The City Planning and Zoning Advisory Board shall coordinate with Airport staff regarding development applications, zoning changes, and land use amendment petitions proposed for property adjacent to or near the Carrabelle-Thompson Airport.

4.G.1 Policy 1.8.45

The Airport Layout Master Plan and proposed expansion plans shall be coordinated with the Conservation Element. Expansion and operation plans shall minimize impacts to environmental resources consistent with policies set forth within the Comprehensive Plan.

4.G.1 Policy 1.8.56

~~By December 2007, the City shall adopt in its land development regulations airport zoning regulations to address height, noise, electronic interference, illumination, clear zones and land requirements. Such regulations shall be consistent with the Federal~~

4. TRAFFIC CIRCULATION ELEMENT

Aviation Administration regulations and the Airport Layout Master Plan. The City shall coordinate with the Airport Authority regarding noise complaints.

4. RECREATION AND OPEN SPACE ELEMENT

GOAL 1

THE CITY OF CARRABELLE WILL ENSURE ADEQUATE RECREATIONAL FACILITIES FOR ALL SEGMENTS OF THE POPULATION, INCLUDING THOSE WITH SPECIAL NEEDS.

5.G.1 OBJECTIVE 1.1, Level of Service Standards

The City will continue to provide a system of parks and recreational facilities, which meet the demands of the population as determined by the adopted minimum levels of service.

5.G.1 Policy 1.1.1

The following level of service standards are adopted:

2 acres per 1,000 population

Facility	Unit of Measure	Standard
Basketball Court	1 court	Per 1,500 persons
Baseball/Softball Field	1 field	Per 1,500 persons
Boat Ramp	2 lanes	Per 1,500 persons
Camping	1 acre	Per 1,500 persons
Community Building	1 building (12,000 square feet minimum)	Per 1,500 persons
Fishing Pier	800 linear feet (minimum)	Per 5,000 persons
Football/Soccer Field	1 field	Per 4,000 persons
Playground	1 acre	Per 1,500 persons
Community Swimming Pool	1 pool (4,860 square feet minimum)	Per 8,700 persons
Tennis Court	1 court	Per 1,500 persons
Hiking Trail	1 mile	Per 1,500 persons
Open Space	1 acre	Per 1,000 persons

5.G.1 Policy 1.1.2

The City shall work to establish a City park facility to allow residents and visitors alike, including those with special needs, an opportunity to enjoy and have access to the benefits of recreational facilities such as: a canoe/kayak/small boat launch and exit points, picnicking areas, overnight camping, educational trails and kiosks.

5.G.1 Policy 1.1.3

The City shall pursue state or federal grant funds in providing recreation sites and facilities and, in particular, to develop 900 feet of public waterfront property adjacent to the Carrabelle River into a public marina.

5.G.1 Policy 1.1.4

The City shall require that developers of large-scale, residential development projects provide acreage for recreation site(s), or a sum of money sufficient for the City to provide recreation sites.

5.G.1 Policy 1.1.5

The City shall strive to restore or enhance degraded natural areas, such as restoration of natural hydrology or removal of non-native vegetation within City-owned resource-based recreational parks and facilities.

5. RECREATION AND OPEN SPACE ELEMENT

5.G.1 OBJECTIVE 1.2, Open Space

Lands designated as open space provided by the City will be protected from incompatible adjacent land uses and will remain functionally intact. Lands designated as open space provided by other public and private entities will also be protected from incompatible adjacent land uses.

5.G.1 Policy 1.2.1

The City shall adopt, ~~by December 2007,~~ land development regulations that will include specific open space definitions and standards addressing protection of open space and natural vegetation, landscaping, and signage.

5.G.1 Policy 1.2.2

The City shall adopt, ~~by December 2007,~~ incentives to encourage the provision of open space areas within future developed areas.

5.G.1 Policy 1.2.3

~~By December 2007,~~ The City shall develop and adopt criteria to be used in the review of all proposals for development in or adjacent to existing open space.

5.G.1 Policy 1.2.4

The City shall pursue grants or other funding sources to obtain additional open space in conjunction with the protection and conservation of wetlands and in particular, grant funds for the conservation and preservation of the tidal pool located adjacent to County Road 30-A, east of 12th Street (also known as Frog Pond).

5.G.1 Policy 1.2.5

The City will pursue the utilization of lands acquired for public works projects (e.g., stormwater management facilities) as recreation or open space sites.

5.G.1 Policy 1.2.6

The City will coordinate with public utilities (such as electrical, gas, and telephone) and state agencies (such as FDOT, FDEP, and NFWMD) regarding the use of their properties or easements for open space and recreational purposes such as walking and biking trails.

5.G.1 Policy 1.2.7

The City shall develop a master plan, including conceptual greenway maps, which include proposed new recreational trail systems and conservation greenways to link existing and new open space and outdoor recreation areas. Land acquisition efforts will focus on establishing these new links and enhancing existing greenways and recreation trail systems, including the acquisition of areas for destination areas and trailheads, including parking areas.

5.G.1 Policy 1.2.8

The City shall coordinate with private property owners to acquire open space areas that will serve to enhance greenways and recreation trail systems, including destination areas, trailheads, and parking areas.

5.G.1 OBJECTIVE 1.3, Accessibility for Automobiles, Bicycles, Pedestrians, and Mobility Assistive Devices

All public recreation facilities shall be accessible by automobiles, bicycles, pedestrians, and mobility assistive devices.

5. RECREATION AND OPEN SPACE ELEMENT

5.G.1 Policy 1.3.1

The City shall maintain or improve existing levels of shoreline access, including those beach access routes and beach access facilities required to be identified in the Coastal Management Element, and access to waterways required to be shown on the Future Land Use Map Series, by not abandoning any existing access routes or points.

5.G.1 Policy 1.3.2

The Planning and Zoning Advisory Review Board will review, evaluate, and develop criteria for meeting the needs of access to public recreational facilities by all people of Carrabelle, including those with special access needs. The City Commission will pursue funding sources.

5.G.1 Policy 1.3.3

The City has numerous streams and rivers, wetlands and estuarine features and shall support the development, enhancement and maintenance of public access areas to its river and stream resources.

5.G.1 Policy 1.3.4

The City shall encourage the establishment of recreation trails to increase, where feasible, opportunities for biking, walking, and other forms of outdoor recreation.

5.G.1 Policy 1.3.5

~~By December 2007,~~ The City shall prepare a plan for developing bicycle and pedestrian ways that will connect residential areas to recreational areas and the downtown area. The plan shall include programs for implementation and anticipated funding sources.

5.G.1 Policy 1.3.6

The City shall pursue grants to implement a plan for developing bicycle and pedestrian ways that will connect residential areas to recreational areas and the downtown area.

5.G.1 Policy 1.3.7

Development or redevelopment of the riverfront and parks shall provide linkage to multi-modal transportation facilities, as appropriate, and shall accommodate bicycle facilities, sufficient parking, and access facilities, including those for individuals with disabilities.

5.G.1 Policy 1.3.8

The City will provide adequate parking for waterfront recreation areas and designated public waterfront access sites through improvement or construction of parking areas, as feasible.

5.G.1 Policy 1.3.9

The City shall pursue state or federal grant funds to improve selected street-ends for use as dedicated public waterfront access points and will clearly mark such points as waterfront access.

5.G.1 OBJECTIVE 1.4, Intergovernmental Coordination

The City shall continue to improve and coordinate efforts with all levels of government and with the private sector to provide recreational opportunities.

5.G.1 Policy 1.4.1

The City shall coordinate with Franklin County and the Franklin County School Board concerning the joint use of recreational facilities.

5. RECREATION AND OPEN SPACE ELEMENT

5.G.1 Policy 1.4.2

The City shall participate with the other local governments, the state and federal government, and private nonprofit groups to assist and partner in the development of a system of greenway, parks, canoe/kayak/small boat launch and exit points, picnicking, camping and trails.

5.G.1 Policy 1.4.3

The City shall strive to support regional greenways and Florida trail and trail extension development such as the Gopher, Frog and Alligator Trail (GFA) and seek the support of the FDEP Office of Greenways and Trails, the Florida Trail Association, and other federal, state or nonprofit organizations.

5.G.1 Policy 1.4.4

The City shall coordinate with public utilities (such as electrical, gas, and telephone) and state agencies (such as FDOT, FDEP, and NFWMD) regarding the use of their properties or easements for open space and recreation purposes, such as walking and biking trails.

5.G.1 Policy 1.4.5

The City shall coordinate with Franklin County and the Franklin County School Board in order to support efforts to acquire a swimming pool.

6. Intergovernmental Coordination Element

GOAL 1

THE CITY OF CARRABELLE SHALL ESTABLISH AND MAINTAIN AN EFFICIENT, EFFECTIVE, AND CONVENIENT PROGRAM TO ADDRESS MULTI-JURISDICTIONAL, COMPREHENSIVE PLANNING ISSUES FOR THE PURPOSE OF:

- ACHIEVING THE GOALS AND OBJECTIVES OF THE CARRABELLE COMPREHENSIVE PLAN;
- SUPPORTING THE ACHIEVEMENT OF THE GOALS AND OBJECTIVES OF THE APALACHEE REGIONAL COMPREHENSIVE POLICY PLAN AND THE STATE COMPREHENSIVE PLAN; AND
- RESOLVING INCOMPATIBLE GOALS, OBJECTIVES, POLICIES, AND DEVELOPMENT IN THE CARRABELLE COMPREHENSIVE PLAN WITH UNITS OF LOCAL GOVERNMENT PROVIDING SERVICES BUT NOT HAVING REGULATORY AUTHORITY OVER THE USE OF THE LAND; WITH THE COMPREHENSIVE PLAN OF FRANKLIN COUNTY; AND WITH THE PLANS AND PROGRAMS OF REGIONAL, STATE, AND FEDERAL AGENCIES.

6.G.1 OBJECTIVE 1.1, Existing and Future Coordination Mechanisms

For coordination with Franklin County, the City of Carrabelle shall maintain existing mechanisms that are effective; shall enhance or revise existing mechanisms that are ineffective; or shall establish new mechanisms for issues not effectively addressed by existing mechanisms.

6.G.1 Policy 1.1.1

The City shall maintain the following existing mechanisms, which are effective, through continuance of the existing understandings:

- a) City of Carrabelle and Franklin County recreation participation understanding;
- b) Municipal Service Benefit Districts for the Countywide provision of fire protection services; and
- c) City of Carrabelle and Franklin County mosquito control understanding

6.G.1 Policy 1.1.2

~~By December 2007, the~~ The City shall enter into a joint planning agreement with Franklin County to ensure that lands annexed near or adjacent to the Carrabelle-Thompson Airport shall be assigned land use designations that are compatible with the Airport Master Plan.

6.G.1 Policy 1.1.3

The City shall establish the following new mechanisms for issues not addressed by existing mechanisms.

- a) Land Use Amendments and Zoning Changes: The City shall seek to establish an intergovernmental committee to coordinate zoning and land use changes along City/County boundaries. The purpose will be the maintenance of compatible land development.
- b) Affordable Housing Strategy: The City shall establish an Affordable Housing Committee to pursue grant funds from state and federal agencies to provide more standard, affordable housing units. This committee also shall seek assistance from the Florida Department of Children and Families in determining the need for group homes and foster care facilities.
- c) Use of the Franklin Correctional Institution's resources: The City shall seek to enter into a joint agreement with the Florida Department of Corrections regarding

6. Intergovernmental Coordination Element

the use of the Franklin Correctional Institution's resources, including its greenhouse and manual labor.

6.G.1 OBJECTIVE 1.2, Ensure Coordination of Level of Service Standards

The City shall continue to ensure the coordination of establishing, implementing, and modifying level of service standards for shared facilities with state, regional and local entities.

6.G.1 Policy 1.2.1

Carrabelle shall seek consistency in level of service standards among other entities and the adopted level of service standards in the Carrabelle Comprehensive Plan.

~~6.G.1 Policy 1.2.2~~

~~Prior to any comprehensive plan amendments that involve changing the level of service standards, the City shall send those proposed amendments to the Apalachee Regional Planning Council to assure that the proposed changes do not represent an impact to the region or state.~~

6.G.1 OBJECTIVE 1.3, Ensure Coordination of Carrabelle Comprehensive Plan with other Units of Government and Comprehensive Plan of Franklin County

The City shall coordinate its Comprehensive Plan with the plans of other units of government providing services but not having regulatory authority over the use of land and with the Comprehensive Plan of Franklin County.

6.G.1 Policy 1.3.1

The City shall notify the appropriate units of government in writing before any comprehensive plan or plan amendment is adopted that creates an impact not previously reviewed.

6.G.1 Policy 1.3.2

At the request of the affected unit of government, the Mayor, or the Mayor's designee, will coordinate the establishment of a temporary task force to further analyze the issue and provide a recommendation to the affected governing body.

6.G.1 Policy 1.3.3

The task force will focus on specific issues and will be composed of all affected parties requesting participation.

6.G.1 Policy 1.3.4

The task force will seek to resolve issues by first analyzing the issue in an objective fashion and then developing solutions.

6.G.1 Policy 1.3.5

If appropriate, the task force shall make a recommendation regarding the establishment of a permanent Citizen's Advisory Board or ad hoc committee for special issues, which require on-going coordination and management.

6.G.1 Policy 1.3.6

The respective governing bodies shall decide on the recommendations provided by a task force, advisory board, or ad hoc committee within a reasonable length of time after the recommendations have been made.

6. Intergovernmental Coordination Element

6.G.1 Policy 1.3.7

Upon agreement with the entities on resolution of an issue, the Carrabelle Board of City Commissioners shall adopt or approve the agreement. The Carrabelle Comprehensive Plan shall be amended if necessary.

6.G.1 Policy 1.3.8

If the recommendation is rejected, the City of Carrabelle, at the discretion of the Board of City Commissioners, shall seek more formal means of resolution.

6.G.1 Policy 1.3.9

The Board of City Commissioners shall seek to establish a task force to analyze the permitting process of lands under multi-governmental jurisdiction. The focus of the task force shall be lands adjacent to wetlands and waterways with the intent to improve the permitting process. Membership of the task force shall be limited to the affected regulatory agencies.

6.G.1 OBJECTIVE 1.4, Ensure Impacts of Development Proposed in Carrabelle Comprehensive Plan are Coordinated with Development in Franklin County, Apalachee Region, and State

The City shall ensure that the impacts of development proposed in the Carrabelle Comprehensive Plan are coordinated with the development in Franklin County, the Apalachee Region, and the state.

6.G.1 Policy 1.4.1

The City shall coordinate as needed with Franklin County on the management of development along the Carrabelle River and St. George Sound.

6.G.1 Policy 1.4.2

The City, as part of the development review process, shall review the relationship of proposed development to the existing comprehensive plans of adjacent local governments.

6.G.1 Policy 1.4.3

The City, as part of the Comprehensive Plan amendment process, shall coordinate amendments with the Apalachee Regional Comprehensive Policy Plan and State Comprehensive Plan.

6.G.1 OBJECTIVE 1.5, Conflict Resolution

The City shall adopt alternative policies to address special issues or issues which have not been resolved through other mechanisms.

6.G.1 Policy 1.5.1

The City of Carrabelle shall seek resolution of conflicts with other local governments by using the Apalachee Regional Planning Council mediation process.

6.G.1 Policy 1.5.2

The City of Carrabelle shall seek to develop mechanisms to resolve disputes with state agencies.

6.G.1 Policy 1.5.3

If any mechanism fails to effectively address issues significant to the City of Carrabelle, revision of the mechanism shall be pursued.

6. Intergovernmental Coordination Element

6.G.1 Policy 1.5.4

The City shall coordinate either through correspondence or meeting as necessary with state agencies and the Apalachee Regional Planning Council to assure that the mandates as established elsewhere in the comprehensive plan are implemented consistent with all state environmental regulations and are consistent with the regional and state comprehensive plan.

6.G.1 OBJECTIVE 1.6, Public School Siting

The City shall establish a process of coordination and collaboration with the Franklin County School Board regarding the planning and siting of public school facilities in coordination with planned infrastructure and public facilities.

6.G.1 Policy 1.6.1

The City shall coordinate with the Franklin County School Board for the proposed location of future school facilities.

6.G.1 Policy 1.6.2

The City shall provide the Franklin County School District with its Comprehensive Plan, along with population projections, to facilitate development of school enrollment projections and shall annually update this information.

6.G.1 Policy 1.6.3

The City will encourage the collocation of public libraries, parks and community centers with public schools to the extent practical ~~and financially feasible~~.

6.G.1 Policy 1.6.4

The City shall advise the Franklin County School Board of a proposed public school site's consistency with the Carrabelle Comprehensive Plan and land development regulations, including the availability of necessary public infrastructure to support the development of the site.

6.G.1 Policy 1.6.5

The City shall provide the Franklin County School Board with the opportunity to comment on comprehensive plan amendments, rezonings, and other land use decisions that may be projected to impact on the public schools facilities plan.

