



**City of Crescent City  
2035 Comprehensive Plan**

**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.

**Goal 1**

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**

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 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:

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.

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.

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 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 Protection, and Corps of Engineers be secured prior to the issuance of a building permit.

Policy A.1.1.3

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

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 Facilities 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

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

The City shall revise its zoning code to include 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

Crescent City shall not issue a permit or other development order until the minimum requirements for concurrency are satisfied and a Certificate of Concurrency is issued by the Building Official.

Policy A.1.1.8

The City Subdivision and Zoning Code shall be reviewed and where necessary revised to address drainage and stormwater issues as identified in the Public Facilities 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 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 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.1.1.9

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

Policy A.1.1.10

The City shall inspect construction progress on all new development and subdivisions to ensure that private development and public facility construction remain coordinated.

Policy A.1.1.11

The City shall periodically review all building and 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

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

Policy A.1.1.13

The City shall adopt regulations which require that 25 percent of all planting on all new

developments be of vegetation native to the area.

### **Objective A.1.2**

The City shall promote and encourage the redevelopment and renewal of blighted properties through implementing the following policies.

#### **Policy A.1.2.1**

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 inappropriately 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**

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. Designation of proposed revitalization areas will be made subsequent to on-site housing surveys conducted by the City staff.

### **Objective A.1.3 187.201(16)a**

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 Goals, Objectives, and Policies.

#### **Policy A.1.3.1**

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-conforming land uses to include all uses which are inconsistent with the Future Land Use Map or cannot be made compatible with adjacent land uses. The requirement of this provision

shall be enforced upon application for building permits to repair or improve such structures.

Policy A.1.3.2

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

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 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.

Policy A.1.3.4

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**

The City shall ensure the protection of natural resources through implementing the following policies.

##### **Policy A.1.4.1**

Development in environmentally sensitive areas shall be limited as follows;

- a. Development adjacent to 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 are 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**

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

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

A 25-foot set back from the lakefront will be required for all new construction adjacent to 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

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.

Policy A.1.4.6

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

Policy A.1.4.7

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

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

Policy A.1.4.9

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

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, DH 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 F.S. 187.201(16)(a)(b)5**

The City shall provide protection to historically significant areas and structures within the City limits through implementing the following policies:

#### **Policy A.1.5.1**

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**

Proposed development adjacent to a known historical or archaeologic 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**

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.

*Policy A.1.5.5*

The City has four designated historical sites (3 residences and 1 church). Historical properties may be improved only after receiving certification from the Building Official that construction will not reduce the historical significance of the site.

**Objective A.1.6**

The City shall discourage urban sprawl through implementing the following policies:

*Policy A.1.6.1*

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*

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; F.S. 187.201(17)(a)**

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

Policy A.1.7.1

Access to 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:

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

Source: Access Management for Streets and Highway 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.
- d. access to a state road is subject to F.A.C 14-96 and 14-97.

Policy A.1.7.2

New commercial development adjacent to major and minor arterial roads shall provide 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 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 F.S. 187.201(16)(b)3**

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**

- 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.
- 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**

The City shall manage future growth and development through implementation of the following policies:

#### **Policy A.1.9.1**

Land Development Regulations shall be adopted which require that 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.1.9.2*

The City Commission may approve the development of housing that is affordable, as defined in 420.004, F.S. on any parcel in a residential, commercial, or industrial land use and zoning category.

*Policy A.1.9.3*

Approved land uses within Crescent City 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 flood prone 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

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

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

Medium Density

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. 553.382; manufactured homes shall be permitted in accordance with F.S. 553.382 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

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. 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

Land designated for industrial use is intended for activities that are predominantly associated with the manufacturing, assembly, processing, or storage of products. 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 flood prone areas shall occur only on the upland portion of the parcel using the flood prone area as part of the required 10 percent set-aside of pervious land surface.

## 4. Agricultural

Agricultural land is intended to be used primarily for pasture, grove operations, solar facilities, as defined in 163.3205 (2), F.S., 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 ins. 163.3187 F.S.

Agriculture shall be permitted where designated in flood prone/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

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

Lands designated in this category of use 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

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

As shown on the Future Land Use Map, Conservation land use covers Lake Stella and lesser lake sites within the City limits. 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. Mixed-use

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.1.9.3.

### **Objective A.1.10**

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**

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**

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 Council 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 change are proposed.

#### **Policy A.1.10.5**

The City shall establish a Joint Planning Area Agreement with Putnam County which will provide specific procedures and processes for coordinating development activities within the utility Service Area.

## **Objective A.1.11 School siting Criteria**

### *Policy A.1.11.1 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.1.11.2. 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.1.11.3 Wastewater Treatment*

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

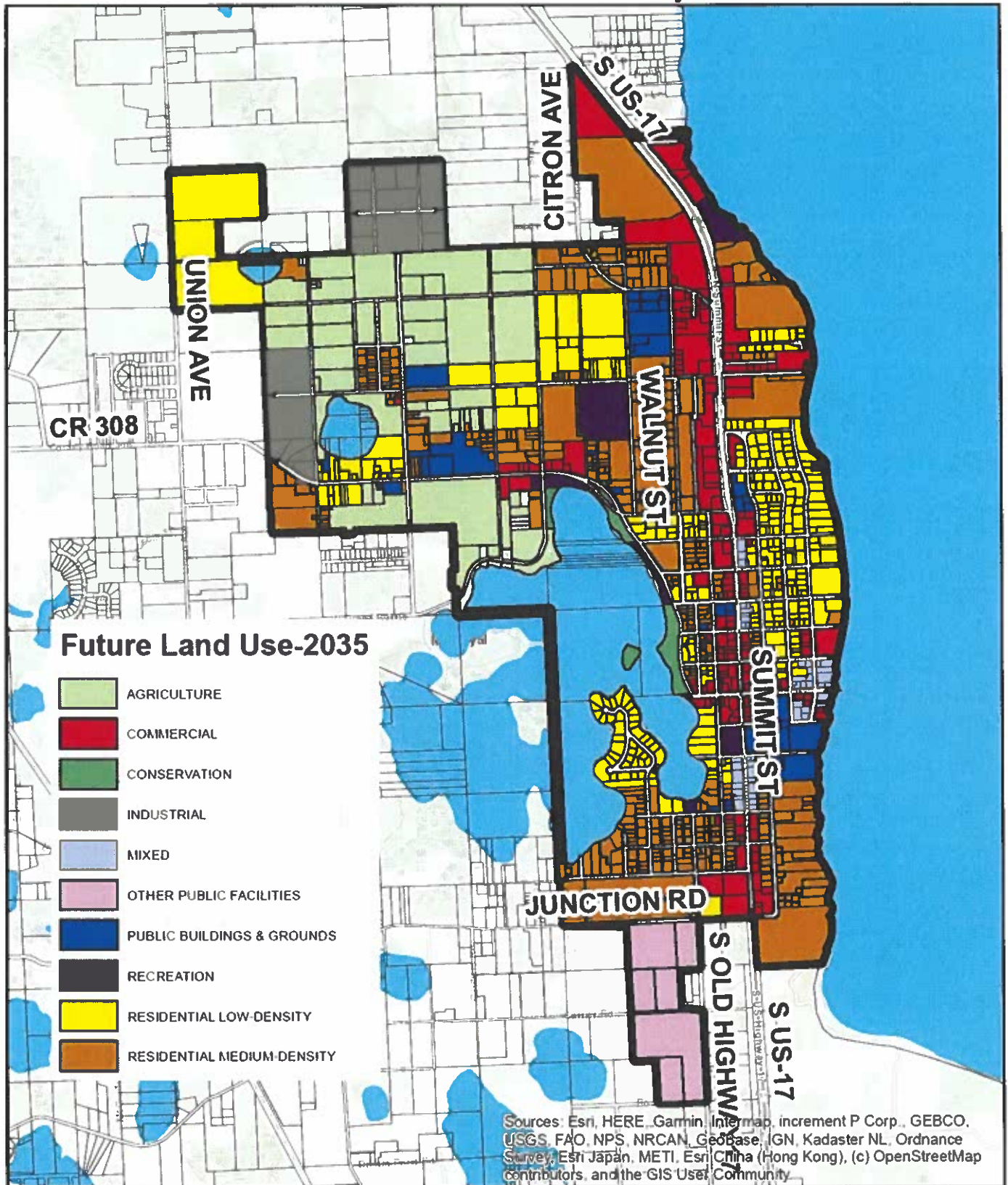
### *Policy A. 1.11.4. Collocation with Parks. Libraries other Public Areas.*

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

# **Future Land** **Use Map** **Series**

# Crescent City-2035 Future Land Use Map



Date: 12/20/2021  
Source: Putnam County GIS, 2019

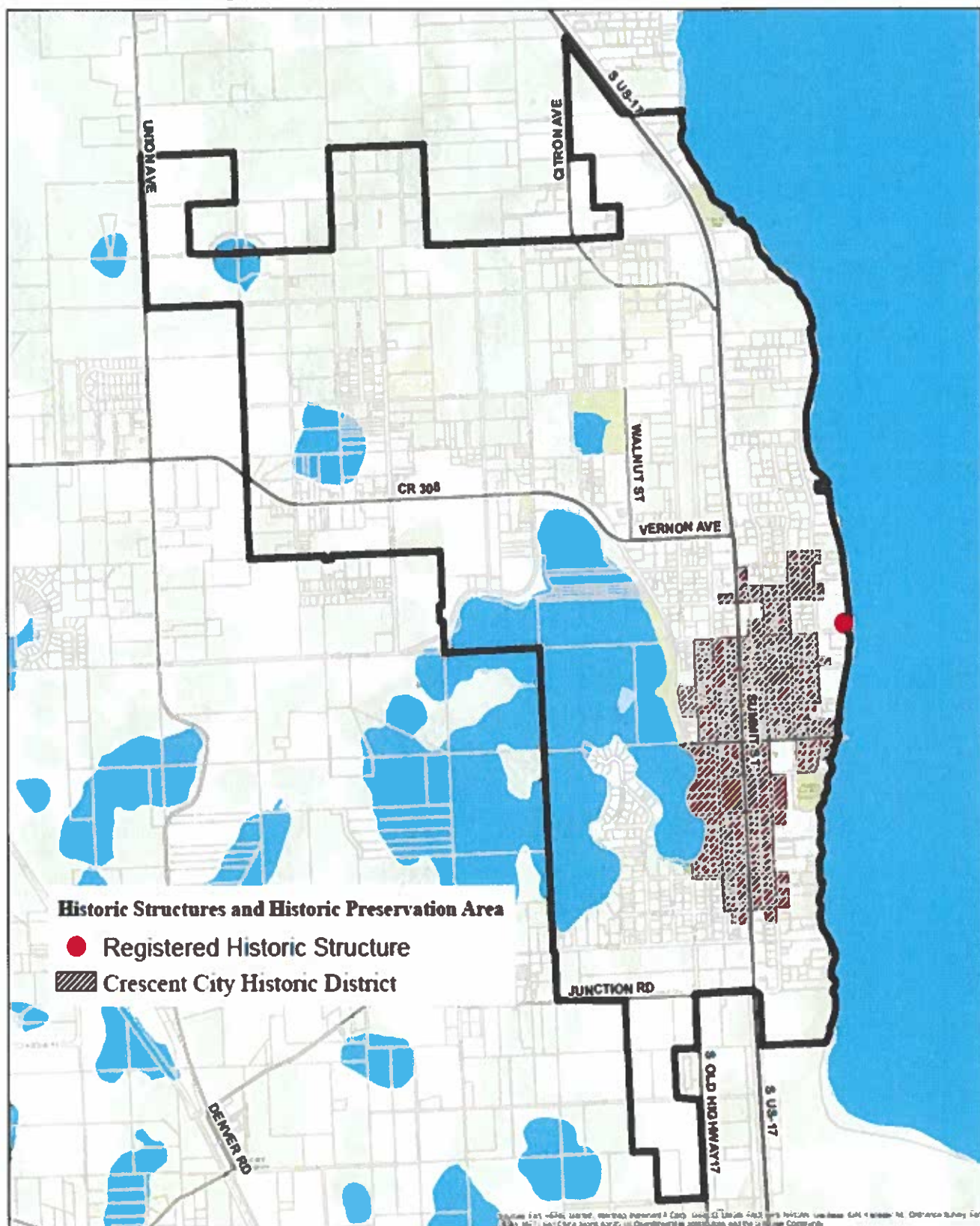


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# Crescent City-2035

## National Registered Historic Buildings and Districts



Date: 12/20/2021

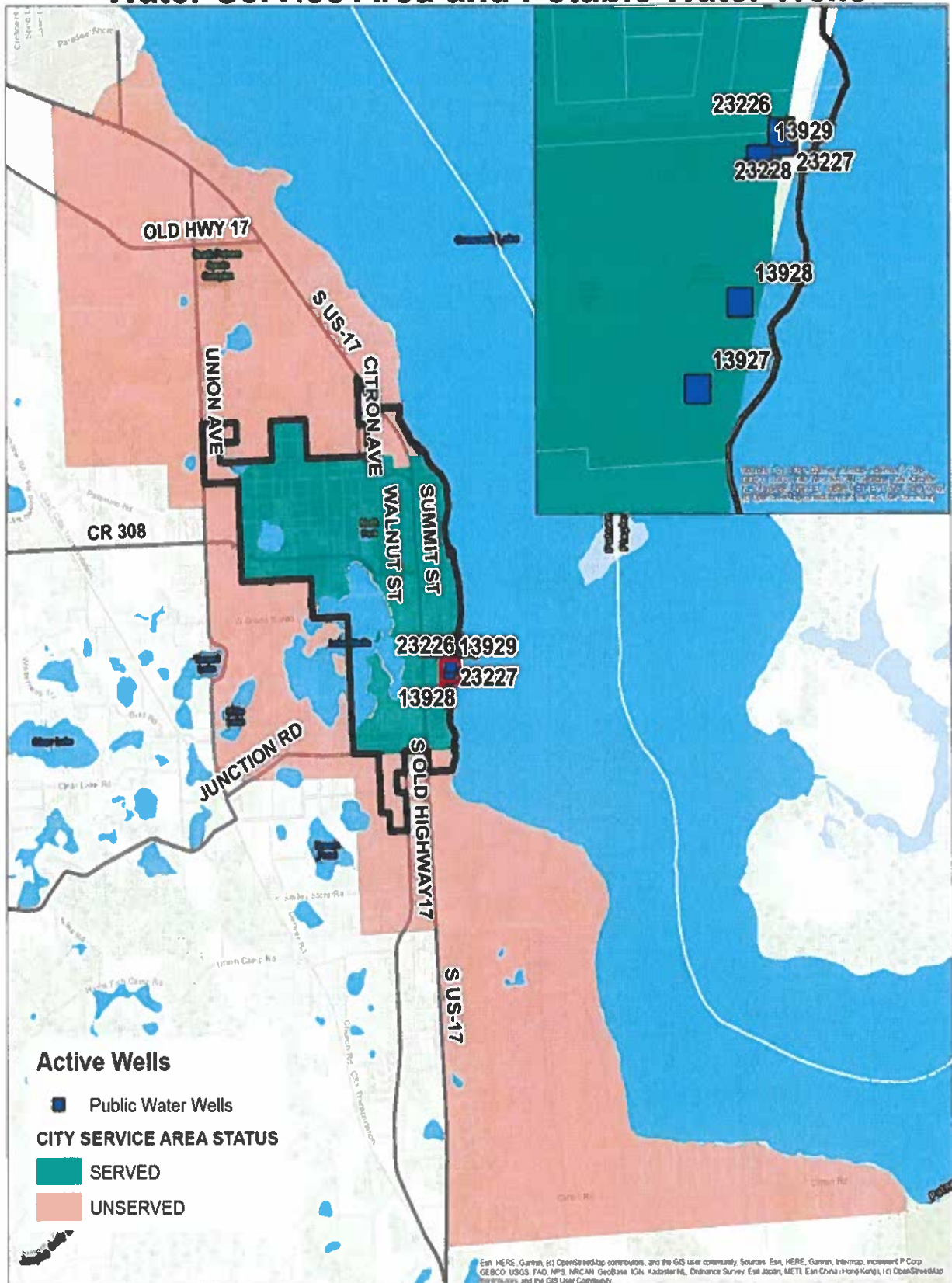
Source: Bureau of Archaeological Research,  
Florida Department of State, 2021



