

CITY OF CRESCENT CITY
FUTURE LAND USE ELEMENT
GOALS, OBJECTIVES AND POLICIES

Introduction

This section proposes Goals, Objectives and Policies which will assist the City Officials and residents in their efforts to guide and manage future development and growth. Further, the formulation and implementation of land use management plans, programs and projects to be used by the City in attaining the stated goals are to be in accord with the following planning objectives and policies.

NEFRPC
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Goal 1 9J-5.006(3)a, F.S. 187.201(16)3

Preserve and protect the City's natural resources and quality of life by establishing a pattern of development that is harmonious with the City's natural environment and provides a desired lifestyle for City residents.

Objective A.1.1 9J-5.006(3)(b)1; F.S. 187.201(16)1, 5
Upon Plan adoption, the City shall coordinate future land uses with the appropriate topography, adjacent land uses, soil conditions and the availability of facilities and services

Policy A.1.1.1 9J-5.006(3)(c)1; F.S. 187.201(25)2
The City of Crescent City shall use the latest version of the Flood Damage Prevention Ordinance promulgated by FEMA to determine the location of the 100-year floodplain and flood prone areas in the City. The City shall, within its Land Development Regulations provide specifications for regulating construction/development within these areas. These specifications will include: following Future Land Use Map designations regarding density and FEMA requirements regarding height of floor levels above flood levels:

- a) By 1992, the City will incorporate an ordinance controlling development in flood prone areas into its land development regulations. These regulations shall require development in the FEMA 100-year flood hazard zone to be constructed so that the lowest floor elevation is at least one foot above the base flood elevation as established by the FEMA Flood Insurance Rate Maps.
- b) Dredging and filling of lands within floodplains shall be limited to that approved by federal and state agencies having the authority to regulate and police such activities. All proposed development shall be clustered and located on the non-floodplain portions of the site, or, for proposed development areas that lie entirely within the 100-year floodplain, all structures shall be required to be elevated on pilings.

c) In addition, the following criteria will apply to development in the 100-year floodplain:

1) No hazardous materials or waste shall be stored within the 100-year floodplain;

2) Clearing of native vegetation will be minimized in the 100-year floodplain by establishing the following open space ratios for the land uses identified below:

Residential land use 60% open space

Commercial land use 50% open space

Industrial land use 45% open space

3) Use of septic tanks in flood prone areas will be restricted as specified by the County Department of Health and all such sewage disposal systems shall be required to connect to central sewage systems when system collection lines are within 200 feet of subject property.

4) Any development within a flood prone area will maintain the natural topography and hydrology of the development site.

Policy A.1.1.2 9J-5.006(3)(c)6; F.S. 187.201(25)(a)(b)2, 5
The City shall revise its site plan review ordinance to require that any required permits from the appropriate agency such as the Water Management District, Department of Environmental Regulation, and Corps of Engineers be secured prior to the issuance of a building permit.

Policy A.1.1.3 9J-5.006(3)(c)3
Proposed development within 200 feet of an available service shall be required to hook up to the City central water and/or sanitary sewer systems as a condition of development in accordance with City regulations, and Rules 10D-6.041(2) and 10D-6.042(a), (b) and (c), F.A.C.

Policy A.1.1.4 9J-5.006(3)(c)4
The City's Subdivision and Zoning Code shall be reviewed and where necessary revised to address drainage and stormwater issues as identified in the Public Facility Element; open space requirements as addressed in the Recreation and Open Space Element; and, on-site traffic flow and vehicle parking as addressed in the Traffic Circulation Element

a. Drainage and stormwater management regulations will identify interim measures adopted until a City-wide Stormwater Master Drainage Plan is completed and adopted.

As a minimum the interim stormwater drainage ordinance will include the criteria defined in Policies D.1.1.1, D.1 through 6; D.2.1.4 and A.1.3.3.

