

CITY OF ST. MARKS

COMPREHENSIVE PLAN
FOR THE 2020 PLANNING HORIZON

Prepared by St. Marks City Commission

Adopted August 1990

Amended August, 2010

FUTURE LAND USE ELEMENT

Goals, Objectives and Policies

Goal 1: For the 5-year short-term planning period and 10-year long-term planning period, ensure that future land uses are consistent with the existing character of the City of St. Marks and do not pose a threat to human health and safety or to natural resources.

Objective 1.1: Manage future growth and development through the adoption and enforcement of land development regulations.

Policy 1.1.1: Coordinate the implementation of land development activity with the distribution, extent, location, and performance characteristics of the land uses of the adopted future land use map (Map 1):

- a) **Residential** land use, includes land area used for housing purposes, including single family, duplex, multi-family structures and group quarters, owner or renter occupied, permanent or seasonal residents.
- b) **Commercial** land use, includes land area used for retail and wholesale sale, rental, and distribution of products, or performance of services.
- c) **Industrial** land use, includes land area used for manufacturing, assembly, processing, or storage of products.
- d) **Public Buildings/Grounds** land use, includes land area used by public owned and operated facilities or other activities performing a public or quasi-public function, including public schools.
- e) **Recreation/Conservation** land use, includes land area used for neighborhood and community parks, spectator sport facilities, and certain pastoral open space areas; land area designated for the purpose of conserving or protecting natural resources or environmental quality; land area designated by a governmental entity as historically, architecturally, or archaeologically significant.
- f) **Agricultural** land use, includes land area used for silviculture production and harvesting, pasture, food and fiber crop production, land lying fallow which has been in agricultural production, and otherwise undesignated land area planned to remain rural in character; very low residential density.
- g) **Mixed** land use includes land area consisting of a mixture of compatible, as identified in the land development regulations, residential and commercial activities. Residential activity is permitted up to 4 units per acre. Commercial activities include wholesale and retail sale activities, office activities, and service activities.
- h) **Riverfront Redevelopment** land use, includes parcels along the St. Marks River and in the downtown mixed use core, which due to their limited size and or special circumstance may require site specific solutions. Existing parcels in this area must develop, with a minimum of two uses including open space, as a mixture of commercial and open space or residential and open space or a combination of all three. In ensuring a compatible mixture of development and promoting economic development within the Riverfront Redevelopment Area the non-residential uses shall consume a maximum of 65%, residential uses shall consume a minimum of 25%; and recreational and open space uses shall consume a minimum of 10%.

Open space uses shall consist of passive and active recreational areas. Active recreation areas include but are not limited to boat launching facilities and community meeting places and common areas. Passive areas include vegetative open space, picnic areas, wilderness and wetlands preserves, and scenic vistas. The FAR for open space shall not exceed 0.1. Residential use density ranges from a minimum of four (4) units per acre to a maximum of sixteen (16) units per acre. The Floor Area Ratio for commercial uses shall not exceed 0.5. The Impervious Surface Ratio for commercial uses shall not exceed 50%. Development in the area of applicability must be consistent with Future Land Use Element Objective 1.5 and supporting policies.

- i) **Coastal High Hazard Area** is the area below the elevation of the category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model.
- j) **Community Redevelopment Area (CRA)** is the area within the City designated as high priority for redevelopment projects focused on eliminating and preventing the spread of slums and blight, the reduction or prevention of crime, the provision of affordable housing to residents of low or moderate income, including the elderly, the redevelopment, rehabilitation, conservation, and revitalization of coastal resort and tourist areas that are deteriorating and economically distressed, or any combination or part thereof, in accordance with the St. Marks Community Redevelopment Plan.

Policy 1.1.2: Maintain a set of land development regulations which implement and are consistent with the goals, objectives and policies of the St. Marks' Comprehensive Plan, and at a minimum:

- a) Regulate the subdivision of land;
- b) Regulate the use of land and water consistent with this Element and ensure the compatibility of adjacent land uses and provide for open space;
- c) Protect the environmentally sensitive land designated on the future land map series, and referenced in the Conservation Element and Coastal Management Element;
- d) Regulate and protect areas subject to periodic flooding and provide for drainage and stormwater management;
- e) Regulate signage;
- f) Provide that development orders and permits shall not be issued which result in a reduction in the level of services for the affected public facilities below the level of service standards adopted in this Comprehensive Plan; and
- g) Contain performance standards which address historically significant properties meriting protection.

Policy 1.1.3: Support the enforcement of the Florida Building Code which requires new construction and/or substantial renovations to meet acceptable levels for safety, plumbing, electrical and other needs.

Policy 1.1.4: The City will prohibit dredge and fill, except for access to private residences and for pilings for recreation structures. Fill will be allowed only in conjunction with minimal access way and with a minimum amount beneath the structure; the fill area will be the least ecologically valuable part of the site; the fill area will be located and oriented so that direction and rate of historical surface water flows are maintained; the edge of the fill area will be stabilized to prevent erosion; and all structures in wetland areas, except for surface

access roads, will be elevated on pilings. Nothing above shall constitute a prohibition on maintenance dredging of existing ditches, canals and marinas.

Policy 1.1.5: Land development regulations adopted to implement the Comprehensive Plan shall be based on, and be consistent with, the following standards for densities/intensities:

- a) Residential land use - up to 4 residential units per acre (excluding lands in the Riverfront Redevelopment category) No residential shall be located in the wetlands portion of the floodplain, ~~unless approval from FDEP is acquired.~~
- b) Recreation/Conservation land use - not denser than 1 residential unit per 3 acres, exempting from this standard existing platted lots established by deed of record on or before the adoption date of the Comprehensive Plan, which do not lie contiguous to other lots or parcels under the same ownership, and on which one single-family dwelling unit may be built. No residential density shall be allowed on Recreation/Conservation lands that are in public ownership. No residential density shall be allowed on private lands which are designated as Recreation/Conservation lands and which are subject to a conservation easement.
- c) Mixed land use - up to 4 residential units per acre and not more intense than 0.5 Floor Area Ratio. Commercial uses shall not exceed 65% of the land use category, residential uses shall consume at least 25% of the total category and open space and recreational uses shall consume a minimum of 10% of the development site.
- d) Agricultural land use - not denser than 1 residential unit per 10 acres, exempting from this standard existing platted lots established by deed of record on or before the adoption date of the Comprehensive Plan, which do not lie contiguous to other lots or parcels under the same ownership, and on which one single-family dwelling unit may be built.
- e) Commercial land use - not more intense than 0.5 acre per commercial unit.
- f) Industrial land use - not more intense than 1 acre per industrial unit.
- g) All development must be consistent with the performance standards and environmental design criteria contained in the Comprehensive Plan.

Policy 1.1.6: Manage the location of vehicle access to SR 363 and promote the sharing of access for adjacent parcels fronting on SR 363 by including an access assessment process which incorporates standards consistent with FDOT rules in the land development regulations.

Policy 1.1.7: To minimize greenhouse gas emissions through a more walkable downtown area, the City shall require the construction of sidewalks for all new development in the Riverfront redevelopment area. (HB 697)

Objective 1.2: Ensure the provision of public facilities and services are adequate to meet demands of existing and future needs.

Policy 1.2.1: The City shall review and evaluate each proposed land use development -- whether of a private or public nature -- within the broad context of all adopted elements and standards of the comprehensive plan so as to ensure that the overall health, safety, convenience, and general welfare of the City and its citizens will be reasonably and properly protected upon development of any said proposed land use.

Policy 1.2.2: Require that development orders and permits shall be issued only if public facilities necessary to meet level of services standards adopted in this Comprehensive Plan are available concurrent with the impacts of development.

Policy 1.2.3: Adequate and suitable land for utility facilities will be provided to serve future development.

Policy 1.2.4: Public Utilities needed to provide essential service to existing and future land uses in the City of St. Marks shall be permitted in all of the land use classifications established by this plan.

Objective 1.3: Consider future development in light of its ability to enhance, maintain, and be appropriately compatible with existing land use patterns and relationships.

Policy 1.3.1: The City's land development regulations shall contain specific and detailed provisions which preserve and protect the integrity and stability of established residential areas.

Policy 1.3.2: The City shall maintain and enforce the comprehensive plan as the guide for the planning and development (or redevelopment) of lands within its jurisdiction so as to ensure the provision and availability of a balanced range of environmentally and economically sound land uses.

Objective 1.4: Discourage the proliferation of urban sprawl in rural areas through the use of creative approaches which focus on controlling and directing growth into appropriate and desirable patterns, as opposed to relying solely on regulating allowable densities.

Policy 1.4.1: Planning strategies such as urban villages and mixed use development will be recognized as methods for discouraging urban sprawl and reducing greenhouse gas emissions as long as these strategies are considered:

- a) allow the conversion of rural and agricultural land to other uses while protecting environmentally sensitive areas;
- b) maintain the economic viability of agricultural and other predominantly rural land uses; and
- c) provide for the cost efficient delivery of public facilities and services.

Policy 1.4.2: The City of St. Marks supports and encourages the planned village concept as a means of discouraging urban sprawl.