6.G.1 Policy 1.6.6

The City shall coordinate with Franklin County and the Franklin County School Board regarding emergency preparedness issues which may include consideration of:

- a. Design and/or retrofit of public schools as emergency shelters for non-storm events and/or host shelters during non-risk events only. Emergency shelters will not be open for tropical storm events or greater within Franklin County;
- b. Enhancing public awareness of evacuation zones, evacuation routes, and shelter locations; and
- c. Designation of sites other than public schools as long term shelters, to allow schools to resume normal operations following emergency events.

6.G.1 Policy 1.6.7

The City shall utilize the Interlocal Agreement Steering Committee meetings as the mechanism for coordinating the school collocation process with the Franklin County School Board.

6. Intergovernmental Coordination Element

~~6.G.1 Policy 1.6.8~~

~~The City shall coordinate with the Franklin County School Board regarding the utilization of the Carrabelle High School site if there are plans to relocate the school.~~

~~6.G.1 Policy 1.6.9~~

~~The City shall coordinate with Franklin County and the Franklin County School Board concerning the joint use of recreational facilities.~~

7. Coastal Management Element

GOAL 1

THE NATURAL AND HISTORIC RESOURCES OF THE COASTAL AREA SHALL BE PRESERVED, PROTECTED OR ENHANCED AS THE DEVELOPMENT PROPOSED IN THE FUTURE LAND USE ELEMENT OCCURS.

7.G.1 OBJECTIVE 1.1, Protect and Conserve Natural Resources

The City will support the conservation and protection of native vegetation, ecological communities, fish and wildlife habitat to the extent that the City will prohibit the unmitigated destruction of the City's natural resources.

7.G.1 Policy 1.1.1

No new subdivision will be approved unless all of the lots proposed for development contain uplands large enough to contain the proposed activity and all required buffers and preservation areas.

7.G.1 Policy 1.1.2

The City will develop and enforce site plan review criteria ~~by December 2007~~ which will provide for an appropriate set back from nesting areas or habitat used by threatened or endangered species. The criteria will be developed in conjunction with the Florida Fish and Wildlife Conservation Commission ~~Game and Fresh Water Fish Commission~~ and the Apalachicola National Estuarine Research Reserve.

7.G.1 Policy 1.1.3

The City shall require individuals seeking permits for erosion control devices to first plant native vegetation to control erosion. Should the survival rate be inadequate to control erosion, the individual shall be required to provide documentation proving a hardship of the land and obtain a variance from the Board of Adjustment. Reduction of side setbacks may be provided as a compensatory measure.

7.G.1 Policy 1.1.4

The City shall prohibit the use of habitat destroying vertical seawalls, without rip rap reinforcement along the waterfront.

7.G.1 Policy 1.1.5

The City may, through the reduction of setback requirements, encourage the use of natural vegetation fencing over rigid man made fence construction.

7.G.1 Policy 1.1.6

The City shall prohibit the alteration, other than approved maintenance, of mosquito ditches.

7.G.1 Policy 1.1.7

The City will provide a critical shoreline development brochure to applicants developing within the Critical Shoreline District ~~by December 2007~~. The brochure will describe stormwater management techniques and the use of native vegetation to control erosion and treat stormwater.

7.G.1 Policy 1.1.8

The City will cooperate, whenever possible, with the Apalachicola National Estuarine Research Reserve in their efforts to maintain a comprehensive inventory of ecological communities which shall include species, population, habitat conditions, occurrences and alterations.

7. Coastal Management Element

7.G.1 Policy 1.1.9

Development shall not be permitted which will significantly damage or destroy the habitat of species listed as endangered or threatened as specified in the "Official Lists of Endangered Fauna and Flora of Florida", published by the Florida Fish and Wildlife Conservation Commission ~~Game and Fresh Water Fish Commission~~.

7.G.1 Policy 1.1.10

The developer of any areas identified as containing wildlife habitat shall be responsible for the conduct of an analysis to determine the value and extent of such habitat. The term 'wildlife habitat' shall be defined as areas containing undisturbed, naturally occurring vegetation in uplands and wetlands, specifically including saltwater marsh and tidal areas. This habitat analysis shall form the basis of habitat conservation and preservation measures to be established either as a condition of development approval or in an enforceable development agreement, pursuant to section 163.3220-3243, F.S

7.G.1 OBJECTIVE 1.2, Maintain Estuarine Water Quality

The City shall continue to maintain the estuarine water quality surrounding Carrabelle's coastal resources such that there shall be no loss of any approved shellfish harvesting classifications.

7.G.1 Policy 1.2.1

The City shall adopt and enforce the Critical Shoreline Ordinance Section of its land development regulations, which prohibits habitable development within 50 feet of the mean high water line of the waters of the state in areas designated "V" on the FEMA FIRM panels.

No impervious surfaces shall be allowed within 20 feet of the waters or wetlands of the state, except for water dependent uses located in the Commercial Fishing District. Docks, pervious walkways, and elevated walkways may be permitted to allow access to the water. All new development within this district shall install a site suitable stormwater management system and obtain approval by the City or its designee. All development shall comply with Carrabelle stormwater management requirements.

Notwithstanding the standards set forth above and elsewhere in the Comprehensive Plan, the lots of record platted prior to November 2, 2006, that can demonstrate that implementing the 50 foot setback from the mean high water line of the waters of the state in areas designated "V" on the FEMA FIRM panels will deny the lot owner of reasonable use of the property consistent with its land use designation may be allowed a reduction in the 50-foot setback to a distance of no less than 20 feet.

The following criteria shall be applied and findings of fact required in order for the City to grant a reduction in the 50-foot setback from the mean high water line of the waters of the state in areas designated "V" on the FEMA FIRM panels, any such findings of fact justifying a finding that a reduction is necessary shall be based on substantial competent evidence that:

- 1) The lot of record was platted prior to November 2, 2006.
- 2) Special conditions and circumstances exist that are peculiar to the lot of record that the 50-foot setback cannot be achieved. Special conditions and circumstances that may warrant a reduction area as follows:
 - (a) The lot or parcel cannot conform to the 50-foot setback due to irregular shape or insufficient size.

7. Coastal Management Element

- (b) Adverse impacts to valuable natural resources such as wetlands, coastal marsh and coastal hammocks, including associated ecologically significant wildlife habitat species that are endangered or threatened.
 - (c) Adverse impacts as to archeological resources.
 - (d) The footprint of the structure would be reduced below 2,400 square feet of space.
- 3) The setback granted shall be the minimum setback that will make possible the reasonable use of the land, building, or structure and shall not be less than 20 feet.

The City shall not approve any new parcels or lots within the area designated "V" on the FEMA FIRM panels that cannot meet with the 50-foot setback. The City shall require that the 50-foot setback be explicitly depicted on all new subdivision plats and that all lots subject to the 50-foot setback contain sufficient buildable area.

7.G.1 Policy 1.2.2

The following requirements shall apply within the 150-foot Critical Shoreline District:

- a. No habitable or impervious development shall occur within 50 feet of the mean high water line of the waters of the state in areas designated "V" on the FEMA FIRM panels unless located within the Commercial Fishing District C-2, which is waterfront dependent or on a platted lot of record platted prior to November 2, 2006;
- b. Reasonable access to the water shall apply;
- c. Dredge-and-fill activities shall be prohibited except for maintenance dredging and when no other alternative exists;
- d. Septic tanks and drainfields, percolation ponds, or polishing ponds shall be set back 150-feet from the shoreline;
- e. Aerobic treatment units may be allowed within 75 feet of mean high water or jurisdictional wetlands;
- f. Impervious surfaces and lot coverage within the Critical Shoreline District shall be limited to 20 percent;
- g. All new development shall be required to obtain a FDEP or NFWMD stormwater permit or letter of exemption;
- h. Residential development shall require a stormwater plan be approved by the City Commission or its designee; and
- i. Docks, pervious walkways and elevated walkways may be permitted to allow access to the water.

7.G.1 Policy 1.2.3

The City shall require all owners and users of onsite sewage disposal systems in Carrabelle to connect to a central sewer system within 180 days of notice of availability of such a system pursuant to s. 380.0555 (~~1044~~) (b), F.S.

7. Coastal Management Element

7.G.1 Policy 1.2.4

The City shall enforce its land development regulations which requires developers of new subdivisions to connect to a public wastewater system and provide sewers to each lot in the subdivision.

7.G.1 OBJECTIVE 1.3, Maintain and Improve Water Quality

The FDEP water classification of Carrabelle River and St. George Sound will not be degraded and measures will continue to be taken to improve the water quality.

7.G.1 Policy 1.3.1

No new untreated point sources and untreated nonpoint sources shall be permitted to discharge into the Carrabelle River, St. George Sound or into ditches and canals that flow into the above named waterbodies. All new development shall be required to obtain a stormwater permit from FDEP prior to receiving a development permit. All development shall require a stormwater plan be approved by the City Commission or its designee.

7.G.1 Policy 1.3.2

~~By December 2007, t~~The City shall submit a petition to the Florida Department of Environmental Protection, in accordance with Chapter 120 of the Florida Statutes, to seek an "Outstanding Florida Water" (OFW) designation for the Crooked River, New River, Carrabelle River, and St. George Sound in order to protect and maintain water quality.

7.G.1 Policy 1.3.3

In order to reduce the impact of effluent from sewage treatment plants on the Sound, sewage treatment facilities with a history of treatment standards violations shall have highest priority in connecting to new or improved facilities.

7.G.1 Policy 1.3.4

~~New boat basins shall be prohibited. Marinas and other multi-slip docking facilities shall use docks extending out to water no less than four feet deep at mean low tide. Dredging for marinas or multi-slip docking facilities shall be restricted to limited channels for launching boats. Dredge and fill activities shall be prohibited except for maintenance dredging and when no other alternative exists. Maintenance dredging shall be allowed only if it serves to benefit the public as a whole.~~

7.G.1 Policy 1.3.4~~5~~

Dredging at the mouth of the Carrabelle River shall be prohibited, unless a detailed study of contaminants in the sediments is performed and adequate safeguards to prevent release of any contaminants are provided. All contaminated dredged materials shall be disposed of at safe upland sites.

7.G.1 Policy 1.3.5~~6~~

Structures, which constrict water circulation in St. George Sound, shall be prohibited.

7.G.1 Policy 1.3.6~~7~~

In order to reduce non-point source pollutant loadings and improve the functioning of the County's drainage system, dumping of debris of any kind, including yard clippings and trimmings, into drainage ditches and stormwater control structures is prohibited. The City shall utilize fines and initiate a public information program to help discourage future illegal dumping in drainage facilities.

7.G.1 Policy 1.3.7~~8~~

The City shall establish periodic inspection requirements for stormwater control structures to-ensure their proper functioning and maintenance.

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7.G.1 Policy 1.3.~~89~~

Parcels with more than one residential unit and/or parcels with more than one commercial unit that are planned for redevelopment are required to meet current stormwater standards, which shall include:

- a. Facilities that shall accommodate the 25-year, 24-hour storm duration, as defined by the Florida Department of Transportation, with the runoff from the first 1.5 inches of rainfall retained; and
- b. Facilities that shall be designed in accordance with the specifications described in Chapter 62-25, F.A.C. so that the receiving water is not degraded and complies with water quality standards established in Chapter ~~62-302~~ 17-302, F.A.C.

7.G.1 OBJECTIVE 1.4, ~~Adopt~~ Implement Citywide Stormwater Master Management Plan

~~By July 2007, t~~The City shall ~~adopt~~ implement a the Stormwater Master Management Plan.

7.G.1 Policy 1.4.1

~~A Stormwater Management Plan shall be developed and implemented based upon the data and analysis and recommendations contained within the Stormwater Management Needs Assessment and Stormwater Master Plan, which are currently being prepared by a private engineering company for the City of Carrabelle and will be completed by December 2006. The City shall continue to implement the City of Carrabelle Stormwater Master Plan (October 2006).~~

7.G.1 Policy 1.4.2

~~By July 2007, t~~The City shall consider ~~amend~~ the Comprehensive Plan to include the findings and recommendations of the *Stormwater Management Needs Assessment* and *Stormwater Master Plan* when. ~~The Stormwater Management Plan shall determine~~ determining the need for and establishing priorities for drainage facilities replacement, correcting existing deficiencies, and future drainage needs based upon an adopted level of service standard. The City shall prioritize the identified drainage needs and maintain a five-year schedule for construction, to be updated annually in conformance with the review process of the Capital Improvements Element of this plan.

7.G.1 Policy 1.4.3

~~By December 2007, t~~The City shall initiate the implementation of its *Stormwater Management Plan*.

7.G.1 Policy 1.4.~~34~~

The City shall continue to enforce the Carrabelle Flood Hazard Prevention Ordinance within its land development regulations, which includes development and density limitations that requires all development within the City's areas of special flood hazard to submit a certificate of elevation in accordance with Federal Flood Hazard Regulations; or, for commercial structures, provide engineer-certified documentation for flood proofing.

7.G.1 Policy 1.4.~~45~~

The City shall maintain its drainage facilities through regular cleaning and debris removal.

7.G.1 Policy 1.4.~~56~~

The City shall apply annually for grants available through FDEP, ~~FDEO~~ FDCA, EPA, and the Northwest Florida Water Management District for the repair and construction of new drainage facilities within the City.

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7.G.1 OBJECTIVE 1.5, Utilize Land Use Criteria That Gives Priority to Siting and Development of Water-Dependent Uses

The City shall continue to utilize land use standards that gives priority to the siting and development of water-dependent uses within the Coastal Area, as compared with other shoreline uses.

7.G.1 Policy 1.5.1

It shall be the policy of the City to utilize the following priority list in reviewing applications for shoreline uses, so as to provide increased priority for water-dependent uses. Uses listed first shall generally be given the highest priority of all uses that may be proposed along the shoreline, with other uses listed in the order of declining priority. Uses listed under (6) shall be given the least preference for location along the shoreline.

1. Water-dependent uses such as fish, and shellfish production;
2. Water-dependent recreation and commercial uses such as ports, marina-type uses, and navigation;
3. Water-related uses such as certain utilities and commercial uses;
4. Water-enhanced uses such as certain recreational and commercial uses;
5. Non-water dependent or related activities such as residential uses; and
6. Non-water dependent and non-water enhanced uses, which result in an irretrievable commitment of coastal resources.

7.G.1 OBJECTIVE 1.6, Prohibit Water-Dependent or Water-Related Land Uses That Degrade Water Quality

The City shall prohibit any water dependent or water related land use which will lower the water quality standards below State water quality standards for the River and Bay.

7.G.1 Policy 1.6.1

The City shall continue to enforce its land development regulations which require sewage pump out facilities for all new marina facilities along the riverfront. ~~By 2007, the~~ The City shall adopt land development regulations to require existing marinas to install such facilities.

7.G.1 Policy 1.6.2

The City shall provide sewage pump out facilities at all City-owned and maintained marinas.

7.G.1 Policy 1.6.3

New marinas and multi-slip docking facilities shall conform to the following criteria:

- a) Public use marinas shall be allowed only in commercial zoned districts;
- b) Non-public use marinas or multi-slip docking facilities shall be allowed only in medium density residential zoned districts and then only if use of docking facilities are limited to use by residents;
- c) Marinas and multi-slip docking facilities must provide one vehicular parking space per slip, as enforced within the land development regulations;

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- d) All parking, dry storage, and non-water dependent facilities must be built on existing uplands and shall provide a stormwater management plan;
- e) Marinas and multislip docking facilities shall prepare hurricane plans, that shall be reviewed by the Planning and Zoning Advisory Board and approved by the County Emergency Management Director and the Planning Director, which describe measures to be taken to minimize damage to marina sites, neighboring properties, and the environment;
- f) Marina or multislip docking facilities shall comply with the other policies of this Plan;
- g) Marinas or multislip docking facilities shall not disturb or destroy wetlands or grassbeds. In the event that no alternative exists, the developer shall develop a mitigation plan coordinated and approved by the Army Corps of Engineers, the Department of Environmental Protection, and the Apalachicola National Estuarine Research Reserve;
- h) Dryslip use shall be maximized in order to minimize impacts on water quality, and minimize the extent of disturbance of the estuary;
- i) Fueling facilities associated with marinas shall be designed to contain spills from on-land equipment and shall be prepared to contain spills in the water and shall submit documentation outlining pollution control procedures, as well as designate an individual responsible for coordination with the Franklin County First Responders;
- j) New marinas and multislip docking facilities shall provide garbage pick-up and post signs prohibiting littering;
- k) New marinas and multislip docking facilities shall contain sewer and bilge pump out facilities and shall accept used oil;
- l) Dredging of previously un-dredged natural water bodies shall be prohibited; and
- m) Maintenance dredging shall be allowed only if it serves to benefit the public as a whole.

7.G.1 Policy 1.6.4

~~By December 2007, the~~ City shall adopt land development regulations which require all existing and new marinas with fueling facilities to be designed to contain spills from on-land equipment; to be prepared to contain spills in the water; to submit documentation outlining pollution control procedures, as well as designate an individual responsible for coordination with the Franklin County First Responders; and to meet any other specific containment/emergency plans as required by the state.

7.G.1 OBJECTIVE 1.7, Protect Sand Dunes

The City shall continue to enforce its adopted land development regulations, which provide for the protection of sand dunes.