- b. Open space requirements will meet the LOS adopted in the Recreation and Open Space Element.
- c. On-site traffic will, at a minimum, require that adjacent commercial, medium density (or combinations thereof) properties provide interconnections to reduce requirements for road trips.
- d. Parking requirements shall be specified in terms of number of parking space units per type and size of facility.

Policy A.1.1.5 9J-5.006(3)(c)1

The City shall review its zoning code to ensure that current signage regulations preserve the character of the City. Where, through citizen participation, it is determined that current signage regulations regarding location, size, height, motion, etc., should be revised, changes to the current regulation shall be discussed in public hearing and proposed changes considered for adoption by the City Commission.

Policy A.1.1.6 9J-5.006(3)(c)2

The City shall revise its zoning code to include develop and adopt standards and procedures to ensure the elimination of existing incompatible land uses. As a minimum, standards will include:

- a) relationship schedule of land use compatibility based upon density/intensity of use;
- b) period of amortization for phasing out incompatible land uses;
- c) dollar amount of maintenance/rehabilitation funding permitted for construction activities on incompatible structures; and
- d) special exception provisions for historic properties.

Policy A.1.1.7 9J-5.006(3)(c)3

Crescent City shall not issue a permit or other development order until the minimum requirements for concurrency as established by 9J-5.0055, F.A.C., are satisfied and a Certificate of Concurrency is issued by the Building Official.

	8.1.3.11
	16.1.1.1
	16.2.1.4
	17.1.2

Policy A.1.1.8 9J-5.006(3)(c)1

The City shall adopt land development regulations 15.1.1
which contain specific provisions for implementing
the adopted Comprehensive Plan; including land use;
subdivision; parking; sign control; drainage; and
protection of environmentally sensitive lands.

The City Subdivision and Zoning Code shall be reviewed and where
necessary revised to address drainage and stormwater issues as
identified in the Public Facility Element; open space require-
ments as addressed in the Recreation and Open Space Element; and,
on-site traffic flow and vehicle parking as addressed in the
Traffic Circulation Element.

- a) Drainage and stormwater management will identify interim
measures to be adopted until a City-wide Stormwater Master
Drainage Plan is adopted.
- b) Open space requirements will meet the LOS adopted in the
Recreation and Open Space Element.
- c) On-site traffic will, at a minimum, require that adjacent
commercial, high density/medium density (or combinations
thereof) properties provide interconnections to reduce re-
quirements for road trips.
- d) Parking requirements shall be specified in terms of number
of parking space units per type and size of facility.

Policy A.1.1.9 9J-5.006(3)(c)1

Subdivision regulations shall include a provision 16.2.1.4
for subdividing land which mandates that all 17.2.1.2
infrastructure improvements shall be constructed 17.2.1.4
and accepted, or otherwise guaranteed to meet
the concurrency requirements of 9J-5.0055 and the
City Concurrency System before subdivision
parcels or lots may be sold.

Policy A.1.1.10 9J-5.006(3)(c)3

The City shall inspect construction progress on all 17.2.1.4
new development and subdivisions to insure that pri-
vate development and public facility construction re-
main coordinated.

Policy A.1.1.11 9J-5.006(3)(c)3

The City shall periodically review all building and 19.2.1.1
zoning codes to ensure that the codes continue to
provide an adopted levels of service for all City
infrastructure as specified in the City
Comprehensive Plan.

Policy A.1.1.12 9J-5.006(3)(c)6

The City shall require, as a condition of obtaining 9.2.2.1
permission for development, that all new development 9.2.2.5
obtain any required permits from the appropriate 9.2.2.10
federal, state, and regional agencies.

Policy A.1.1.13

The City shall adopt regulations for the 11.1.1.11
preservation or planting of native vegetation
which require that 25 percent of all planting on all new devel-
opments be of vegetation native to the area.

Objective A.1.2 9J-5.006(3)(b)2

Upon Plan adoption, the City shall promote encourage the
redevelopment and renewal of blighted properties through implementing
the following policies.