Policy 1.4.3: The City of St. Marks supports and encourages a mix of residential and non-residential uses that will support its Riverfront Redevelopment (as depicted in FLU Map 4, Area of Future Applicability for Riverfront Redevelopment Land Use Category), its CRA and the surrounding public open spaces, recreation activities, and conservation areas.

Policy 1.4.4: Planned villages shall be appropriately scaled to maximize internal trip capture and commercial activity on-site, and shall:

- a) achieve compact, pedestrian-oriented nodes that mix commercial and residential uses and provide for the efficient use of infrastructure;
- b) promote mixed use, clustered and planned development on rural tracts located

- along the urban fringe; and
- c) limit access to arterials.

Policy 1.4.5: Development within planned villages will be clustered on a smaller portion of the parcel being developed, and the remainder of the parcel will be maintained as a specified form of open space (e.g., conservation easement, passive recreation).

Objective 1.5: Implement the provisions and recommendations outlined in the St. Marks Master Plan serving as an adjunct to the Comprehensive Plan used to guide future planning efforts.

Policy 1.5.1: The Master Plan shall support the established vision for the City of St. Marks which includes re-populating the City and re-making the City as a destination for new residents and visitors based upon eco-tourism. Natural resource protection is paramount as the City redevelops and moves away from its Industrial past. The vision incorporates the establishment of a public riverwalk which will connect the St. Marks Trail, the state owned lands and the riverfront. The redevelopment also seeks to restore businesses and services that were destroyed by recent storms.

Policy 1.5.2: The City of St Marks Master Plan shall be consistent with the City of St. Marks Comprehensive Plan to ensure the plan meets the latest planning requirements as specified in Chapter 163 and Rule 9J-5. The master plan will also include recommendations for revising the City's Land Development Code to implement the update to the Comprehensive Plan.

Policy 1.5.3: The St Marks Master Plan, shall examine the needs, assets, and the state and federal regulatory framework, to enhance the natural environment while promoting the economic growth of the community and preserving the rights of its citizens and landowners.

Policy 1.5.4: The City of St. Marks Master Plan provides recommendations for determining the future land use patterns for the City. The master plan considers the location, scale and intensity of development. The master plan analyzes the ability the City has to provide public facilities to support the level of development. This analysis will help develop the densities and intensities the City envisions for St. Marks.

Within the Riverfront Redevelopment Area as depicted on Map 4, the City shall endeavor to create an attractive commercial atmosphere while retaining its waterfront village aspect. The City shall permit public / private development ventures, seek state and federal grants in aid, and develop local financing through a Community Redevelopment Authority to finance these improvements.

Policy 1.5.5: The City is following a phased approach for its redevelopment. Map 4 identifies the area of applicability for the Riverfront Redevelopment category. This is the general boundary where the City envisions opportunities for redevelopment. If a property owner desires to redevelop in this area prior to the completion of the master plan and the anticipated subsequent comprehensive plan amendment, then a property owner can seek to amend the comprehensive plan to redesignate the property to Riverfront Redevelopment. The developer will have the full responsibility to provide an analysis of the impacts of the project (including water, sewer, transportation, schools and hurricane evacuation), to ensure the project is consistent with the City's plan and the state planning requirements and ensure that the natural resources are protected and the site is suitable for the proposed development. Specifically, new development and redevelopment must ensure there is no degradation to the

water quality of the St. Marks and Wakulla Rivers. Finally, the project will have to ensure it is consistent with the vision for the City of St. Marks.

Policy 1.5.6: Central sanitary sewer and potable water facilities shall be required within the Riverfront Redevelopment Area; septic tanks and packaged facilities are not allowed within the Redevelopment Area.

Policy 1.5.7: Development within the Riverfront Redevelopment Area shall be designed to minimize site disturbance by limiting clearing to the minimum area necessary to accomplish development through the following:

- a. Avoid or minimize the removal of existing trees and vegetation
- b. Minimize soil compaction by delineating the smallest disturbance area feasible;
- c. Maximize disconnection of impervious surfaces to reduce water runoff flows and increase opportunities for infiltration.

Policy 1.5.8 New commercial development in the Riverfront Redevelopment land use district shall be allowed reduced parking requirements based on the developer's participation in construction of common parking spaces in public parking areas. The City shall by 2010 seek to complete off street parking near the bike trail terminus and elsewhere within the district. The City shall by 2010 work with FDOT to permit construction of diagonal parking along SR 363.

Policy 1.5.9: Design of parking lots, sidewalks, buildings, and other impervious surfaces shall minimize directly connected impervious areas by using best management practices such as:

- a. Directing flows from roof drains to rain barrels or cisterns for reuse of stormwater;
- b. Directing flows from roof drains or paved areas to vegetated areas;
- c. Locating impervious surfaces so that they drain to vegetated buffers or natural areas excluding wetlands; and
- d. Breaking up flow directions from large paved surfaces

Policy 1.5.10: Porous pavement materials such as pervious concrete or permeable pavers, shall be used to minimize the amount of impervious surface within new development and redevelopment, to the greatest extent practicable.

Policy 1.5.11: The developer / owner of any site shall be responsible for the on-site management of stormwater runoff in a manner so that post-development runoff rates, volumes and pollutant loads do not exceed pre-development conditions.

Policy 1.5.12: Where soil and water table conditions allow, stormwater from streets and roads within new development shall be conveyed through roadside swales. Curb and gutter design should not be approved, except where safety concerns exist or in areas where regional stormwater facilities are available. Infill and redevelopment within existing urban areas with existing curb and gutter are exempt from these requirements. Where curb and gutter is approved and to the extent feasible, the curb and gutter shall be designed to provide adequate curb cuts to allow run-off to be directed to roadside landscaped swales for infiltration and treatment prior to discharge

Policy 1.5.13: All new development and redevelopment adjacent to the Outstanding Florida

Waters shall protect water quality and minimize flooding. The following development and stormwater standards shall be applied to on-site stormwater run-off and detention / retention for all new development and redevelopment. These standards shall be used in the design of stormwater management facilities and systems. The following stormwater standards shall include at a minimum:

- a. All residential development shall use swales with swale blocks or raised driveway culverts whenever possible, except when soil, topography, or seasonal high water conditions are inappropriate for infiltration or in areas where regional stormwater facilities are available;
- b. Vegetated infiltration areas shall be used to provide stormwater treatment and management on all sites except when soil, topography, or seasonal high water conditions are inappropriate for infiltration. Design of stormwater systems for residential and commercial uses shall use bio-retention areas to increase stormwater treatment and reduce stormwater volume. Downspouts for both residential and commercial development shall be directed from the roof to vegetated areas for uptake or to cisterns or rain barrels for reuse;
- c. Wet detention systems shall be used for stormwater treatment and management only if dry infiltration systems are not feasible;
- d. All development approval by the County/City shall require the applicant to submit to the County/ City a copy of the DEP or NFWMD stormwater permit;
- e. All components of the stormwater treatment and management system shall be owned and maintained by the responsible legal entity identified in the stormwater permit;
- f. A native vegetative setback of 25 feet shall be located in the undisturbed / undeveloped lands adjacent to the St. Marks and Wakulla Rivers, Outstanding Florida Waters (OFW). No development shall occur in the setback area;
- g. The 25ft. native vegetative setback shall not be required for lands with existing development as depicted in Map 5, prior to the effective date of this policy. However, if redevelopment of the area is considered “substantial” as defined in Policy 1.2.2 of the Drainage sub-element of the Infrastructure Element then the lands must provide for a 25ft. native vegetative buffer;
- h. post-development run-off rates and pollutant loading must not exceed pre-development rates; and
- i. best management practices consistent with state and federal recommended standards shall be used to reduce pesticide and fertilizer run-off and soil erosion.

Policy 1.5.14: The City’s policy is intended to preserve wetlands in their natural state. The following activities are permitted in setback areas provided they are consistent with a permit obtained from the agency(ies) with jurisdiction over the wetland area: Construction of public boardwalks / catwalks for direct access to water bodies; construction of wildlife management shelters; footbridges; observation decks and similar structures not requiring dredging and / or filling for their placement; clearing and / or construction of public walking trails. Private docks may be allowed so long as the resident requesting a permit or letter of consistency owns or leases the property immediately adjacent to a navigable waterway, uses the dock for non-commercial activities, enters into a lease agreement with the City of St. Marks for traversing City property, meets all state requirements and complies with the following restrictions: the dock, pier boardwalk, or other structure may not traverse more than 200 feet of wetlands, be constructed within 50 feet of any other like structure, extend into the

waterway more than 25% of its width, or to an extent that it interferes with navigation, whichever is the lesser.

Policy 1.5.15: The City shall annually review its land development regulations to ensure consistency with stormwater rules of the Department of Environmental Protection and the Northwest Florida Water Management District.

Objective 1.6 Special Area Plan #1 – Marina Point Project

Special Area Plan (SAP) #1 authorizes the development of multi-family housing at 16 units per acre located along the far eastern edge of the City from Gulf Spray Drive east to the riverfront and is the property contained in Comprehensive Plan Amendment 07-1 adopted May 22, 2007. It is identified as "SAP #1" on the FLUM and designated Riverfront Redevelopment. The property is subject to the following:

Policy 1.6.1: SAP #1 consists of approximately 13 acres between Gulf Spray Drive east to the St. Marks River that does not exceed a maximum density of 16 units per acre. The purpose of SAP #1 is to permit the uses necessary for a multifamily housing development along the St. Marks River.