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# Crescent City-2035

## Water Service Area and Potable Water Wells



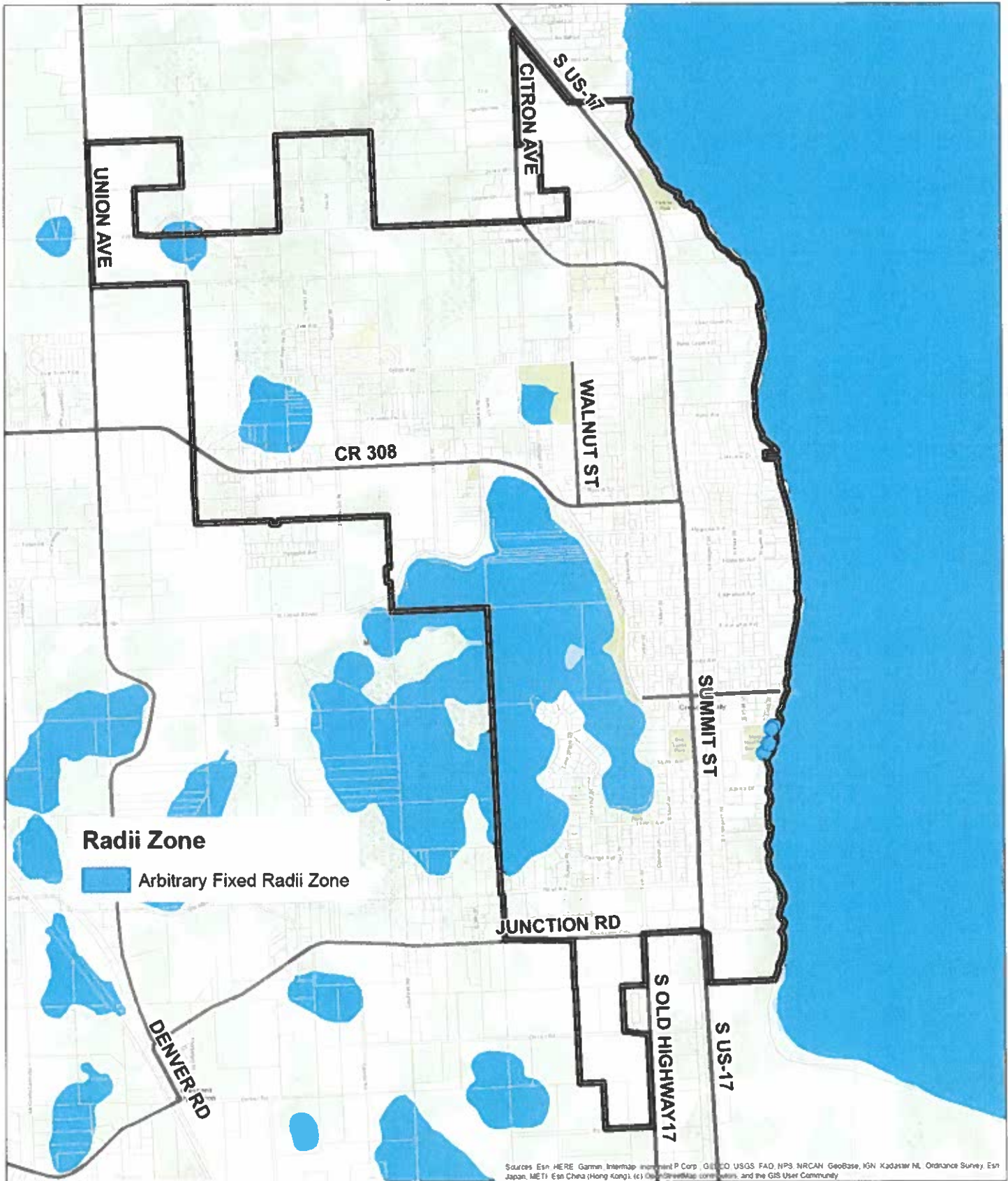
Date: 12/22/2021  
Source: SJRWMD, 2021



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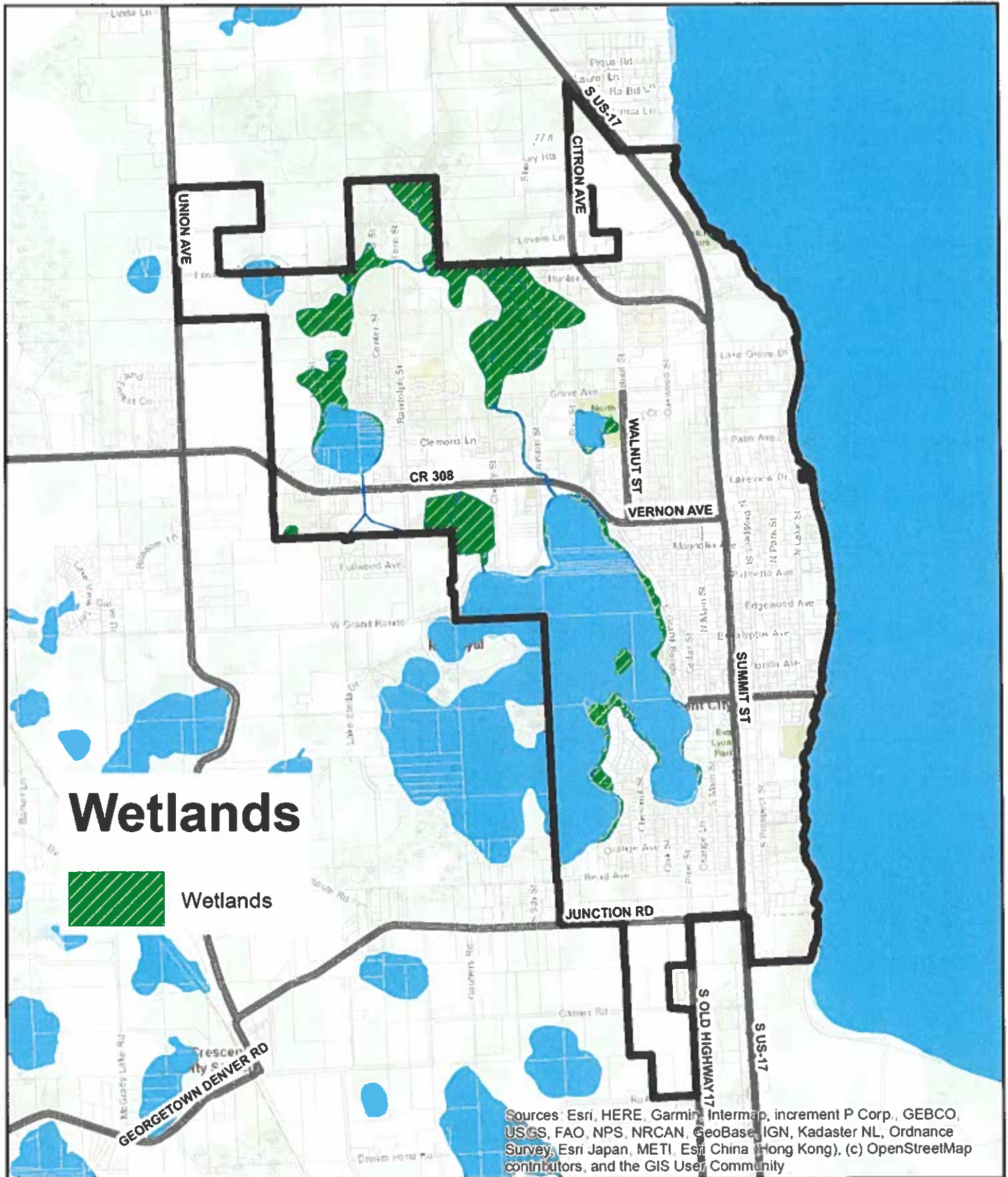
# Crescent City-2035 Arbitrary Fixed Radii Zone



Date: 12/23/2021  
Source: SJRWMD, 2021



# Crescent City-2035 Wetlands



Date: 12/20/2021  
Data Source: USFWS National  
Wetlands Inventory, 2020

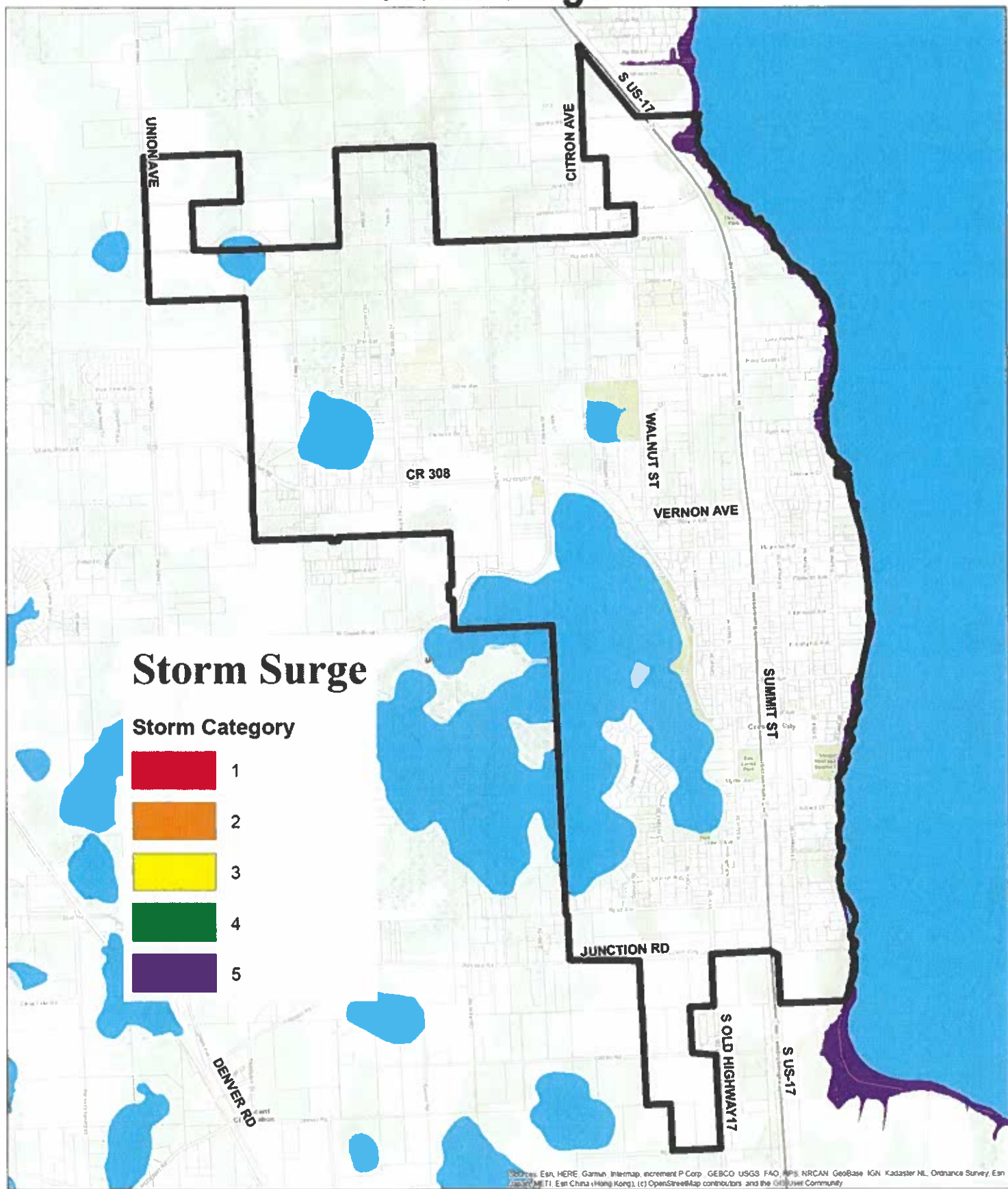


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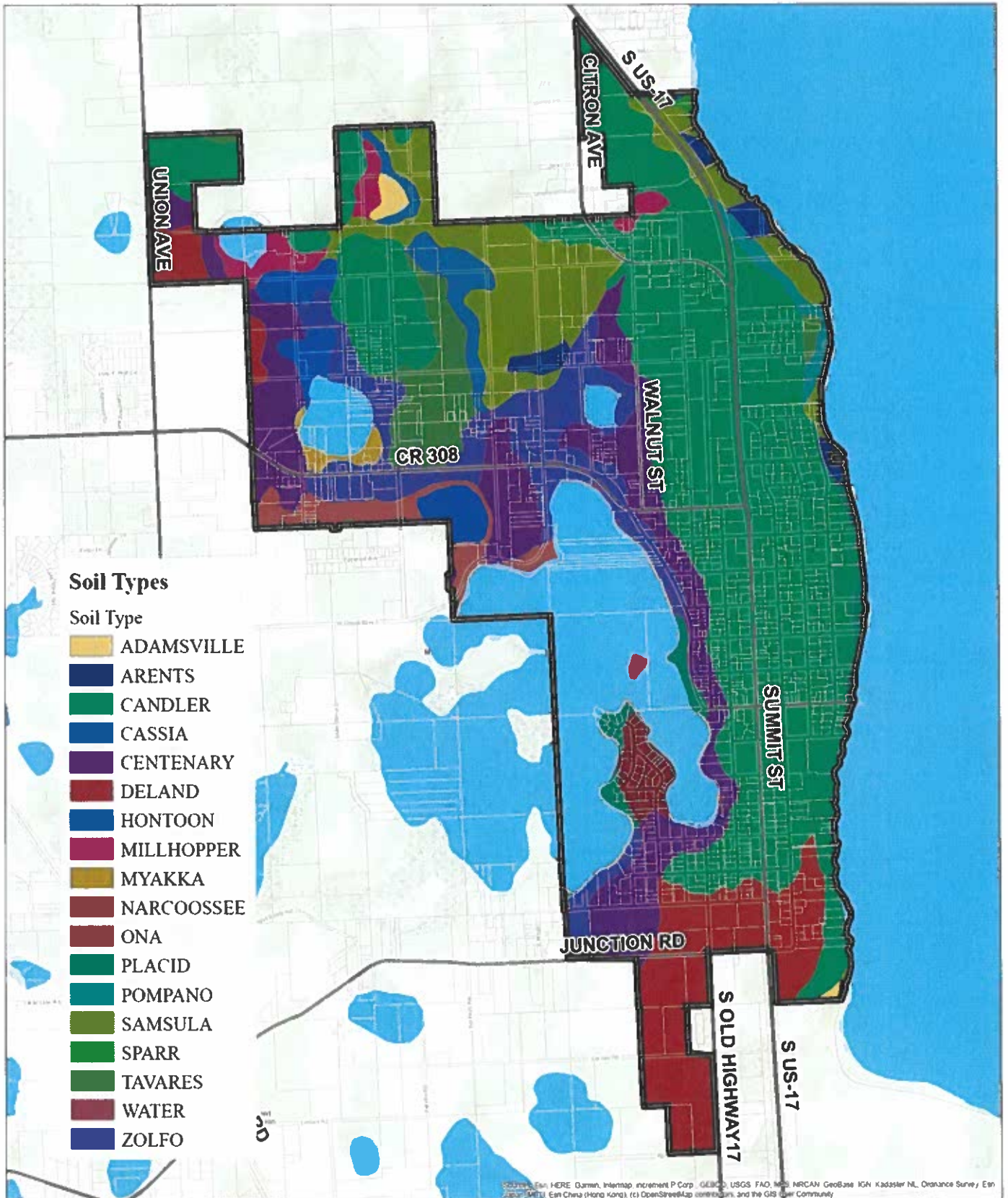
## Crescent City-2035 Storm Surge