Policy A.1.2.1 9J-5.006(3)(c)1, 2, 4

By June 1, 1992, Land Development Regulations shall be updated
which require the upgrading or revitalization of deteriorating or
incompatible commercial sites, in the few instances where the
need may be found to exist, through methods such as provision of
common parking areas, store front renewal, sign control. The
expansion or replacement of commercial uses which are inappropri-
ately located or have adverse impact on surrounding uses shall be
prohibited through implementing the land use spatial distribution
as depicted on the City FLUM and the non-conforming land use
construction restrictions of the City Zoning Code.

Policy A.1.2.2 9J-5.006(3)(c)7

By June 1, 1992 the City Building Official shall implement Land
Development Regulations which provide for a minimum housing
code. The minimum housing code shall be utilized to upgrade
existing housing within designated revitalization areas. Designa-
tion of proposed revitalization areas will be made subsequent to
on-site housing surveys conducted by the City staff.

Objective A.1.3 9J-5.006(3)(b(3); 187.201(16)a

Upon Plan adoption, the City shall pursue the elimination
or reduction of land uses inconsistent with the uses
identified on the Future Land Use Map or associated
adopted Goal, Objectives and Policies.

Policy A.1.3.1 9J-5.006(3)(c)2, 7

Land Development Regulations, specifically the City
Zoning Code, shall be revised per Policy A.1.1.6 to reinforce
its current provisions regarding the elimination of non-conform-
ing land uses to include all uses which are inconsistent with the
Future Land Use Map 2001 or cannot be made compatible with adja-
cent land uses. The requirement of this provision shall be en-
forced upon application for building permits to repair or improve
such structures.

Policy A.1.3.2 9J-5.006(3)(c)2, 7

Land Development Regulations shall be adopted which require buffering and separation between land uses of different densities or intensities of use sufficient to ensure compatibility between uses.

Issues of compatibility shall include considerations for noise, sight, and level of traffic generation. The primary tool of ensuring capability between land uses shall be the Future Land Use Map and the elimination of non-conforming land uses. Other techniques shall include:

Noise and sight incompatibility -- screening by either a 6' solid physical wall or landscape plantings to reach, within 18 months, a height of at least 5 feet and an opacity of 80 percent.

Traffic generation -- based upon data taken from the ITE Trip Generation Handbook. Land uses with trip generation rates greater than 50 percent of the adjacent land use shall be considered incompatible and shall require a 100-foot physical separation between access roads (driveways).

Policy A.1.3.3 9J-5.006(3)(c)1

The City's Subdivision Regulation and Zoning Code shall be reviewed and where necessary revised to ensure that land use categories are regulated in accordance with the Future Land Use Map and that controls the standards specified in Policies A.1.1.1, A.1.1.3, A.1.1.7, A.1.1.9, A.1.1.13, A.1.3.2 and A.1.4.4 are adopted for the regulation of sub-divisions and for the use of land in flood prone areas in accordance with applicable FEMA regulations.

Land use in flood prone areas shall be limited to low density residential with the height of floor level limited to that permitted by FEMA Regulations.

Policy A.1.3.4 9J-5.006(3)(c)2

The City shall not issue variances, special use permits, building permits or zoning changes in any case where the proposed land use is not consistent with the Crescent City adopted Comprehensive Plan.

Objective A.1.4 9J-5.006(3)(b)4; 187.201(23)(a)(b)1

Upon Plan adoption the City shall ensure the protection of natural resources through implementing the following policies.

Policy A.1.4.1 9J-5.006(3)(c)2

Areas designated as Conservation on the Future Land Use Map shall limit development as follows:

Development in environmentally sensitive areas shall be limited as follows:

- a) Development adjacent to Crescent Lake or Lake Stella the four surface water bodies situated within or adjacent to the Crescent City limits shall be restricted to low intensity activity that shall be subject to the following to standards which would be promulgated to prevent adverse environmental impacts to surface water quality:
- Policies A.1.1.1; A.1.4.4; A.1.4.10; D.1.1.1, D.1 through 6 and
 - Objectives E.1.1 and E.1.2 with accompanying policies.
- b) Recreational development must be or must be made compatible with the surrounding land use.