Policy 1.6.2: SAP #1 shall be served by central potable water and sanitary sewer.

Policy 1.6.3: SAP #1 will be required to construct an elevated riverwalk along its riverfront. The developer will permit the walkway to connect to adjacent developments and provide the City's walkable riverfront consistent with its vision. The riverfront will be open to the public providing an amenity for the City and its visitors.

Policy 1.6.4: SAP #1 must ensure the protection of the St. Marks and Wakulla Rivers and not degrade the water quality of these Outstanding Florida Water bodies. In order to achieve no net degradation the developer will be required to utilize the following best management practices during the construction of this project:

- the buildings in the project will be set back from the edge of the river 25 feet to provide a combination of swales, vegetation and walkway. The swales will act to direct the stormwater to treatment facilities and away from the river.
- the project will be consistent with the Florida Friendly Landscaping program to minimize water and fertilizer usage
- the project will employ landscape personnel certified in Green Industries BMP program, if available
- the project will use pervious paving materials where appropriate to maximize the permeability of the site and minimize sheet flow
- stormwater quality treatment shall be provided such that post development stormwater nutrient loading will not exceed predevelopment stormwater nutrient loading in accordance with the methodology set forth in Evaluation of Current Stormwater Design Criteria within the State of Florida, Final Report, FDEP Contract No. SO108, dated June 2007. (Preliminary calculations for the current design using this methodology establish a retention treatment volume of 2.25 inches of runoff).
- the project must be approved by DEP and be determined to create no degradation in the water quality for the St. Marks and Wakulla Rivers.

Goal 2: Ensure adequate present and future public access to the navigable waters of the State of Florida for all residents of St. Marks.

Objective 2.1 Ensure that a permanent stock of suitable recreational and commercial working waterfronts is available to meet the present and future demand for public water access to navigable waters.

Policy 2.1.1: The City shall not vacate, diminish, or otherwise impair publicly-owned pathways, sidewalks, roads, parking areas, docks or boat launching facilities, and other access points that are currently used, or susceptible to use, by the public to access the shorelines unless the vacation is shown to be necessary and suitable mitigation measures are or will be in place and only after a public hearing and decision by a super majority of the City Commission.

Policy 2.1.2: The City shall allow commercial and recreational fishing vessels and fishing equipment, such as crab traps, to be maintained and repaired in the City.

Policy 2.1.3: The City shall utilize the following priority list in reviewing applications for shoreline uses, so as to provide increased priority for water-dependent uses. Uses listed first shall be given the highest priority of all uses that may be proposed along the shoreline, with other uses listed in descending order of preference. Uses listed under (10) shall be given the least preference for location along the shoreline:

- Water-dependent public access facilities including docking and landing facilities to accommodate commercial and recreational boats;
- Water-dependent facilities related to the manufacture, assembly, fabrication or repair of marine equipment that require access to a body of water;
- Water intake and discharge structures and water-dependent facilities;
- Aquaculture facilities, including hatchery sites of fish release/recapture sites, which require access to or use of water;
- Public parks and heritage centers or displays that explain and promote the cultural, historical and environmental history of St. Marks, including nature trails and public waterfront viewing platforms;
- Water-related land uses that support water-dependent recreation and commercial activities including boat storage facilities, marine hardware and fueling, ice-making, and seafood retail, storage and processing;
- Open-air seafood or farm markets for daily or seasonal use;
- Restaurants and snack shops operated in conjunction with water-dependent or water-related use;
- Public lodging facilities provided they support public use;
- Non-water-dependent uses such as residential uses.

TRANSPORTATION ELEMENT

Goals, Objectives and Policies

Goal 1: Establish and maintain a system of streets and roadways which will allow the safe, effective, and efficient movement of people and goods throughout the City.

Objective 1.1: Ensure that all streets are consistent -- in terms of location, continuity, alignment, design, maintenance, and drainage - with the needs of the City.

Policy 1.1.1: Proposed street and roadway projects shall be evaluated, ranked, and prioritized according to:

- a) project need to protect public health and/or safety;
- b) project need to achieve full use or increase efficiency of use of existing facilities;
- c) project need to prevent or reduce future maintenance or improvement cost;
- d) project need to provide service to developed areas lacking service.

Policy 1.1.2: The City shall adopt minimum right-of-way (ROW) requirements for new streets and roadways containing the following provisions:

- a) arterial streets - 150' ROW
- b) collector roadways - 100' ROW
- c) local roads - 60' ROW

Policy 1.1.3: The City shall maintain peak-hour Level of Service (LOS) standards for each facility type:

- a) arterial street - LOS C
- b) collector street - LOS C
- c) local street - LOS C,

by conditioning permits and/or development orders on the concurrent availability of traffic circulation at the adopted level of service standards.

Policy 1.1.4: Construction of new and reconstruction of existing streets and roadways shall be designed to maintain or improve the effectiveness of existing drainage patterns.

Policy 1.1.5: The City shall maintain records to determine whether the 110% de minimis transportation impact threshold is reached. A summary of these records shall be submitted with the annual capital improvements element update.

Objective 1.2: Projected traffic circulation system through year 2010 will be met by pursuing, subject to the availability of funds, the following projects:

- a) Construction of additional parking, sidewalks and streetscaping on Port Leon Drive and Riverside Drive
- b) Construction of off street parking west of the Bike Trail terminus
- c) Construction of 2 paved traffic lanes on Crabapple Lane between West Pine Street and Union Street

- d) Construction of 2 paved traffic lanes on Union Street between Crabapple Lane and Third Street
- e) Construction of 2 paved traffic lanes on Tallahassee Avenue between Old Fort St and Howard Street
- f) Construction of 2 paved traffic lanes on Mock Street between Crabapple Lane and First Street
- g) Construction of 2 paved traffic lanes on First Street between Canal Street and Magnolia Street
- h) Construction of 2 paved traffic lanes on Wilson Street between Palmetto Street and Walker Avenue
- i) Construction of 2 paved traffic lanes on Walker Avenue between Wilson Street and Howard Street
- j) Construction of 2 paved traffic lanes on Pine Street between S.R. 363 and Tallahassee Avenue
- k) Construction of 2 paved traffic lanes on Whaley Street between S.R. 363 and Tallahassee Avenue
- l) Construction of 2 paved traffic lanes on Old Fort St between S.R. 363 and Tallahassee Avenue

Policy 1.2.1: The City shall review all proposed development for consistency with the Traffic Circulation Plan and for impacts on LOS standards.

Objective 1.3: Traffic circulation planning will be considered with the future land uses of the future land use map of this Plan, the FDOT 5-Year Transportation Plan, and the traffic circulation plan and program of Wakulla County.

Policy 1.3.1: The City will review subsequent versions of the FDOT 5-Year Transportation Plan, in order to update this element.

Policy 1.3.2: The City will review for compatibility with this element, the traffic circulation plans and programs of the adjacent unincorporated county.

Policy 1.3.3: Proposed amendments to the Transportation Element shall include a statement of findings supporting such proposals.

Policy 1.3.4: The City shall create and maintain a Transportation Circulation Map that includes all major thoroughfares and alternative modes of travel routes, such as public transportation, bicycle, and pedestrian. The map should also include all public parking facilities and water access points.

HOUSING ELEMENT

Goals, Objectives and Policies

Goal 1: The City will seek to increase the supply of safe, affordable, and sanitary housing within its jurisdiction.

Objective 1.1: Eliminate 50% of dilapidated housing by the year 2016.

Policy 1.1.1: The City will continue to support enforcement of the Florida Building Code which requires new construction and/or substantial renovations to meet acceptable levels for safety, plumbing, electrical and other needs.

Policy 1.1.2: The City will provide educational materials on low-cost renovation techniques and available funding opportunities for renovations to real property owners of dilapidated housing.

Policy 1.1.3: The City will assist real property owners in obtaining FmHA, HUD, or other funds to assist in renovation of dilapidated housing.

Policy 1.1.4: The City will encourage and promote the use of energy efficient design methods and materials along with the use of renewable energy resources in the renovation and new construction of homes within the City.

Objective 1.2: Enable adequate and affordable housing locations and opportunities for all current and anticipated future City residents, including affordable workforce housing as defined in s. 380.0651(3)(j), housing for low-income, very-low income, and moderate-income families, mobile homes, and group facilities and foster care facilities, with supporting infrastructure and public facilities.

Policy 1.2.1: The City's land development regulations will allow group homes licensed by the Department of Health and Rehabilitative Services as a permitted use in residential and mixed (residential/commercial) land use.

Policy 1.2.2: The City will obtain, and make available to interested persons, information from the Center for Independent Living of North Florida, Inc. regarding low-cost accessibility modifications to homes.

Policy 1.2.3: The City shall permit the placement of mobile homes within residential land uses provided they are anchored or attached to permanent foundations, and meet safety codes and all other requirements of the City's land development regulations. The City will develop guiding ordinances which will regulate the placement of mobile homes in residential areas.

Policy 1.2.4: The City will seek designation by the County for areas of special concern which could be eligible for grants such as CDBG, or other state or federal funding, to increase the supply of low and moderate income housing.