Date: 8/30/2021  
Source: Statewide Regional  
Evacuation Study, 2021



# Crescent City-2035 Soils



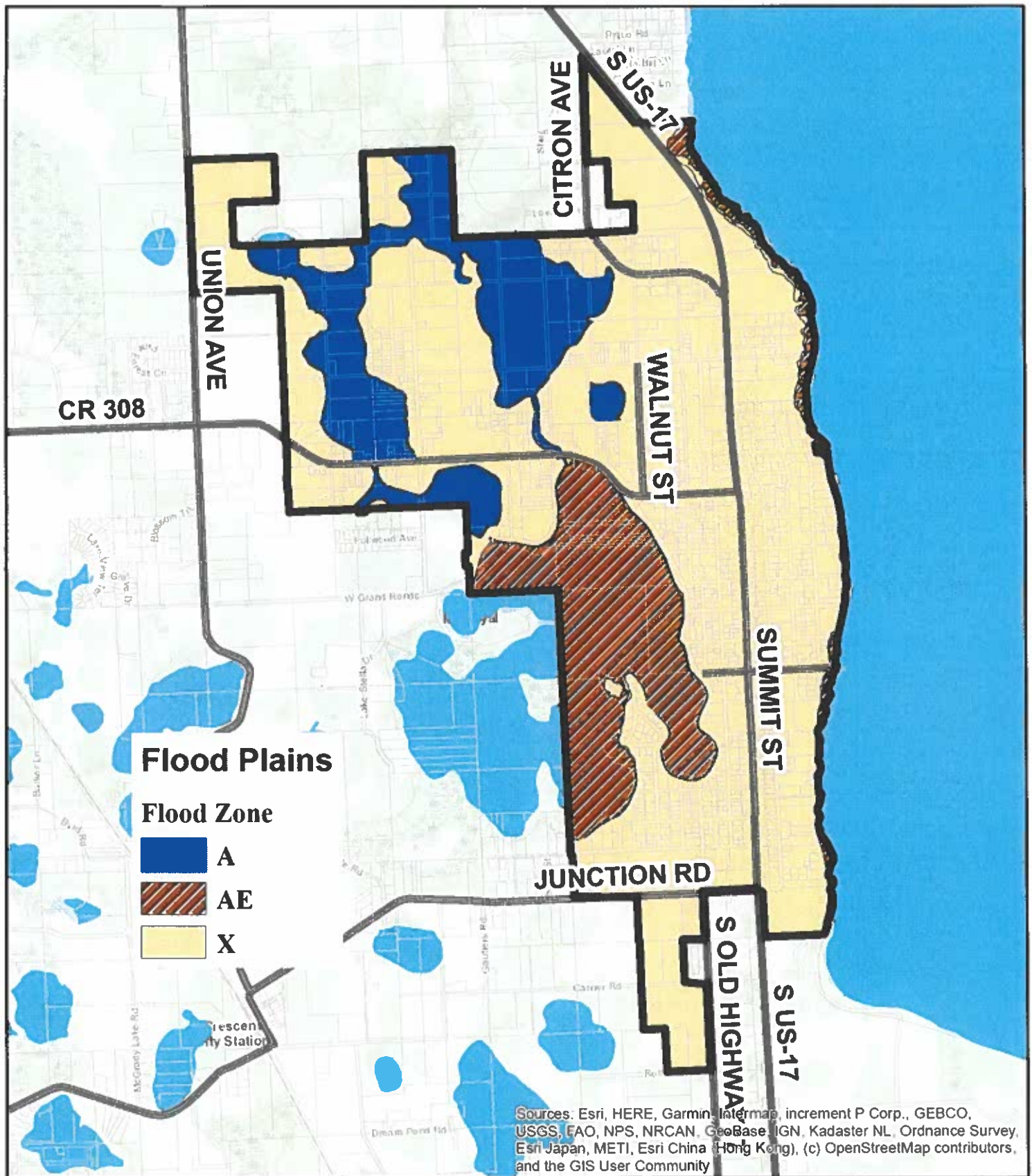
Date: 12/23/2021  
Source: U.S.D.A., 2018



0 0.1 0.2 0.4 0.6 0.8 Miles



# Crescent City-2035 Floodplains



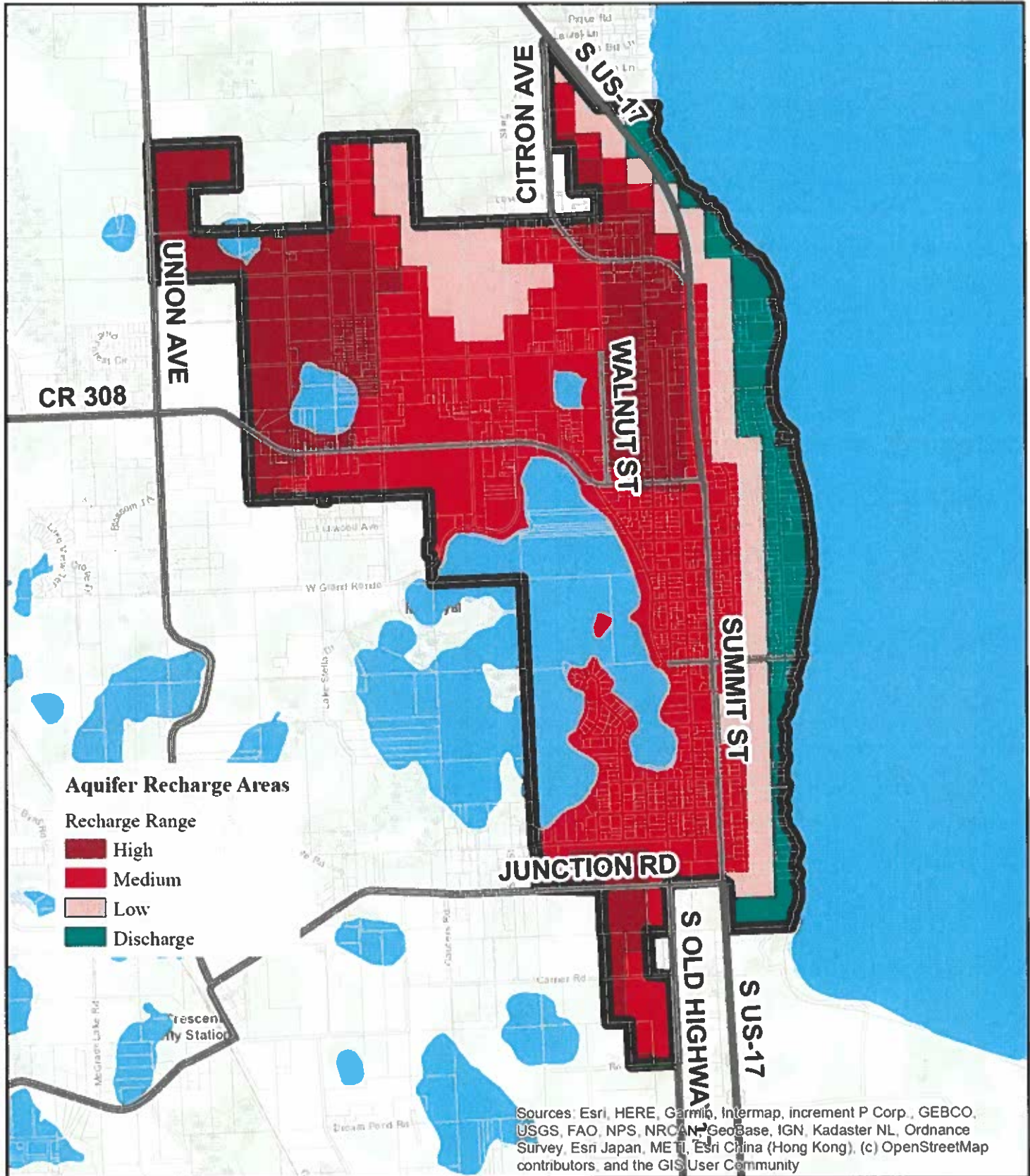
Date: 10/06/2021  
Data Source: FEMA, 2021



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# Crescent City-2035 Aquifer Recharge Area



Date: 12/23/2021  
Data Source: SJRWMD, 2016

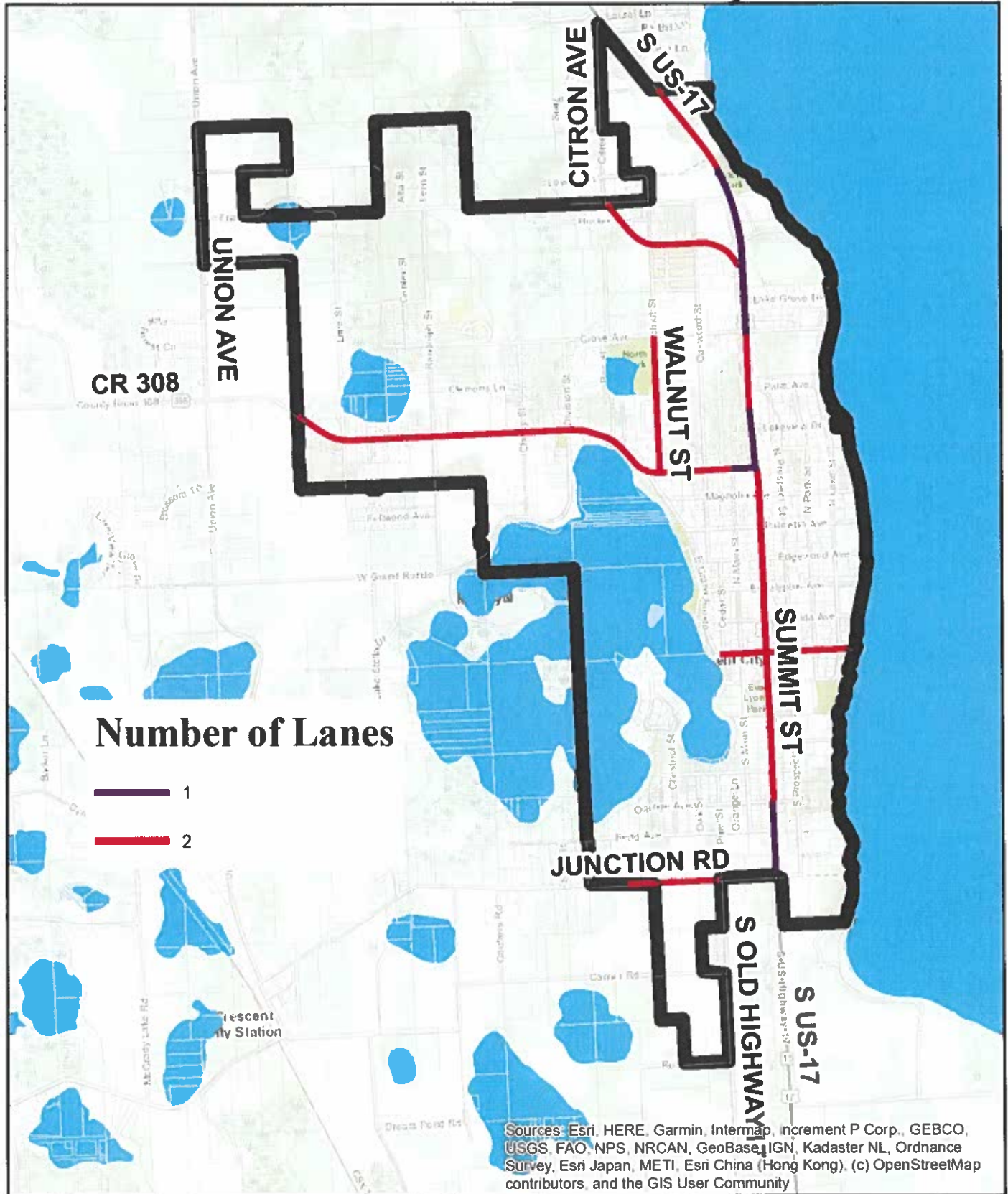


0 0.1 0.2 0.4 0.6 0.8



# Crescent City-2035

## Number of Lanes on Roadways



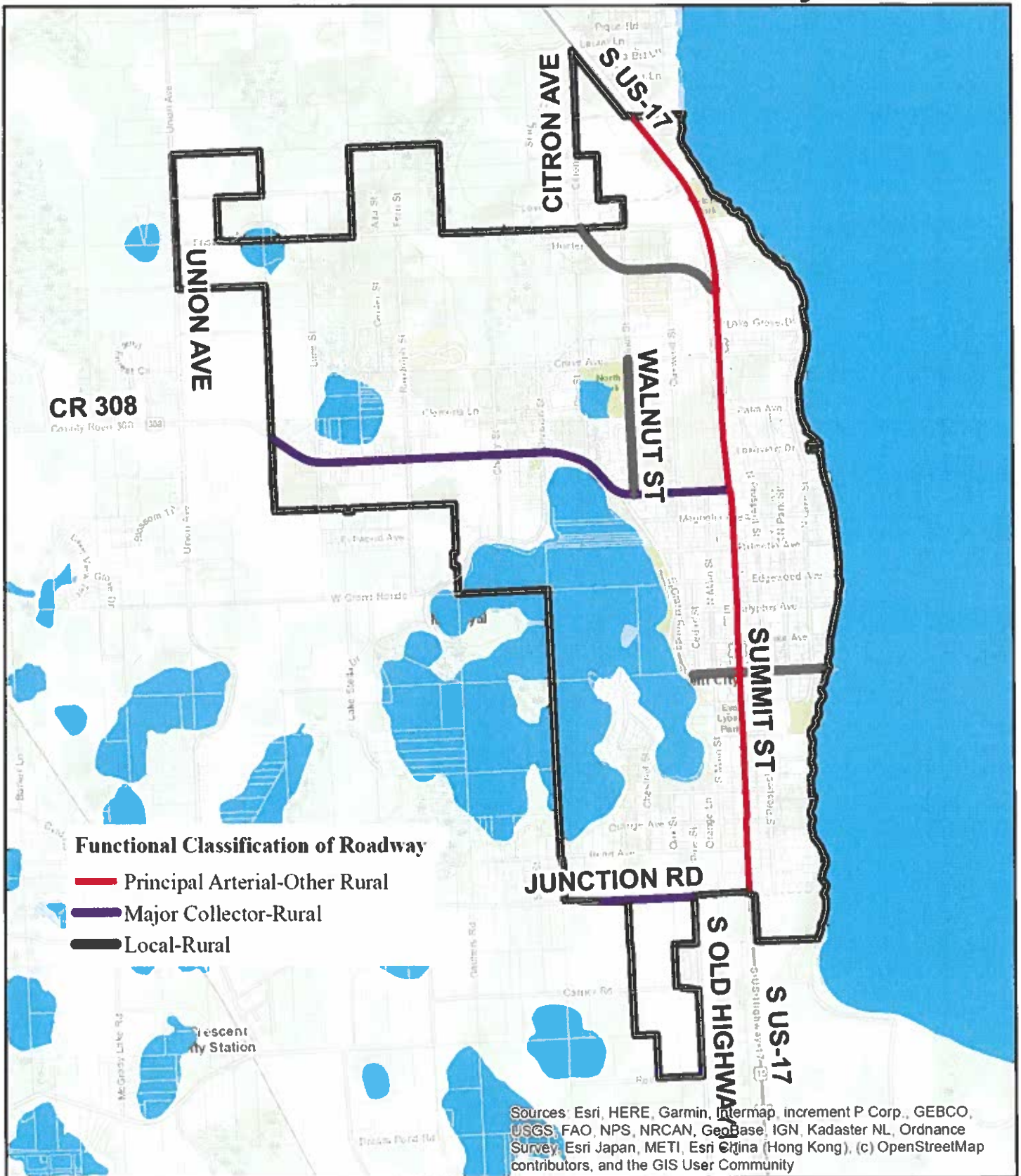
Date: 10/06/2021  
Data Source: FDOT, 2021



