

Chapter 15

PLANNING AND DEVELOPMENT*

ARTICLE I -- In General

Section 15.1-15.16 Reserved

ARTICLE II -- Local Planning Agency*

Section 15.17 – 15.38 Reserved

***Editor's Note:** This Article effectively repealed by Ordinance 05-006, 12-08-05. See Section 2.5 of the Land Development Code for the City of Crescent City.

ARTICLE III -- Comprehensive Plan*

Section 15.39 Purpose and intent

Section 15.40 Plan adopted.

Section 15.41-15.56 Reserved

***Editor's Note:** There have been numerous text and map amendments to the Crescent City Comprehensive Plan 2001 since its original adoption pursuant to Ordinance 9111 (12-12-91) [Section 15.40 of this Chapter]. In accordance with section 15.40 (m) a certified copy of the Comprehensive Plan and any amendments can be obtained from City Hall.

ARTICLE IV -- Subdivisions*

Section 15.57 -- 15.70 Reserved

***Editor's Note:** This Article effectively repealed by Ordinance 05-006, 12-08-05. See Chapter 4 of the Land Development Code for the City of Crescent City.

ARTICLE V -- Concurrency Management System*

Section 15.72 -- 15.90 Reserved

***Editor's Note:** Crescent City's current policy is to interpret concurrency in accordance with Section 163.3180, Florida Statutes, and only require concurrency for those public facilities that are required on a statewide basis. To the extent required by state law, the concurrency management shall be governed by the Crescent City Comprehensive Plan 2001, as amended, and the Crescent City Land Development Code, as amended (See Sections 6.10 and 6.11 of the Land Development Code for the City of Crescent City).

State Law Reference: Florida Statutes, Section 163.3180, Concurrency.



ARTICLE VI -- Wetlands Protection*

Section 15.91 -- 15.100 Reserved

***Editor's Note:** This Article effectively repealed by Ordinance 05-006, 12-08-05. See 6.9 of the Land Development Code for the City of Crescent City.

ARTICLE VII -- Historic Preservation*

***Editor's Note:** This Article effectively repealed by Ordinance 13-01 and moved to Section 3.6 of Crescent City's Land Development Code.

*** State law reference:** *Local Government Comprehensive Planning Act*, Section 163.3161, *Florida Statutes, et seq.*



ARTICLE I -- In General

Section 15.1–15.16 Reserved

ARTICLE II -- Local Planning Agency

Section 15.17 – 15.38 Reserved

***Editor’s Note:** This Article effectively repealed by Ordinance 05-006, 12-08-05. See Section 2.5 of the Land Development Code for the City of Crescent City.

ARTICLE III -- Comprehensive Plan

Section 15.39 Purpose and intent

The Comprehensive Plan is enacted to carry out the purpose and intent of, and exercise the authority set out in the *Local Government Comprehensive Planning and Land Development Regulation Act*, Section 163.3161, *Florida Statutes, et seq.*
(Ordinance of 7-9-81, Section 1; Ordinance No. 9111, Section 1, 12-12-91)

Section 15.40 Plan adopted

(a) ***Title of Comprehensive Plan:*** The revised version of the comprehensive plan shall be entitled “The Crescent City Comprehensive Plan 2001”.

(b) ***Future Land Use Element:*** The future land use element is hereby adopted to include the text attached hereto as Exhibit “A” and incorporated herein by reference:

- (1) Goals, objectives, and policies, including definitions, and any specifically incorporated appendixes, tables, or figures.
- (2) All maps reference in the element.

(c) ***Traffic Circulation Element:*** The traffic circulation element is hereby adopted to include the text attached hereto as Exhibit “B” and incorporated herein:

- (1) Goals, objectives, and policies, including definitions, and any specifically incorporated appendixes, tables, or figures.
- (2) Future traffic circulation map [also Section 18.41 *et seq.*]

(d) ***Housing Element:*** The housing element is hereby adopted to include the text attached hereto as Exhibit “C” and incorporated herein: Goals, objectives and policies, including definitions, and any specifically incorporated appendixes, tables, figures or maps.



(e) **Public Facilities Element (Sanitary Sewer, Potable Water Drainage, Solid Waste, and Aquifer Recharge):** The public facilities element is hereby adopted to include the text attached hereto as Exhibit “D” and incorporated herein: goals, objectives, and policies, including definitions, and any specifically incorporated appendixes, tables, or figures as well as all maps referenced in the text.

(f) **Conservation Element:** The conservation element is hereby adopted to include the text attached hereto as Exhibit “E” and incorporated herein:

- (1) Goals, objectives, and policies, including definitions, and any specifically incorporated appendixes, tables or figures;
- (2) All maps incorporated by reference

(g) **Recreation and Open Space Element:** The recreation and open space element is hereby adopted to include the text attached hereto as Exhibit “F” and incorporated herein: goals, objectives, and policies, including definitions, and any specifically incorporated appendixes, tables, figures, or maps referenced in the text.

(h) **Intergovernmental Coordination Element:** The intergovernmental element is hereby adopted to include the text attached hereto as Exhibit “G” and incorporated herein: Goals, objectives, and policies, including definitions, and any specifically incorporated appendixes, tables, or figures.

(i) **Capital Improvements Element:** The capital improvements element is hereby adopted to include:

- (1) The text attached hereto as Exhibit “H” and incorporated herein: goals, objectives, and policies, including definitions, and any specifically incorporated appendixes, tables or figures.
- (2) Schedule of capital improvements.
- (3) Procedures for annual monitoring and evaluation.

(j) **Monitoring and Evaluation Section:** The monitoring and evaluation section is hereby adopted to include the text attached hereto as Exhibit “I” and incorporated herein.

(k) **Concurrency Management Plan:** The concurrency management plan is hereby adopted as Exhibit “1,” to include:

- (1) Procedures for application and evaluation.
- (2) Determination of concurrency finding.



- (3) Period of concurrency validation.
- (4) Operating procedures of the concurrency management system.

(1) ***Applicability and Effect:*** The applicability and effect of the comprehensive plan shall be as provided by the Local Government Comprehensive Planning and *Land Development Regulation Act*, Section 163.3161, *Florida Statutes, et seq.*, and this section.

(m) ***Copy on File:***

- (1) A certified copy of the enacting ordinance, as well as certified copies of the Comprehensive Plan and any amendments thereto shall be filed with the Clerk of the Circuit Court.
- (2) To make the comprehensive plan available to the public, a certified copy of the enacting ordinance, as well as a certified copy of the Comprehensive Plan and any amendments thereto, shall be located in the City Hall. The administrative supervisor shall make copies available to the public for a reasonable publication charge.

(Ordinance of 7-9-81, Section II; Ordinance No. 9111, Sections 2-13, & 15, 12-12-91)

***Editor's Note:** There have been numerous text and map amendments to the Crescent City Comprehensive Plan 2001 since its original adoption pursuant to Ordinance 9111 (12-12-91) [Section 15.40 of this Chapter]. In accordance with section 15.40 (m) a certified copy of the Comprehensive Plan and any amendments can be obtained from City Hall.

Section 15.41-15.100 Reserved