7.G.1 Policy 1.7.1

The City shall enforce its land development regulations that require a topographic survey for new construction to verify the presence of sand dunes. Site alteration shall be limited to the footprint of the house and shall be constructed on pilings to allow for the

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natural fluctuation of sand dunes.

GOAL 2

PEOPLE AND PROPERTY IN CARRABELLE WILL BE PROTECTED FROM THE EFFECTS OF HURRICANE STORM DAMAGE.

7.G.2 OBJECTIVE 1.1, Restrict Development and Public Funding of Facilities in Coast High Hazard Area

The City shall continue to enforce its land development regulations which restricts development within the Coastal High Hazard Area and which restrict public funding for facilities within the Coastal High Hazard Area.

7.G.2 Policy 1.1.1

The Coastal High Hazard Area for the City of Carrabelle is defined as the area below the elevation of the Category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model. depicted as the Category 1 storm tide inundation zone and all areas seaward of its most landward extent as depicted on maps in the Franklin County Storm Tide Atlas Volume 7, Book 1 of the Apalachee Regional Evacuation Study. See also Definitions, Section 10., for further explanation of the Coastal High Hazard Area.

The Coastal High Hazard Area for the City of Carrabelle is also illustrated in Maps I-14 and I-16 of the Future Land Use Map series, included within Appendix A of the data and analysis.

7.G.2 Policy 1.1.2

City-funded public structures shall not be built in the Coastal High Hazard Area, unless the structure is for public access or resource restoration.

7.G.2 Policy 1.1.3

The City shall limit the expenditure of City funds for infrastructure within the Coastal High Hazard Area (CHHA).

7.G.2 Policy 1.1.4

The City's Flood Hazard Prevention Ordinance shall reference the building elevations of the Flood Insurance Rate Maps and the building requirements of the National Flood Insurance Program; provide for retention of rain from a 25-year, 24-hour rainfall event; and restrict discharge of rainwater into ditches which may flood evacuation routes.

7.G.2 Policy 1.1.5

The City shall adopt into its land development regulations the most recent ~~amendments to the 1985~~ edition of the Southern Florida Standard Building Code ~~by December 2007.~~

7.G.2 OBJECTIVE 1.2, Limit Density and Intensity in Coastal High Hazard Area

In order to mitigate the impact of natural hazards within the Coastal High Hazard Area, the City shall limit density and intensity within the Coastal High Hazard Area and direct it outside of the Coastal High Hazard Area.

7.G.2 Policy 1.2.1

It shall be the policy of Carrabelle to require that all land development applications within the Coastal High Hazard Area be planned and obtain approval pursuant to a site plan review process, to ensure that development is compatible with site characteristics.

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Applications will be reviewed according to pertinent sections of the National Flood Insurance Program and will be reviewed for compliance with all other applicable flood control regulations.

7.G.2 Policy 1.2.2

Carrabelle shall limit the density of new residential development within the Coastal High Hazard Area to a maximum of two dwelling units per gross acre.

7.G.2 Policy 1.2.3

The City shall require that commercial redevelopment activities within the FEMA Velocity zone of the Coastal High Hazard Area be limited to the density/intensity in existence for the development site prior to the effective date of the Comprehensive Plan. All such redevelopment activities shall also be subject to compliance with other applicable goals, objectives, policies, and development regulations.

7.G.2 Policy 1.2.4

~~By December 2007,~~ The City shall develop a density transfer mechanism within the land development regulations which allows density transfers to cluster developments in order to: limit the amount of land required for infrastructure; provide open space; and protect environmentally sensitive land. Density will be based upon zoning district and the amount of developable land.

7.G.2 Policy 1.2.5

The City shall prohibit the approval of new development orders for mobile home projects within the Coastal High Hazard Area if the project is within a FEMA rated V-zone.

7.G.2 Policy 1.2.6

The City shall prohibit the siting of new acute care medical facilities within the Coastal High Hazard Area. There are no acute care medical facilities currently located within the Coastal High Hazard Area.

7.G.2 OBJECTIVE 1.3, Hurricane Evacuation Clearance Times

The City shall conduct its hurricane evacuation procedures to ensure that City-wide evacuation clearance times do not exceed 12 hours for Tropical Storms and Category 1, 2, 3, 4, and 5 hurricanes.

7.G.2 Policy 1.3.1

All persons living within the City Limits shall evacuate in the event of a Category 2, 3, 4, or 5 hurricane. In addition, the City has established a Hurricane Evacuation Zone in order to identify, notify, and facilitate the timely evacuation of those persons living within the higher flood risk areas of the City. Persons living within the Hurricane Evacuation Zone will also evacuate in the event of a Tropical Storm or Category 1 hurricane. The Hurricane Evacuation Zone encompasses the following:

- a. Areas waterward of County Road 379 (River Road);
- b. Areas waterward of County Road 67-A (Ryan Drive); and
- c. Areas south of U.S. Highway 98

The Hurricane Evacuation Zone for the City of Carrabelle is also illustrated in Map I-17 of the Future Land Use Map series, included within Appendix A of the data and analysis.

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7.G.2 Policy 1.3.2

The City shall coordinate with the Franklin County Emergency Management Director to encourage City residents to evacuate Carrabelle northbound, via County Road 67-A in the event of a Tropical Storm or Category 1 hurricane in order to avoid traffic congestion in Wakulla County.

7.G.2 Policy 1.3.3

In order to prevent unnecessary evacuees crowding roads and shelters, the City shall, through coordination with the Franklin County Emergency Management Director, prior to hurricane season, notify the public of their need to evacuate at various threat levels.

7.G.2 Policy 1.3.4

New or replacement bridges spanning the Intracoastal Waterway shall not be drawbridges.

7.G.2 Policy 1.3.5

The City shall coordinate with the County in implementing this hurricane evacuation plan.

7.G.2 Policy 1.3.6

All future improvements to the evacuation routes shall include remedies for flooding problems.

7.G.2 Policy 1.3.7

The City, through the Franklin County Emergency Management Director, shall coordinate with inland neighboring counties to provide for adequate evacuation shelter space.

7.G.2 Policy 1.3.8

The City shall coordinate with Franklin County and FDOT in evaluating major evacuation routes and determining where deficiencies occur and where operational improvements can be made to maintain or reduce hurricane evacuation times.

7.G.2 OBJECTIVE 1.4, Post-Disaster Response and Hazard Mitigation

~~By 2007,~~ The City shall adopt a Hazard Mitigation Element that shall include post-disaster response and cleanup assistance procedures for redevelopment permitting and hazard mitigation measures.

7.G.2 Policy 1.4.1

The City shall amend where necessary the natural disaster preparedness technical data, as well as the goals, objectives and policies of the Coastal Management Element to be consistent with an updated version of the regional hurricane evacuation study when it becomes available.

7.G.2 Policy 1.4.2

The City shall work with the Franklin County Emergency Management Director to coordinate with the County's Comprehensive Emergency Management Plan to comply with the policies under this objective, and shall contain step-by-step details for post-disaster recovery operations.

7.G.2 Policy 1.4.3

The City shall coordinate with Franklin County in formulating a Local Mitigation Strategy.

7.G.2 Policy 1.4.4

After a hurricane but prior to re-entry of the population into evacuated areas, the City shall cooperate with Franklin County regarding recovery efforts. In addition, the City Commission shall meet to hear preliminary damage assessments; appoint a Recovery

7. Coastal Management Element

Task Force within the City; and consider a temporary moratorium on building activities not necessary for the City's public health, safety, and welfare. The Recovery Task Force shall include the City Administrator, Public Works Director, and other members as directed by the City Commission. The departments whose directors sit on the Task Force shall provide staff. The Task Force shall be terminated after implementing its responsibility under 7.G.2 Policy 1.4.5.

7.G.2 Policy 1.4.5

The City shall prioritize immediate repair and cleanup actions and permitting activities following a natural disaster. Immediate repair and cleanup actions needed to protect the public health and safety will be given first priority. Those priorities may include repairs to potable water, wastewater, and power facilities; removal of debris; stabilization or removal of structures about to collapse; and minimal repairs to make dwellings habitable. These actions shall receive first priority in permitting decisions. Long-term redevelopment activities shall be postponed until the Recovery Task Force has completed its tasks.

7.G.2 Policy 1.4.6

The Recovery Task Force shall propose comprehensive plan amendments to City officials that reflect the recommendations in any interagency hazard mitigation reports or other reports prepared pursuant to Section 406 of the Robert T. Stafford Disaster Relief and Emergency Assistance Act.

7.G.2 Policy 1.4.7

In coastal areas needing redevelopment after a disaster, structures which were nonconforming in terms of flood elevation and which suffered damage in excess of fifty percent of their appraised value shall not be allowed to rebuild except in compliance with land use and in accordance with FEMA requirements.

7.G.2 Policy 1.4.8

The City shall coordinate with the County to develop and adopt prior to the ~~2007~~ 2015 hurricane season a formal decision-making process to evaluate options for damaged public facilities in the Coastal High_Hazard Area including abandonment, repair in place, relocation, and reconstruction with structural modifications. This process shall consider these options in light of factors such as cost to construct, cost to maintain, recurring damage, impacts on land use, impacts on the environment, and public safety.

7.G.2 Policy 1.4.9

On an annual basis, the City shall work with the County in updating the Local Mitigation Strategy to identify structures in the Coastal High-Hazard Area, inventory their assessed value, judge the utility of the land for public access and make recommendations for acquisition when post-disaster opportunities arise, and include the aforesaid recommendations within the updated Local Mitigation Strategy.

7.G.2 OBJECTIVE 1.5, Increase Public Access to Coastal Resources

The City shall increase the amount of public access to coastal resources consistent with estimated public needs.

7.G.2 Policy 1.5.1

Existing access for the public to the Carrabelle River and St. George Sound shall be maintained by new development. New riverfront development shall show on their site plans existing riverfront access ways, and the proposed development shall continue that access way, relocate it on the site with approval of the City Commission, or

7. Coastal Management Element

donate it to the City.

7.G.2 Policy 1.5.2

All public access facilities shall be accessible to a state, county, or City road and include parking facilities, as feasible.

7.G.2 Policy 1.5.3

The City shall accept donations of shoreline lands suitable for use as public access facilities.

7.G.2 Policy 1.5.4

The City shall pursue grants to improve public waterfront access points.

7.G.2 OBJECTIVE 1.6, Identify, Protect, and Preserve Historic Resources

~~By December 2007, t~~The City will identify all historic resources within the Coastal Planning Area and establish development standards for the protection, preservation, and sensitive reuse of historic resources throughout the City.

7.G.2 Policy 1.6.1

~~By December 2007, t~~The City shall identify historically significant buildings and shall develop land development regulations which require that additions and renovations be in keeping with the character of the building. Permits for demolition will require that a hardship be demonstrated and approved by the Board of Adjustment.

7.G.2 Policy 1.6.2

~~By December 2007, t~~The City shall adopt standards in its land development regulations which:

- a) Require historic and archaeological sites to be incorporated into required setbacks, buffer strips, or open spaces; and
- b) Establish waivers for non-safety related setback requirements and site planning requirements in order to accommodate historic structures or sites within a proposed development.

7.G.2 Policy 1.6.3

As an alternative to preserving historic or archaeological sites, the owner may allow excavation of the site by the Division of Historic Resources or their approved alternate prior to development. If the site is first scientifically excavated, then development may proceed without preserving the site.

7.G.2 Policy 1.6.4

The City shall accept donations of historic or archaeological sites.

7.G.2 OBJECTIVE 1.7, Maintaining Scenic Routes

~~By December 2007, t~~The City will ~~attempt to establish a~~ continually participate in the scenic road program in order to help preserve the area's natural beauty.

7.G.2 Policy 1.7.1

~~By December 2007, t~~The City shall maintain ~~propose~~ 30-A (Gulf Avenue), ~~for designation~~ as a scenic corridor under the Florida Scenic Highways Program.

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7.G.2 Policy 1.7.2

The City shall pursue grants to include bike and pedestrian ways along scenic roads, such as ~~proposed~~ scenic corridor 30-A (Gulf Avenue).

7.G.2 Policy 1.7.3

Properties between designated scenic roads and wetlands or open water shall be zoned the lowest density allowed for their respective future land use categories.

7.G.2 Policy 1.7.4

Site plan requirements for areas between designated scenic roads and wetlands or open water shall require the use of native vegetation in landscaping, separation of buildings by at least 50 feet along the axis of the road, and the avoidance of walls, fencing, and/or landscaping that would obstruct views of wetlands or open water.

GOAL 3

PUBLIC FACILITIES SHALL BE ADEQUATE AND AVAILABLE TO SERVE THE RESIDENTS AND VISITORS TO THE CITY'S COASTAL AREA.

7.G.3 OBJECTIVE 1.1, Level of Service Standards

The level of service standards adopted elsewhere in this Comprehensive Plan for facilities in the coastal planning area and the additional standards under this Objective shall be applied whenever development orders or permits are requested. The evacuation time established by 7.G.2 OBJECTIVE 1.3 shall also be considered as a levels of service standard for roads.

7.G.3 Policy 1.1.1

Service areas shall be established for water, sewer, roads and bridge facilities. Development within these service areas shall be limited to the capacity of the respective facilities to supply the appropriate service as established by the level of service standard adopted in this Comprehensive Plan. Funding for such facilities will be phased to coincide with the impacts generated by development or redevelopment.

7.G.3 OBJECTIVE 1.2, Timing and Funding

All public facilities shall be available at least by the time they are needed to serve new development.

7.G.3 Policy 1.2.1

Developments, which would impact existing facilities, shall pay for such impacts or shall provide their own facilities prior to construction.

GOAL 4

COASTAL RESOURCE MANAGEMENT WILL ADDRESS NATURAL SYSTEMS ON A SYSTEMWIDE BASIS REGARDLESS OF POLITICAL BOUNDARIES.

7.G.4 OBJECTIVE 1.1, Intergovernmental Coordination

~~By December 2007, a~~An intergovernmental coordination program shall be established in order to manage coastal resources affecting or affected by governments other than the City and the County.

7.G.4 Policy 1.1.1

The City shall review the Comprehensive Plan of the County to determine consistency.

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7.G.4 Policy 1.1.2

The City shall develop joint planning and management programs with the County for hurricane evacuation, provision of public access, provision of infrastructure, providing water dependent use sites, controlling stormwater, reducing wastewater treatment plant discharges, protection of living marine resources, and reduction of exposure to natural hazards.

7.G.4 Policy 1.1.3

The City shall continue to cooperate with the County to combat non-point source pollution in the Apalachicola Bay basin.

7.G.4 Policy 1.1.4

The City shall forward copies of development proposals within the coastal planning area to the County for review and comment.

7.G.4 Policy 1.1.5

Prior to the adoption of any land development regulations developed pursuant to 163.3202, F.S., the City shall review and incorporate, where appropriate, policies recommended in the *Apalachicola Bay Aquatic Preserve Management Plan*, the *Apalachicola National Estuarine Research Reserve Management Plan*, the Northwest Florida Water Management District's *Surface Water and Improvement Management Plan* and *Lower Apalachicola River: Environmentally Endangered Lands Management Plan*.

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GOAL 1

CONSERVE AND PROTECT ENVIRONMENTAL RESOURCES SUCH AS SCENIC AREAS, WILDLIFE, CLEAN AIR AND WATER TO MAINTAIN A DESIRABLE QUALITY OF LIFE.

8.G.1 OBJECTIVE 1.1, Maintain Ambient Air Quality Standards

Carrabelle shall maintain ambient air quality standards which are equal to or more stringent than the State and Federal National Ambient Air Quality Standards (NAAQs).

8.G.1 Policy 1.1.1

Industrial land uses shall be located where they minimize the impact on current air quality standards. No local development permit shall be issued for construction prior to an approved permit being issued in compliance with ~~Chapter 17-2, F.A.C~~ Rule 62-204.800, Florida Administrative Code.

8.G.1 Policy 1.1.2

The City shall condition all commercial new construction development approval to implement best management practices for reduction of erosion, fugitive dust, and air emissions related to the construction of the development.

8.G.1 OBJECTIVE 1.2, Protect Water Quality

The City shall protect the quality of water on the Carrabelle River and St. George Sound to the extent that all waters maintain existing classifications for water quality as established by the Florida Department of Environmental Protection and shall enforce its land development regulations which prohibit development which would result in the water quality of St. George Sound, Carrabelle River, and aquifers being degraded below the current classification. All new development shall comply with Carrabelle stormwater management requirements.

8.G.1 Policy 1.2.1

~~By 2007,~~ The City shall establish and maintain adequate docking facilities complete with bilge pump-out facilities at all City-owned wharves.

8.G.1 Policy 1.2.2

~~By 2007,~~ a All waterfront properties will be serviced by an adequate central sewer system.

8.G.1 Policy 1.2.3

No new untreated point sources and untreated nonpoint sources shall be permitted to discharge into St. George Sound, Carrabelle River and into ditches or canals that flow into the above named water bodies. All commercial and industrial development shall be required to obtain a stormwater permit from FDEP prior to receiving a development permit. All development shall comply with Carrabelle stormwater management requirements.