0 0.1 0.2 0.4 0.6 0.8

# Crescent City-2035

## Functional Classification of Roadway

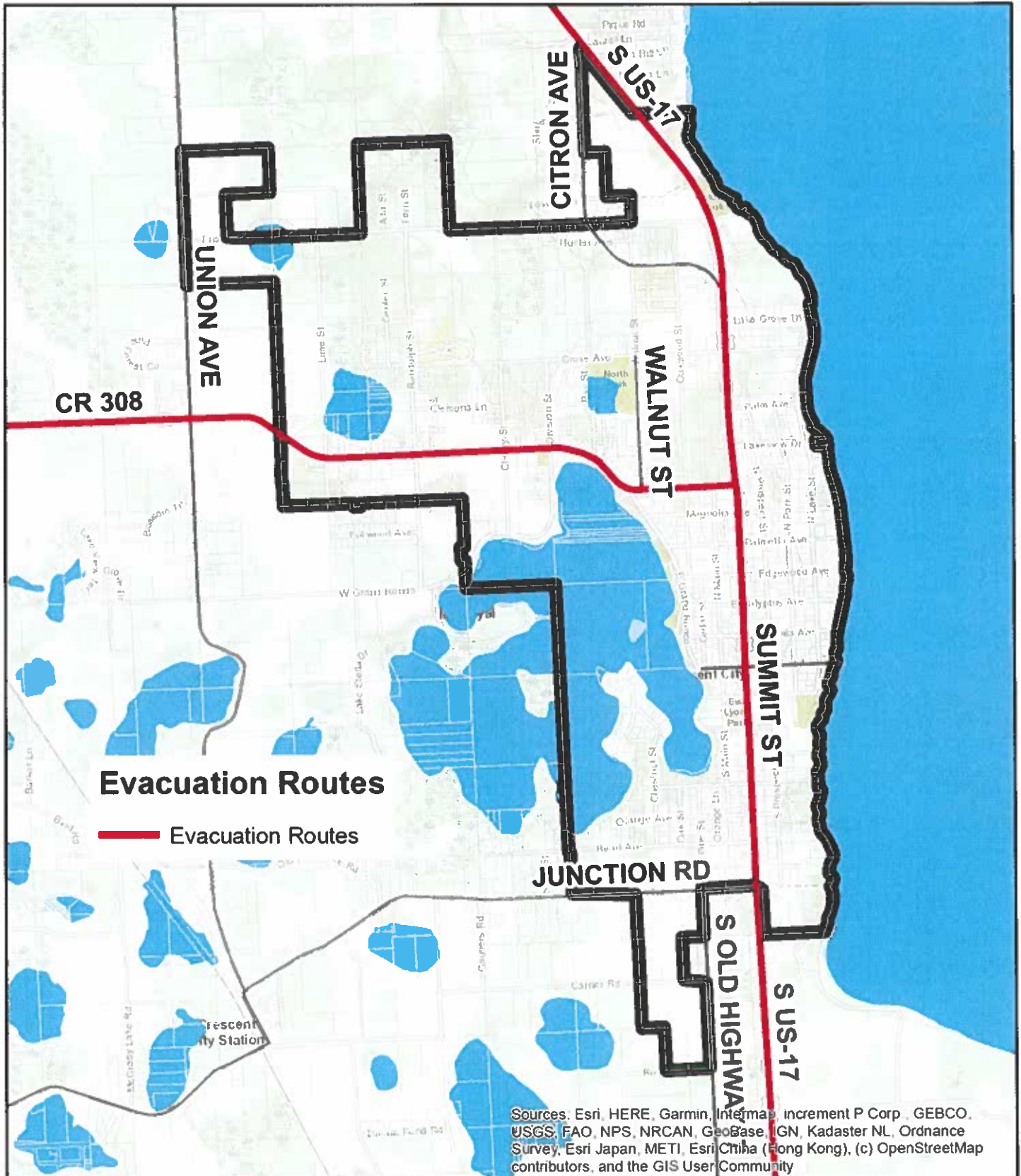


Date: 10/06/2021  
Data Source: FDOT, 2021





# Crescent City-2035 Evacuation Routes



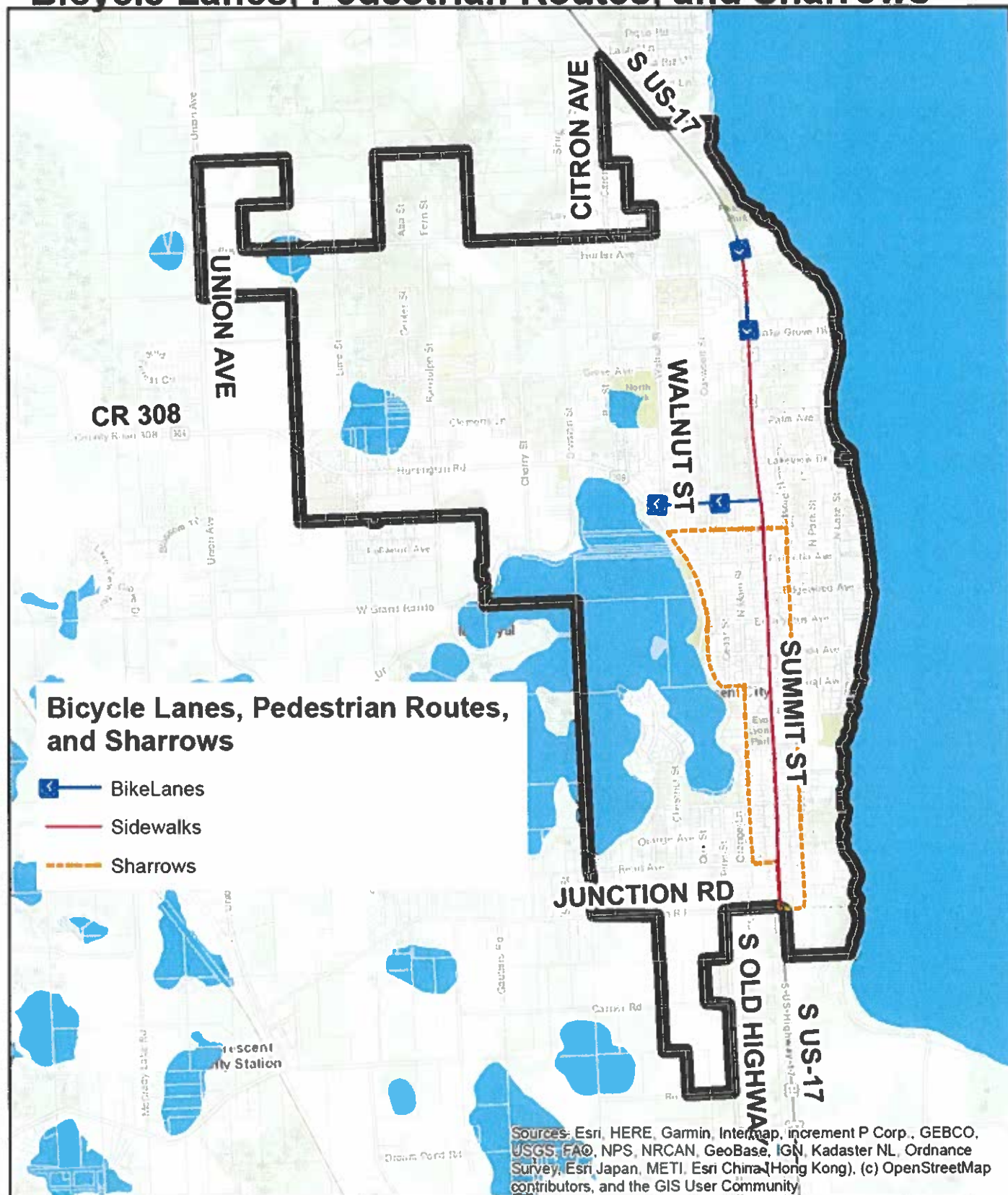
Date: 12/23/2021  
Data Source: FDEM, 2021



0 0.1 0.2 0.4 0.6 0.8  
Miles

# Crescent City-2035

## Bicycle Lanes, Pedestrian Routes, and Sharrows



Date: 1/4/2022  
Data Source: FDOT and City of Crescent City, 2022



0 0.1 0.2 0.4 0.6 0.8 Miles

**CITY OF CRESCENT CITY  
TRAFFIC CIRCULATION ELEMENT  
GOALS, OBJECTIVES, AND POLICIES**

**Goal B.1**

Develop and maintain a well-balanced and integrated transportation system which provides for the safe, convenient, and efficient movement of people and goods throughout Crescent City, and which is consistent with desired land use patterns, conserves energy, and protects the natural environment.

**Objective B.1.1**

The City shall provide for a safe, convenient, and efficient motorized and non-motorized transportation system by implementing land development regulations to correct all existing roadway deficiencies identified in this plan and maintain acceptable operating conditions in the future.

**Policy B.1.1.1**

The City hereby adopts peak hour LOS C for U.S. 17 a principal arterial, and peak hour LOS D for all minor arterial, collector, and local roadways, consistent with the standards contained in the FDOT Highway System Plan.

**Objective B.1.2**

In conjunction with the Capital Improvements Element of this Plan, the City shall develop a concurrency management system whereby all development proposals are reviewed for consistency with this element and with the Future Land Use Map.

**Policy B.1.2.1**

The City shall review all proposed local and FDOT transportation plans and improvements

to determine. the impacts such projects or proposals will have on the City's traffic circulation system.

Policy B.1.2.2

The City shall review all proposed development, and require developers of new subdivisions or commercial construction to submit information concerning the traffic impact of the project on the City road network, in order to determine the impact upon the adopted LOS standard and consistency with the Comprehensive Plan and shall follow the provisions of the concurrency management system in ensuring that the adopted level of service is maintained for all roadways shown in the Future Land Use map series.

Policy B.1.2.3

The City of Crescent City shall minimize the connections and access points of driveways and roads to U.S. 17 (S.R. 15) through the use of land development regulations and State driveway permit procedures and coordinating with FDOT in implementing strategies contained in F.A.C. 14-96 and 14-97 development on U.S. 17. In general, land development regulations will be developed to limit access road spacing according to the following schedule:

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

Policy B.1.2.4

The City shall coordinate with the County to limit traffic on C.R. 308, so as to minimize noise and traffic impacts to the church and school from industrial development in and around the area.

Policy B. 1.2.5

The City shall pursue the construction of bikeways and pedestrian ways, in conjunction with any highway improvements on U.S. 17 and C.R. 308, by reviewing the plans of FDOT and providing comments on any deficiencies.

Policy B.1.2.6

The City will review all proposed development for its accommodation of bicycle and pedestrian traffic standards established in subdivision regulations.

Policy B.1.2.7

The City shall adopt Land Development Regulations which will require all new developments and additions to existing developments to make provisions for safe and convenient on-site traffic flow and adequate off-street parking facilities for motorized and non-motorized vehicles prior to the issuance of a development order. Provisions for future inter-connections of commercial, industrial and multifamily properties with adjoining properties and joint use of access points of property to adjoining road shall be provided in implementing land development regulations. Off street parking regulations which provide for minimum standards for motorized and non-motorized parking supply and design will be incorporated into the land development regulations.

**Objective B.1.3**

The City shall have adopted procedures whereby all transportation improvement plans within the City shall be coordinated with related local, state, regional, and federal agencies for an



integrated, cost effective transportation system by establishing the City Commission as the entity responsible for reviewing all planned improvements and soliciting comments from the other agencies.

*Policy B.1.3.1*

The City shall coordinate roadway improvements with Putnam County and the Florida Department of Transportation to ensure effective application of available revenue by reviewing and commenting on FDOT and County proposals on their consistency with this element and submitting City proposals to those two governmental entities for their review and comment.

*Policy B.1.3.2*

The City shall review for compatibility with this Traffic Circulation element, the traffic circulation plans and programs of the unincorporated county as they are amended in the future and submit written comments when necessary.

**Objective B.1.4**

The City shall identify right-of-way needs and establish a priority schedule for acquisition of future right-of-way and protection of existing and future right-of-way from building encroachment.

*Policy B.1.4.1*

The land Development Regulations to be adopted by the City shall include a roadways map identifying future rights-of-way based upon the Traffic Circulation Element and the Future Land Use Element of this plan.

*Policy B.1.4.2*

The City shall adopt land development regulations supporting the official roadways map



which implement a program for acquiring and/or protecting necessary rights-of-way by regulating new development or additions to existing development through the use of building setbacks, donation/dedication of right-of-way by developers and a right-of-way protection ordinance.

*Policy B.1.4.3*

The City shall require a land survey before issuing a building permit to prevent future building construction in the City's designated street right-of- ways.

*Policy B.1.4.4*

Any property being developed or redeveloped shall be reviewed by the Designated City Official to determine if right-of-way shall be required for future development of fronting roadways. Where the requirement exists that right-of-way be reserved, the submitted plans for development or redevelopment may be modified by the Designated City Official to provide the required right-of-way.

**Objective B.1.5**

The City shall cooperate with the County, public agencies, private business and civic associations responsible for the planning and operation of transportation disadvantaged to promote efficient coordination of transit service delivery.

*Policy B.1.5.1*

The City shall cooperate with the County, public agencies, private business and civic associations responsible for the planning and operation of transportation disadvantaged service to promote efficient coordination of transit service delivery.

*Policy B.1.5.2*

The City shall supplement the requirements of Chapter 427, F.S., Part I, Transportation for the Disadvantaged, by coordinating with the County in implementing County funded and managed programs.

**CITY OF CRESCENT CITY**  
**HOUSING ELEMENT**  
**GOALS, OBJECTIVES, AND POLICIES**

**Goal C.1**

The City shall plan housing programs to adequately and safely house the current and projected population of the City.