Policy A.1.4.2 9J-5.006(3)(c)2, 6
Public water wellfields shall be protected from adverse impacts of development by requiring a 100-foot arbitrary fixed buffer of non-polluting land uses Radii Zone around each well head as described in the SJRWMD publication "Guide to Groundwater Protection in Florida", Volume 1, October 1990, page 55.

Non-polluting land uses shall include Recreation and Conservation land uses, low and medium density residential land use and commercial land uses that do not, in their operations, produce, store, use nor sell toxic materials as defined in SARA Title III (consolidated list of hazardous materials).

Any non-conforming land use located within 100 feet of a well serving the public will not be permitted to expand or be improved and will be phased out upon change of ownership.

When sufficient data are provided by the SJRWMD to more accurately calculate appropriate buffer zones around well heads based upon Time-of-Travel (TOT), these 100-foot zones shall be expanded or contracted as the calculation may dictate.

Should later calculations of zones of influence or zones of contribution by the Water Management District find that cones of influence for wells within the City are greater or less than 100 feet, the Plan shall be amended through procedures identified in Chapter 163, F.S., to reserve land use in an amount appropriate to adequate protection as defined by the Water Management District.

Policy A.1.4.3 9J-5.006(3)(c)6

Land development regulations shall specify acceptable erosion control practices to be implemented during construction (such as temporary covering of straw, hay-bale obstruction in drainage swales, etc.) in order to reduce soil erosion from wind and water during the construction phase of development to a maximum of 115.0 milligrams of sediment per liter of run off.

Policy A.1.4.4 9J-5.006(3)(c)4

A 25-foot set back from the lakefront will be required for all new construction adjacent to Crescent Lake or Lake Stella the four lake water bodies situated within or adjacent to the City limits. This buffer, for the most part, will locate construction back beyond the 100-year flood plain impact. Where a 25-foot setback is not adequate to remove construction from the 100-year floodplain area, construction will be placed on that portion of the site least impacted by the 100-year floodplain and will follow the criteria stated in Policy A.1.3.3.

Policy A.1.4.5 9J-5.006(3)(c)4

A 25-foot buffer of vegetation, native to the site, shall be required between the construction site and the upland edge of the wetlands for new developments located adjacent to wetlands as defined in 40C-4.021(11), F.A.C.

Policy A.1.4.6 9J-5.006(3)(c)4

Dredge and fill in wetlands shall be subject to applicable state and federal regulations.

Policy A.1.4.7 9J-5.006(3)(c)4

By June 1992, the City shall adopt an interim storm water management ordinance which will regulate the quality and quantity of stormwater run-off for all new development pending development and adoption of a City Master Drainage Plan.

At a minimum, the ordinance shall include the standards identified in Policies D.1.1.1, D.1 through 6; D.2.1.4 and A.1.3.3.

Policy A.1.4.8 9J-5.006(3)(c)4

By 1993 the City shall initiate the development of a Master Stormwater Management Plan with the intent of producing a plan for adoption by 1996 (Policy D.2.1.3).

Policy A.1.4.9 9J-5.006(3)(c)4

The City shall adopt Land Use Regulations which will provide for maintaining the quality of surface waters in accordance with the standards specified in Policy D.1.1.1, D.1 through 6 and A.1.3.3.

Policy A.1.4.10 9J-5.006(3)(c)4

Lakefront development shall be designed so as not to affect the water quality of adjacent waters. Design standards shall include:

- a. limitation of density to that specified on the Future Land Use Map;
- b. a twenty-five (25) foot set back of buildings from waterfront;
- c. set back of sanitary sewer drainfield (septic tank) from water's edge as specified in the Department of Health issued construction permit, HRS-H Form 4016;
- d. a 25-foot vegetative buffer required between building site and water body; and
- e. construction within the 100-year floodplain shall meet the standards specified in Policy A.1.3.3.