8.G.1 Policy 1.2.4

In order to protect water supplies and the quality of estuarine waters, the City ~~will~~ shall ~~by 2007 identify and coordinate with the Franklin County Health Department begin enforcement action to correct~~ identify faulty onsite sewer treatment systems. No new septic tank-drainfields shall be allowed in the Critical Shoreline District. When sewer becomes available, owners and users of onsite sewerage disposal systems in Carrabelle are required to connect to a central sewer system within 180 days of notice of availability of such a system pursuant to s. 380.0555(11)(b), F.S.

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8.G.1 Policy 1.2.5

Parcels with more than one residential unit and/or parcels with more than one commercial unit that are planned for redevelopment are required to meet current stormwater standards, which shall include:

- a) Facilities that shall accommodate the 25-year, 24-hour storm duration, as defined by the Florida Department of Transportation, with the runoff from the first 1.5 inches of rainfall retained; and
- b) Facilities that shall be designed in accordance with the specifications described in Chapter 62-25, F.A.C. so that the receiving water is not degraded and complies with water quality standards established in ~~Chapter 17-302, F.A.C~~ Chapter 62-302, Florida Administrative Code.

8.G.1 OBJECTIVE 1.3, Evaluate and Identify Sources of Stormwater Pollution

The City shall evaluate and identify possible sources of stormwater pollution.

8.G.1 Policy 1.3.1

~~A Stormwater Management Plan shall be developed and implemented based upon the data and analysis and recommendations contained within the Stormwater Management Needs Assessment and Stormwater Master Plan, which are currently being prepared by a private engineering company for the City of Carrabelle and will be completed by December 2006. The City shall continue to implement the City of Carrabelle Stormwater Master Plan (October 2006).~~

8.G.1 Policy 1.3.2

~~By July 2007, the City shall consider amend the Comprehensive Plan to include the findings and recommendations of the Stormwater Management Needs Assessment and Stormwater Master Plan when. The Stormwater Management Plan shall determine~~ determining the need for and establishing priorities for drainage facilities replacement, correcting existing deficiencies, and future drainage needs based upon an adopted level of service standard. The City shall prioritize the identified drainage needs and maintain a five-year schedule for construction, to be updated annually in conformance with the review process of the Capital Improvements Element of this plan.

8.G.1 Policy 1.3.3

~~By December 2007, the City shall initiate the implementation of its Stormwater Management Plan.~~

8.G.1 OBJECTIVE 1.4, Conserve Potable Water Resources

The City shall, ~~by 2007,~~ adopt mechanisms to conserve current and projected water sources within Carrabelle.

8.G.1 Policy 1.4.1

Proposed development that require large water withdrawals of more than 100,000 gallons per day ~~from the aquifers~~ will be submitted to the Northwest Florida Water Management District for review prior to development approval.

8.G.1 Policy 1.4.2

The City shall coordinate with the NFWFMD to cap abandoned, free-flowing wells.

8. Conservation Element

8.G.1 Policy 1.4.3

The City shall encourage water conservation by educating potable water customers through pamphlets explaining water conservation measures.

8.G.1 Policy 1.4.4

The City shall require through its land development regulations that xeriscape principles be used for all new development and redevelopment projects. Native vegetation is preferred. If native vegetation is not used, then drought tolerant, low water dependent vegetation from *Waterwise Florida Landscape* should be used. Xeriscape principles and native vegetation can be identified from *Waterwise Florida Landscape*, as produced by Florida's water management districts.

8.G.1 Policy 1.4.5

~~The City shall adopt a water conservation plan by December 2007 which shall be consistent with the emergency water shortage contingency plans developed by the Northwest Florida Water Management District and which shall apply to all water system users.~~

8.G.1 Policy 1.4.5~~6~~

The City shall permit, through the land development regulations, the use of private well systems or reused water for the purpose of irrigation.

8.G.1 Policy 1.4.6~~7~~

The City shall require water-conserving plumbing fixtures in all new development, redevelopment, or replacement of existing fixtures.

8.G OBJECTIVE 1.5, Protect and Maintain Prime Groundwater Aquifer Recharge Areas

~~By December 2007, t~~The City shall adopt performance criteria in its land development regulations to ensure the effective protection and maintenance of prime groundwater aquifer recharge areas within the City, as identified by the Northwest Florida Water Management District. shall monitor Northwest Florida Water Management District findings regarding prime aquifer recharge areas within City limits and shall update its land development regulations accordingly to protect these areas if need be. As of ~~2018~~ 2005, the Northwest Florida Water Management District has identified no such areas.

8.G.1 Policy 1.5.1

~~By December 2007, t~~The City shall adopt land development regulations which shall limit the amount of impervious surface on lots in prime aquifer recharge areas, as identified by the Northwest Florida Water Management District. In the event that Northwest Florida Water Management District identifies a prime aquifer recharge area within City limits, the City shall adopt land development regulations which limit the amount of impervious surface on lots within the recharge area.

8.G.1 Policy 1.5.2

The City shall continue to enforce its land development regulations requiring retention of stormwater runoff so that the amount of run-off from a site after development does not exceed the amount of runoff occurring before development. The purpose of this is to maximize groundwater recharge.

8.G.1 OBJECTIVE 1.6, Potable Water Wellfield Protection

The City shall continue to protect its quantity and quality of water through the continued enforcement of the adopted Wellfield Protection Ordinance in its land development regulations. All development in the City shall comply with the City's Wellfield Protection Ordinance and must be reviewed by the City Planning and Zoning Commission to ensure compliance.

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8.G.1 Policy 1.6.1

The Wellfield Protection Ordinance area adopted by the City of Carrabelle consists of two zones requiring different levels of protection:

1. Primary Protection Zone: The innermost zone surrounding the wellhead that requires the strictest restrictions. Effective from the date of adoption of the updated Comprehensive Plan (November 2006), no person shall discharge a hazardous substance (including herbicide and pesticide applications) to the soils, groundwater, or surface water within 500 feet of a public wellfield. The following uses are prohibited within the Primary Protection Zone:
 - a. New sanitary landfills;
 - b. The use, handling, productions, and storage of hazardous substances;
 - c. Feedlots or other concentrated animal facilities;
 - d. Wastewater treatment plants, percolation ponds, dredge spoil deposits and similar facilities; and
 - e. Septic tanks

2. Secondary Protection Zone: The zone surrounding the Primary Protection Zone. Within the Secondary Protection Zone, no person shall discharge a hazardous substance (including herbicide and pesticide applications) to the soils, groundwater, or surface water within 1,000 feet of a public wellfield. The following uses are prohibited within the Secondary Protection Zone:
 - a. New sanitary landfills;
 - b. The use, handling, productions, and storage of hazardous substances;
 - c. Feedlots or other concentrated animal facilities; and
 - d. Wastewater treatment plants, percolation ponds, dredge spoil deposits and similar facilities

8.G.1 OBJECTIVE 1.7, Protect and Conserve Soil Resources

The City shall, through its land use regulations, protect and conserve soil resources by controlling the encroachment of urbanization on land poorly suited for structural development.

8.G.1 Policy 1.7.1

The City's site plan review process shall be amended to take into consideration natural constraints such as flood hazard, wetlands, soil suitability and aquifer recharge potential, and development shall be restricted depending upon the severity of those constraints.

8.G.1 OBJECTIVE 1.8, Protect and Conserve Wetlands

The wetlands of Carrabelle shall continue to be conserved and protected such that no net loss (after mitigation) shall occur.

8. Conservation Element

8.G.1 Policy 1.8.1

The City's land development regulations shall prohibit development within 20 feet of wetlands or within wetlands, defined as all areas determined to be jurisdictional by FDEP under section 373.019(25)(27), Florida Statutes, and Chapter Rule 62-340.200(19), Florida Administrative Code, unless adequate mitigation is provided. Adequate mitigation shall be determined and approved by FDEP and United States Army Corps of Engineers (USACOE). Density transfers and clustering shall be awarded as an incentive to locate development away from sensitive areas.

8.G.1 Policy 1.8.2

The City shall continue to enforce the standards adopted in its land development regulations, which require that:

- a) Site plans for new development identify the location and extent of wetlands located on and adjacent to the property;
- b) Site plans shall identify the location, extent, and setbacks from the waters and wetlands of the State and Carrabelle in conformance with the Critical Shoreline District requirements, as defined within the land development regulations;
- c) Subdivision and commercial site plans comply with Carrabelle stormwater management requirements and provide FDEP approved stormwater management permits to guarantee that normal flows and quality of water will be assured to maintain wetlands;
- d) The City shall continue to enforce the Critical Shoreline District Section of the land development regulations, which prohibits impervious surfaces and structures other than decks, docks, and dune walkovers within 20 feet of wetlands and waters of the state. Development adjacent to wetland areas shall provide a minimum 20-foot buffer;
- e) Alterations of wetlands shall not be allowed except when no alternative exists, and following all efforts to avoid and minimize wetland impacts;
- f) Altered wetlands shall be restored and mitigated in accordance with FDEP and the United States Army Corps of Engineers (USACOE);
- g) All approved mitigation shall be required to demonstrate, through appropriate monitoring and reporting by the project's developer, at least an 85% planting survival rate for wetland areas created/augmented during mitigation for a period of at least two years for herbaceous wetland communities and for at least five years for forested wetland communities; and
- h) The wetlands shown on the Future Land Use Map series are generalized and specific wetlands mapping shall be considered prior to development approval.

8.G.1 Policy 1.8.3

The City will prohibit dredge and fill of the wetlands without prior approval of state and federal officials and then only after a mitigation agreement is finalized.

8.G.1 Policy 1.8.4

Carrabelle shall oppose through formal resolution further depositing of dredge material in the floodplain of the Carrabelle River, other than approved spoil sites.

8.G.1 Policy 1.8.5

8. Conservation Element

The City shall cooperate with the FDEP and the Army Corps of Engineers to improve compliance with the dredge and fill state-permitting process and to protect and conserve water quality by minimizing dredging to the extent possible.

8.G.1 Policy 1.8.6

Pilings, not fill, shall be used to elevate structures in velocity-rated flood zones.

8.G.1 Policy 1.8.7

Conservation lands as designated in the Future Land Use Element and jurisdictional wetlands as identified on a map within the Conservation Element shall be considered environmentally sensitive land and shall be protected as such.

8.G.1 OBJECTIVE 1.9, Protect and Conserve Natural Resources

The City will continue to support the conservation and protection of native vegetation, ecological communities, fish and wildlife habitat to the extent that the City will prohibit the unmitigated destruction of the City's natural resources.

8.G.1 Policy 1.9.1

The City shall enforce its land development regulations that allow the clustering of structures away from environmentally sensitive land, and ecological communities.

8.G.1 Policy 1.9.2

No new development will be approved unless all of the lots proposed for development contain uplands large enough to contain the proposed activity and all required setbacks, buffers, and preservation areas.

8.G.1 Policy 1.9.3

The City shall enforce its land development regulations that require individuals seeking permits for erosion control devices to first plant native vegetation to control erosion. Should the survival rate be inadequate to control erosion, the individual shall be required to provide documentation proving a hardship of the land and obtain a variance from the Board of Adjustment. Reduction of side setbacks will be provided as a compensatory measure.

8.G.1 Policy 1.9.4

The City shall enforce its land development regulations that prohibit the use of habitat destroying vertical seawalls, without rip-rap reinforcement along the waterward side of the revetment. The City's land development regulations also require that all rip-rap be placed at a gradual slope and natural vegetation planted as a component of the site suitable stormwater management plan which is required for all critical shoreline development.

8.G.1 Policy 1.9.5

The City shall, through the reduction of setback requirements, encourage the use of natural vegetation fencing over rigid man-made fence construction.

8.G.1 Policy 1.9.6

The City shall prohibit the alteration, other than approved maintenance, of mosquito ditches.

8. Conservation Element

8.G.1 Policy 1.9.7

The City shall include the U.S. Forestry Service and Florida Department of Environmental Protection in the review process of all land development regulations adjacent to natural reservations to ensure that the existing reservations are protected.

8.G.1 Policy 1.9.8

The City shall include the County in the review process of all land use amendments and all land development regulations adjacent to County jurisdictional land to ensure that unique vegetative ecological communities, fish, and wildlife habitat are appropriately conserved and protected countywide and to take action to mitigate any adverse effects.

8.G.1 Policy 1.9.9

Unique native vegetative communities will be protected by enforcing land development regulations which require site plan review to indicate native vegetative communities and which prohibit the alteration of native vegetative communities by more than twenty percent.

8.G.1 Policy 1.9.10

The City shall enforce its land development regulations which require site plan review to indicate native vegetative communities and shall encourage the clustering of developments in order to protect native vegetative communities.

8.G.1 Policy 1.9.11

The City will cooperate, whenever possible, with the Apalachicola National Estuarine Research Reserve in their efforts to maintain a comprehensive inventory of ecological communities including species, population, habitat conditions, occurrences and alterations.

8.G.1 Policy 1.9.12

Development shall not be permitted which will significantly damage or destroy the habitat of species listed as endangered or threatened as specified in the *Official Lists of Endangered Fauna and Flora of Florida*, published by the Florida Game and Fresh Water Fish Commission.

8.G.1 Policy 1.9.13

The City shall participate in intergovernmental activities to appropriately conserve and manage native vegetation and viable wildlife habitat.

8.G.1 Policy 1.9.14

The developer of any areas identified as containing wildlife habitat shall be responsible for the conduct of an analysis to determine the value and extent of such habitat. The term 'wildlife habitat' shall be defined as areas containing undisturbed, naturally occurring vegetation in uplands and wetlands, specifically including saltwater marsh and tidal areas. This habitat analysis shall form the basis of habitat conservation and preservation measures to be established either as a condition of development approval or in an enforceable development agreement, pursuant to section 163.3220-3243, F.S.

8.G.1 OBJECTIVE 1.10, Develop and Implement a Hazardous Waste Management Program

~~By 2007,~~ The City will develop and implement a hazardous waste management program to protect natural resources.

8.G.1 Policy 1.10.1

The City, in conjunction with the County, shall have Amnesty Days to encourage recycling of hazardous wastes and other hard to dispose of materials.

8. Conservation Element

8.G.1 Policy 1.10.2

The City shall identify all unauthorized dumps and, in cooperation with the FDEP, develop closure plans for such dumps.

8.G.1 Policy 1.10.3

The City shall enforce those local ordinances that prohibit the discharge of petroleum and lead-based fuels and solvents from boat maintenance within the Carrabelle River adjacent to the City limits.

8.G.1 Policy 1.10.4

The City shall routinely inspect industrial land uses to verify that hazardous chemicals are contained and that all FDEP permits are approved prior to issuing local permits.

8.G.1 Objective 1.11, Protect the Natural Functions of the 100-Year Floodplain

The City shall protect the natural functions of the 100-year floodplain so that the flood-carrying and flood storage capacity are maintained.

8.G.1 Policy 1.11.1

The City shall continue to enforce the Flood Damage Prevention Ordinance within its land development regulations and shall cooperate with the Federal Emergency Management Administration to control and monitor development within the floodplain.

8.G.1 Objective 1.12, Coordinate Airport ~~Master~~ Layout Plan with Conservation Element

The Carrabelle-Thompson Airport ~~Master~~ Layout Plan and future expansion plans shall be coordinated with the Element to minimize airport impacts to adjacent land uses and to conserve resources in a manner that also protects the integrity of airport operations and safety.

8.G.1 Policy 1.12.1

The Airport ~~Master~~ Layout Plan and proposed expansion plans shall be coordinated with the Conservation Element. Expansion and operation plans shall minimize impacts to environmental resources consistent with policies set forth within the Comprehensive Plan.

8.G.1 Policy 1.12.2

~~By December 2007, t~~The City shall adopt in its land development regulations airport zoning regulations to address height, noise, electronic interference, illumination, clear zones and land requirements. Such regulations shall be consistent with the Federal Aviation Administration regulations and the Airport ~~Master~~ Layout Plan. The City shall coordinate with the Airport Authority regarding noise complaints.

8.G.1 Objective 1.13, Regulate Mining Activities

Mining activities shall be regulated within the City of Carrabelle since the City's natural systems could potentially receive irretrievable losses from the impacts of unregulated mining operations.