**Objective C.1.1**

The City will assist in the provision of approximately very low- and low-income housing units for the housing demand through year 2035 by implementing the following policies:

*Policy C.1.1.1*

The City shall participate in regional affordable housing initiatives and support its activities in identifying, analyzing, and addressing the growing need for affordable housing and explore and support implementation of delivery of affordable housing.

*Policy C.1.1.2*

The City shall participate in Putnam County interagency initiatives on affordable housing to assist in combining resources to address the growing need for affordable housing.

*Policy C.1.1.3*

To counter rising land and construction costs, the City shall use innovative land development techniques such as zero-lot-line and planned unit development and use of smaller sized lots as density bonuses for the development of affordable housing units.

**Objective C.1.2**

The City shall work to eliminate substandard housing conditions by rehabilitating at least 5 percent of the identified substandard units in the City.

Policy C.1.2.1.

The City shall target CDBG funds and other federal and state grants, when available, on substandard units in the City.

Policy C.1.2.3

The City shall develop a home improvement education program to improve the conditions and appearance of the City's blighted areas.

Policy C.1.2.3

The City, as part of the 5-year year Evaluation and Appraisal Review, shall conduct a housing condition survey to identify substandard housing units and target CDBG and other grant revenues toward their conservation, rehabilitation, or demolition.

**Objective C.1.3**

The City shall allow the provision of adequate sites for low and moderate income households, mobile homes, group homes, and foster care facilities in accordance with applicable Florida Statutes.

Policy C.1.3.1

The City shall allow the siting of sheltered homes and other group home facilities to be developed in accordance with Chapter 419, Florida Statutes.

Policy C.1.3.2

The City shall permit the siting of mobile homes in accordance with Chapter 553.382, Florida Statutes.

Policy C.1.3.3

The City shall ensure that all housing-related permitting processes allow non-discriminatory siting of low-income housing and mobile homes.

**Objective C.1.4**

The City shall continue its program of demolishing dwelling units that have been identified as unfit for habitation.

Policy C.1.4.1

The City shall adopt the Southern Building Council “Minimum Housing Code” as the standard for addressing the quality of housing.

Policy C.1.1. 4.2

Housing units known to be deficient in meeting the City's standards for minimum housing will be denied an occupational permit once vacated until conditions which make the structure substandard are corrected.

**Objective C.1.5**

The City shall preserve its historically significant housing assets by implementing the following policies:

Policy C.1.5.1

The City shall assist and support the local historical preservation organization in its efforts to identify and preserve structures of historical significance.

Policy C.1.5.2

The City shall request the Department of State, Division of Historic Resources to conduct a

survey of the City to identify all residential structures with historical significance and ensure their registration on the State Master Site File.

Such sites when identified and upon approval of the City Commission shall be protected from degradation through Objective A.1.5 and associated policies of the Future Land Use Element.

*Policy C.1.5.3*

The City shall prepare and adopt a historic preservation ordinance that requires an updated inventory and maintenance of the City's historic structures.

**Objective C.1.6**

No dwelling unit shall be condemned as an unsafe structure until standard housing at affordable cost is available to those persons being displaced through public action.

*Policy C.1.6.1*

Citizens affected by public actions programs will be afforded non-discriminatory relocation treatment in accordance with the Federal Relocation Act.

**Objective C.1.7**

The City shall implement housing policies that ensure the improvement of and maintain the quality and integrity of its residential communities.

*Policy C.1.7.1*

The City shall review and amend where necessary the City's zoning code to ensure that residential neighborhoods are protected from incompatible land uses.

Policy C.1.7.2

The City shall encourage new residential development in areas where adequate transportation, public services, and facilities exist or are planned.

**CITY OF CRESCENT CITY  
PUBLIC FACILITIES ELEMENT  
GOALS, OBJECTIVES, AND POLICIES**

**Goal D.1**

The City of Crescent City shall ensure the provision of potable water, sanitary sewer, drainage, solid waste Facilities and services and maintain aquifer recharge that meets existing and projected demands identified in this Plan.

**Objective D.1.1**

The City of Crescent City shall ensure adequate infrastructure facility and supply capacity is available to meet the demand of development at adopted Levels of Service (LOS) consistent with the requirements of the City's concurrency Management Goals Objectives and Policies as contained in the City's Capital Improvements Element.

**Policy D.1.1.1**

The following level of service standards shall be used as the basis for determining the availability of facility capacity against the demand generated by development.

**Facilities Level of Service Standards**

**A. Potable Water**

Main design peak flow 116 gallons per capita per day, Pressure level 67 to 72-lbs/square inch at plant. This Level of Service shall apply to water facilities and water supply.

**B. Sanitary Sewer**

**1. Central Sanitary Sewer System**

Avg. Design Flow 92 gallons per capita per day

Peak Design Flow 130 gallons per capita per day

## 2. Septic Tank/central Sewer systems Standards

(a). No on-site sewage disposal system shall be installed until an "on-site sewage Disposal system construction Permit" (DH Form 4016) has been obtained from the Department of Health. Septic tank sanitary sewage systems shall not be constructed until an application form DH\_4016 is submitted and a construction permit is issued.

(b). The sizing and location of septic tank-sanitary sewer disposal systems shall be in accordance with chapter 62-6.004 through 005, F.A.C. The design of central sanitary sewer systems shall meet the requirements of chapter 62-600, section .300 and .400 and meet the minimum treatment standards of 62-600.420, FAC.

(c). Site evaluation for the location of septic tanks shall meet the site evaluation criteria specified in chapters 62-6.006 and 62-600, Part I, F.A.C.

(d). Discharge water quality of wastewater treatment plants shall meet the criteria specified in Chapter 62-600, Part II, F.A.C.

## C. Solid Waste 3.35 lbs/person/day

### D. Drainage Facilities

1. Water Quality Ambient water quality shall not be degraded for the St. Johns River, lower portion, below current levels as identified in the current Integrated Water Quality Assessment for Florida Report. Minimum criteria for surface water quality shall meet the standards of 62-302.500 F.A.C. as amended.

2. Wetland Stormwater Discharge Permits for wetland stormwater discharge shall follow Florida Administrative Codes.

3. Stormwater Discharge Facilities Permits for construction of new stormwater discharge facilities shall follow Florida Administrative Code.



4. Closed Conduits 10-year frequency, 24-hour duration; IDF curve zone 5, the most up to date DOT Drainage Manual.
5. Open Channels 25-year frequency, 24-hour duration; IDF curve zone 5, the most up to date DOT Drainage Manual.
6. Retention/ Detention shall meet Saint Johns Water Management District Design criteria.

#### E. Traffic Circulation

Level of service " C" for arterial roadways and

Level of service "D" for all other roadways.

The standards stated above shall pertain to all new development and redevelopment without exception. The exemption regarding project size thresholds provided in Rule 62-25.040, F.A.C. does not apply for concurrency determinations.

#### Policy D.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 and that distribution of these facilities/ services is consistent with the Future Land use Map.

#### **Objective D.1.2**

The City of Crescent City shall take measures to coordinate the extension of, or increase of, facilities to meet future needs, through implementing the following policies.

#### Policy D.1.2.1

Land Development Regulations shall require that the City building official ensure that development orders or permits are issued subject to the condition that: at the time of the issuance of a certificate of occupancy or functional equivalent, the necessary facilities and services are in place to serve the new development; or at the time the development order is issued, the necessary facilities and services are guaranteed in an enforceable Development

Agreement pursuant to FS 163.3220; or an agreement or development order issued pursuant to chapter 380 FS. to be in place and available to serve new development at the time of issuance of certificate of occupancy or its functional equivalents.

Policy D.1.2.1 A FS 163.3180 (2)

Consistent with the requirements of FS163.3180 (2)(a), the City shall ensure that adequate water supplies and facilities are available to serve new development at adopted levels of service no later than the date on which the City anticipates issuing a certificate of occupancy and the City shall consult with the applicable water supplier prior to approving a building permit, to determine whether adequate water supplies will be available to serve the development by the anticipated issuance date of the certificate of occupancy or its functional equivalent.

Policy D.1.2.2

The City shall prohibit any development that reduces the city's ability to meet the LOS standards adopted for the potable water and sanitary sewer system, solid waste disposal, or drainage.

**Objective D.1.3**

To correct deficiencies as well as to coordinate the extension of facilities to meet future needs, the city shall, adopt, develop and maintain a Five-Year Capital Improvements schedule of needs for public facilities. This five- year schedule will be updated annually in conformance with a coordinated review process for the Capital Improvement.

Policy D.1.3.1

The City Commission shall coordinate, evaluate, and rank capital improvement projects proposed for inclusion in the five-year schedule of capital improvement needs, according to Policy H.1.3.1 and the following priority level guidelines:

Level One - Whether the project is needed to protect public health and safety, and to provide the City's legal commitment to provide services.

Level Two - Whether the project provides service to developed service areas shown for such facilities in the Future Land Use element of this plan.

Level Three - Whether the project represents a logical extension of facilities and services within a designated service area as shown on the City's Future Land Use Map.

Policy D.1.3.2

Projects shall be completed in accordance with the schedule provided in the Capital Improvements Element of this plan.

Policy D.1.3.3

Projects needed to correct existing deficiencies, particularly where the public's health and safety would be jeopardized, shall be ranked and completed as a priority level one in the schedule of programs in the Capital Improvements element.

Policy D.1.3.4

As a component of its Concurrency Management procedure the City shall maintain up to date inventories of all public facilities. The Concurrency Management System, then, will provide input to establishing Capital Improvement priorities

Policy D.1.3.5

The City's Capital Improvements Plan shall be coordinated with the Future Land Use element and with the adopted Concurrency Management System.

### **Objective D.1.3A**

The city shall implement the following policies to correct sanitary sewer deficiencies, coordinate the extension of facilities to meet future needs and to phase out the use of septic tanks within the City limits.

#### **Policy D.1.3A.1**

Crescent City shall continue to reduce wastewater system leakage.

#### **Policy D.1.3A.2**

The City shall continue to plan for expansion of sanitary sewer lines into developing areas in the north central portion of the City and shall apply for grant funding to accomplish physical expansion of the system consistent with growth and planning for expansion with construction of service lines dependent upon actual development of properties.

#### **Policy D.1.3A.3**

The City shall continue to enforce regulations requiring structures to attach sanitary sewer lines to the central wastewater treatment system when usable service lines reach within 200 feet of the structure.

### **Objective D.1.3.B**

The City shall maintain the following policies to correct potable water systems deficiencies and provide for future facility needs.

#### **Policy D.1.3.B.1**

The City Public Works Director or other designee shall continue to implement the City program for identifying and correcting water losses in the distribution system.

#### **Policy D.1.3.B.2**

The City shall continue to implement its policy requiring connection to the central water system of all private well users when water system distribution lines reach within 200 feet of such properties.

*Policy D.1.3.B.3*

The city, through its Administrative Supervisor, shall investigate opportunities for funding system expansion. These opportunities may include grants, bonding, or private franchising.

*Policy D.1.3.B.4*

The city, through its Concurrency Management System, shall maintain a continual review of demand, as it relates to development or redevelopment. A determination of priorities that will be established to satisfy this need shall be based upon the standards set forth in Policies D.1.3.1 and H.1.3.1.

**Objective D.1.4**

The city shall discourage urban sprawl and maximize existing facilities by implementing the following policies:

*Policy D.1.4.1*

The City shall require the use of existing potable water and wastewater treatment facilities if potable water or sewer service is within 200 feet of a subdivision or commercial/industrial development or within 200 feet of a single-family unit.

*Policy D.1.4.2*

The City shall pursue development in-fill within areas already serviced by city water/sewer systems through implementing fast-track permitting procedures.

**Objective D.1.5**

The City shall fully utilize, protect, and conserve potable water resources by implementing specific measures in the policies listed below.

Policy D.1.5.1

The city shall conduct a public information program alerting water customers of wasteful water usage practices and promoting responsible and practical use of the water system with the goal of maintaining a potable water level of service requirement of 116 gpd.

Policy D.1.5.2

Land Development Regulations shall be adopted and implemented that provide for the use of water-saving measures, such as, limit watering to certain hours during droughts, provide for the use of drought resistant native/natural plants in new construction and promote public education and awareness of the benefits of conserving water through making available at City Hall literature on the subject, which is produced by FDEP and the SJRWMD.

Policy D.1.5.3

The City shall maintain within its zoning and subdivision codes, Land Development Regulation which embrace and require Building Construction standards of chapter 553, F.S., which states that no new building shall be constructed which employs a tank- type water closet having tank capacity in excess of three and one-half gallons of water, or employs a shower head or faucet that allows a flow of more than an average of three gallons of water per minute at 60 pounds of pressure per square inch. Compliance with this regulation will be determined by the building official at "final inspection" and a "Certificate of Occupancy" will not be provided until the conditions of the regulation have been satisfied.

Policy D.1.5.4

Land Development Regulations shall require that wells no longer in use within the City limits be capped to prevent water loss from the Floridan Aquifer or contamination of the surficial Aquifers. Whenever such wells are found or are reported to the building official, a

notice of the occurrence shall be forwarded to the FDEP for action (actual capping of well).

#### Policy D.1.5.5

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 163.3187, F.S., to reserve land use in an amount appropriate to provide protection as defined by the Water Management District.

## **Goal D.2**

The City shall ensure that natural resources are protected from potential adverse impacts associated with sanitary sewer, stormwater drainage, and with solid waste disposal.

### **Objective D.2.1**

The City shall protect surface water bodies from potential sanitary waste disposal/ treatment impacts by enforcing specific measures listed in the policies stated below.

Policy D.2.1.1

The City shall control the disposal of solid waste through ordinance. This ordinance will establish specific fines for dumping trash along roadways or private property and will require the City to post notices of such fines in locations where such dumping is known to have occurred.

Policy D.2.1.2

The City shall initiate a city- wide drainage study which will 1) determine the volume, rate, timing, and pollutant load of runoffs where improvements have been made; 2) identify areas which have recurring drainage problems and evaluate the extent to which water bodies are being impacted by the City's Stormwater discharges; 3) determine where additional improvements are needed; and 4) prioritize improvements.

Policy D.2.1.3

The City shall adopt a Stormwater Master Drainage Plan which identifies current drainage problems and sets short- and long-term priorities for correcting deficiencies and anticipating projected needs. Upon adoption by the City Commission, the Master Drainage Plan will be made part of the Drainage sub-element to the city's comprehensive Plan.

Policy D.2.1.4

In order to enforce measures that will protect the City from property destruction and environmental degradation prior to adoption of a e City Master Drainage Plan, the City shall maintain Land Development Regulations as an interim Stormwater Management Plan which embody the following requirements:

The City Public Works Director or other designee shall implement a routine maintenance



program of semiannual inspection of drainage facilities, the costs of which are incorporated into the City's operating budget.

The City shall not permit to be removed buffers of native vegetation adjacent to water bodies and wetlands which provide filtration of pollutants from stormwater runoff. Removal of such buffers shall be subject to fine and a requirement for mitigation.

The City shall design its new streets to direct storm drainage to be filtered through soils and native vegetation before the runoff enters the drainage system.

The City shall require that stormwater runoff from new construction be equal to or less than the amount of runoff present at the site prior to construction activities.

The City shall not issue a building permit until permits from jurisdictional agencies for dredge and fill, stormwater and drainage are secured.