Objective A.1.5 9J-5.006(3)(b)4; F.S. 187.201(16)(a)(b)5

Upon Plan adoption, the City shall adopt Land Development Regulations to provide protection to historically significant areas and structures within the City limits through implementing the following policies:

Policy A.1.5.1 9J-5.006(3)(c)8

The City shall seek funding and technical support from the Department of State, Division of Historic Resources to review and conduct further field surveys to identify any additional historical/archaeological structures/sites that may exist within the City limits.

Should such sites or structures be identified, they will be added to the Future Land Use Map through the amendment process and regulations will be adopted to protect the historical significance of the site/structure.

Policy A.1.5.2

Designated historical sites will require plan review procedures for proposed alterations or remodeling to ensure that the proposed construction activity will not degrade or destroy the historical/archaeological significance of the site.

Policy A.1.5.3 9J-5.006(3)(c)8

Proposed development adjacent to a known historical or archaeological site shall be reviewed at the time of issuing a building permit to determine its potential impact on the historical/archaeologic site.

When such construction or other development activity may impact adversely on the historical/archaeologic site, the proposed development must provide sufficient buffering (spatial separation, physical wall or other method approved by the Building official) before a permit may be issued.

Policy A.1.5.4 9J-5.006(3)(c)8

Adaptive reuse of historic structures shall be given priority over actions that would harm or destroy the historic value of such resources. Adaptive reuse shall include the permitting of historic structures to be remodeled or rehabilitated for a use that would be non-conforming to adjacent properties so long as the remodeling/rehabilitation does not affect the historical significance of the structure and the proposed use is or can be made compatible with adjacent land uses.

Objective A.1.6 9J-5.006(3)(b)7

Upon Plan adoption, the City shall discourage urban sprawl through Land Development Regulations shall be adopted that implementing the following policies:

Policy A.1.6.1 9J-5.006(3)(c)

Provide incentives which direct development to infill in areas of the City with in-place water lines and paved road. These incentives may include, but not be limited to (1) providing additional permitted land uses through special use designations under the City Zoning Code such as approved of "mother-in-law" units with separate kitchens or home office operations for limited business activities and (2) providing a fast-track (simplified) permitting process for development in prescribed in-fill areas.

Policy A.1.6.2 9J-5.006(3)(c)3

Minimize scattered and highway strip commercial by directing development to occur in a planned and compact manner through in-filling within the current commercial corridor.

Objective A.1.7 9J-5.006(3)(b)8; F.S. 187.201(17)(a)

Upon Plan adoption, the City shall ensure the availability of suitable land for utility facilities necessary to support proposed development.

Policy A.1.7.1 9J-5.006(3)(c)4

Access to highways major/minor arterials, adequate parking and sufficient buffering shall be considerations in approving proposed development.

At the time of issuing a building permit or at site plan review preliminary to issuing a plat approval, the building official shall ensure that:

a) access major/minor arterials adhere to the following curb-cut schedule:*

<u>Adjoining Road Posted Speed Limit</u>	<u>Minimum Access Spacing (feet)</u>
25 mph	80
30 mph	105
35 mph	145
40 mph	185
45 mph	200

* Source: Access Management for Streets and Highways,
U.S. Dept. of Transportation, FHA, June 1989.

b) parking -- off-street parking areas, except for those serving single family or duplex housing shall be paved and striped. Off-street parking or loading areas shall occupy the same lot or parcel of land they are to serve;

c) buffering shall meet the standards specified in Policy A.1.3.2.

Policy A.1.7.2 9J-5.006(3)(c)3

New commercial development adjacent to major and minor arterial roads shall provide sufficient depth to allow adequate set back distance and clearance right-of-way set-back to a distance prescribed by the FDOT as sufficient to satisfy the ROW demands of funded road projects or projects on the FDOT 5-year plan to accommodate FDOT roadway improvements.