Goal 2: The City of St. Marks will conserve, protect and seek to restore historic housing within its jurisdictional boundaries.

Objective 2.1: The City of St. Marks shall protect historic housing within its jurisdictional

boundaries.

Policy 2.1.1: The City will include a historic site identification in its Future Land Use Map series, and will include a provision whereby residential areas will be included, when a preponderance of housing units in the area are found to have historic significance.

Policy 2.1.2: The City will include requirements for protection and renovation of historic structures in its land development regulations.

INFRASTRUCTURE ELEMENT

Goals, Objectives and Policies

SANITARY SEWER

Goal 1: Provide the timely provision of satisfactory, efficient, and economical collection, treatment and disposal of wastewater for the present and future population of St. Marks, with the minimum amount of environmental impact.

Objective 1.1: The City will ensure the provision of adequate wastewater collection and treatment facilities which will provide service to the residential and non-residential development.

Policy 1.1.1: The City's completed Master Plan shall include recommended expansion alternatives for the City's wastewater treatment facility.

Policy 1.1.2: Existing septic tanks may remain in service until such time as No repair permits shall be honored for residential or commercial septic systems within 200' of a central sewer.

Policy 1.1.3: Use of septic tank system for new development will be prohibited.

Policy 1.1.4: Use of package treatment plants shall be limited to commercial and industrial development to provide pretreatment of wastewater prior to disposal into the municipal system.

Policy 1.1.5: The City shall complete an analysis of effluent disposal options and include in the Master Plan, recommendations for increasing the City's waste load allocation to equal or exceed its permitted treatment capacity.

Objective 1.2: To maintain adequate standards of effluent quality at the disposal point(s) to minimize the environmental impacts of wastewater disposal.

Policy 1.2.1: A five year schedule of capital needs for the improvement and/or expansion of the wastewater collection system and treatment facility will be maintained.

Policy 1.2.2: Practice land use and development controls which protect against health hazards and degradation of the environment.

Objective 1.3: The City shall ensure that at the time a development permit is issued, adequate wastewater capacity is available or will be available when the development is occupied.

Policy 1.3.1: The level of service standard to be used as the basis for determining the wastewater capacity demand generated by a development shall be 100 gallons per capita per day.

SOLID WASTE

Goal 1: Protect the health, aesthetics, convenience, and economics of the community from the effects of improperly managed solid waste collection, transportation and disposal.

Objective 1.1: To provide a satisfactory and cost-effective collection, transport, and disposal system of solid waste for the present and future population of the City.

Policy 1.1.1: Coordinate the City's solid waste disposal activities with the County.

Policy 1.1.2: The City will provide a responsive, self-supporting solid waste service at an equitable and reasonable cost.

Policy 1.1.3: Educate the community on the need, method and opportunity for proper disposal of hazardous material.

Policy 1.1.4: Through interlocal agreement with Wakulla County, the City will require that prior to issuing a development permit the County provide assurance that adequate solid waste facility capacity is available or will be available at the time needed to serve the development.

Policy 1.1.5: The level of service standard to be used as the basis for determine the solid waste capacity demand generated by a development shall be the Wakulla County adopted standard, 3.1 pounds per capita per day.

DRAINAGE

Goal 1: Manage stormwater drainage to protect the quality of groundwater and surface water resources and protect the general public from the damage, cost and inconvenience from flooding.

Objective 1.1: The City will ensure that land development will not cause damage due to increased quantities of surface water runoff or to a decrease in surface water quality.

Policy 1.1.1: Educate the community on the risks of development in flood prone areas.

Policy 1.1.2: Control development through the land use plan and zoning requirements.

Policy 1.1.3: Through interlocal agreement with Wakulla County, the City will require that prior to issuing a development order or permit, the County provide assurance that stormwater management capacity, based on the level of service standard adopted by Wakulla County, is available or will be available when needed to serve the development. The level of service for stormwater rates and volume control shall be based upon critical events having duration of 24 hours and a return period of 25 years. The level of service for stormwater quality shall be in accordance with Chapter 62-346 , F.A.C., and the existing Environmental Resource Permitting regulations imposed within the area served by the Northwest Florida Water Management District C.

Objective 1.2: All new development or substantial development shall not be able to allow direct outfall of runoff into a tidal stream or an Outstanding Florida Water (OFW).

Policy 1.2.1: All new development and redevelopment adjacent to the Outstanding Florida Waters shall protect water quality and minimize flooding. The following development and stormwater standards shall be applied to on-site stormwater run-off and detention / retention for all new development and redevelopment. These standards shall be used in the design of stormwater management facilities and systems. The following stormwater standards shall include at a minimum:

- a. All residential development shall use swales with swale blocks or raised driveway culverts whenever possible, except when soil, topography, or seasonal high water conditions are inappropriate for infiltration;
- b. Vegetated infiltration areas shall be used to provide stormwater treatment and management on all sites except when soil, topography, or seasonal high water conditions are inappropriate for infiltration. Design of stormwater systems for residential and commercial uses shall use bio-retention areas to increase stormwater treatment and reduce stormwater volume. Downspouts for both residential and commercial development shall be directed from the roof to vegetated areas for uptake or to cisterns or rain barrels for reuse;
- c. Wet detention systems shall be used for stormwater treatment and management only if dry infiltration systems are not feasible;
- d. All development approval by the County/City shall require the applicant to submit to the County/ City a copy of the DEP or NFWFMD stormwater permit;
- e. All components of the stormwater treatment and management system shall be owned and maintained by the responsible legal entity identified in the stormwater permit;
- f. A native vegetative setback of 25 feet shall be located in the undisturbed / undeveloped lands adjacent to the St. Marks and Wakulla Rivers, Outstanding Florida Waters (OFW). No development shall occur in the setback area;
- g. The 25ft. native vegetative setback shall not be required for lands with existing development as depicted in Map 5 of the Future Land Use Map series, prior to the effective date of this policy. However, if redevelopment of the area is considered “substantial” as defined in Policy 1.2.2 of the Drainage sub-element of the Infrastructure element then the lands must provide for a 25ft. native vegetative buffer;
- h. post-development run-off rates and pollutant loading must not exceed pre-development rates; and
- i. best management practices consistent with state and federal recommended standards shall be used to reduce pesticide and fertilizer run-off and soil erosion.

Policy 1.2.2: Redevelopment projects that result in an increase in impervious surface area shall be considered substantial and comply with all stormwater requirements for new development.

Policy 1.2.3: New development outside the Riverfront Redevelopment Area will at a minimum, maintain surface and groundwater flow rates and volumes at pre-development levels, or enhance recharge so that the natural function of groundwater recharge areas is maintained, or improved. New development projects or expansion of existing development within the Riverfront Redevelopment Areas shall be required to follow best management practices for stormwater design and treatment. The land development regulations shall be revised to implement these best practices.

Objective 1.2: Seek to establish a regional stormwater collection and treatment system.

Policy 1.2.1: Work with Wakulla County to develop drainage systems.

Policy 1.2.2: Seek funding for construction of drainage and holding systems.

Policy 1.2.3: Conduct an assessment of stormwater management facilities by 2010 that will identify existing deficiencies and include recommendations to correct these deficiencies.

POTABLE WATER

Goal 1.: Ensure the provision of an adequate, satisfactory, and economical supply of high quality water to present and future users.

Objective 1.1: 2010 the St Marks Master plan shall contain a detailed engineering study of the City of St. Marks' potable water system.

Policy 1.1.1: Analyze current system conditions and facility deficiencies and identify future needs.

Policy 1.1.2: Develop cost figures for improvements.

Policy 1.1.3: Seek funds to accomplish water system improvements.

Policy 1.1.4: The City will amend the Comprehensive Plan to include recommendations of the engineering study upon its completion, and will include the fundable projects identified by the engineering study in the five-year schedule for capital improvements.

Objective 1.2: The City will implement procedures to assure that at the time a development permit is issued, adequate potable water capacity is available or will be available when the development is occupied.

Policy 1.2.1: The level of service standard to be used as the basis for determining the potable water demand generated by a development shall be 100 gallons per capita per day.

NATURAL GROUNDWATER AQUIFER RECHARGE

Goal 1: Protect the existing water recharge functions.

Objective 1.1: Develop a recharge protection plan in cooperation with Wakulla County within two years of receipt of the NFWMD's Groundwater Basin Program Resource Availability Inventory.

Policy 1.1.1: Implement programs and activities through land development regulations which maximize recharge opportunities.

COASTAL MANAGEMENT ELEMENT

Goals Objectives and Policies

Goal 1: Develop procedures to protect human life and reduce public expenditures in the event of natural disasters.

Objective 1.1: The City adopts and shall maintain a level of service standard of 12 hours for evacuation time to shelter for the category 5 storm event as measured on the Saffir-Simpson scale pursuant to Section 163.3178(9)(a)2., F.S.

Policy 1.1.1: Future Land Use Map amendments must demonstrate that shelter space can be reasonably expected to accommodate the additional residents in the development contemplated by the amendment.

Policy 1.1.2: The Category 5 evacuation area is that area identified as the category 1 through 5 evacuation area in the regional hurricane evacuation study completed in 2004 and is depicted on the Future Land Use Map series.