#### Policy D.2.1.5

The city shall continue to coordinate with FOOT to seek means of improving maintenance of drainage facilities along Highway 17.

#### Policy D.2.1.6

All new development shall be constructed above based flood elevations in accordance with FEMA regulations and policies.

### **Objective D.2.2**

The city shall take the following measures to meet the requirements for safe and sanitary disposal of solid waste, as listed in the policies below:

#### Policy D.2.2.1

The city shall maintain a binding agreement with Putnam County wherein the County shall

provide sufficient disposal capacity to meet the 3.35 pounds per person per day generation rate that the City projects through the planning period.

Policy D.2.2.2

City shall maintain Land Development Regulations and coordinate with Putnam County to establish procedures for disposal of hazardous waste materials and identify levels of hazardous waste generated.

The adopted Hazardous waste LDR and or procedures will include:

- a. Disposal of used oil or oily waste must meet the standards of Rule 62-710.401, F.A.C.;
- b. Waste tires must be disposed of in accordance with the standards of Rule 62-711.400, F.A.C.;
- c. Requirements for underground storage tank systems.

Business with the potential for generating hazardous waste will be identified. The City Commission will coordinate with Putnam County and the NEFRC to establish and maintain procedures for the pick-up, transport, and disposal of identified hazardous wastes.

Known incidents of illegal dumping of hazardous materials shall be cited by the law enforcement and the case reported to FDEP and EPA for prosecution. Reports of such dumping will be investigated by the law enforcement and the case turned over to FDEP and EPA.

Policy D.2.2.3

The City shall distribute federal, state and county generated data regarding the handling and disposal of hazardous waste to all business identified as potential generators of such waste and make such literature available at City Hall for all its residents.

**OBJECTIVE D.2.3.**

The City shall maintain a Water Supply Facilities Work Plan as required by Florida Statutes.

Policy D.2.3.1.

The City shall maintain a Water Supply Facilities Work Plan (Work Plan) that is coordinated with SJRWMD's North Florida Regional Water Supply Plan (NFRWSP). The Work Plan and related comprehensive plan policies will be updated, as necessary, within 18 months of an update of the NFRWSP that affects the City.

Policy D.2.3.2.

The City's Water Supply Facilities Work Plan (2020-2038) is incorporated into the Comprehensive Plan as Exhibit A of the Public Facilities Element.

Policy D.2.3.3.

The Water Supply Facilities Work Plan shall identify the water conservation and reuse practices, along with the traditional and alternative water supply projects, necessary to meet existing and future water demands.

Policy D.2.3.4.

The Water Supply Facilities Work Plan will incorporate and identify the projects contained in the North Florida Regional Water Supply Plan and selected by the City for implementation (if any).

Policy D.2.3.5.

The City will participate in the development of updates to the St. Johns River Water Management District (SJRWMD) Regional Water Supply Plan and other water supply development-related initiatives facilitated by the SJRWMD that affect the City.

Policy D.2.3.6.

The City shall cooperate with SJRWMD during declared water shortage emergencies by conserving water resources and assisting with enforcement of water shortage emergency declaration, orders, and plans (Rule 40C-21, F.A.C., SJRWMD water shortage plan).

Policy D.2.3.7

The City shall pursue development of an agreement with Putnam County for public water service to a portion of the unincorporated area.

# The City of Crescent City Water Supply Facilities Work Plan

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## **Public Facilities Element**

### **Exhibit A**

*(2022 - 2038)*

Prepared by:  
Northeast Florida Regional Council  
2022

## **Section 1: Introduction**

The purpose of the City of Crescent City (the “City”) Water Supply Facilities Work Plan (“Work Plan”) is to identify and plan for the water supply sources and facilities needed to serve existing and new development within the City’s jurisdiction. The Work Plan’s planning period is 2021-2038.

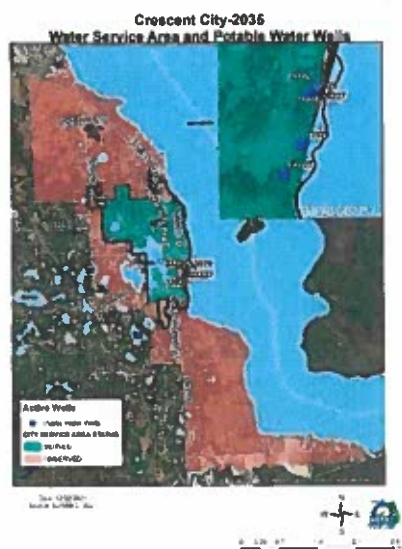
At a minimum, it will be necessary to update this document prior to the end of the planning period. In addition, in accordance with Section 163.3177(6)(c), and Section 163.3177(4)(a), F.S., the City must ensure coordination of its comprehensive plan with the plans of SJRWMD. Therefore, if SJRWMD updates its NFRWSP and affects the City, it will be necessary to update the Work Plan during the planning period. Public Facilities Element Policy D.1.5.2 and related policies contains enabling language to ensure such coordination with SJRWMD’s plans.

## **Section 2: Potable Water Supplier(s) and Service Agreement(s)**

### **2.1 Potable and Nonpotable Water Supplier(s) Information**

Figure 1 contains a map of the City’s potable water service area, with well station locations identified. There are served and unserved areas within the City limits as indicated in Figure 1. The City of Crescent City supplies its own potable water within its municipal limits. In addition, the city provides potable water service to a portion of unincorporated Putnam County.

*Figure 1: Crescent Water Supply Service Area*



## 2.2 Water Supply Agreements

### Putnam County

The City provides potable water service to some portion of unincorporated Putnam County. The City does not currently have an interlocal agreement with the County to provide potable water services to a portion unincorporated Putnam County. Policy D.2.3.7 provides enabling language for the City to pursue and establish such an agreement during the planning period.

## **Section 3: Potable Water Sources, Demand, Supply, and Facilities**

### 3.1 Water Sources

The City's current Consumptive Use Permit (CUP #1627-5) expires in 2038. The CUP authorizes the use of 67.53 million gallons per year (0.185 million gallons per day [mgd]) groundwater from the Upper Floridan aquifer for public supply type use to serve a projected population of 1,927 in 2038.

### 3.2 Potable Water Demand, Supply, and Facility Capacity

Table 2 contains projected population and water demand for the City's potable water service area. The table shows the City's CUP allocation and WTP facility data.

*Table 2. City of Crescent City Water Supply Service Area Projections*

	2020	2025	2030	2035	2038 <sup>1</sup>
Population <sup>2</sup>	1,550	1,558	1,565	1,573	1,573
NFRWSP Demand <sup>3</sup> (mgd)	0.20	0.20	0.20	0.20	0.20
CUP Demand <sup>4</sup>	0.17	0.17	0.17	0.17	0.17
CUP Allocation (mgd) <sup>5</sup>	0.185	0.185	0.185	0.185	0.185
WTP Capacity (mgd) <sup>6</sup>	0.350	0.350	0.350	0.350	0.350

<sup>1</sup> Population and demand figures for 2038 were extrapolated from 2035.

<sup>2</sup> North Florida Regional Water Supply Plan (2015-2035), Appendix B.

<sup>3</sup> Ibid.

<sup>4</sup> During CUP review process in 2018, SJRWMD developed water demand projections for the City to 2040.

<sup>5</sup> Consumptive Use Permit Number 1627-5.

<sup>6</sup> City of Crescent City Public Utilities



Table 2 demonstrates that the City has adequate potable water supply and facility capacity to accommodate the existing population and projected growth within its service area throughout the planning period.

## **Section 4: Non-potable Water Suppliers, Sources, Services, and Facilities**

### **4.1 Non-Potable Water Services**

In 2001, Crescent City built a 0.35 MGD capacity wastewater treatment plant (WTP) with three rapid infiltration basins (RIBs) for treated effluent. The City does not currently have a wastewater reuse distribution system. After treatment, wastewater is sent to the three rapid infiltration basins (RIBs). In 2021 the average daily flow for the WTP was 0.178 MGD. While the City is interested in developing a reclaimed water distribution system, it is not expected to occur during the planning period.

## **Section 5: Water Supply and Facility Concurrency**

### **5.1 Potable Water Level of Service**

The City is ultimately responsible for authorizing development within its municipal limits. All future development and redevelopment in the City shall be compatible with the adopted LOS standards. Policy H.4.2.11 contains enabling language that establishes the City's potable water facilities level of service.

### **5.2 Water Supply and Facility Concurrency**

The current legislative requirements for concurrency [i.e., Section 163.3180(2)(a), F.S.] require that the City's comprehensive plan and land development regulations to ensure that adequate water supplies and facilities are available to serve new development no later than the date on which the City anticipates issuing a certificate of occupancy. In addition, the City must, prior to the approval of a building permit, determine whether adequate water supplies will be available to serve the development by the anticipated issuance date of the certificate of occupancy. Policy H.1.3 contains language that addresses water supply concurrency statute provisions.

## **Section 6: Water Supply and Facility Capacity Projects – Alternative and Traditional; Potable and Nonpotable**

### **6.1 Crescent City Water Supply Projects**

Crescent City does not currently have any projects identified in the NFRWSP.

## **Section 7: Water Conservation and Water Source Protection Practices**

The City currently implements water conservation practices and water source protection practices, including some that are enabled by comprehensive plan policies.

The City's water conservation practices include the following:

- Public water wells shall be protected by a 100-foot arbitrary fixed buffer of non-polluting land uses Radi Zone around the wellhead per Policy A.1.4.2.
- Conduct a public information program alerting water customers of wasteful water usage practices and promote responsible and practical use of the water system per Policy D.1.5.1.
- Land development regulations shall be adopted and implemented that provide for the use of water-saving measures per Policies D.1.5.2 - D.1.5.4.
- The City shall make available at City Hall water conversation materials published by FDEP and SJRWMD. Applicable materials will be included in the distribution of monthly utility bills as well per Policy E.1.2.10.
- Future Landfills shall not be located near surface water bodies nor sited where ambient water quality could be affected per Policy E.1.2.1.
- Groundwater supplies for public wellfields shall be protected from competing man-made non-potable uses through coordination with FDEP per Policy E.1.2.11.
- Cones of Influence of public wellfields shall be identified with assistance from FDEP to establish a permanent wellhead protection zone per Policy E.1.2.13.

The City's water source protection practices include the following:

- Future landfills shall not be located near surface water bodies nor sited in any location that may adversely affect ambient water quality per Policy E.1.2.1.

- Septic tanks shall be limited by County Health Department Regulations where surface and ground water may be adversely impacted per Policy E.1.2.2.
- In order to maintain state water quality standards, the City shall coordinate with the County and FDEP to promote the inspection of package treatment plants located within the City per Policy E.1.2.7.
- The City shall coordinate with the Florida Department of Environmental Protection in requiring that groundwater supplies for public wellfields be maintained and protected from competing man-made non- potable uses per Policy E.1.2.11.
- Cones of influence of public wellfields shall be identified through assistance by the Florida Department of Environmental Protection and shall be the bases for establishing a permanent "Wellhead Protection Zone". In the interim, the City shall establish a 100-foot "Arbitrary Fixed Radii Zone around the City wellfield, within which polluting, or potentially polluting activities shall be prohibited per Policy E.1.2.13.

### **Section 8: Nonpotable Water (reuse) Practices**

Utilization of reuse water is important to reduce potable water demand. The City requires new water services to be equipped with recycling or reuse systems, including evaporative cooling systems, decorative water foundations, conveyor car washes, and industrial clothes washers.

Article III, Section 19-40 of Chapter 19 of the Crescent City Code of Ordinances encourages reasonable use of the water supply by eliminating all intention or unintentional water waste when a reasonable solution is available and discourages use of equipment that is wasteful. Additionally, the Ordinance requires all inhabitants and persons within the City of Crescent City to not allow water waste.<sup>7</sup>

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<sup>7</sup> Chapter 19 of the Crescent City Code of Ordinances, 19-10.

**CITY OF CRESCENT CITY  
CONSERVATION ELEMENT  
GOALS, OBJECTIVES, AND POLICIES**

**Goal E.1**

Conserve and protect the natural resources of Crescent City and maintain an acceptable quality of life for its citizens.

**Objective E.1.1**

The air quality in Crescent City shall be maintained with no further degradation.

*Policy E.1.1.1*

Future industry located in the City shall be required to agree to meet or exceed the air quality standards established by state and federal agencies.

*Policy E.1.1.2*

Developments of Regional Impact, future power generation projects, future major transportation projects and future industry shall be required to evaluate their impacts on the air quality of the City as a condition of receiving an approved development order from the City.

**Objective E.1.2**

In order to ensure that Crescent City does not contribute to further degradation of quality or quantity of water bodies located adjacent to or within the City limits, the City shall implement the following policies to conserve, protect and control the use of water resources.

*Policy E.1.2.1*

Future landfills shall not be located near surface water bodies nor sited in any location that may adversely affect ambient water quality.

Policy E.1.2.2

Septic tanks shall be limited by County Health Department Regulations where surface and ground water may be adversely impacted.

Policy E.1.2.3

Wastewater effluent shall not adversely impact surface water quality of area lakes or rivers. Any wastewater treatment plant discharging effluent to surface water bodies, shall meet to exceed established water quality standards through enforcement by FDEP, the City and the County.

Policy E.1.2.4

Wastewater effluent shall not adversely impact surface water quality of areas, lakes, or rivers.

Policy E.1.2.5

The City shall prohibit dumping of raw sewage from live-aboard vessels and require sewage pump out facilities at future designated marinas.

Policy E.1.2.6

The City shall require secondary containment around all underground storage tanks and attached piping located within waterfront marinas.

Policy E.1.2.7

In order to maintain state water quality standards, the City shall coordinate with the County and FDEP to promote the inspection of package treatment plants located within the City.

Policy E.1.2.8

A minimum 25-foot set-back of habitable structures from the lakefront shall be required for any waterfront development. This requirement shall become part of the Zoning and Subdivision Regulations. Compliance with the requirement shall be ensured by the Building Official at the time of review prior to issuing a building permit, approving a preliminary subdivision plat, or approving a development order.

Policy E.1.2.9

Residents of waterfront developments shall be made aware, through public education, of the various techniques available to protect water quality including maintenance of vegetated upland buffers, maintenance of littoral zones rather than use of bulkheads, and proper application of pesticides and fertilizers.

Policy E.1.2.10

Water conservation measures shall be promoted for use by all water users including domestic, public, institutional, industrial, and agricultural, the City shall make available at City Hall water conservation materials published by the FDEP and St. Johns River Water Management District. Where such materials are of a size that can be so distributed, they shall be included in the distribution of monthly utility bills.

Water conservation measures endorsed by the City include the plugging of unused artesian wells, vegetation watering restrictions during periods of drought and physical restrictions and water-saving devices that will be required when upgrading residential, commercial, or industrial plumbing systems.

Policy E.1.2.11

The City shall coordinate with the Florida Department of Environmental Protection in requiring that groundwater supplies for public wellfields be maintained and protected from competing man-made non- potable uses.

Policy E.1.2.12

The City shall implement an ordinance requiring all new water-to-air heat pumps to have return wells.

Policy E.1.2.13

Cones of influence of public wellfields shall be identified through assistance by the Florida Department of Environmental Protection and shall be the bases for establishing a permanent "Wellhead Protection Zone". In the interim, the City shall establish a 100-foot "Arbitrary Fixed Radii Zone around the City wellfield, within which polluting, or potentially polluting activities shall be prohibited.

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.