Policy A.1.7.3 9J-5.006(3)(c)3; F.S. 187.201(16)(a)(b)4

Land required for utility facilities to support future development, when identified, shall be designated on the Future Land Use Map by Plan amendment procedures in accordance with s.163.3187, F.S., and a means shall be established for acquiring the sites through either private or public acquisition.

Objective A.1.8 9J-5.006(3)(b)9; F.S. 187.201(16)(b)3

By June 1, 1992, the City shall adopt Land Development Regulations which contain provisions for innovative development planning. These Land Development Regulations shall promote require the following:

Policy A.1.8.1 9J-5.006(3)(c)5

1) Flexibility and efficiency in site design to reduce infrastructure costs, improve interior circulation patterns, and promote open space;

2) Development that is adapted to natural features in the landscape and which avoids the disruption of natural drainage patterns; and

- 3) A mix of land use to promote convenience in the location of related uses and to reduce travel congestion and costs.
- 4) Land Development Regulations shall include alternative available land use control techniques and programs such as Planned Unit Developments. See Policy A.1.9.3, B.1.
- 5) Planned Unit Developments may be used to protect environmentally sensitive areas but also may be used to increase the potential for developing water/sewer systems and more effective drainage systems.

Objective A.1.9 F.S. 187.201(2)(b)2
Upon Plan adoption, the City shall manage future growth and development through implementation of the following policies the preparation, adoption, implementation and enforcement of Land Development Regulations:

Policy A.1.9.1 9J-5-006
 Adopt Land Development Regulations that shall contain specific and detailed provisions required to implement the adopted Comprehensive Plan:

Policy A.1.9.2 9J-5.006(3)(c)7
 By June 1, 1992, Land Development Regulations shall be adopted which require that address the location and intensity of land uses be in accordance with the Future Land Use Map and the policies and regulations which describe the categories, acreage allocations, densities and intensities of land use contained in this Element.

Policy A.1.9.3 9J-5.006(3)(c)7
Approved land uses within Crescent City through the year 2001 are depicted on the Future Land Use Map. In order to effect any change from these designated land uses, the Future Land Use Map must be amended in accordance with s.163.3187, F.S. In those instances where a designated land use overlays a wetland or floodprone area, the policies governing development in such areas will prevail. Land Development Regulations adopted to implement this Plan shall be based on the following land use standards:

A. Land Use Districts

1. Residential (567.5 acres)

The residential land use category provides for a variety of land use densities and housing types. Residential lands are intended to be used predominately for housing and should be protected from intrusion of land uses that are incompatible with residential density or intensity of use.

Low Density (402.9 acres)

Provides for a range of densities up to four units per acre.

Medium Density (164.6 acres)

Provides for a range of densities from above four units per acre to ten units per acre.

Mobile homes shall be permitted in accordance with F.S. 320.8285(5); manufactured homes shall be permitted in accordance with F.S. 553.38(2) and community group residential homes shall be permitted in accordance with F.S. 419.001(2), (3).

Residential development within the 100-year floodplain will be required to meet FEMA regulations regarding the height of floor level above the flood plain level.

2. Commercial (76.6 acres)

Land designated for commercial use is intended for activities that are predominantly associated with the sale, rental, and distribution of products or the performance of service. Commercial land use includes offices, retail, lodging, restaurants, services, commercial parks, shopping centers, or other similar business activities. Public/Institutional uses and recreational uses are allowed within the commercial land use category. The intensity of commercial use, as measured by impervious surface, should not exceed 70 percent of the parcel. The maximum height should not exceed 40 feet. Commercial land use may be developed at an intensity of 80 percent of site coverage including parking area. Land Development Regulations shall provide requirements for buffering commercial land uses (i.e., sight access, noise) from adjacent land uses of lesser density or intensity of use. (See Policy A.1.3.2.