Policy 1.1.3: Future Land Use Map amendments and development shall meet and maintain the adopted level of service as identified in Objective 1.1 and shall be supported by data and analysis that includes at a minimum, an analysis of the impacts of development on the Category 5 hurricane evacuation time to shelter and the availability of shelter spaces to reasonably accommodate the additional residents.

Policy 1.1.4: If analysis indicates that evacuation time to shelter will not be achieved or shelter space capacity is not available then mitigation can be approved and any recommended capital improvements must be included in the CIP which will satisfy Chapter 163.3178(9)(a)1, F.S. Appropriate mitigation includes payment of money, contribution of land, and construction of transportation facilities without limitation. The data and analysis demonstrating adequate mitigation shall include identification of the type of improvement, the cost of the improvement and the timing of the improvement, and a binding agreement between the local government and the developer identifying the mitigation plan in terms of type of project(s), cost of project(s), and timing of project(s). Mitigation measures requiring capital improvements to construct facilities shall be incorporated into the 5-year Capital Improvements Schedule. Mitigation must demonstrate that it will maintain the adopted Level of Service as established in Objective 1.1.

Policy 1.1.5: The Coastal High Hazard Area (CHHA) shall be the areas below the elevation of the category 1 storm surge line as established by a Sea, Lake and Overland Surges from Hurricanes (SLOSH) computerized storm surge model as defined in Section 163.3178(2)(h),F.S. and depicted on the future land use map series.

Policy 1.1.6: Coordinate planning efforts with Wakulla County Emergency Management Director, the Red Cross and other appropriate agencies.

Policy 1.1.7: The hazard mitigation annex of the Local Peacetime Emergency Plan shall be reviewed and updated on a 5-year basis, beginning in 1991. In the rewrites, the City shall identify specific actions that could be implemented to reduce exposure to natural hazards.

Policy 1.1.8: In order to minimize impacts to the critical evacuation link, Crawfordville Highway, the City of St. Marks will encourage its residents to use Woodville Highway, Newport Road to US98 or an alternate route and avoid Crawfordville Highway during an evacuation.

Objective 1.2: By 2010, the City will prepare post-disaster redevelopment plans which will reduce or eliminate the exposure of human life and public and private property to natural hazards.

Policy 1.2.1: The City will adopt an ordinance which will provide it with the authority and requirement to determine within 72 hours of a natural disaster:

- a) Immediate repair and clean-up actions necessary to protect the public health safety; including repair of: potable water production facilities, the wastewater treatment plant, power generation facilities; removal of debris, stabilization or removal of structures about to collapse, and minimal repairs to make buildings habitable;
- b) Coordination with county, state and federal agencies to prepare disaster assistance applications.

Policy 1.2.2: New sanitary sewer facilities in the City shall be flood proofed, raw sewage shall not leak from sanitary sewer facilities during flood events, and no new septic tanks will be permitted within the city limits.

Policy 1.2.3: The City shall participate in the preparation of a County-wide Local Mitigation Strategy by designating a representative as a member of the formal working group who will:

- a) Develop the City's goals and guiding principles for hazard mitigation and long-term recovery;
- b) Identify hazards and assess the risks and vulnerability of the City to natural disasters; and
- c) Prepare a list of the City's existing and proposed mitigation initiatives and the policies, ordinances, and regulations that guide these efforts; and
- d) Prepare for adoption a single, unified local mitigation strategy for Wakulla County and its municipalities.

Policy 1.2.4: Within the Coastal High Hazard Area, structures damaged more than 50% by coastal storms may be rebuilt provided that the redevelopment meets current building code and Land Development Code requirements.

Policy 1.2.5: New development and redevelopment shall comply with current Federal Emergency Management Agency (FEMA) and Florida Building Code construction standards.

Goal 2: Protect and maintain marine resources.

Objective 2.1: The City will protect and conserve marine resources by adopting a marine resources plan within six months of its development by the Apalachee Regional Planning Council (ARPC).

Policy 2.1.1: The City will appoint a citizen to serve as its representative to the ARPC for the

development of the marine resources plan.

Policy 2.1.2: The City will participate in the state manatee protection program, together with Wakulla County and the Department of Environmental Protection.

Goal 3: Protect the environmental functions of the St. Marks and Wakulla Rivers, their shorelines, flood plains, water quality, habitats, human uses and aesthetic values.

Objective 3.1: The City of St. Marks will protect, conserve, or enhance its wetlands and wildlife habitats and adopt land development regulations to achieve this objective by 2010.

Policy 3.1.1: The City's land development regulations will identify specific functions for Conservation land uses, as indicated on the Future Land Use Map.

Policy 3.1.2: The City will work with Wakulla County to develop appropriate stormwater regulations, and within six months of their approval by Wakulla County, the City will adopt similar regulations.

Policy 3.1.3: The City's land development regulations will require a 25-foot native vegetation buffer to areas adjacent to the St. Marks and Wakulla Rivers to protect shorelines, floodplains, and marine resources. Areas of existing development, at the time this policy becomes effective, identified in Map 3 and public use trails and public water access points are not required to apply the 25 foot vegetative buffer requirement. However, if redevelopment of the area is considered "substantial" as defined in Policy 1.2.2 of the Drainage sub-element of the Infrastructure Element then the area must provide for a 25-ft native vegetative buffer area. All new development and redevelopment occurring on lands adjacent to the St. Marks and Wakulla Rivers must demonstrate adequate stormwater provisions as identified in the Stormwater Master Plan and the Comprehensive Plan. Marina Point is required to meet the setback requirements in Future Land Use Element Policy 1.6.4

Policy 3.1.4: Residential zoning in the new land development regulations will not permit more than four units per acre except when implementing the Riverfront Redevelopment land use category-No residential density shall be located in the wetlands portion of the floodplain.

Policy 3.1.5: To the greatest extent possible, views of the rivers shall be preserved.

Policy 3.1.6: New marinas shall conform to the following criteria:

- a) public use marinas shall be allowed only in commercial land uses;
- b) public use marinas shall not be allowed in areas which have been determined by FDEP and USFWS to be critical to the survival of the endangered manatee or in areas likely to cause increased manatee mortality;
- c) marinas must provide vehicle parking and sewage pumpout facilities;
- d) all parking, dry storage, and non-water dependent facilities must be built on existing uplands;
- e) marinas shall prepare hurricane plans which describe measures to be taken to minimize damage to marina sites, neighboring properties, and the environment;
- f) marina facilities shall comply with the other policies of this plan;
- g) marinas which propose to disturb or destroy wetlands or grassbeds shall demonstrate an economic need and viability for the proposed docking facilities and shall provide for use by the general public;

- h) dryslip use shall be maximized in order to minimize impacts on water quality, and minimize the area's extent of disturbance of the estuary; and
- i) fueling facilities associated with marinas shall be designed to contain spills from on-land equipment and shall be prepared to contain spills in the water.

Policy 3.1.7: The City will join into an interlocal agreement with Wakulla County providing for coordination regarding estuaries.

Policy 3.1.8: The 100-year floodplain (as designated by FEMA) may be utilized for the storage of stormwater, passive recreation, conservation facilities, water dependent activities, public infrastructure needed to provide access, and non-industrial uses. Where buildable areas exist outside of the 100-year floodplain, development should take place outside of the 100-year floodplain to the maximum extent possible. In the event development is proposed within the 100-year floodplain:

- a) All development (including Residential and Commercial) in the floodplain will be built two feet above the base flood elevation;
- b) All development in non-floodplain areas shall be built two feet above the grade because of the proximity to the floodplains;
- c) Compensating storage shall be required;
- d) The natural hydrological character of the surface waters shall be maintained;
- e) Natural surface water flows, particularly sheet flows, shall be maintained;
- f) Surface water quality and quantity shall be maintained
- g) Residential should be located on the upland (non-wetland) portion of the floodplain, unless approved by FDEP.

Objective 3.2: The City shall ensure that building and development activities are carried out in a manner which minimizes the damage to life and property from hurricanes.

Policy 3.2.1: Permit development in coastal high hazard zone areas only if structures meet the requirements of the Coastal Construction Building Code and the FEMA Flood Insurance Rate Maps.

Policy 3.2.2: Expansion of public facilities within the coastal high hazard area shall be limited to that which is necessary to protect natural resources and to support land uses designated on the Future Land Use Map. Sizing of infrastructure shall be consistent with that needed to support the densities and intensities established by this plan for areas within the coastal high hazard area.

Objective 3.3: Within the planning period, there shall be no loss of historic resources on public property and historic resources on private property shall be protected, preserved, or used in a manner that will permit their continued existence.

Policy 3.3.1: Known historic and archaeological sites shall be incorporated into Conservation, or open space and passive recreation zoning.

Policy 3.3.2: The City will require all development proposals be reviewed for identification of historic or archaeological sites. These known historic or archaeological sites shall be shown on site plans.

Policy 3.3.3: Historic and archaeological sites shall be incorporated into required setbacks, buffer strips, or open spaces up to the maximum area required by the development

regulations.

Policy 3.3.4: In the case of historic or archaeological sites, vegetation removal shall not be permitted unless the vegetation to be removed is a part of a bona fide scientific excavation, or is a part of an approved development plan.