8.G.1 Policy 1.13.1

The City shall restrict mining activities based on the irretrievable losses that such intense activities may potentially impose on the City's ecosystem. ~~By December 2007, t~~The City's land development regulations shall require that all mining and resource extraction including, but not limited to, sand and peat excavation shall be conducted according to an excavation and reclamation plan approved by the City. Because of the high potential for surface and groundwater contamination associated with mining and extraction activities, a horizontal impervious layer (possibly including a portion of the extracted resource) shall, if feasible, be left undisturbed and unpenetrated beneath all excavated areas. The

8. Conservation Element

amount and location of the impervious layer to remain intact, if any, will be determined by soil surveys prior to excavation. The City shall enforce a regulatory program including procedures for managing preparation and review of the excavation and reclamation plan. The regulatory program shall be designed to preserve natural resources such as wetlands, wellfields, and recharge areas, and mining shall be prohibited within these areas. Where mining is permitted, the regulatory program shall require restoration of sites and re-vegetation. The City must review and approve predevelopment plans. Prior to mining and excavation, such plans must provide for the following:

1. Quantity of material to be mined or extracted;
2. Scaled plans and drawings that indicate area and dimensions of proposed mining;
3. Time frame, dates and phasing of each increment of mining or extraction activity;
4. Soil survey prepared by a geotechnical engineer registered in the State of Florida depicting the feasibility of retaining an impervious layer of material and amount and location of such impervious layer;
5. Restoration and reclamation plan including scaled drawings and plans that indicate restored elevations, restoration materials, landscape, re-vegetation, structures and uses after mining or each phase or increment thereof has been completed; and
6. Setbacks, buffers, fencing, landscaping and other methods of protecting adjacent land from adverse impact of proposed mining activities.

8.G.1 Policy 1.13.2

The City shall require that mining sites, including borrow pits, undergo reclamation. The City shall require restoration and reclamation plans including scaled drawings and plans that indicate restored elevations, restoration materials, landscape, re-vegetation, structures and uses after mining or each phase or increment thereof that has been completed.

9. Capital Improvements Element

GOAL 1

THE CITY SHALL UNDERTAKE ACTIONS NECESSARY TO ADEQUATELY PROVIDE NEEDED PUBLIC FACILITIES TO ALL RESIDENTS WITHIN ITS JURISDICTION IN A MANNER WHICH PROTECTS INVESTMENTS IN EXISTING FACILITIES, MAXIMIZES THE USE OF EXISTING FACILITIES, AND PROMOTES ORDERLY COMPACT URBAN GROWTH. THESE ACTIONS SHOULD ALSO PROVIDE FOR A HEALTHY ENVIRONMENT WITH FACILITIES FOR RECREATION AND PLAY AS WELL AS AN ECONOMIC ENVIRONMENT FOR FINANCIAL WELLBEING AND GROWTH.

9.G.1 OBJECTIVE 1.1, Correct Existing Deficiencies, Accommodate Desired Future Growth, and Replace Worn-Out or Obsolete Facilities

Capital improvements will be provided for purposes of correcting existing deficiencies, accommodating desired future growth, and replacing worn-out or obsolete facilities, as indicated in the five-year schedule of capital improvements contained within this Element.

9.G.1 Policy 1.1.1

The City shall include within the five-year schedule of capital improvements all capital improvements which are identified in any of the respective Elements of the City's Comprehensive Plan that are determined to be \$25,000 or greater. Capital improvements with costs of less than \$25,000 shall be addressed in the City's annual budget.

9.G.1 Policy 1.1.2

In allocating priorities for scheduling and funding capital improvement needs, the City shall assign highest priority to capital improvement projects in the five-year schedule of capital improvements which are designed to correct existing deficiencies.

9.G.1 Policy 1.1.3

Table 9-1, Five-Year Capital Improvements Program, contained herein, establishes the estimated projected cost and potential revenue sources for each of the Capital Improvement needs identified within the respective Comprehensive Plan Elements. These programs are scheduled in order to ensure that the goals, objectives, and policies established in the Capital Improvements Element are met.

9.G.1 Policy 1.1.4

Proposed capital improvement projects shall be evaluated and ranked in order of priority according to the following guidelines and weights:

	Guidelines*--	Weight
1	Whether the project: <ul style="list-style-type: none"> •Increases efficiency of use of existing facilities and furthers the redevelopment of areas with existing infrastructure; •Promotes infill development; •Prevents or reduces future improvement costs; or •Provides services to developed areas lacking service 	50%
2	Whether the project is needed to: <ul style="list-style-type: none"> •Protect public health and safety; •Fulfill the City's legal commitment to provide facilities and services; or •Preserve or achieve full use of existing facilities 	25%

9. Capital Improvements Element

	Guidelines*--	Weight
3	Whether the project: <ul style="list-style-type: none"> • Represents a logical extension of facilities and services within a designated urban service area 	25%
* The applicable plans of State agencies and the Northwest Florida Water Management District shall also be part of the evaluation criteria for all capital improvement projects.		

9.G.1 OBJECTIVE 1.2, Limit Public Expenditures That Subsidize Development in Coastal High Hazard Area

Public expenditures that subsidize development in the Coastal High Hazard Area shall be limited to maintaining the existing service capacity, except for recreational facilities.

9.G.1 Policy 1.2.1

The City shall not utilize public funds for infrastructure expansion or improvements in the Coastal High Hazard Area and FEMA/NFIP V-zone unless such funds are necessary to:

- a) Maintain the existing service;
- b) Restore and/or enhance natural resources; or
- c) Provide for needs of water-dependent uses.

9.G.1 OBJECTIVE 1.3, Ensure That Future Development Will Bear a Proportionate Cost of Facility Improvements

Future development will bear a proportionate cost of facility improvements necessitated by the development in order to maintain the City's adopted Level of Service standards.

9.G.1 Policy 1.3.1

~~By December 2006, the City shall adopt a methodology for assessing proportionate fair share mitigation options for transportation facilities, as well as a Fair Share Ordinance that will implement this methodology.~~

9.G.1 Policy 1.3.12

The City shall strictly enforce the provisions adopted in its land development regulations which require developers to pay fair share fees for new capital facilities or expansion of existing facilities necessitated by the development in order to maintain the City's adopted level of service standards. Fees shall not exceed a pro rata share of the reasonably anticipated costs of such improvements.

9.G.1 Policy 1.3.23

The City shall not annex additional property for development unless the developer agrees to bear 100% of the required infrastructure costs necessitated by the development in order to maintain the City's adopted Level of Service standards. Furthermore, the developer must provide irrevocable credit for 125% of all costs upfront.

9.G.1 Policy 1.3.34

~~By December 2007, the City shall evaluate the possibility of adopting an Impact Fee Ordinance into its land development regulations in order to help finance the construction of new public facilities or the expansion of existing public facilities necessitated by new development.~~

9. Capital Improvements Element

9.G.1 OBJECTIVE 1.4, Ensure Availability of Funds for Needed Capital Improvements

The City will manage its fiscal resources so that funds are available for needed capital improvements for approved development orders and for future development and redevelopment.

9.G.1 Policy 1.4.1

Prior to the issuance of development orders, the City shall provide for all public facilities needed to serve developments for which development orders were previously issued.

9.G.1 Policy 1.4.2

~~By December 2007, t~~The City shall establish a fiscal resources management plan to ensure that the timely provision of public facilities is available to all existing residential dwelling units within the City Limits.

9.G.1 Policy 1.4.3

Efforts shall be made to secure grants or private funds whenever available to finance the provision of capital improvements.

9.G.1 Policy 1.4.4

The City shall develop and expand when necessary any legally available non-ad valorem revenue sources sufficient enough to fund the adopted level of service standards. Cost recovery fees (user charges), where appropriate, shall be reviewed to offset the cost of providing specific services.

9.G.1 Policy 1.4.5

If the utilization of debt as a means of financing new, additions to, or the rehabilitation of, public facilities is necessary, the City shall use long-term debt financing only for capital improvements that provide long-term benefits to the community. The City shall ensure that long-term debt is soundly financed by:

- a) Conservatively projecting the revenue sources that will be utilized to pay the debt; and
- b) Financing the improvement over a period not greater than the useful life of the improvement

9.G.1 Policy 1.4.6

The City, as part of the Comprehensive Plan and the Capital Improvements Element, shall annually adopt a five-year capital improvements program that identifies the capital needs of the community and supports the adopted minimum levels of service.

9.G.1 Policy 1.4.7

The Capital Improvements Element shall be updated annually through the five-year capital improvements program and adopted as part of the annual budget process, as long as the five-year capital improvements program supports and furthers the minimum levels of service contained in the Plan.

9.G.1 Policy 1.4.8

~~The City shall adopt the following Concurrency Management System guidelines:~~

~~CONCURRENCY MANAGEMENT SYSTEM~~

~~Chapter 9J-5, F.A.C., required the adoption of the 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~~

9. Capital Improvements Element

~~system is designed to ensure that prior to the issuance of the development order and development permit, the adopted level of service standards required by the comprehensive plan will be maintained.~~

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

~~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, provisions shall 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 (prior to the issuance of a building permit); 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-5.005(2) (a) (1-3), F.A.C., as amended. An enforceable development agreement may include, but is not limited to development agreements pursuant to Chapter 163.3220, F.S., as amended, or an agreement or development order issued pursuant to Chapter 390, F.S. The necessary facilities and services must be in place when the impacts of development occur (prior to the issuance of a building permit).~~~~

~~These minimum requirements shall be ensured as follows:~~

- ~~1. Building Permits. The issuance of a building permit has more of an immediate impact on level of services than other types of development orders. 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 using the estimates made by the City or its designee as part of the monitoring and evaluation of the Capital Improvements Element. Prior to the issuance of a building permit, the City or its designee shall determine whether the necessary facilities and services are in place.~~
- ~~2. Other types of Development Orders. Other types of development orders include, but are not limited to approval of subdivision, re-zoning, special permits and site plan approval. These other types of development orders have less immediate impact on facilities and services than the issuance of a building permit. Therefore, subject to the City or its designee determining that the necessary services and facilities are in place and are maintaining the adopted level of service, the following concurrency management requirement shall apply for the issuance of such development orders:
 - ~~a) Provisions shall be included within the development order which shall require the construction of additional public facility capacity where facilities, due to the impacts of the development, do not meet the adopted level of services; or~~~~

9. Capital Improvements Element

- b) ~~Provisions shall be included within the development order which shall require that the necessary share of public facilities is constructed by the developer and at the developer's expense, or by the public or private entity having jurisdictional authority over the facility, to the level of service identified so that the necessary services and facilities will be in place when the impacts of development occur (prior to the issuance of a building permit).~~

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

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

~~In conclusion, the following conditions apply to the 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, F.S.~~
- ~~2. No development order shall be issued which would require the City Commission to delay or suspend construction of any of the capital improvements contained in the five-year schedule of capital improvements.~~
- ~~3. If by issuance of a development order a substitution of a comparable project on the five-year schedule of capital improvements is proposed, the applicant may request the City to consider an amendment to the five-year schedule of capital 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 the cessation of the affected development or the reduction of the standard for level of services (which requires an amendment to the plan).~~

9.G.1 OBJECTIVE 1.5, Level of Service Standards

Issuance of development orders and permits will be based upon coordination of the development requirements included in this Plan, the land development regulations of the City of Carrabelle, and the availability of necessary public facilities needed to support such development at the time needed.

9.G.1 Policy 1.5.1

The City shall use the following level of service (LOS) standards in reviewing the impacts of new development and redevelopment upon public facility provision:

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Public Facility	Level of Service (LOS)		
Potable Water	220 gallons per Equivalent Residential Connection (ERC) per day		
Sanitary Sewer	180 gallons per Equivalent Residential Connection (ERC) per day		
Solid Waste	5.0 pounds per capita per day		
Arterial, Collector, and State roads	LOS C		
Drainage/Stormwater	The facilities shall accommodate the 25-year, 24-hour storm duration with the runoff from the first 1.5 inches of rainfall retained, and the facilities shall be designed in accordance with the specifications described in Chapter 62-25, F.A.C. so that the receiving water is not degraded and complies with water quality standards established in Chapter 62-302 47-302, F.A.C. There shall be no exception to the application of Chapter 62-25, F.A.C.		
Recreation	Facility	Unit of Measure	Standard
	Basketball Courts	1 court	Per 1,500 persons
	Baseball/Softball Fields	1 field	Per 1,500 persons
	Boat Ramp	2 lanes	Per 1,500 persons
	Camping	1 acre	Per 1,500 persons
	Community Buildings	1 building (12,000 square foot minimum)	Per 1,500 persons
	Fishing Piers	800 linear foot (minimum)	Per 5,000 persons
	Football/Soccer Fields	1 field	Per 4,000 persons
	Playgrounds	1 acre	Per 1,500 persons
	Community Swimming Pool	1 pool (4,860 square foot minimum)	Per 8,700 persons
	Tennis Courts	1 court	Per 1,500 persons
	Hiking Trails	1 mile	Per 1,500 persons
	Open Space	1 acre	Per 1,000 persons
	2 acres per 1,000 population		

9.G.1 Policy 1.5.2

The City shall enforce the provisions adopted in its land development regulations to ensure that, at the time a development permit is issued, adequate facility capacity is available, or will be available, to serve the development.

9.G.1 Policy 1.5.3

Proposed plan amendments and requests for new development or redevelopment shall be evaluated according to the following guidelines as to whether the proposed action would:

- a) Contribute to a condition of public hazard as described in the Public Facilities Element or Coastal Management Element.
- b) Exacerbate any existing condition of public facility capacity deficits, as described in the Traffic Circulation Element; Public Facilities Element; and Recreation and Open Space Element;
- c) Generate public facility demands that may be accommodated by capacity increases planned in the five-year schedule of capital improvements;
- d) Conform with future land uses as shown on the Future Land Use Map of the Future Land Use Element, and service areas as described in the Public Facilities Element;

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- e) If public facilities are developer-provided, accommodate public facility demands based upon adopted level of service standards;
- f) If public facilities are provided, in part or whole, by the City, demonstrate financial feasibility, subject to this Element; and
- g) Affect State agencies' and water management districts' facilities plans. Coordination with affected agencies will be made in all such situations.

9.G.1 Policy 1.5.4

The City hereby adopts the following five-year Capital Improvements Plan (~~2006-2011~~2013-2018):

9. Capital Improvements Element

Five-Year Schedule of Capital Improvements (~~2006-2011~~2013-2018)

SEWER		
Projects	Project Fund	Total
Wastewater Treatment Improvements	New/R&R	225,000
Wastewater Master Plan	New	40,000
FDEP Permit Renewal	New/R&R	50,000
Biosolids Dewatering Improvements	R&R	0
DOC Reuse System Upgrades	R&R	105,000
SJB Reuse System Upgrades	R&R	15,000
Reuse Water Distribution	New	125,000
Pond Liner Repair	R&R	50,000
Lanark Sprayfield Implementation	New/R&R	220,000
Subtotal - AWT Projects		830,000
Collection System R&R	R&R	759,375
Lanark Sewer Rehab	R&R	125,000
SJB Sewer Rehab	R&R	60,000
Pump Station Replacement Master Project	R&R	150,000
Sewer Line Rel./Adj. FDOT/City/County Public Works	New/R&R	0
Collection System Upgrades	New/R&R	478,125
TOTAL - Wastewater Collection		2,402,500
TOTAL - Sewer Capital Plan		\$3,232,500
WATER		
Projects		Total
Beacon St. at RV Park	New	40,000
Water to MacIntosh Road	New	50,000
Lanark Tank Rehab	R&R	50,000
Carrabelle GST Rehab	R&R	50,000
Lighthouse Estates Water Rehab	R&R	30,000
Master Water Plan Improvements	New	40,000
Water Distribution Recurring Repair Work Orders	R&R	815,625
Water Distribution Recurring New Customer Work Orders	New	503,663
Water Line Relocation	New/R&R	0
Water Well/Elev Tank R&R	R&R	30,000
TOTAL - Water Capital Plan		\$1,609,288
Lighthouse Estates Waterline Extension (SRF)		\$655,000
Lanark Sewer Rehab/Planning		\$850,000
Hwy 67 Grinders		\$200,000

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Type/Location of Project	Cost (\$)	Revenue Source			Consistent with Other Elements
		Grantor/ Funding Source	SRF Loan Amount (\$)	Grant Amount (\$)	
SANITARY SEWER					
Three Rivers Rd/River Rd. Area Sewers	2,400,170.35	FDEP/TF	2,400,170.35	2,040,144.70	Yes
Timber Island Sewers	1,801,893.00	FDEP/TF	1,801,893.00	1,531,609.00	Yes
Carrabelle Beach Sewers	1,000,000.00	FDEP/TF	1,000,000.00	850,000.00	Yes
POTABLE WATER					
FCI Well Pump	107,354.00	DOC	0.00	0.00	Yes
FCI Raw Water Piping	100,242.00	DOC	0.00	0.00	Yes
Renovation of Water Tower I	217,000.00	TF	0.00	0.00	Yes
Upgrade Downtown Well & Plant	500,000.00	TF	0.00	0.00	Yes
Transfer DC Well #2 to City System	150,000.00	TF	0.00	0.00	Yes
Upgrade 67North Plant	100,000.00	TF	0.00	0.00	Yes

*FDEP allowed eligibility up to 34.3% for the loan program and 85% of that amount for the grant program
Acronyms: FDEP=FL Dept. of Environmental Protection; FDOC=FL Dept. of Corrections; TF=Tap Fees
Source: -Baskerville Donovan, Inc., 2006; City of Carrabelle 2006

Five-Year Schedule of Capital Improvements, Implementation Schedule (2006-2011-2013-2018)

Project Description	Project Funding (\$)		Total Cost (\$)	2006/07 (\$)	2007/08 (\$)	2008/09 (\$)	2009/10 (\$)	2010/11 (\$)
	FDEP Grant	Tap Fees						
Three Rivers Rd/ River Rd. Area Sewers	2,040,144.70	360,026.60	2,400,170.35	1,400,170.00				
Timber Island Sewers	1,531,609.00	270,284	1,801,893.00	416,178.00				
Carrabelle Beach Sewers	850,000.00	150,000	1,000,000.00	1,000,000.00				
	Project Funding							
	FL. Dept. of Corrections							

9. Capital Improvements Element

Project Description	Project Funding (\$)		Total Cost (\$)	2006/07 (\$)	2007/08 (\$)	2008/09 (\$)	2009/10 (\$)	2010/11 (\$)
	FDEP Grant	Tap Fees						
FCI Well Pump	107,354.00		107,354.00	57,959.00				
FCI Raw Water Piping	100,242.00		100,242.00					
	Project Funding							
	City Tap Fees							
Renovation of Water Tower #1	217,000.00		217,000.00		217,000.00			
Upgrade Downtown Well & Plant	500,000.00		500,000.00				500,000.00	
Transfer DC Well #2 to City System	150,000.00		150,000.00	150,000.00				
Upgrade 67 North Plant	100,000.00		100,000.00			100,000.00		

Source: Baskerville-Denovan, Inc., 2006; City of Carrabelle 2006

10. Economic Development Element

GOAL 1

ENHANCE THE ECONOMIC PROSPERITY OF ALL CITIZENS WITHIN THE CITY OF CARRABELLE THROUGH THE EXPANSION AND DIVERSIFICATION OF THE ECONOMY WHILE PRESERVING THE NATURAL ENVIRONMENT AND THE RURAL WAY OF LIFE.