3. Industrial (9.3 acres)

Land designated for industrial use is intended for activities that are predominantly associated with the manufacturing, assembly, processing, or storage of products. Industrial land use may be developed at an intensity of 90 percent of site coverage including parking area. The intensity of industrial land use, as measured by impervious surface shall not exceed 90 percent of the parcel. The maximum height of development shall not exceed 45 feet. Industrial land use provides for a variety of intensities of use including heavy industry, light industry, and industrial park operations. Land Development Regulations shall provide

requirements for buffering industrial land uses (i.e., sight, access noise) from adjacent land uses of lesser density or intensity of use. (See Policy A.1.3.2) Industrial development of parcels that include floodprone areas shall occur only on the upland portion of the parcel using the floodprone area as part of the required 10 percent set-aside of pervious land surface.

4. Agricultural (191.9 acres)

Agricultural land is intended to be used primarily for pasture, grove operations or silviculture with possibly some row crops. Development shall not exceed 1 unit per 5 acres. Development at a greater density may be assigned through amending the Future Land Use Element and Future Land Use Map following procedures prescribed in s. 163.3187 F.S.

Agriculture shall be permitted where designated in floodprone/wetland areas so long as best management practices are employed which do not change the topography of the land or hydroperiods or flow capacities of stormwater runoff.

5. Recreation (21.1 acres)

Land designated for recreation is intended for a variety of leisure time activities. Included in this land use classification are both resource-based and activity-based sites and facilities. Resource-based sites and facilities are oriented toward natural resources; activity-based sites and facilities are those that require major development for the enjoyment of a particular activity. Activity-based sites and facilities include ball fields, golf courses, tennis courts, etc.; resource-based facilities include lakes, trails, picnic areas, etc.

Impervious surface land coverage of recreation land use shall not exceed 50 percent for active recreational development; 10 percent for passive recreational development.

New recreational facilities must be sited in locations which are compatible or can be made compatible with adjacent land uses.

6. Public Buildings and Grounds (36.7 acres)

Lands designated in this category of use are intended for the construction of schools, churches, and governmental buildings; include a broad variety of public and quasi-public activities such as schools, churches, government buildings, hospitals, etc. The intensity of development in this land use category, as measured by impervious surface, shall not exceed 65 percent. The maximum height shall not exceed 40 feet.

7. Other Public Facilities (19.6 acres)

Lands designated as Other Public Facilities are intended for use as potable water, sanitary sewer treatment facilities, transportation, stormwater/drainage control structures, etc. The intensity of use for these facilities is dependent upon the type of use.

8. Conservation (322 acres water; 77 acres wetlands)

As shown on the Future Land Use Map, Conservation land use covers Lake Stella and lesser lake sites within the City limits for a total of 322 acres. In addition, a small two-acre island in Lake Stella and 75 acres of wetlands on the north and east waterfront of Lake Stella are designated as conservation land use

Development in Conservation land use may proceed at a density no greater than 1 unit per 5 acres with permitted development units clustered on that portion of the parcel least sensitive to adverse environmental impact from construction.

9. Historic Resources (3.5 acres)

The City has four designated historical sites (3 residences and 1 church). These structures are carried forward to the Future Land Use Map.

Historical properties may be improved only after receiving certification from the Building Official that construction will not reduce the historical significance of the site.

10. Mixed-Use (~~21.6~~ 23.36 acres)

Land designated for mixed use is intended to identify existing areas within the City that are suitable for multiple land uses. Historically, the City has exhibited a functioning harmony between commercial and residential land uses. Mixed use designations are established in order to promote public interaction.

Development within the Mixed-Use district shall be controlled by performance standards which ensure the compatibility among land uses and a numerical cap shall be installed which limits the density and intensity of land use within the district.

The mixed use districts are primarily residential based. The mixed percentage is 65% residential and 35% commercial. Any expansion of the mixed-use district shall exhibit the same general land use percentages. The following criteria defines the acceptable mix of uses.