CONSERVATION ELEMENT

Goals, Policies and Objectives

Goal 1: The City of St. Marks shall conserve, manage and protect its natural resources to the highest extent possible, including but not limited to air, water, water recharge areas, wetlands, water wells, soils, shores, flood plains, rivers, fisheries and wildlife, marine habitat, minerals, and other natural and environmental resources, including factors that affect energy conservation.

Objective 1.1: The City, in cooperation with Wakulla County, will protect the quality and quantity of the groundwater resources and the quality of the St. Marks and Wakulla Rivers.

Policy 1.1.1: The City will construct and operate a wastewater collection system and treatment plant to replace existing septic tank operation for the domestic and commercial wastewater of the City.

Policy 1.1.2: The City's land development regulations will restrict industrial and commercial land development activities that pose a risk to surface waters.

Policy 1.1.3: The City will work with the County to develop appropriate stormwater regulations and within six months of their approval by the County, the City will adopt similar regulations.

Policy 1.1.4: The City, in cooperation with the FDEP and the NFWFMD, shall continue to monitor groundwater quality.

Policy 1.1.5: The City will endorse the well-head protection ordinance to be established by the County for existing and future potable water wells.

Policy 1.1.6: Because the City is located adjacent to the Wakulla River, the St. Marks River and their associated wetlands and springs, stormwater runoff from new development within the City which discharges into these resources shall meet Outstanding Florida Waters (OFW) standards. The Wakulla River and St. Marks River, except the part between Rattlesnake Branch and the confluence of the St. Marks and Wakulla River are protected under subsection 62-302.700(9), F.A.C., and are afforded a high level of protection under subsection 62-4.242(2), F.A.C. Direct impacts to these waterbodies are associated wetlands shall be demonstrated to be "clearly in the public interest." The Land Development Code shall create additional language regarding the protection of these resources.

Objective 1.2: The City will ensure the protection of the vegetation and groundwater within and adjacent to the city limits.

Policy 1.2.1: The City will prohibit dredge and fill, except for access to private residences and for pilings for recreation structures. Fill will be allowed only in conjunction with minimal access way and with a minimum amount beneath the structure; the fill area will be the least ecologically valuable part of the site; the fill area will be located and oriented so that direction and rate of historical surface water flows are maintained; the edge of the fill area will be stabilized to prevent erosion; and all structures in wetland areas, except for surface access roads, will be elevated on pilings. Nothing above shall constitute a prohibition on maintenance dredging of existing ditches, canals and marinas.

Policy 1.2.2: The City will develop plans for emergency conservation of water sources in accordance with the plans of the regional water management district and Wakulla County.

Policy 1.2.3: In its land development regulations, the City will restrict development activity in tracts specified as Conservation on the Future Land Use Map.

Policy 1.2.5: The City's land development regulations shall ensure that:

- a) site plans for new development identify the location and extent of wetlands on the property;
- b) site plans provide measures to assure that normal flows and quality of water will be provided to maintain wetlands after development; and
- c) new development is clustered away from wetland areas; and
- d) where alteration of wetlands is necessary in order to allow reasonable use of property, either the restoration of disturbed wetlands will be provided or additional wetlands will be created to insure no net loss of wetlands.

Policy 1.2.6: The City will cooperate with the FDEP and the County to effect water speed zones in areas where manatees are known to travel.

Policy 1.2.7: The City will cooperate with the County to conserve, appropriately use, and/or protect ecological communities by adopting land development regulations which:

- a) require clustering of dwelling units away from the habitats of endangered and threatened wildlife and species of special concern;
- b) maintain wildlife corridors and prevent the fragmentation of large ecological community associations; and
- c) require buffering of the habitats of endangered and threatened wildlife and species of special concern.

Policy 1.2.8: The City will not employ local criteria but will cooperate with the FDEP to designate environmentally sensitive lands for protection.

Policy 1.2.9: The City will educate residents as to the danger of improperly disposing hazardous wastes and provide information on safe disposition.

Policy 1.2.10: The City's land development regulations shall require existing and new industrial land use development to demonstrate a City-approved contingency plan for the containment and disposal of accidental discharge of polluting materials.

Policy 1.2.11: The City's land development regulations will prohibit future industrial land use polluting discharges to the St. Marks River and Wakulla River.

Objective 1.3: Through the year 2010, the City will maintain its current high level of air quality.

Policy 1.3.1: The City will contain future industrial development through its land development regulations.

Policy 1.3.2: The City's land development regulations will restrict density, thus controlling part of the air pollution caused by vehicle traffic.

Objective 1.4: The City will protect current soil quality.

Policy 1.4.1: Given the severe nature of soil condition, the City in its land development regulations will maintain low densities of not more than four units per acre in (currently unplatted) residential areas.

Objective 1.5: The City will coordinate with State and local agencies to ensure that the Florida National Scenic Trail corridor is protected and enhanced through provisions in the land development codes and through land acquisition and protection techniques.

Policy 1.5.1: The City shall acquire lands as necessary to ensure that the Florida National Scenic Trail corridor is preserved and enhanced.

Objective 1.5: The City shall establish policies for new commercial construction that are consistent with the Leadership in Energy and Environmental Design (LEED) certification, DEP's Green Lodging Designation Program, and Florida Green Building Coalition certification.

Policy 1.5.1: Develop policies in the land development regulations that promote green building practices and incentives.

RECREATION AND OPEN SPACE ELEMENT

Goals, Objectives and Policies

Goal 1: Ensure the provision of sufficient recreation facilities and open space, including but not limited to, natural reservations, parks and playgrounds, parkways, waterways and public access to waterways to satisfy the health, safety and welfare of citizens and visitors to the City of St. Marks.

Objective 1.1: Through the Master Planning process, the City will augment existing facilities to enhance recreational opportunities for the City's residents and its visitors.

Policy 1.1.1: The City will include funds in its general operating budget for the repair and maintenance of existing and operated recreation facilities.

Policy 1.1.2 The city will pursue avenues to improve the existing recreation facilities, particularly at the terminus of St Marks Bike Trail.

Policy 1.1.3: The level of service standard to be used as the basis for determining the demand generated by a development for recreation shall be 10 acres per 1,000 persons.

Policy 1.1.4: The City shall pursue development of an elevated Riverwalk along the St. Marks River from the downtown commercial area to the St Marks River Park.

Policy 1.1.5 The City shall identify corridors that can accommodate greenways and recreational trail systems.

Policy 1.1.6: The City shall strive to maintain the following standards for water-dependent recreational facilities as established in the Statewide Comprehensive Outdoor Recreation Plan for monitoring and planning purposes:

Boat Ramps: 3 lanes per 1,000 participants

Non-boat fishing: 60 feet of piers, jetties, and catwalks per 1,000 participants

Objective 1.2: The City will involve the private sector to ensure parks and recreation facilities are adequately and efficiently provided and maintained at a level which meets the needs of the resident population.

Policy 1.2.1: The City will require 25 foot vegetative buffer to undeveloped/undisturbed lands adjacent to the Outstanding Florida Waters - St. Marks and Wakulla Rivers, in its land development regulations with exception for the area of existing development identified in Map 5 of the Future Land Use Map series; wherein, development and stormwater standards shall be required as stated in Infrastructure Element Policy 1.2.1.

Policy 1.2.2: The City will limit the conditions for the development of marina slips in its land development regulations.

Policy 1.2.3: For any new or redeveloped residential development, the City's land development regulations will require review for impact on historic resources and will require that land be identified for open space and passive recreation.

Policy 1.2.4: Ensure development and enforcement of land development codes that require

view sheds and public access to the river.

Objective 1.3: The City will further the provision of public open space by acquiring lands for use as parks or passive open space.

Policy 1.3.1 The City will acquire lands for use as public parks and open space.

Policy 1.3.2 The City will seek funding for the purpose of acquiring lands for use as public parks and open space from Federal, State, and other funding sources.

Objective 1.4: Create an open-air plaza on the St. Marks riverfront to enhance the “downtown” experience for locals and visitors to St. Marks.

Policy 1.4.1 The City shall coordinate with the St Marks Waterfronts Florida Committee and the Waterfronts Florida Program to develop incentives for property owners who agree to provide easements or property for development of an open-air plaza.

Policy 1.4.2 The City shall coordinate with property owner(s) about acquiring waterfront property.

Policy 1.4.3 The City shall apply for grants to acquire riverfront property for development of plaza and day-dock.

Objective 1.5: Educate boaters on the rules, regulations and best practices for boating on the waterways.

Policy 1.5.1 The City shall provide all water-dependent businesses lists of resources to obtain educational materials that inform boaters of the current boating rules and regulations.

INTERGOVERNMENTAL COORDINATION ELEMENT

Goals, Objectives and Policies

Goal 1: To promote maximum local government effectiveness and efficiency through intergovernmental coordination.

Objective 1.1: The City Commission shall assume responsibility for coordinating the Comprehensive Plan of the City with the plans of other governmental entities. The City Commission shall ensure coordination in establishing levels of service standards for public facilities with any other entities having operational and maintenance responsibilities for such facilities.

Policy 1.1.1: Establish written agreements between the City and governmental entities for public facilities and services owned/operated or utilized by the City outside the incorporated area.

Policy 1.1.2: The City shall provide regular opportunities for other entities to present their plans to the City, ensuring the coordination of the St. Marks' Comprehensive Plan, and its implementation, and other local plans, programs, and projects with the plans, programs, and projects of the Wakulla County School Board, Northwest Florida Water Management District (NFWWMD), surrounding governments, the region, and the state.