10.G.1 OBJECTIVE 1.1, Pursue a Diverse Economic Environment

In an effort to diversify the City's economy, the City shall create an economic environment that promotes the formation and expansion of a variety of small businesses.

10.G.1 Policy 1.1.1

The City shall work with the Carrabelle Area Chamber of Commerce, the Apalachicola Bay Chamber of Commerce, and the Franklin County Tourist Development Council, toward enhancing economic development in Carrabelle.

10.G.1 Policy 1.1.2

The City shall pursue and maintain effective public/private sector partnerships to enhance economic development opportunities in Carrabelle.

10.G.1 Policy 1.1.3

The City shall continue to apply for Community Development Block Grants to assist with economic development projects in the Carrabelle Redevelopment Area.

10.G.1 Policy 1.1.4

The City shall investigate the use of incentives to promote infill development and redevelopment, as well as business growth, within Carrabelle.

10.G.1 Policy 1.1.5

The City shall review and update as necessary its land development regulations for site design standards for mixed-use areas to ensure quality development promoting pedestrian orientation, connectivity and sense of place.

10.G.1 Policy 1.1.6

The City shall support and promote educational, vocational, and technical training to meet the needs of existing and new employers. In addition, the City will collaborate with local agencies and institutions to provide and expand on vocational and entrepreneurial skill training opportunities.

10.G.1 Policy 1.1.7

Seek and develop new business opportunities in the health Care Industry and related support activities, with a goal of providing these services [accommodating] to an expanding retirement population.

10.G.1 Policy 1.1.8

City should promote itself as a destination for a day, week or season. It should highlight all recreational amenities available including but not limited to sport fishing, hiking, kayaking, thus expanding the population and the services business sector.

10. Economic Development Element

10.G.1 OBJECTIVE 1.2, Utilization of Natural Resources

The utilization of natural resources is an integral component of the local economy, particularly those that are water-dependent and water-related. The ecology of Carrabelle's natural areas can support these activities if conducted in a non-destructive and environmentally responsible manner.

10.G.1 Policy 1.2.1

The City shall support and encourage the utilization of its natural resources in a non-destructive and environmentally responsible manner to promote economic development activity.

10.G.1 Policy 1.2.6

The City shall evaluate and ensure that new or expanding business will contribute to maintain a clean environment.

1.G.1 Policy 1.2.2

The City shall enforce the policies set forth in the Coastal Management and Conservation Elements of this Plan to conserve and protect those natural resources that form the basis of water-related and water-dependent businesses and activities in Carrabelle.

1.G.1 Policy 1.2.3

The City shall coordinate with the appropriate local, state, and federal agencies for the use of public lands in promoting all water-related and water-dependent businesses and activities, including eco-tourism, in the City of Carrabelle.

1.G.1 Policy 1.2.4

The City shall consider ecotourism-related partnerships with the managing agencies of public lands and the private sector.

1.G.1 Policy 1.2.5

The City will explore the availability of grants or matching fund programs for the promotion, creation, enhancement, or expansion of water-dependent and water-related businesses and activities.

10.G.1 OBJECTIVE 1.3, Ensure an Adequate Supply of Industrial Land

The City shall ensure an adequate supply of land designated for industrial use on the Future Land Use Map (FLUM).

10.G.1 Policy 1.3.1

The City will designate land for industrial uses on the FLUM. General criteria for the designation of industrial land uses on the FLUM include:

1. Existing industrial or commerce parks;
2. Availability of public or private utilities;
3. Proximity to major highway access and/or rail access;
4. Potential to create nuisances such as fumes, noise, odor, dust, traffic, etc.;
5. For water-dependent industry, access to deepwater channels; and

10. Economic Development Element

6. Minimal impact on locally significant environmental resources.

10.G.1 Policy 1.3.2

Where possible, areas adjacent to industrial areas will not be designated for residential use on the FLUM unless such residential use is ancillary to the industrial area.

10.G.1 Policy 1.3.3

New industrial growth shall be encouraged to use existing or underutilized industrial areas unless circumstances exist that would preclude such location.

10.G.1 Policy 1.3.4

The City shall coordinate with Franklin County regarding the expansion of industrial uses on adjacent County lands, particularly those lands surrounding Lake Morality Road.

10.G.1 OBJECTIVE 1.4, Promote the downtown waterfront.

The City shall promote the downtown waterfront by providing opportunities for new development and redevelopment with a broad range of uses.

10.G.1 Policy 1.4.1

The City shall update their Land Development Regulations and city ordinances and zoning documents to allow for a mix of permitted uses within the waterfront overlay including but not limited to commercial, governmental, professional, entertainment, and residential uses.

10.G.1 Policy 1.4.2

The City shall encourage development that will maintain or expand public access or view of the Carrabelle River.

10.G.1 Policy 1.4.3

The City, shall work with the Carrabelle Florida Waterfronts Partnership and other organizations to pursue funding opportunities to encourage economic growth along the Carrabelle River.

10.G.1 Objective 1.5, Encourage urban agriculture and aquaculture

Allow for, and encourage, urban agriculture and aquaculture opportunities within the City of Carrabelle.

10.G.1 Policy 1.5.1

The City shall update their Land Development Regulations to provide opportunities for community gardens which are intended to include neighborhood based developments with the primary purpose of providing space for members of the community to grow plants for beautification, education, recreation, community distribution or personal use.

10. Economic Development Element

10.G.1 Policy 1.5.2

The City shall update their Land Development Regulations to provide opportunities for aquaculture whereby fish, shellfish, or other marine foods are raised to sell or for their products.

10.G.1 Policy 1.5.3

The City shall coordinate with the Gulf Coast State College on opportunities to educate residents on self-sustaining gardening and aquaculture.

10.G.1 Objective 1.6, Encourage Job Opportunities

Actively pursue any business opportunities that create job opportunities within Carrabelle.

10.G.1. Policy 1.6.1

Attract 'day worker' business that can employ seasonal workers, unemployed workers and under-employed workers that may need work on a day-to-day basis.

10.G.1 policy 1.6.2

Actively pursue a wood products or green energy businesses that utilize the forest's available, unused, renewable natural resources.

11. Definitions

"Accessory dwelling unit" means an ancillary or secondary living unit, that has a separate kitchen, bathroom, and sleeping area, existing either within the same structure, or on the same lot, as the primary dwelling unit.

"Affected person" includes the affected local government; persons owning property, residing, or owning or operating a business within the boundaries of the local government whose plan is the subject of the review; owners of real property abutting real property that is the subject of a proposed change to a future land use map; and adjoining local governments that can demonstrate that the plan or plan amendment will produce substantial impacts on the increased need for publicly funded infrastructure or substantial impacts on areas designated for protection or special treatment within their jurisdiction. Each person, other than an adjoining local government, in order to qualify under this definition, shall also have submitted oral or written comments, recommendations, or objections to the local government during the period of time beginning with the transmittal hearing for the plan or plan amendment and ending with the adoption of the plan or plan amendment.

"Affordable housing" means housing for which monthly rents or monthly mortgage payments, including taxes, insurance, and utilities, do not exceed 30 percent of that amount which represents the percentage of the median adjusted gross annual income for the households or persons indicated in Section 420.0004, F.S. Affordable housing definitions that are prescribed by other affordable housing programs administered by either the United States Department of Housing and Urban Development or the State of Florida may be used by local governments if such programs are implemented by the local government to provide affordable housing.

"Affordable rental" means that monthly rent and utilities do not exceed 30 percent of that amount which represents the percentage of the median adjusted gross annual income for very-low-income, low-income, or moderate-income persons.

"Agricultural uses" means activities within land areas which are predominantly used for the cultivation of crops and livestock including: cropland; pastureland; orchards; vineyards; nurseries; ornamental horticulture areas; groves; confined feeding operations; specialty farms; and silvicultural areas.

"Airport clear zone" means a designated area of land which is subject to peak aircraft noise and on which there is the highest potential of danger from airport operations.

"Airport facility" means any area of land or water improved, maintained or operated by a governmental agency for the landing and takeoff of aircraft, or privately owned paved runways of 4,000 or more feet in length, and any appurtenant area which is used for airport buildings, or other airport facilities or rights-of-way.

"Airport obstruction" means any structure, object of natural growth, existing condition, or use of land which obstructs the airspace required for the flight of aircraft in landing or taking off at an airport or which otherwise increases the risk of danger to aircraft operations.

"Amendment" means any action of a local government which has the effect of amending, adding to, deleting from or changing an adopted comprehensive plan element or map or map series, including an action affecting a prior plan or plan amendment adoption ordinance, but shall not mean a legislative act which only codifies local legislation or makes corrections, updates and modifications of the capital improvements element concerning costs, revenue sources, acceptance of facilities or facility construction dates consistent with the plan as provided in subsection 163.3177(3)(b), F.S., and corrections, updates, or modifications of current costs in other elements, as provided in subsection 163.3187(2), F.S.

11. Definitions

Throughout this chapter, references to a plan or comprehensive plan shall also be deemed to refer to a plan amendment.

"Area" or "area of jurisdiction" means the total area qualifying under the provisions of this act, whether this be all of the lands lying within the limits of an incorporated municipality, lands in and adjacent to incorporated municipalities, all unincorporated lands within a county, or areas comprising combinations of the lands in incorporated municipalities and unincorporated areas of counties.

"Areas subject to coastal flooding" means the areas delineated by the regional or local Hurricane Evacuation Plan as requiring evacuation.

"Arterial road" means a roadway providing service which is relatively continuous and of relatively high traffic volume, long trip length, and high operating speed. In addition, every United States numbered highway is an arterial road.

"Beach" means the zone of unconsolidated material that extends landward from the mean low water line to the place where there is marked change in material or physiographic form, or to the line of permanent vegetation, usually the effective limit of storm waves. "Beach," as used in the coastal management element requirements, limited to oceanic and estuarine shorelines.

"Bed and breakfast inn" means a family home structure, with no more than 15 sleeping rooms, which has been modified to serve as a transient public lodging establishment, which provides the accommodation and meal services generally offered by a bed and breakfast inn, and which is recognized as a bed and breakfast inn in the community in which it is situated or by the hospitality industry.

"Bicycle and pedestrian ways" means any road, path or way which is open to bicycle travel and traffic afoot and from which motor vehicles are excluded.

"Brownfield designation" means a resolution adopted by a local government pursuant to the Brownfields Redevelopment Act, ss. 376.77-376.85.

"Buffer" means a naturally vegetative area that shields a natural community or protected species habitat by limiting development activities, removal of native vegetation, and impervious surfaces.

"Capital budget" means the portion of each local government's budget which reflects capital improvements scheduled for a fiscal year.

"Capital improvement" means physical assets constructed or purchased to provide, improve or replace a public facility and which are large scale and high in cost. The cost of a capital improvement is generally nonrecurring and may require multi-year financing. For the purposes of this rule, physical assets which have been identified as existing or projected needs in the individual comprehensive plan elements shall be considered capital improvements.

"Central Business District" means a compact urban core area of a municipality or unincorporated urbanized area which serves as the primary center for economic activity in the jurisdiction.

"Clustering" means the grouping together of structures and infrastructure on a portion of a development site so that the built area of a development is well defined and compact, thereby enabling the creation of contiguous expanses of open space and the protection of environmentally sensitive areas. A "clustered" subdivision shall contain a minimum of 30% open space over the total net buildable area. Development within a clustered subdivision shall be clustered away from environmentally sensitive areas on the site and away from adjacent public conservation land. Uses such as golf courses will not be computed as open space.

"Coastal area" means the 35 coastal counties and all coastal municipalities within their boundaries designated by the state land planning agency. These local governments are listed in the document

11. Definitions

entitled "Local Governments Required to Include Coastal Management Elements in Their Comprehensive Plans," dated July 1, 1986, and available from the Department upon request. The local governments listed in the document and any other communities that incorporate subsequent to July 1, 1986, and meet the criteria in Section 380.24, F.S., shall also be included in the coastal area.

"Coastal barriers" means barrier islands, spits, peninsulas, or similar landforms, including the Florida Keys, which front on the Atlantic Ocean, Gulf of Mexico, or Straits of Florida and which separate estuaries or harbors from the open waters of the Atlantic Ocean, Gulf of Mexico, or Straits of Florida.

~~"Coastal high hazard areas" (also "high hazard coastal areas") is defined as the area depicted as the Category 1 storm tide inundation zone and all areas seaward of its most landward extent as depicted on maps in the Franklin County Storm Tide Atlas Volume 7, Book 1 of the Apalachee Regional Evacuation Study. See also Section 163.3178(2)(h), F.S. which defines the coastal high hazard area as the area below the elevation of the Category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model.~~

"Coastal planning area" shall be an area of the local government's choosing when preparing and implementing all requirements of the coastal management element (except those requirements relating to hurricane evacuation, hazard mitigation, water quality, water quantity, estuarine pollution, or estuarine environmental quality); however, this area must encompass all of the following where they occur within the local government's jurisdiction: water and submerged lands of oceanic water bodies or estuarine water bodies; shorelines adjacent to oceanic waters or estuaries; coastal barriers; living marine resources; marine wetlands; water-dependent facilities or water-related facilities on oceanic or estuarine waters; or public access facilities to oceanic beaches or estuarine shorelines; and all lands adjacent to such occurrences where development activities would impact the integrity or quality of the above. When preparing and implementing the hurricane evacuation or hazard mitigation requirements of the coastal management element, the coastal planning area shall be those portions of the local government's jurisdiction which lie in the hurricane vulnerability zone. When preparing and implementing the requirements of the coastal management element concerning water quality, water quantity, estuarine pollution, or estuarine environmental quality, the coastal planning area shall be all occurrences within the local government's jurisdiction of oceanic waters or estuarine waters.

"Coastal or shore protection structures" means shore-hardening structures, such as seawalls, bulkheads, revetments, rubblemound structures, groins, breakwaters, and aggregates of materials other than natural beach sand used for beach or shore protection and other structures which are intended to prevent erosion or protect other structures from wave and hydrodynamic forces including beach and dune restoration.

"Collector road" means a roadway providing service which is of relatively moderate traffic volume, moderate trip length, and moderate operating speed. Collector roads collect and distribute traffic between local roads or arterial roads.

"Commercial uses" means activities within land areas which are predominantly connected with the sale, rental and distribution of products, or performance of services.

"Community park" means a park located near major roadways, and designed to serve the needs of more than one neighborhood.

"Compatibility" means a condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition.

"Composition" means the make up of various land uses by types, extent, intensity, density, or otherwise, which are included in a development or land use category.

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"Comprehensive plan" means a plan adopted pursuant to the ~~"Local Government Comprehensive Planning and Land Development Regulation~~ Community Planning Act."

"Concurrency" means that the necessary public facilities and services 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. ~~to maintain the adopted level of service standards are available when the impacts of development occur.~~

"Concurrency Management System" means the procedures and/or process that the local government will utilize to assure that ~~certificate of occupancy is development orders and permits are~~ not issued unless the necessary facilities and services are available concurrent with the impacts of development.

"Cone of influence" means an area around one or more major waterwells the boundary of which is determined by the government agency having specific statutory authority to make such a determination based on groundwater travel or drawdown depth.

"Conservation uses" means activities or conditions within land areas designated for the purpose of conserving or protecting natural resources or environmental quality, including areas designated for such purposes as flood control, protection of quality or quantity of groundwater or surface water, floodplain management, commercially or recreationally valuable fish and shellfish, or protection of vegetative communities or wildlife habitats.