Should later calculations of zones of influence or zones of contribution by the Florida Department of Environmental Protection find that cones of influence for wells within the County 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 Florida Department of Environmental Protection.

**Objective E.1.3**

The City shall continue to conserve, appropriately use, and protect minerals, soils, and native vegetative communities through implementing the following policies:

Policy E.1.3.1

Developers shall be required to use acceptable erosion control practices during construction



to reduce soil erosion from wind and water.

#### Policy E.1.3.2

The City shall continue to enforce its tree and landscape ordinance to protect natural habitat vegetation and maintain tree canopy. The ordinance requires that 25 percent of vegetation native to the site be retained or replaced as a condition of receiving a "Certificate of Occupancy" for new construction. Tree canopy must not be removed above a height of 18 feet above ground level unless such canopy interferes with structure maintenance or utility services.

#### Policy E.1.3.3

The City shall enforce the Future Land Use Element and Future Land Use Map density and use provisions to ensure that existing natural reservations identified in the Future Land Use and the Recreation/ Open Space Elements are protected from development intrusion. This review shall be made by the Building Official prior to issuing a building permit, approving a preliminary subdivision plat, or approving a development order. No certificate of occupancy shall be issued if the determination of the Building Official's implementation of City codes and the Comprehensive Plan are ignored.

#### Policy E.1.3.4

The City shall coordinate with the County to ensure that unique vegetative communities that are shared between the two jurisdictions are protected from degradation or intrusion by development.

This shall be accomplished by the Building Official and City commission in their review of proposed County development plans within two miles of the City line which is made as part of the City responsibility under Policies A.1.10.1, A.1.10.2 and A.1.10.3.

#### Policy E.1.3.5

The City shall develop and enforce land use regulations which ensure that environmentally

sensitive wetlands are protected through controlling development density to no greater than 1 unit per 5 acres and requiring that the total number of approved units be clustered on the least sensitive portion of the land parcel.

#### **Objective E.1.4**

The City shall continue to ensure that wildlife, wildlife habitat and the water quality, marine habitat of its lakes is conserved, properly used and protected through implementing the following policies.

##### **Policy E.1.4.1**

The City shall continue to enforce its tree and landscape ordinance to control potential destruction of wildlife habitat within the City limits that has been identified by the Florida Fish and Wildlife Conservation Commission as a known habitat of an endangered or threatened wildlife or plant species.

##### **Policy E.1.4.2**

New waterfront development shall be designed so that stormwater runoff and erosion do not degrade ambient water quality of adjacent waters.

Adopted Land Development Regulations will require that the amount of stormwater runoff from a site after development be no greater than the amount of runoff experienced pre-development and that stormwater quality and quantity must meet the standards of D.1.1.1.D., Public Facilities Element.

#### **Objective E.1.5**

The City shall implement the following policies to manage hazardous waste so as to protect natural resources.

##### **Policy E.1.5.1**

City residents shall be informed through public education of hazardous waste disposal locations and proper methods of disposal.

#### Policy E.1.5.2

The City shall develop an ordinance which will require the proper disposal of hazardous waste including used automobile and truck tires and batteries.

The adopted Hazardous Waste LOR will include:

- a. Must meet the standards of Rule 62-710 F.A.C.;
- b. Waste tires must be disposed of in accordance with the standards of Rule 62-711, F.A.C.;
- c. Requirements for underground storage tank systems.

Business with the potential for generating hazardous waste will be identified. The City Commission will coordinate with Putnam County and the NEFRPC to establish procedures for the pick-up, transport, and disposal of identified hazardous wastes.

Known incidents of illegal dumping of hazardous materials shall be cited by the law enforcement and the case reported to FDEP and EPA for prosecution. Reports of such dumping will be investigated by the law enforcement and the case turned over to FDEP and EPA.

#### Policy E.1.5.3

The City shall continue to require that fire department personnel have proper training in regard to hazardous materials spills and evacuation procedures in the event that hazardous materials are released due to train or truck accidents or other causes.

#### Policy E.1.5.4

Information currently obtainable from EPA, FDEP, and Putnam County regarding hazardous materials, and evacuation procedures shall be made available to City residents through the City Hall and fire stations.

**CITY OF CRESCENT CITY**  
**RECREATION/OPEN SPACE ELEMENT**  
**GOALS, OBJECTIVES, AND POLICIES**

**Goal F.1**

The City of Crescent City shall maintain parks and provide sufficient recreational facilities to meet the needs of the City's citizens and visitors.

**Objective F.1.1.**

The City shall implement the following policies to ensure public access to all identified recreational facilities, including Crescent Lake and Lake Stella.

**Policy F.1.1.1.**

The City shall develop a program to acquire and develop rights-of-way for access to public parks and facilities where deficiencies exist.

The City Commission shall assign the Planning Commission with the responsibility to identify access deficiencies, where they exist, to public parks and facilities.

Upon the identification of access needs, the Planning Commission shall determine ownership of property and property values for land needed to improve existing access.

At this stage, acquisition of lands will follow the procedures specified in Policies F.1.4.1 and/or F.1.4.2.

**Policy F.1.1.2.**

Crescent City shall review the availability of parking at recreational facilities within the City and establish parking levels of service for various recreational facilities/sites based upon the average daily use of each facility.

Policy F.1.1.3

Crescent City shall ensure that City recreational facilities shall be accessible to the handicapped, the elderly and the transportation disadvantaged through the County "Transportation" programs.

**Objective F.1.2**

The City shall coordinate public and private resources to meet its recreational needs through implementing the following policies.

Policy F.1.2.1

The City shall continue to work with local civic groups in sponsoring recreational activities for the City's youth and elderly citizens.

Policy F.1.2.2

Wherever possible, the City shall coordinate its recreational plans with local private/civic groups to ensure that the greatest benefit is derived from City recreational funding.

**Objective F.1.3**

The City shall continue to ensure that parks and recreation facilities are adequately and efficiently provided and maintained.

Policy F.1.3.1

The City shall adopt the level of service standards for recreation and open space as noted in the Table below.

Type of Facility	Unit of Measurement	Population Served
Playing Fields	1 Field	2,500
Equipped Playgrounds	1 Playground	1,500

Basketball Court	1 Court	2, 500
Shuffleboard	1 Court	1,500
Boat Ramp	1 Ramp	1,500
Tennis Court	1 Court	2,000
Swimming Area	1 Beach	5,000
Picnic Tables	1 Table	1,500

1. The parkland level of service shall be six(6) acres of parkland per 1,000 population.
2. The open space level of service shall be twenty-five (25) acres of open space per 1,000 population.

The above noted standards for recreation and open space will be incorporated within the City's zoning and subdivision regulations.

#### Policy F.1.3.2

The City shall ensure that there are sufficient recreational facilities to meet adopted levels of service in accordance with its Concurrency Management System.

#### Policy F.1.3.3

Where of mutual benefit, the City shall enter into interlocal agreements with Putnam County to meet the recreational needs of City residents.

#### Policy F.1.3.4

Open space/recreational lands shall be designated on the Future Land Use Map. These lands shall be protected from adjacent incompatible land uses and development through the adoption and implementation of land development regulations that control land use and density.

#### Policy F.1.3.5

The City shall preserve and maintain existing parks and recreation facilities through the use of adequate operating budgets and proper management techniques.

### **Objective F.1.4**

The City shall ensure the provision of recreation and open space by public agencies and private enterprise through implementing the following policies:

#### Policy F.1.4.1

The City, through the project review process shall require the designation of open space in subdivision and planning consistent with adopted recreation/open space standards as a prerequisite of development approval.

#### Policy F.1.4.2

Crescent City shall work with the local and County chambers of commerce as well as Putnam County Planning and Grants staffs to identify parcels within and adjacent to the City that can serve as recreational/open space sites for the City and surrounding unincorporated area residents. In particular, the City should work with the County to expedite development of the County-owned 55-acre parcel at Union Ave. and U.S. Hwy. 17 that has been already designated by the County as a future regional recreational facility.



**CITY OF CRESCENT CITY**  
**INTERGOVERNMENTAL COORDINATION ELEMENT**  
**GOALS, OBJECTIVES, AND POLICIES**

**Goal G.1**

Provide effective and frequent intergovernmental coordination to identify and implement compatible goals, objectives, and policies regarding development activities and service provision in Crescent City.

**Objective G.1.1**

Conduct a review of coordination procedures with Putnam County, planning, regulatory, and permitting agencies and County School Board as part of the Comprehensive Plan adoption process.

**Policy G.1.1.1**

The City shall review development plans of Putnam County, the County School Board and all planning, regulatory and permitting agencies to ensure consistency of those plans with the City Plan.

**Policy G.1.1.2**

The City's Planning Commission shall conduct a review of all City interlocal agreements to ensure that all service needs of the City are adequately, and cost effectively provided for.

**Policy G.1.1.3**

The City's Planning Commission shall establish a review and coordination process with all agencies having regulatory or planning policies affecting the St. Johns River and its estuaries.

Policy G.1.1.4

The City shall coordinate with the Northeast Florida Regional Council to assist in resolving conflicts that occur between the City and jurisdictions or agencies with which the City interacts.

Policy G.1.1.5

Any annexation procedures undertaken by the City shall be subject to State annexation laws and shall be made a part of an interlocal agreement with Putnam County.

Policy G.1.1.6

The City shall enter into a "Memorandum of Agreement" with Putnam County to mutually hold formal meetings/workshops with one another when identifying sites for the locating of facilities that may constitute a Locally Undesirable Land Use (LULU).

**Objective G.1.2**

The City shall ensure that the Plan is consistent with Putnam County's Plan, and the Regional and State Comprehensive Plans.

Policy G.1.2.1

The City shall provide a copy of its Plan to Putnam County and request a copy of the County's Plan and conduct a comparison review of the two Plans to ensure consistency between the two.

Policy G.1.2.2

The City shall coordinate all development proposals that may impact County land uses or County development plans with the Putnam County Planning and Development Services Department.

### Policy G.1.2.3

The City shall request the County to review, with the Crescent City Commission, County-proposed development that may impact City boundaries or lands.

## **Objective G.1.3**

The City shall coordinate with appropriate federal, state, and local government agencies to ensure coordinated level of service standards for the City's required facilities and services.

### Policy G.1.3.1

The City shall review and compare respective levels of service for the City and the County to ensure compatibility, effectiveness, and consistency in interjurisdictional area

### Policy G.1.3.2

The City shall pursue federal, state and local funding sources which could supplement the Crescent City budget for road construction and maintenance.

### Policy G.1.3.3

The City shall review all proposed local and FDOT transportation plans and improvements to determine the impacts such projects or proposals will have on the City's traffic circulation system.

## **Objective G.1.4**

Improve intergovernmental coordinating processes with Putnam County to combine resources and to avoid costly duplication.

### Policy G.1.4.1

Establish a continuing review process with the County to identify and monitor all inter-

jurisdictional planning and development policies generated by both the City and the County.

*Policy G.1.4.2*

The City shall maintain coordination mechanisms with state and county agencies to adequately exchange information on development policies and levels of service standards.

*Policy G.1.4.3*

The City shall establish liaison with the Department of State, Division of Historic Resources to acquire services for the identification of additional historic structures located within the City limits.

**Goal G.2**

The City of Crescent City shall coordinate with Putnam County, the Putnam County School District and the municipalities of Putnam County to ensure continual monitoring and implementation in a way that assures the best practices of joint planning, coordination and decision making for school Concurrency

**Objective G.2.1**

On an ongoing basis the City shall review the City's Comprehensive Plan and programs and their effects on the Plan's policies and programs of the Putnam County School District.

*Policy G.2.1.1*

The City shall annually review the Interlocal Agreement with the School District of Putnam County to ensure inclusion of

- a. Review of population projection figures
- b. Corroboration on public school facility siting

- c. Infrastructure and safety needs of schools
- d. Adoption of levels of service standards
- e. creation of a Public School Capital Facilities Program
- f. Definition of the geographic application of school concurrency
- g. The use of schools by the public. Including use as emergency shelters
- h. Outlining public school concurrency requirements for future developments.

Directives resulting from this coordinated review shall be incorporated into the Comprehensive Plan, Land Development Regulations, and other appropriate mechanisms as deemed necessary.

*Policy G.2.1.2*

The City shall coordinate with the School District of Putnam County to identify deficient levels of service for public school facilities, and to mitigate for those deficiencies through the development process, when applicable.

*Policy G.2.1.3*

The City shall participate in regularly scheduled joint meetings with all participants identified in the Interlocal Agreement for Coordinated Land Use and Public School Facility Planning.

**CITY OF CRESCENT CITY**  
**CAPITAL IMPROVEMENTS ELEMENT**  
**GOALS, OBJECTIVES, AND POLICIES**

**Goal H.1**

To provide the necessary capital facilities to meet current infrastructure deficiencies, and to accommodate future growth concurrent with demonstrated infrastructure needs in a timely and fiscally sound manner. Capital projects needed to ensure support facility and development concurrency will be evaluated annually and when financially feasible become part of the five (5) year schedule of capital expenditures in the Capital Improvement Program. This update of the CIP will be an appendix to this element and will be provided to the Department of Economic Opportunity, or successor agency.

**Objective H.1.1**

Replace or improve capital facilities that have existing deficiencies. Maintain and annually update a five-year Capital Improvements Program detailing the expenditures necessary for each new or renovated public facility required to meet existing level of service deficiencies and accommodate future growth and development.

**Policy H.1.1.1**

Review all current level of service deficiencies reported in the Comprehensive Plan and the concurrency management system and identify current and future facility needs.

**Policy H.1.1.2**

Include all identified facility needs found in the five-Year Schedule of Improvements. By December 1<sup>st</sup> of each year the City shall adopt the 5-year Capital Improvements Program.

## **Objective H.1.2**

Develop and annually maintain a list of inefficient, worn out or obsolete facilities that may become infrastructure deficiencies requiring upgrading or replacement. The Concurrency Management System shall be implemented and shall, at a minimum, include a Capital Improvement Program that is financially feasible and include both necessary facilities to maintain adopted Level of Service standards to serve new development and the necessary facilities required to eliminate existing deficiencies which are a priority to be eliminated during the five-year CIP planning period.

### **Policy H.1.2.1**

The City shall implement a concurrency tracking and monitoring system, which shall be used to:

- (a). Analyze the impacts of a proposed development in relation to the available capacity and level of service requirements contained within this Capital Improvements Element: and
- (b). Create an annual report that summarizes the available capacity of public facilities and forecasts the future available capacity based upon best available data.

### **Policy H.1.2.2**

City departments shall review out-moded and other economically inefficient public facilities for inclusion in new proposed infrastructure.

### **Policy H.1.2.3**

The City shall require new development orders and development permits to undergo concurrency review by each agency or department having responsibility for the impacted facility(s) prior to the issuance of development orders, permits or certificates of occupancy pursuant to the Comprehensive Plan.



#### Policy H.1.2.4

Except development determined to be *de minimis*, development orders and development permits approved by the City shall be accompanied by an approved Concurrency Management Reservation Certificate (CRC) for that specific project, certifying that it has passed mandated concurrency tests. *De minimis* development may commence without a certificate of capacity and shall generally be limited to development with limited or no impact on public facilities, or development that is vested or expressly accounted for in the concurrency management system. Capacity for all local development orders and local development permits holding approved Concurrency Reservation Certificates which shall be reserved in the affected public facilities for the life of its associated and approved local development order or local development permit.