Policy 1.1.3: Promote informational exchange between associated governmental entities.

Policy 1.1.4: Discourage duplication of programs and programmatic efforts through cooperative agreements, specifically for planning and decision making on population and public school siting, the location and extension of public facilities subject to concurrency, and siting facilities with countywide significance, including locally unwanted land uses whose nature and identity are established in an agreement.

Policy 1.1.5: Coordinate intergovernmental reviews.

Policy 1.1.6: The City will utilize the Apalachee Regional Planning Council's informal mediation process to resolve conflicts with other local governments.

Policy 1.1.7: The City will establish procedures for resolving annexation issues.

Policy 1.1.8: The City will utilize the Technical Review Committee of the Apalachee Regional Planning Council to coordinate the intergovernmental management of marine resources.

Policy 1.1.9: The City will coordinate with the County and the NFWWMD to ensure compliance with cone of influence distances for any city well located outside the City limits.

Policy 1.1.10: The City shall coordinate with Wakulla County in establishing a transportation concurrency management system.

Policy 1.1.10: The City shall coordinate with the Wakulla County Sherriff's office/FWC to arrange routine patrols of public access points and facilities within the City.

Policy 1.1.11: Work with Wakulla Springs State Park and other state agencies to remove or

prevent dead vegetation before reaching the lower part of the river and address other debris removal from the river.

Policy 1.1.12: The City shall partner with Keep Wakulla County Beautiful to help host clean-up activities for the Wakulla and St. Marks Rivers.

Policy 1.1.13: The City shall maintain the existing interlocal agreement with the City of Tallahassee regarding wastewater treatment to allow the City to send 100,000 gallons of effluent per day to the facility located at Purdom Power Plant.

Policy 1.1.14: The City shall address building inspections in accordance with the existing interlocal agreement with Wakulla County.

Objective 1.2: The County and municipalities of St. Marks and Sopchoppy will implement the Interlocal Agreement with the School Board providing for close coordination and evaluation of development proposals and shall maintain and enhance joint process and procedures for coordination of public educational facilities for planning and decision-making.

Policy 1.2.1: On an annual basis, the County and municipalities shall ask the School Board to provide information from their 5-year District Educational Facilities Work Program and provide each year, a general education facilities report containing information detailing existing and projected facilities capacities, enrollments and their locations and projected needs. The report shall also contain the School Board's capital improvement plan, including planned facilities with funding to address the District's unmet needs.

Capital Improvement Element

Goals, Objectives and Policies

Goal 1: The City shall undertake actions necessary to adequately provide needed public facilities to all residents within its jurisdiction a manner which protects investments in existing facilities, maximizes the use of existing facilities, and promotes orderly growth.

Objective 1.1: Capital improvements will be provided to correct deficiencies, to replace inadequate facilities and to accommodate future growth.

Policy 1.1.1: The City will pursue fund sources according to the financing schedule of the adopted capital improvement program for all capital improvement projects in the five-year schedule of improvements which are designated to correct existing deficiencies.

Policy 1.1.2: The City shall continue to expend funds to maintain existing facilities and services at their existing capacity.

Policy 1.1.3: The City will secure funding assistance through public and private sources to finance the provision of capital improvements.

Policy 1.1.4: Capital improvement projects shall be prioritized according to the following guidelines:

- a) Protection of public health and safety;
- b) Increased efficiency and/or effectiveness of existing facilities;
- c) Extension of existing facilities and services to developed areas lacking full service; and
- d) Supports development consistent with the future land use plan and map.

Policy 1.1.5: The timing and location of development will be permitted only with the availability and adequacy of existing or planned services and facilities.

Policy 1.1.6: The City will adopt an annual Action Plan which addresses a five-year period for capital improvement items and identifies projects, assigns responsibilities, identifies costs, and identifies sources of funding.

Policy 1.1.7: The City shall monitor land use decisions through the concurrency management system and development permitting processes to ensure that the adopted levels of service for public facilities are sustained concurrent with or at the time of impact of development. The concurrency test for facilities and service will be determined through comparison of the available capacity of a facility or service the demand created by the development proposal. Available capacity will be determined by adding together the total excess capacity of the existing facility or service and the total capacity of any new facility or service which meet the previously defined concurrency standards and subtracting any capacity committed through concurrency reservations or previously approved development approvals.

Policy 1.1.8: In accordance with the individual elements, the City adopts the following Level of Service Standards for transportation and infrastructure and recreation:

Arterial Street	LOS C
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Collector Street	LOS C
Local Street	LOS C
Wastewater	100 gallons per capita per day.
Solid Waste	3.1 pounds per capita per day
Stormwater Rates and Volume Control	Based upon critical events having duration of 24 hours and a return period of 25 years. The level of service for stormwater quality shall be in accordance with Chapter 62-346 , F.A.C., and the existing Environmental Resource Permitting regulations imposed within the area served by the Northwest Florida Water Management District C.
Potable Water	100 gallons per capita per day
Recreation	10 acres per 1,000 persons

Objective 2.1: Manage the timing of residential subdivision approves, site plans or their functional equivalent to ensure adequate school capacity is available consistent with adopted level of service standards for public schools.

Policy 2.1.1: Wakulla County School Board, Wakulla County and the municipalities of Sopchoppy and St. Marks agree to the following level of service for public schools in Wakulla County.

Type of School	Level of Service Standard
Elementary Schools	100% of FISH capacity for permanent student stations only
Middle Schools	100% of FISH capacity for permanent student stations only
High Schools	100% of FISH capacity for permanent student stations only
Charter Schools	100% of Capacity

Policy 2.1.2: The County and the municipalities shall ensure that future development pays a proportionate share of the costs of capital facility capacity needed to accommodate new development and to assist in maintaining adopted level of service standards, pursuant to impact fees, proportionate share mitigation and other legally available and appropriate methods in development conditions.

Objective 3.1: The County and municipalities shall ensure future needs are addressed consistent with the adopted level of service standards for public schools. Based on the identification of facility needs and level of service standards contained in the Public Schools Facilities Element, the Wakulla County School Board shall develop and annually review and revise a program of capital improvements for educational facilities that will be incorporated by reference by the county and municipalities on an annual basis into the five-year schedule of capital improvements.

Policy 3.1.2: The County and the municipalities hereby incorporate by reference the Wakulla County School Board Education 5-year District Facilities Work for 2008/2009.

Objective 4.1: The City shall manage debt in a prudent and efficient manner

Policy 4.1: Bond issues shall be structured to be amortized within a period not to exceed the useful life of the project.

Policy 4.2: Where possible, revenue, special assessment, and other self-supporting bonds shall be used instead of general obligation bonds.

Policy 4.3: Efforts shall be made to secure grants or private funds, when possible, to finance capital improvements.

Data and Analysis

Grants

The City received a grant for a Community Development Block Grant in the amount of \$483,900 for replacement of the existing undersize transite water lines with property sized PVC water lines.

Capital Improvements

The City received a grant for Disadvantaged Small Community Grant for the Department of Environmental and State Revolving Fund in the amount of \$1.3 million to maintain adequate standards of effluent quality.

Action Plan

The City applied for a Florida Recreation Development Assistance Program in the amount of \$200,000 for a Cemetery Park grant.

The City applied for a Florida Recreation Development Assistance Program in the amount of \$200,000 for a Wakulla River Park grant.

Level of Service

The increased capacity of 100,000 gallons per day at the city wastewater treatment plan will provide for anticipated future growth.

**City of St. Marks 5-Year Schedule
2009/2010-2013/2014**

Description of Project	Cost	Funding Source	Year	Responsible Party
Gateway Enhancements	\$75,000	FDOT Enhancement Funds	2011-2012*	City
Stormwater Treatment Sizing Study	\$30,000	City Budget	2010-2011	NWFWMD Grant
Stormwater Treatment Facility	\$240,000	Northwest Florida Water Management District Grant	2011-2012*	City
Road Paving: Mock Street	\$260,000	Wakulla County	2011	County
Road Paving: Crabapple	\$81,250	Wakulla County	2012	County
Road Paving: Wilson Street	\$260,000	Wakulla County	2013	County
Road Paving: Gulfspray Street	\$195,000	Wakulla County	2012	County
Port Leon Drive Streetscape Improvements	\$1,871,627	FDOT Enhancement Funds	2012-2013*	City
Riverside Drive Streetscape Improvements	\$685,650	FDOT Enhancement Funds	2013-2014*	City
Port Leon Drive and Terminal Drive Intersection Improvements	\$500,000	FDOT Enhancement Funds	2012-2013*	City
Port Leon Drive and Shell Island Road Intersection Improvements	\$500,000	FDOT Enhancement Funds	2013-2014*	City
Residential District Sidewalks	\$1,292,184	FDOT Enhancement Funds	2013-2014*	City
Shell Island Road Sidewalks	\$289,904	FDOT Enhancement Funds	2012-2013*	City
Cemetery Park Improvements: Perimeter Path	\$81,525	CRA Funds	2012*	CRA
Cemetery Park Improvements: Fencing Enhancements	\$34,848	CRA Funds	2011*	CRA
Cemetery Park Improvements: Seating	\$6,000	CRA Funds	2012*	CRA
Cemetery Park Improvements: Lighting	\$212,000	CRA Funds	2013*	CRA
Cemetery Park Improvements: Landscaping	\$337,920	CRA Funds	2012*	CRA
* Schedule dependent upon when CRA or grant funds are available.				