"Currently available revenue sources" means an existing source and amount of revenue presently available to the local government. It does not include a local government's present intent to increase the future level or amount of a revenue source which is contingent on ratification by public referendum.

"Deepwater ports" means the ports identified in subsection 403.021(9), F.S., including Jacksonville, Tampa, Port Everglades, Miami, Port Canaveral, Ft. Pierce, Palm Beach, Port Manatee, Port St. Joe, Panama City, St. Petersburg, ~~and Pensacola, Fernandina, and Key West.~~

"Density" means an objective measurement of the number of people or residential units allowed per unit of land, such as residents or employees per acre.

"Department" or "agency" means the Florida Department of ~~Economic Opportunity Community Affairs.~~

~~"Developer" means any person, including a governmental agency, undertaking any development as defined in this~~ "Developer" means any person, including a governmental agency, undertaking any development.

"Development" has the meaning given it in s. 380.04.

"Development controls" means standards in the comprehensive plan which control the development or use of land and which are in addition to the densities, intensities, and uses assigned to land by the future conditions maps.

"Development order" means any order granting, denying, or granting with conditions an application for a development permit.

"Development permit" includes any building permit, zoning permit, subdivision approval, rezoning, certification, special exception, variance, or any other official action of local government having the effect of permitting the development of land.

"Distribution" means the spatial array of land uses throughout an area.

11. Definitions

"Downtown revitalization" means the physical and economic renewal of a central business district of a community as designated by local government, and includes both downtown development and redevelopment.

"Drainage basin" or "stormwater basin" means the area defined by topographic boundaries which contributes stormwater to a watershed, drainage system, estuarine waters, or oceanic waters, including all areas artificially added to the basin.

"Drainage detention structure" means a structure which collects and temporarily stores stormwater for the purpose of treatment through physical, chemical, or biological processes with subsequent gradual release of the stormwater.

"Drainage facilities or stormwater management facilities" means a system of man-made structures designed to collect, convey, hold, divert or discharge stormwater, and includes stormwater sewers, canals, detention structures, and retention structures.

"Drainage retention structure" means a structure designed to collect and prevent the release of a given volume of stormwater by complete on-site storage.

"Dune" means a mound or ridge of loose sediments, usually sand-sized sediments, lying landward of the beach and extending inland to the landward toe of the dune which intercepts the 100-year storm surge.

"Educational uses" means activities and facilities of public or private primary or secondary schools, vocational and technical schools, and colleges and universities licensed by the Florida Department of Education, including the areas of buildings, campus open space, dormitories, recreational facilities or parking.

"Environmentally sensitive lands" means areas of land or water, including jurisdictional wetlands, which are determined necessary by the local government, based on locally determined criteria, to conserve or protect natural habitats and ecological systems. Nothing in this definition shall be construed to prohibit silvicultural operations which employ the Florida Department of Agriculture and Consumer Affairs Best Management Practices as amended ~~revised in 1993~~.

"Estuary" means a semi-enclosed, naturally existing coastal body of water in which saltwater is naturally diluted by fresh water and which has a connection with oceanic waters, including bays, embayments, lagoons, sounds and tidal streams.

"Evacuation routes" means routes designated by county civil defense authorities or the regional evacuation plan for the movement of persons to safety in the event of a hurricane.

"Evaluation and appraisal report" means an evaluation and appraisal report as adopted by the local governing body in accordance with the requirements of Section 163.3191, F.S.

~~"Existing urban service area" means built-up areas where public facilities and services such as sewage treatment systems, roads, schools, and recreation areas are already in place.~~

"Extent" means the amount of development, including the area or size in acres.

"Facility availability" means whether or not a facility is available in a manner to satisfy the concurrency management system.

"Farm" is as defined in s. 823.14.

"Farm operation" is as defined in s. 823.14.

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"Farm product" means any plant, as defined in s. 581.011, or animal useful to humans and includes, but is not limited to, any product derived therefrom.

~~"Financial feasibility" means that sufficient revenues are currently available or will be available from committed funding sources for the first 3 years, or will be available from committed or planned funding sources for years 4 and 5, of a 5-year capital improvement schedule for financing capital improvements, such as ad valorem taxes, bonds, state and federal funds, tax revenues, impact fees, and developer contributions, which are adequate to fund the projected costs of the capital improvements identified in the comprehensive plan necessary to ensure that adopted level of service standards are achieved and maintained within the period covered by the 5-year schedule of capital improvements. The requirement that level of service standards be achieved and maintained shall not apply if the proportionate share process set forth in s. 163.3180(12) and (16) is used.~~

"Flood plains" means areas inundated during a 100-year flood event or identified by the National Flood Insurance Program as an A Zone or V Zone on Flood Insurance Rate Maps or Flood Hazard Boundary Maps.

"Floodprone areas" means areas inundated during a 100-year flood event or areas identified by the National Flood Insurance Program as an A Zone on Flood Insurance Rate Maps or Flood Hazard Boundary Maps.

"Foster care facility" means a facility which houses foster residents and provides a family living environment for the residents, including such supervision and care as may be necessary to meet the physical, emotional and social needs of the residents and serving either children or adult foster residents.

"Functional relationship" means a complementary and interactive relationship among land uses or development, including at a minimum a substantial and positive exchange of human interaction, goods, resources, institutions, services, jobs or workers between land uses or developments.

"General Lanes" means intrastate roadway lanes not exclusively designated by the Florida Department of Transportation for long distance, high speed travel. In urbanized areas, general lanes include high occupancy vehicle lanes not physically separated from other travel lanes.

"Goal" means the long-term end toward which programs or activities are ultimately directed.

"Governing body" means the board of county commissioners of a county, the commission or council of an incorporated municipality, or any other chief governing body of a unit of local government, however designated, or the combination of such bodies where joint utilization of the provisions of this act is accomplished as provided herein.

"Governmental agency" means:

- (a) The United States or any department, commission, agency, or other instrumentality thereof.
- (b) This state or any department, commission, agency, or other instrumentality thereof.
- (c) Any local government, as defined in this section, or any department, commission, agency, or other instrumentality thereof.
- (d) Any school board or other special district, authority, or governmental entity.

"Group home" means a facility which provides a living environment for unrelated residents who operate as the functional equivalent of a family, including such supervision and care as may be necessary to meet the physical, emotional and social needs of the residents. Adult congregate living facilities comparable in size to group homes are included in this definition. It shall not include rooming or boarding homes, clubs, fraternities, sororities, monasteries or convents, hotels, residential treatment facilities, nursing homes, or emergency shelters.

"Hazardous waste" means solid waste, or a combination of solid wastes, which, because of its quantity, concentration, or physical, chemical, or infectious characteristics, may cause, or significantly contribute to,

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an increase in mortality or an increase in serious irreversible or incapacitating reversible illness or may pose a substantial present or potential hazard to human health or the environment when improperly transported, disposed of, stored, treated or otherwise managed.

"Historic resources" means all areas, districts or sites containing properties listed on the Florida Master Site File, the National Register of Historic Places, or designated by a local government as historically, architecturally, or archaeologically significant.

"Hotel" means any public lodging establishment containing sleeping room accommodations for 25 or more guests and providing the services generally provided by a hotel and recognized as a hotel in the community in which it is situated or by the industry.

"Hurricane shelter" means a structure designated by local officials as a place of safe refuge during a storm or hurricane.

"Hurricane vulnerability zone" (also "areas subject to coastal flooding") means the areas delineated by the regional or local hurricane evacuation plan as requiring evacuation. The hurricane vulnerability zone shall include areas requiring evacuation in the event of a 100-year storm or Category 3 storm event.

"In compliance" means consistent with the requirements of ss. 163.3177, ~~163.3176~~, ~~when a local government adopts an educational facilities element~~, 163.3178, 163.3180, 163.3191, and 163.3245, with the state comprehensive plan, and with the appropriate strategic regional policy plan, ~~and with chapter 9J-5, Florida Administrative Code~~, where such rule is not inconsistent with this part and with the principles for guiding development in designated areas of critical state concern and with part III of chapter 369, where applicable.

"Industrial uses" means the activities within land areas predominantly connected with manufacturing, assembly, processing, or storage of products.

"Infrastructure" means those man-made structures which serve the common needs of the population, such as: sewage disposal systems; potable water systems; potable water wells serving a system; solid waste disposal sites or retention areas; stormwater systems; utilities; piers; docks; wharves; breakwaters; bulkheads; seawalls; bulwarks; revetments; causeways; marinas; navigation channels; bridges; and roadways.

"Intensity" means an objective measurement of the extent to which land may be developed or used, including the consumption or use of the space above, on or below ground; the measurement of the use of or demand on natural resources; and the measurement of the use of or demand on facilities and services.

"Interagency hazard mitigation report" means the recommendations of a team of federal, state, regional, or local officials which address measures to reduce the potential for future flood losses and which is prepared in response to a Presidential Disaster Declaration.

"Land" means the earth, water, and air, above, below, or on the surface, and includes any improvements or structures customarily regarded as land.

"Land use" means the development that has occurred on the land, the development that is proposed by a developer on the land, or the use that is permitted or permissible on the land under an adopted comprehensive plan or element or portion thereof, land development regulations, or a land development code, as the context may indicate.

"Land development regulation commission" means a commission designated by a local government to develop and recommend, to the local governing body, land development regulations which implement the adopted comprehensive plan and to review land development regulations, or amendments thereto, for consistency with the adopted plan and report to the governing body regarding its findings. The

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responsibilities of the land development regulation commission may be performed by the local planning agency.

"Land development regulations" means ordinances enacted by governing bodies for the regulation of any aspect of development and includes any local government zoning, rezoning, subdivision, building construction, or sign regulations or any other regulations controlling the development of land, ~~except that this definition shall not apply in s. 163.3213.~~

"Laws" means all ordinances, resolutions, regulations, comprehensive plans, land development regulations, and rules adopted by a local government affecting the development of land.

"Level of service" means an indicator of the extent or degree of service provided by, or proposed to be provided by, a facility based on and related to the operational characteristics of the facility. Level of service shall indicate the capacity per unit of demand for each public facility.

"Limited access facility" means a roadway especially designed for through traffic, and over, from, or to which owners or occupants of abutting land or other persons have no greater than a limited right or easement of access.

"Living marine resources" means oceanic or estuarine plants or animals, such as mangroves, sea grasses, algae, coral reefs, and living marine habitat; fish, shellfish, crustacea and fisheries; and sea turtles and marine mammals.

"Local government" means any county or municipality or any special district or local governmental entity established pursuant to law which exercises regulatory authority over, and grants development permits for, land development.

"Local peacetime emergency plan" means the plans prepared by the county civil defense or county emergency management agency addressing weather-related natural hazards and man-made disasters except nuclear power plant accidents and war. The plan covers hazard mitigation, emergency preparedness, emergency response, emergency recovery and in coastal counties, hurricane evacuation.

"Local planning agency" means the agency designated to prepare a comprehensive plan or plan amendment pursuant to the ~~"Community Planning Act"~~ Florida Local Government Comprehensive Planning and Land Development Regulation Act.

"Local road" means a roadway providing service which is of relatively low traffic volume, short average trip length or minimal through traffic movements, and high volume land access for abutting property.

~~"Low income household" has the meaning provided in Section 420.0004, F.S.~~

"Low-income persons" has the same meaning as in s. 420.0004(9).

"Major trip generators or attractors" means concentrated areas of intense land use or activity that produces or attracts a significant number of local trip ends.

"Manufactured home" means a residential manufactured home meeting the definition in Section 320.01, F.S.

"Marine habitat" means areas where living marine resources naturally occur, such as mangroves, sea grass beds, algal beds, salt marshes, transitional wetlands, marine wetlands, rocky shore communities, hard bottom communities, oyster bars or flats, mud flats, coral reefs, worm reefs, artificial reefs, offshore springs, near-shore mineral deposits, and offshore sand deposits.

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"Marine wetlands" means areas with a water regime determined primarily by tides and the dominant vegetation is salt tolerant plant species. ~~including those species listed in subsection 62-301.200(3), F.A.C., "Submerged Marine Species."~~

"Minerals" means all solid minerals, including clay, gravel, phosphate rock, lime, shells (excluding live shellfish), stone, sand, heavy minerals, and any rare earths, which are contained in the soils or waters of the state.

"Mobile home" means a structure meeting the definition in Section 320.01, F.S.

~~"Moderate income household" has the meaning provided in Section 420.0004, F.S.~~

"Moderate-income persons" has the same meaning as in s. 420.0004(10).

"Motel" means any public lodging establishment which offers rental units with an exit to the outside of each rental unit, daily or weekly rates, off-street parking for each unit, a central office on the property with specified hours of operation, a bathroom or connecting bathroom for each rental unit, and at least six rental units, and which is recognized as a motel in the community in which it is situated or by the industry.

"Natural drainage features" means the naturally occurring features of an area which accommodate the flow of significant amounts of stormwater, such as streams, rivers, lakes, sloughs, floodplains and wetlands.

"Natural drainage flow" means the pattern of surface and storm water drainage through or from a particular site before the construction or installation of improvements or prior to regrading.

"Natural groundwater aquifer recharge areas" or "natural groundwater recharge areas" or "groundwater recharge areas" means areas contributing to or providing volumes of water which make a contribution to the storage or regional flow of an aquifer.

"Natural reservations" means areas designated for conservation purposes, and operated by contractual agreement with or managed by a federal, state, regional or local government or non-profit agency such as: national parks, state parks, lands purchased under the Save Our Coast, Conservation and Recreation Lands or Save Our Rivers programs, sanctuaries, preserves, monuments, archaeological sites, historic sites, wildlife management areas, national seashores, and Outstanding Florida Waters. This definition does not include privately owned land managed by a state agency on either a voluntary or a short-term contractual basis.

"Neighborhood park" means a park which serves the population of a neighborhood and is generally accessible by bicycle or pedestrian ways.

~~"New town" means a new urban activity center and community designated on the future land use map and located within a rural area or at the rural-urban fringe, clearly functionally distinct or geographically separated from existing urban areas and other new towns. A new town shall be of sufficient size, population and land use composition to support a variety of economic and social activities consistent with an urban area designation. New towns shall include basic economic activities; all major land use categories, with the possible exception of agricultural and industrial; and a centrally provided full range of public facilities and services that demonstrate internal trip capture. A new town shall be based on a master development plan, and shall be bordered by land use designations which provide a clear distinction between the new town and surrounding land uses.~~

A "newspaper of general circulation" means a newspaper published at least on a weekly basis and printed in the language most commonly spoken in the area within which it circulates, but does not include a newspaper intended primarily for members of a particular professional or occupational group, a newspaper whose primary function is to carry legal notices, or a newspaper that is given away primarily to distribute advertising.

11. Definitions

"Nonpoint source pollution" means any source of water pollution that is not a point source.

"Nontransient apartment" means any apartment building in which 75 percent or more of the units are available for rent to nontransient tenants.

"Objective" means a specific, measurable, intermediate end that is achievable and marks progress toward a goal.

"Oceanic waters" means waters of the Atlantic Ocean, Gulf of Mexico, or Straits of Florida, excluding estuaries.

"Open spaces" means undeveloped lands suitable for passive recreation or conservation uses.

"Parcel of land" means any quantity of land capable of being described with such definiteness that its locations and boundaries may be established, which is designated by its owner or developer as land to be used, or developed as, a unit or which has been used or developed as a unit.

"Park" means a neighborhood, community, or regional park.

~~"Partial evaluation and appraisal report" means an evaluation and appraisal report which focuses on selected issues or elements that may only be submitted by a municipality with fewer than 5,000 residents or a county with fewer than 50,000 residents pursuant to a written agreement with the Department and in accordance with the requirements of Section 163.3191(12), F.S.~~

"Pattern" means the form of the physical dispersal of development or land use.

"Person" means an individual, corporation, governmental agency, business trust, estate, trust, partnership, association, two or more persons having a joint or common interest, or any other legal entity.

"Playground" means a recreation area with play apparatus.

"Point source pollution" means any source of water pollution that constitutes a discernible, confined, and discrete conveyance, including but not limited to any pipe, ditch, channel, tunnel, conduit, well, discrete fissure, container, rolling stock, concentrated animal feeding operation, or vessel or other floating craft, from which pollutants are or may be discharged. This term does not include return flows from irrigated agriculture.

"Policy" means the way in which programs and activities are conducted to achieve an identified goal.

"Pollution" is the presence in the outdoor atmosphere, ground or water of any substances, contaminants, noise, or manmade or man-induced alteration of the chemical, physical, biological, or radiological integrity of air or water, in quantities or at levels which are or may be potentially harmful or injurious to human health or welfare, animal or plant life, or property, or unreasonably interfere with the enjoyment of life or property.

"Port facility" means harbor or shipping improvements used predominantly for commercial purposes including channels, turning basins, jetties, breakwaters, landings, wharves, docks, markets, structures, buildings, piers, storage facilities, plazas, anchorages, utilities, bridges, tunnels, roads, causeways, and all other property or facilities necessary or useful in connection with commercial shipping.

"Potable water facilities" means a system of structures designed to collect, treat, or distribute potable water, and includes water wells, treatment plants, reservoirs, and distribution mains.