#### Policy H.1.2.5

The City shall implement a Transportation Proportionate Fair Share Program through incorporation into the Land Development Regulations.

### **Objective H.1.3**

The City shall maintain and annually update a five-year Capital Improvements Program detailing the timing and expenditures necessary for each new or to be renovated public facility, ranked by priority of need, with funding sources available for debt service.

#### Policy H.1.3.1

Review and rank need for new and additional public infrastructure as detailed in the Comprehensive Plan with the advice of the city department heads and public advisory groups annually in accordance with the requirements of Policy D.1.3.1 and the following criteria:

- a. elimination of public hazards;
- b. elimination of existing capacity deficits;

- c. locational needs based on projected growth patterns;
- d. accommodation of new development and redevelopment; and
- e. financial feasibility.

Policy H.1.3.2

Review projects with each department and appropriate consultants or other sources to provide best construction cost and time estimates for each proposed facility annually.

Policy H.1.3.3

Review the City of Crescent City budget and other available revenue sources and estimate future funds available for public facility debt service.

Policy H.1.3.4

Review projects and facilities that will serve needs identified in future plans of the St. Johns River Water Management District and other state agencies that may provide public facilities within the City.

Policy H.1.3.5

Review outstanding land development orders to ensure public facility impacts of development are included in the capital budgeting process annually.

Policy H.1.3.6

Include adoption of a Five-Year Capital Improvements Program in of the annual governmental budget process of the City of Crescent City.

Policy H.1.3.7

There shall be no limitation placed on the use of revenue bonds as a percentage of the total

public debt of the City of Crescent City.

*Policy H.1.3.8*

The maximum debt service that may be outstanding for capital improvement bonds in any given year shall not exceed the total of twenty (20) percent of the general fund revenues and fifty (50) percent of the total enterprise fund revenues as estimated to be collected by the City in that year.

*Policy H.1.3.9*

The ratio of outstanding capital improvement bonded indebtedness shall not exceed twenty (20) percent of the total non-exempt real property just value (ad valorem tax base) of the City.

*Policy H.1.3.10*

Review each proposed capital improvement to ensure that the policies of all the elements of the adopted comprehensive plan are recognized before a project is included in the capital budgeting process.

**Goal H.2**

Coordinate land use decisions with projected new or improved public facilities to maintain the required level of service.

**Objective H.2.1**

All new development or redevelopment shall be provided with infrastructure necessary to meet or exceed the adopted level of service standards as stated in the Comprehensive Plan.

*Policy H.2.1.1*

Review land use decision impacts and timing against existing and future facilities as proposed in the Capital Improvements schedule for maintenance of the adopted level of service standards.

*Policy H.2.1.2*

The City of Crescent City shall not issue a building permit or other development order until the designated City official certifies that required public facilities and services will be provided concurrent with the impact of development.

*Policy H.2.1.3*

Require the developer/builder to provide funds to upgrade or expand existing City facilities or to construct new facilities for donation to the City in order to maintain the adopted level of service standards as provided in the Comprehensive Plan.

**Goal H.3**

Require future development to pay their fair share of the costs of providing public infrastructure at the levels of service included in the Comprehensive Plan.

**Objective H.3.1**

The City shall include in its Land Development Code provisions for obtaining fair share exactions or impact fees from developers to hold harmless present residents and taxpayers of the City of Crescent City for the provision of public infrastructure to meet or exceed the adopted level of service standards.

*Policy H.3.1.1*

Set fair share exaction where necessary by evaluating impact of new development against the adopted level of service standards, existing facilities capacity, and the fair share cost of

improving infrastructure capacity to maintain an adequate level of service.

*Policy H.3.1.2*

Collect a fair share exaction in those cases where the new development will create the necessity that the City of Crescent City construct new capital facilities or expand existing capital facilities to maintain the adopted level of service standards, or as the comprehensive plan level of service standards may be amended to conform to an Intergovernmental Coordination Agreement with Putnam County.

**Goal H.4**

Monitor, review, and upgrade annually, level of service standards as contained in the Comprehensive Plan to maintain and improve the quality of the City's life services.

**Objective H.4.1**

Public or private infrastructure serving all areas of the City shall meet or exceed the adopted levels of service.

*Policy H.4.1.1*

The City Commission shall annually evaluate the level of service standards presently in existence and identify the actions necessary to achieve the adopted level of service standards stated in the Comprehensive Plan.

*Policy H.4.1.2*

The City's Concurrency Management System shall require that all development orders and permits are to be evaluated for concurrency consistent with the adopted levels of service as identified in Policies H.4.2.1 Sanitary Sewer, H.4.2.4 Solid Waste, H.4.2.7 Storm Water, H.4.2.11 Potable Water, H.4.2.13 Recreational Facilities, H.4.2.15 Transportation Facilities, and H.5.1.1- Public School Facilities. If the adopted LOS standards are not maintained, then the

City must deny additional development permits or may require additional steps to limit additional development.

#### *Policy H.4.1.3*

For sanitary sewer, solid waste, stormwater management and potable water facilities, the following standards shall be met to satisfy concurrency requirements.

1. A development order or permit is issued subject to the condition that, at the time of the issuance of a certificate of occupancy or its functional equivalent, the necessary facilities and services are in place and available to serve the new development.
2. At the time the development order or permit is issued, the necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to Section 163.3220-3243, Florida Statutes, or an agreement or development order issued pursuant to Chapter 380, Florida Statutes, to be in place and available to serve the new development at the time of the issuance of a certificate of occupancy or its functional equivalent.

#### *Policy H.4.1.4*

For parks and recreation facilities, the following standards shall be met to satisfy concurrency requirements:

1. At the time the development order or permit is issued, the necessary facilities and services are in place or under construction; or
2. A development order or permit is issued based on the condition that the necessary facilities or services have been included in the current year's adopted Capital Budget, provided that: The estimated date of commencement of actual construction and the estimated date of project completion is contained in the Capital Budget;
3. The necessary parks and recreation facilities or the provision of services are guaranteed in an enforceable development agreement for the development under consideration, where an enforceable development agreement may include, but is not limited to, development agreements pursuant to Section 163.3220-3243, Florida Statutes or development order pursuant to Chapter 380, Florida Statutes, to be in place and available to serve the new development at the time of issuance of a certificate of occupancy or its functional

equivalent.

*Policy H.4.1.5*

For transportation facilities, the following standards shall be met to satisfy concurrency requirements:

1. At the time that development order or permit is issued, the necessary facilities and services are in place or under construction;
2. A development order or permit is issued based on the condition that actual construction or provision of the necessary facilities or services have been included in the first three years of the adopted Five-Year Schedule of Capital Improvements, provided that:
  - a).the estimated date of commencement of actual construction and the estimated date of project completion are provided in the Capital Improvements Chapter; and
  - b).a comprehensive plan amendment shall be required to eliminate, defer, or delay construction of any road or public transit facility or service which was relied upon in issuing a development order under this paragraph 3, which is needed to maintain the adopted level of service, and which is listed in the first 3 years of the Five-Year Schedule of Capital Improvements; or
3. At the time that development order or permit is issued, the necessary transportation facilities or the provision of services are guaranteed in an enforceable development agreement for the development under consideration, where an enforceable development agreement may include, but is not limited to, development agreements pursuant to Section 163.3220-3243, Florida Statutes, or an agreement pursuant to Chapter 380, Florida Statutes, to be in place and available to serve the new development no later than three years after the issuance of a certificate of occupancy or its equivalent. The City shall require that all new and existing construction be provided with infrastructure adequate to meet that required by the adopted level of service standards for sanitary sewer, solid waste, drainage, potable water, recreation and Transportation.

*Policy H.4.2.1*

The following level of service standards for sanitary sewer usage and wastewater treatment shall be required for all new development or redevelopment.

1. Central sanitary sewer system

Average Design Flow → 92 Gallons per Capita per Day.

Peak design flow → 130 gallons per capita per Day.

2. Septic Tank/Central Sewer Systems Standards

- a. No on-site sewage disposal system shall be installed until an "On-site Sewage Disposal System Construction Permit" has been obtained from the Florida Department of Environmental Protection. Septic tank sanitary sewage systems shall not be constructed until an application form is submitted and a construction permit is issued.
- b. The sizing and location of septic tank sanitary sewer disposal systems (including septic tanks) shall be in accordance with Chapter 64E-6 F.A.C. The design of central sanitary sewer systems shall meet the requirements of Chapter 62-600.400 and meet the minimum treatment standards of 62-600.420, FAC.
- c. Site evaluation for the location of septic tanks shall meet the site evaluation criteria specified in Chapters 62-6.
- d. Discharge water quality of wastewater treatment plants shall meet the criteria specified in Chapter 62-6.

*Policy H.4.2.2*

The City of Crescent City shall ensure all development approvals are consistent with the Sanitary Sewer adopted levels of service and Concurrency Management system as outlined in Policy H.4.1.3.

*Policy H.4.2.3*

The City shall require that existing septic tanks situated within 200 feet of a collector sewer shall be required to hook up and that a septic tank may be conditionally installed only if the property is more than 200 feet from sewer service.



*Policy H.4.2.4*

The level of service standards to be met by the City of Crescent City for solid waste shall be the equivalent of 3.35 pounds per capita per day.

*Policy H.4.2.5*

The City of Crescent City shall negotiate an Intergovernmental Coordination Agreement on Solid Waste with Putnam County to ensure that it reserves specific and adequate capacity in the county landfill site.

*Policy H.4.2.6*

The City shall support the County's effort concerning a cooperative recycling effort.

*Policy H.4.2.7*

The level of service standards to be met for stormwater drainage and treatment shall be not less than the following:

- 1). Water Quality Ambient water quality standards will be maintained. Minimum criteria shall meet the standards of Chapter 62-302.500 F.A.C.
- 2). Wetland Stormwater Discharge Permits for wetland stormwater discharge shall follow FAC 1762 25.042 NPDES stormwater permitting program: Part IV. Chapter 373. F.S.
- 3). Stormwater Discharge Facilities Permits for construction of new stormwater discharge facilities shall follow F.A.C. 17 25.040. NPDES stormwater permitting program: Part IV. Chapter 373, F.S.
- 4). Closed Conduits 10-year frequency, 24 hour duration; IDF curve zone 5, DOT drainage Manual as may be amended
- 5). 10-year frequency, 24-hour duration.

IDF curve zone 5, DOT Drainage Manual as may be amended.

- 6). Shall meet DEP Stormwater Drainage Rules; retain first inch of stormwater for drainage basins greater than 100 acres; the first one half inch of stormwater for drainage basins under

100 acres. NPDES stormwater permitting program: Part IV, Chapter 373, F.S.

The standards stated above shall pertain to all new development and redevelopment without exception.

*Policy H. 4.2.8*

The City of Crescent City shall ensure all development approvals are consistent with the Stormwater adopted levels of service and Concurrency Management system as outlined in Policy H.4.1.3.

*Policy H.4.2.9*

A citywide Master Drainage Plan shall be developed and adopted, including a storm water evaluation strategy containing runoff quality and quantity considerations.

*Policy H.4.2.10*

Upon adoption by the City Commission a city-wide storm water evaluation strategy shall be reviewed for inclusion as an LOS standard.

*Policy H.4.2.11*

A. Prior to the approval of a building permit or its functional equivalent. The City shall ensure that the City's consumptive use permit issued by the St. Johns Water Management District has available capacity to serve new development. "Available capacity" shall be the total annual average daily withdrawal allowed by the consumptive use permit minus the current demand minus capacity reserved for approved development that has not been built.

The level of service standards to be met for potable water shall be as follows:

1. Residential potable water usage shall be calculated at a rate of 116 gallons per capita per

day.

2. Total storage capacity shall be 280,000 gallons.
3. The water main pressure level shall be maintained in the range between 67 and 72 pounds per square inch (psi) at the plant.

*Policy H. 4.2.12*

The City of Crescent City shall ensure all development approvals are consistent with the Potable Water adopted levels of service; the Concurrency Management system as outlined in Policy H.5.1.3 and FS 163.3180 (2) (a) relative to Potable Water Supply.

*Policy H.4.2.13*

The adopted level of service standards to be met for recreation facilities shall be:

TABLE H-1 LEVELS OF SERVICE STANDARD FOR CRESCENT CITY RECREATION FACILITIES		
Types of Facility	Unit of Measure	Population Served
Playing fields	1 Field	2,500
Equipped Playgrounds	1 Playfield	1,500
Basketball Courts	1 Court	2,500
Shuffleboard	1 Court	1,500
Boat ramp	1 Ramp	1,500
Tennis Court	1 Court	2,000
Swimming Area	1 Beach	5,000
Picnic Tables	1 Table	1,500
Source: Outdoor Recreation in Florida, Department of Natural Resources,		

Table 6.4, October 1989
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As a minimum standard, the City of Crescent City shall adopt the recommended state standards and establish levels of service of 6 acres of parkland per 1,000 residents, and 25 acres of open space per 1,000 residents.

*Policy H.4.2.14*

The City of Crescent City shall ensure all development approvals are consistent with the Recreation Facilities adopted levels of service andConcurrency Management system as outlined in Policy H.4.1.4.

*Policy H.4.2.15*

The level of service standards to be met for the City roadway system shall be as adopted and as may be modified as required by the jurisdictional state agency (FDOT) by amending the Comprehensive Plan in accordance with s.163.3187, Florida Statutes.

The City hereby adopts LOS standard C for U.S.17 a principal arterial, and LOS standard D for all minor arterial, collector, and local roadways,consistent with the standards contained in the FDOT Highway System Plan.

*Policy H.4.2.16*

The City of Crescent City shall ensure all development approvals are consistent with the Roadway adopted levels of service and Concurrency Management system as outlined in

## **Goal H.5**

The City of Crescent City shall ensure that anticipated needs for Public School Facilities are addressed consistent with the Adopted Level of Service for Public School Facilities.

### **Objective H.5.1**

The City through its Capital Improvements Element shall ensure that the capacity of schools is sufficient to support residential development at the adopted Levels of Service. These Levels of Service shall be consistent with the Interlocal Agreement for Coordinated Land Use and Public-School Facility Planning.

#### *Policy H.5.1.1*

The City hereby adopts Level of Service for Schools of 100% based on permanent FISH capacity for all school types: Elementary, Middle and High.

#### *Policy H.5.1.2*

The City of Crescent City supports Putnam County School District Work programs that include school capacity sufficient to meet anticipated demands projected by the County and Municipalities.

#### *Policy H.5.1.3*

By December 1<sup>st</sup> of each year, in accordance with the Putnam County School Board, the City shall update by reference the School District's 5 Year Tentative Facilities Work Program, to ensure maintenance of a financially feasible Capital Improvements Program and to ensure Levels of Service standards will be achieved and maintained by the end of the 5-year planning horizon.

### **Non-Applicable Items**

1. There are no high-hazard coastal areas in the City of CrescentCity since it is some 30 miles inland from the coast.

**CITY OF CRESCENT CITY  
PRIVATE PROPERTY RIGHTS ELEMENT  
GOALS, OBJECTIVES, AND POLICIES**

**Goal I.1**

The City of Crescent City shall consider private property rights in local decision-making.

**Objective I.1.1**

Private property rights shall be considered in local decision-making.

*Policy I.1.1.1*

The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.

*Policy I.1.1.2*

The right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.

*Policy I.1.1.3*

The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.

*Policy I.1.1.4*

The right of a property owner to dispose of his or her property through sale or gift.