Residential based Mixed-Use:

Residential 55 to 65 percent

Commercial 35 to 45 percent

Parcels within the mixed use category may be developed at the standards described in policy A.1.3.2 and are subject to conditions provided in policies A.1.7.2, and A.1.9.2.

Objective A.1.10 9J-5.006(3)(b)3

Upon Plan adoption, the City shall coordinate land development with adjacent jurisdictions or may pursue annexation of surrounding areas whose proposed land uses may adversely impact the City.

Policy A.1.10.1 9J-5.006(3)(c)2

The City shall monitor and take positive action to guide development, or annex surrounding areas whose proposed land uses may create an adverse impact on adjacent City land use.

Policy A.1.10.2 9J-5.006

The City shall establish an intergovernmental agreement with Putnam County to ensure that any action by or in the County that may impair or restrict proposed City land uses shall be reviewed by the City Commission. Such issues may be brought before the Regional Planning Commission as an early means of mediation.

Policy A.1.10.3

The City shall establish a "Memorandum of Agreement" with the County to arbitrate the siting of "Locally Undesirable Land Uses" (LULUS) within two (2) miles of the City/County boundary and implement procedures for reviewing such cases.

Policy A.1.10.4

The City shall establish a Utility Service Area pursuant to FS Chapter 180 and shall coordinate with Putnam County for all development activities within the Service Area where City utilities are requested and or a Land Use changes are proposed.

Policy A.1.10.5

By 2009 the City shall establish a Joint Planning Area Agreement with Putnam County which will provide specific procedures and process for coordinating development activities within the Utility Service Area.

Objective A.1.11 187201(15)(b)1, 2, 3

The City shall protect private property rights and recognize the existence of private interest in land use.

Policy A. 1.11.1

The City will regulate the use of land only for valid public purposes in a reasonable manner, in accordance with due process.

Policy A.1.11.2 187.201(15)(b)3

The City shall pursue the acquisition of lands by state or county governments where regulation will severely limit practical use of real property.

Policy A.1.11.3

The City shall give public notice to land owners of any proposed land use change or change of zoning and will provide an opportunity for comment by the land owner and affected residents of the City prior to making a final decision on any land use change or rezoning proposal.

Policy A.1.11.4 9J-5.006(3)(c)6

Applications by land owners for a land use amendment to the Comprehensive Plan shall, as part of filing procedures, require the payment of a fee and provision by the land owner of topographic, soil condition, flood hazard zone and wetland zone and wetland information on all land surveys filed in support of a land use amendment, zoning change or land subdivision.

Objective A. 1.12 School Siting Criteria

Policy A. 1.12.1 Compatibility with Comprehensive Plan

- A. The site must be located within the Low Density, Medium Density or Commercial land use categories, and Industrial land use category for technical and vocational schools. In addition, schools may be located next to existing school sites.
- B. The site for elementary school, high school, private or public school shall not abut lands designated Industrial or Mining on the Future Land Use Map.

Policy A.1.12.2. Transportation Access

- A. Direct access to the site must be provided by a Minor or Major Collector Road, such as is defined by the FDOT Functional Classification Handbook.
- B. The site shall be located such that the school speed zone shall not be imposed on any state, federal, or local road segment with a functional classification of Major or Minor Arterial.

Policy A.1.12.3 Waste Water Treatment

- A. If central sewer service is not available to the site, soils must be suitable to provide adequate on-site treatment.

Policy A. 1.12.4. Collocation with Parks. Libraries other Public Areas.

- A. whenever feasible and land acquisition allows, schools should be collocated with community facilities such as libraries, parks and community centers.

Upon a determination of consistency with criteria above, the site shall be deemed to be consistent with the Plan. Upon a finding of consistency, public school sites shall be approved so long as all requirements of the City of Crescent City Zoning Ordinance is met. Sites that do not meet the above criteria may be reviewed individually for consistency with the plan as semi-annual amendments initiated by the intended developer of the site.

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