"Potable water wellfield" means the site of one or more water wells which supply potable water for human consumption to a water system which serves at least 15 service connections used by year-round residents or regularly serves at least 25 year-round residents.

11. Definitions

"Private recreation sites" means sites owned by private, commercial or non-profit entities available to the public for purposes of recreational use.

"Projects that promote public transportation" means projects that directly affect the provisions of public transit, including transit terminals, transit lines and routes, separate lanes for the exclusive use of public transit services, transit stops (shelters and stations), office buildings or projects that include fixed-rail or transit terminals as part of the building, and projects which are transit oriented and designed to complement reasonably proximate planned or existing public facilities.

"Proposed evaluation and appraisal report" means a draft evaluation and appraisal report prepared by the local planning agency that is transmitted to the local governing body for review and adoption.

"Public access" means the ability of the public to physically reach, enter or use recreation sites including beaches and shores.

"Public buildings and grounds" means structures or lands that are owned, leased, or operated by a government entity, such as civic and community centers, hospitals, libraries, police stations, fire stations, and government administration buildings.

"Public facilities" means major capital improvements, including, but not limited to, transportation, sanitary sewer, solid waste, drainage, potable water, educational, parks and recreational, and health systems and facilities, and spoil disposal sites for maintenance dredging located in the intracoastal waterways, except for spoil disposal sites owned or used by ports listed in s. 403.021(9)(b).

"Public notice" means notice as required by s. 125.66(2) for a county or by s. 166.041(3)(a) for a municipality. The public notice procedures required in this part are established as minimum public notice procedures.

"Public recreation sites" means sites owned or leased on a long-term basis by a federal, state, regional or local government agency for purposes of recreational use.

"Public Transit" means passenger services provided by public, private or non-profit entities such as the following surface transit modes: commuter rail, rail rapid transit, light rail transit, light guideway transit, express bus, and local fixed route bus.

"Purchase of development rights" means the acquisition of a governmentally recognized right to develop land which is severed from the realty and held or further conveyed by the purchaser.

"Recreation" means the pursuit of leisure time activities occurring in an indoor or outdoor setting.

"Recreation facility" means a component of a recreation site used by the public such as a trail, court, athletic field or swimming pool.

"Recreational uses" means activities within areas where recreation occurs.

"Regional park" means a park which is designed to serve two or more communities.

"Regional planning agency" means the agency designated by the state land planning agency to exercise responsibilities under law in a particular region of the state.

"Relocation housing" means those dwellings which are made available to families displaced by public programs, provided that such dwellings are decent, safe and sanitary and within the financial means of the families or individuals displaced.

11. Definitions

“Resident population” means inhabitants counted in the same manner utilized by the United States Bureau of the Census, in the category of total population. Resident population does not include seasonal population.

“Residential uses” means activities within land areas used predominantly for housing.

“Resort condominium” means any unit or group of units in a condominium, cooperative, or timeshare plan which is rented more than three times in a calendar year for periods of less than 30 days or 1 calendar month, whichever is less, or which is advertised or held out to the public as a place regularly rented for periods of less than 30 days or 1 calendar month, whichever is less.

“Resort dwelling” means any individually or collectively owned one-family, two-family, three-family, or four-family dwelling house or dwelling unit which is rented more than three times in a calendar year for periods of less than 30 days or 1 calendar month, whichever is less, or which is advertised or held out to the public as a place regularly rented for periods of less than 30 days or 1 calendar month, whichever is less.

“Right-of-way” means land in which the state, a county, or a municipality owns the fee simple title or has an easement dedicated or required for a transportation or utility use.

“Roadway functional classification” means the assignment of roads into categories according to the character of service they provide in relation to the total road network. Basic functional categories include limited access facilities, arterial roads, and collector roads, which may be subcategorized into principal, major or minor levels. Those levels may be further grouped into urban and rural categories.

“Roominghouse” means any public lodging establishment that may not be classified as a hotel, motel, resort condominium, nontransient apartment, bed and breakfast inn, or transient apartment under this section. A roominghouse includes, but is not limited to, a boardinghouse.

“Rural areas” means low density areas characterized by social, economic and institutional activities which may be largely based on agricultural uses or the extraction of natural resources in unprocessed form, or areas containing large proportions of undeveloped, unimproved, or low density property.

“Rural village” or “rural activity center” means a small, compact node of development within a rural area containing development, uses and activities which are supportive of and have a functional relationship with the social, economic and institutional needs of the surrounding rural areas.

“Sanitary sewer facilities” means structures or systems designed for the collection, transmission, treatment, or disposal of sewage and includes trunk mains, interceptors, treatment plants and disposal systems.

“Sanitary sewer interceptor” means a sewerage conduit which connects directly to, and transmits sewage to, a treatment plant.

“Sanitary sewer trunk main” means a sewerage conduit which connects directly to, and transmits sewage to, an interceptor.

“Seasonal population” means part-time inhabitants who utilize, or may be expected to utilize, public facilities or services, but are not residents. Seasonal population shall include tourists, migrant farmworkers, and other short-term and long-term visitors.

~~“Optional Sector plan” means an optional~~ the process authorized by s. 163.3245 in which one or more local governments engage in long-term planning for a large area and address regional issues through adoption of detailed specific area plans within the planning area as a means of fostering innovative planning and development strategies, furthering the purposes of this part and part I of chapter 380, reducing overlapping data and analysis requirements, protecting regionally significant resources and

11. Definitions

~~facilities, and addressing extrajurisdictional impacts. The term includes an optional sector plan that was adopted before June 2, 2011. by agreement with the state land planning agency are allowed to address development of regional impact issues within certain designated geographic areas identified in the local comprehensive plan as a means of fostering innovative planning and development strategies in s. 163.3177(11)(a) and (b), furthering the purposes of this part and part I of chapter 380, reducing overlapping data and analysis requirements, protecting regionally significant resources and facilities, and addressing extrajurisdictional impacts.~~

“Services” means the programs and employees determined necessary by local government to provide adequate operation and maintenance of public facilities and infrastructure as well as those educational, health care, social and other programs necessary to support the programs, public facilities, and infrastructure set out in the local plan or required by local, state, or federal law.

“Setback” means a line marking the minimum distance between a right-of-way line, property line, bulkhead line, shoreline, seawall, mean high water mark, access easement line, or other defined location and the beginning point of the buildable area. This physical distance serves to minimize the effects of development activity from a structure or natural resource, for which it may be necessary to restrict activities for the area or the physical distance between a structure and the property line. In instances where more than one defined location applies, setbacks are measured from the more restrictive defined location.

“Shoreline” or “shore” means the interface of land and water and, as used in the coastal management element requirements, is limited to oceanic and estuarine interfaces.

“Solid waste” means sludge from a waste treatment works, water supply treatment plant, or air pollution control facility or garbage, rubbish, refuse, or other discarded material, including solid, liquid, semisolid, or contained gaseous material resulting from domestic, industrial, commercial, mining, agricultural, or governmental operations.

“Solid waste facilities” means structures or systems designed for the collection, processing or disposal of solid wastes, including hazardous wastes, and includes transfer stations, processing plants, recycling plants, and disposal systems.

“Solid waste processing plant” means a facility for incineration, resource recovery, or recycling of solid waste prior to its final disposal.

“Solid waste transfer station” means a facility for temporary collection of solid waste prior to transport to a processing plant or to final disposal.

"State land planning agency" means the Department of ~~Community Affairs~~ Economic Opportunity Community Affairs.

“Stormwater” means the flow of water which results from a rainfall event.

“Stormwater facilities” means manmade structures that are part of a stormwater management system designed to collect, convey, hold, divert, or discharge stormwater, and may include stormwater sewers, canals, detention facilities and retention facilities.

“Stormwater management system” has the meaning described in s. 373.403 ~~subsection 62-40.210(21), F.A.C., (1992).~~

"Structure" has the meaning given it by s. 380.031(19).

~~"Substantially affected person" means a substantially affected person as provided pursuant to chapter 120.~~

11. Definitions

~~“Sufficiency review” means Department review of an adopted evaluation and appraisal report to determine whether it has been submitted in a timely fashion and whether it contains components in accordance with the prescribed criteria in Section 163.3191, F.S., and this rule chapter.~~

“Support documents” means any surveys, studies, inventory maps, data, inventories, listings or analyses used as bases for or in developing the local comprehensive plan.

“Suitability” means the degree to which the existing characteristics and limitations of land and water are compatible with a proposed use or development.

“Transfer of development rights” means a governmentally recognized right to use or develop land at a certain density, or intensity, or for a particular purpose, which is severed from the realty and placed on some other property.

“Transient apartment” means any apartment building in which units are advertised or held out to the public as available for transient occupancy.

“Transportation corridor management” means the coordination of the planning of designated future transportation corridors with land use planning within and adjacent to the corridor to promote orderly growth, to meet the concurrency requirements of this chapter, and to maintain the integrity of the corridor for transportation purposes.

“Transportation demand management” means strategies and techniques that can be used to increase the efficiency of the transportation system. Demand management focuses on ways of influencing the amount and demand for transportation by encouraging alternatives to the single-occupant automobile and by altering local peak hour travel demand. These strategies and techniques may, among others, include: ridesharing programs, flexible work hours, telecommuting, shuttle services, and parking management.

“Transportation disadvantaged” means those individuals who because of physical or mental disability, income status, or age are unable to transport themselves or purchase transportation and are therefore dependent upon others to obtain access to health care, employment, education, shopping, social activities, or other life-sustaining activities.

“Transportation system management” means improving roads, intersections, and other related facilities to make the existing transportation system operate more efficiently. Transportation system management techniques include demand management strategies, incident management strategies, and other actions that increase the operating efficiency of the existing system.

“Urban area” means an area of or for development characterized by social, economic and institutional activities which are predominantly based on the manufacture, production, distribution, or provision of goods and services in a setting which typically includes residential and nonresidential development uses other than those which are characteristic of rural areas.

“Urban infill” means the development of vacant parcels in otherwise built-up areas where public facilities such as sewer systems, roads, schools, and recreation areas are already in place and the average residential density is at least five dwelling units per acre, the average nonresidential intensity is at least a floor area ratio of 1.0 and vacant, developable land does not constitute more than 10 percent of the area.

“Urban infill and redevelopment area” means an area or areas designated by a local government where:

- (a) Public services such as water and wastewater, transportation, schools, and recreation are already available or are scheduled to be provided in an adopted 5-year schedule of capital improvements;
- (b) The area, or one or more neighborhoods within the area, suffers from pervasive poverty, unemployment, and general distress as defined by s. 290.0058;

11. Definitions

- (c) The area exhibits a proportion of properties that are substandard, overcrowded, dilapidated, vacant or abandoned, or functionally obsolete which is higher than the average for the local government;
- (d) More than 50 percent of the area is within $\frac{1}{4}$ mile of a transit stop, or a sufficient number of such transit stops will be made available concurrent with the designation; and
- (e) The area includes or is adjacent to community redevelopment areas, brownfields, enterprise zones, or Main Street programs, or has been designated by the state or Federal Government as an urban redevelopment, revitalization, or infill area under empowerment zone, enterprise community, or brownfield showcase community programs or similar programs.

"Urban redevelopment" means demolition and reconstruction or substantial renovation of existing buildings or infrastructure within urban infill areas or existing urban service areas.

"Urban service area" means areas identified in the comprehensive plan where public facilities and services, including but not limited to, central water and sewer capacity and roads, are already in place or are identified in the capital improvements element. The term includes and areas identified in the comprehensive plan as urban service areas, regardless of local government limitation.

"Urban sprawl" means a development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural uses. urban development or uses which are located in predominantly rural areas, or rural areas interspersed with generally low-intensity or low-density urban uses, and which are characterized by one or more of the following conditions: (a) The premature or poorly planned conversion of rural land to other uses; (b) The creation of areas of urban development or uses which are not functionally related to land uses which predominate the adjacent area; or (c) The creation of areas of urban development or uses which fail to maximize the use of existing public facilities or the use of areas within which public services are currently provided. Urban sprawl is typically manifested in one or more of the following land use or development patterns: Leapfrog or scattered development; ribbon or strip commercial or other development; or large expanses of predominantly low-intensity, low-density, or single-use development.

"Vegetative communities" means ecological communities, such as coastal strands, oak hammocks, and cypress swamps, which are classified based on the presence of certain soils, vegetation and animals.

~~"Very low income household" has the meaning provided in Section 420.0004, F.S.~~

"Very-low-income persons" has the same meaning as in s. 420.0004(14).

"Water-dependent uses" means activities which can be carried out only on, in or adjacent to water areas because the use requires access to the water body for: waterborne transportation including ports or marinas; recreation; electrical generating facilities; or water supply.

"Water recharge areas" means land or water areas through which groundwater is replenished.

"Water-related uses" means activities which are not directly dependent upon access to a water body, but which provide goods and services that are directly associated with water-dependent or waterway uses.

"Waters" or "waters in the state" means any and all water on or beneath the surface of the ground or in the atmosphere, including natural or artificial watercourses, lakes, ponds, or diffused surface water and water percolating, standing, or flowing beneath the surface of the ground, as well as all coastal waters within the jurisdiction of the state.

"Water wells" means wells excavated, drilled, dug, or driven for the supply of industrial, agricultural or potable water for general public consumption.

11. Definitions

“Wellhead protection area” means an area designated by local government to provide land use protection for the groundwater source for a potable water wellfield, as defined in this rule chapter, including the surface and subsurface area surrounding the wellfield. Differing levels of protection may be established within the wellhead protection area commensurate with the capacity of the well and an evaluation of the risk to human health and the environment. Wellhead protection areas shall be delineated using professionally accepted methodologies based on the best available data and taking into account any zone of contribution described in existing data.

“Wetlands” as used in this rule chapter has the meaning as defined in subsection 373.019(~~2725~~), F.S., and as further described by the delineation methodology in Section 373.4211, F.S.

11. GENERAL MONITORING AND REVIEW CRITERIA

This section stipulates procedures for implementing the required procedures for monitoring, updating and evaluating the Comprehensive Plan every five years pursuant to Section 163.3191, F.S., and Section 9J-5.005(7), F.A.C.

~~Role of the Planning and Zoning Advisory Board in Plan Evaluation and Updates: The Planning and Zoning Advisory Board shall monitor and oversee the effectiveness and status of the Comprehensive Plan and recommend to the City Commission, which is the designated Local Planning Agency pursuant to 163.3174, F.S., such changes in the Comprehensive Plan as may from time to time be required.~~

- ~~1. General Procedures: The monitoring and evaluation of the Comprehensive Plan shall be a continuous and ongoing process. The Planning and Zoning Advisory Board shall prepare periodic reports on the Comprehensive Plan. These reports shall be sent to the City Commission at least once every five (5) years after the adoption of the Comprehensive Plan or Element or portion thereof. The preparation of the Evaluation and Appraisal Report shall comply with the procedures and contents set forth in Section 163.3191, F.S., and Section 9J-5.005(7), F.A.C.~~
- ~~2. Citizen Participation: The process of Comprehensive Plan evaluation and update shall include a public hearing before the Planning and Zoning Advisory Board and the City Commission, respectively, prior to adopting the final report. The public hearing shall be duly noticed and citizen input shall be encouraged.~~

~~Criteria for Continuing Evaluation of Comprehensive Plan Elements: In evaluating each Element of the Comprehensive Plan, the Planning and Advisory Board shall use the following general criteria as well as any more specific criteria contained in respective elements of the Plan.~~

- ~~1. Review Impact of Changing Conditions. Update appropriate baseline data and review evolving issues, including major shifts in the magnitude, distribution, and/or characteristics of the:
 - Housing supply and demand
 - Land use
 - Natural resources
 - Public facilities
 - Transportation system
 - Park and recreation system
 - Fiscal management resources~~

~~These changing issues and shifts in conditions may serve as indicators of needed change in public policy included in the Comprehensive Plan. The policy implications of such changes shall be evaluated on a continuing basis. The baseline data update shall be predicated on the decennial U.S. Census and/or other special census or significant new data that is deemed appropriate by the City Commission for inclusion in the Comprehensive Plan.~~

- ~~2. Major Planning and Development Problems: The evaluation and appraisal report shall identify major planning and development problems such as the location and distribution of land uses and related adverse physical, economic, social, or environmental impacts.~~
- ~~3. Accomplishments: The Evaluation and Appraisal Report (EAR) shall describe the progress the City has made in achieving Comprehensive Plan objectives that have occurred since adoption of the Plan or the last Evaluation and Appraisal Report (EAR), whichever is most recent.~~
- ~~4. Unanticipated Problems and Opportunities: The evaluation and appraisal report shall describe the nature and extent of unanticipated and previously unforeseen problems and~~

~~opportunities occurring since the Plan adoption or since the preparation of the latest evaluation and appraisal report, whichever is most recent.~~

- ~~5. Recommended Amendments: The evaluation and appraisal report shall stimulate recommendations concerning new or modified goals, objectives, or policies needed to resolve problems or issues identified during the Comprehensive Plan evaluation process.~~

12. Future Land Use Map Series