Policy 3.1.3: The County and municipalities shall annually update, by December 1st of each year, the Capital Improvement Element by adopting by reference the School Board's financially feasible Work Program to ensure a financially feasible capital improvements schedule and to ensure level of service standards will continue to be achieved and maintained during the five-year planning period.

Policy 3.1.4: The five-year schedule of capital improvements for public school facilities ensures the level of service standards are achieved and maintained with the period covered by the five-year schedule. After the initial five-year schedule of capital improvements for public school facilities, annual updates to the schedule shall ensure levels of service standards are achieved and maintained each year of the subsequent five-year schedule of capital improvements.

Policy 3.1.5: The County, the municipalities and the School Board will coordinate during updates or amendments to the Comprehensive Plan and updates or amendments to the long range plans for School Board facilities (District Educational Facilities Plan).

Policy 3.1.6: Wakulla County and the municipalities of Sopchoppy and St. Marks' strategy, in coordination with the School Board, for correcting existing deficiencies and addressing future needs include:

1. Implementation of a financially feasible five-year schedule of capital improvements for public schools to ensure level of service standards are achieved and maintained.
2. Identification of adequate sites for funded and planned schools; and
3. The adoption of impact fees in order to generate additional revenue to help fund school improvements

ACTION PLAN - GOALS, OBJECTIVES AND POLICIES

The Action Plan section of the Public School Facilities Element includes the goals, objectives and policies, defines the long-term outcomes, intermediate steps and specific actions to be taken to address the planning issues. Companion amendments to the Intergovernmental Coordination and Capital Improvement Elements are included in the second section.

PUBLIC SCHOOL FACILITIES ELEMENT GOALS, OBJECTIVES AND POLICIES

GOAL 1: COORDINATE AND MAINTAIN A HIGH QUALITY EDUCATION SYSTEM WHICH MEETS THE NEEDS OF WAKULLA COUNTY AND THE MUNICIPALITIES OF SOPCHOPPY AND ST. MARKS EXISTING AND FUTURE POPULATION.

Objective 1: Implement and maintain mechanisms designed to closely coordinate with the Wakulla County School Board in order to provide consistency between the County and municipal comprehensive plans and the school facility plans of the School Board to assure existing and planned schools serve as community focal points, are proximate to the residential areas they serve, are supported with adequate infrastructure, provide safe access to schools including sidewalks, bicycle paths, turn lanes and signalization, and collocate with other public facilities to the extent possible.

Policy 1.1:

In cooperation with the Wakulla County School Board, the County and municipalities will implement the Interlocal Agreement for Public School Facility Planning as required by Section 1013.33, F.S.

Policy 1.2:

The County and municipalities shall coordinate with the School Board regarding the annual review of school enrollment projections and annual updates to the School Board educational facility plans, including the 5 year Work Program and Educational Plant Surveys.

Policy 1.3:

The County and municipalities shall coordinate anticipated student growth based on future land use map projections of housing units with the School Board's long range facility plans over the 5 year, 10 year and 20 year periods.

Policy 1.4:

The School Board planning involvement with the County shall be coordinated through the County Technical Review Committee (TRC) with a School Board representative or designee assigned as a regular voting member, reviewing all types of development applications and voting on said TRC recommendations to the Wakulla County Planning Commission or Local Planning Agency, and the Board of County Commissioners, and shall include coordinated school site planning and facility collocation planning and development review as required by the school planning requirements of general law. [See existing Wakulla County ICE Policy 1.1.2]

Policy 1.5:

The County and municipalities will continue to coordinate with the School Board to assure that proposed school sites are consistent with the land use categories and policies of the County and municipal comprehensive plans and compatible with surrounding land uses, including encouraging schools as focal points of the community and providing sufficient land in land use designations for schools proximate to residential development to meet projected needs for schools. The School Board will use the school siting and site plan review procedures in Section 1013 to assure consistency.

Policy 1.6:

The County and municipalities will continue to coordinate with the School Board to permit the shared and joint use and collocation of school sites and county and/or municipal facilities with similar facility needs, such as recreational facilities.

Policy 1.7:

Schools to be located proximate to urban areas or urbanizing enterprise zone areas to the extent possible, and public facilities such as, specifically limited to, libraries, community centers, recreational facilities, or urban parks shall be collocated reasonably proximate (within 1000 feet) or abutting such school facilities to the extent possible. [See existing Wakulla County FLUE Policy 7.5]

Policy 1.8:

Existing and planned schools will be supported with adequate infrastructure, including water and sewer, stormwater and transportation facilities. School sites will assure safe access to schools through turn lanes, traffic signalization, sidewalks and school crossing zones.

Policy 1.9:

The County and municipalities will coordinate efforts with the School Board to ensure new school facilities are designed to serve as emergency management shelters as required by 1013.372, F.S. The County Emergency Management Agency and School Board will coordinate in the update to the Comprehensive Emergency Management Plan (CEMP) regarding emergency support functions as required by Chapter 252, F.S.

GOAL 2: WAKULLA COUNTY AND THE MUNICIPALITIES OF SOPCHOPPY AND ST. MARKS SHALL ASSURE THE AVAILABILITY OF PUBLIC SCHOOL FACILITIES TO SERVE NEW DEVELOPMENT CONSISTENT WITH THE ADOPTED LEVEL OF SERVICE STANDARDS.

Objective 1: Manage the timing of comprehensive plan amendments and other land use decisions to coordinate with adequate school capacity.

Policy 1.1:

Wakulla County and the municipalities of Sopchoppy and St. Marks shall take into consideration the School District comments and findings on the availability of adequate school capacity when considering the decision to approve comprehensive plan amendments and other land use decisions.

Policy 1.2:

The early dedication of school sites shall be encouraged where district facility plans indicate the availability of school sites is not sufficient to accommodate future school needs.

Objective 2: Implement a concurrency management system to ensure that the capacity of schools is sufficient to support subdivisions and site plans for residential development consistent with adopted level of service standards.

Policy 2.1:

Wakulla County School Board, Wakulla County and the municipalities of Sopchoppy and St. Marks agree to the following level of service standards for public schools in Wakulla County.

Type of School	Level of Service Standard
Elementary Schools	100% of FISH capacity for permanent student stations only
Middle Schools	100% of FISH capacity for permanent student stations only
High School	100% of FISH capacity for permanent student stations only
Charter Schools	100% of fire-code capacity limit

Policy 2.2:

School concurrency service areas are established as the areas within which an evaluation is made of whether adequate capacity is available based on adopted level of service standards. The school concurrency service areas shall be coterminous with the school attendance zones for elementary, middle and high schools as shown on Maps 3 and 4 incorporated in the data and analysis of the Public School Facilities Element.

Policy 2.3:

School concurrency service areas shall be established and modified to maximize available

school capacity and make efficient use of new and existing public schools in accordance with level of service standards, taking into account minimizing transportation costs and student travel times, the effect of desegregation plans, achieving socio-economic, racial and cultural diversity and recognizing development trends and capacity commitments within the concurrency service area and in contiguous areas.

Policy 2.4:

Other than modifications to student attendance zones boundaries approved by the School Board, a plan amendment is required for modifications to school concurrency areas. School concurrency areas shall be designed so that adopted level of service standards will be achieved and maintained and so that the 5 year schedule of capital improvements is financially feasible.

Policy 2.5:

School concurrency applies only to subdivisions or site plans for residential development or their functional equivalent proposed or established after the effective date of this element. The issuance of preliminary subdivisions or site plans for residential development or their functional equivalent shall be subject to the availability of adequate school capacity.

Policy 2.6:

The following is considered exempt from school concurrency including:

- group quarters that do not generate students such as prisons and nursing home exclusive of employee housing;
- age restricted developments subject to 30 year deed restrictions prohibiting the occupancy of residents under the age of 55 provided any change in use removing such restriction will be subject to school concurrency;
- amendments to residential developments approved prior to the effective date of this element which do not increase the number of students generated by the development;
- single family lots of record having received final subdivision approval prior to the effective date of this element; and
- residential site plans having received final site plan approval prior to the effective date of this element.

Policy 2.7:

The County and municipalities in cooperation with the School Board shall coordinate in adopting a concurrency management ordinance establishing procedures for evaluating school capacity and making concurrency determinations.

Policy 2.8:

The School District shall conduct the concurrency review including making

recommendations and findings of whether adequate school capacity exists for each level of school at the adopted level of service standards to accommodate the demand created by the development, or if adequate capacity does not exist, whether mitigation can be accepted. The County and the municipalities will issue concurrency determinations affecting developments within their jurisdictions based on the findings and recommendations of the School District.

Policy 2.9:

A favorable concurrency determination will be issued where:

- adequate school facilities are available or will be in place or under construction within 3 years after issuance of the final subdivision, site plan or functional equivalent; or
- the developer has executed a legally binding commitment to provide mitigation proportionate to the demand created by the development that is the subject of the final subdivision, site plan or functional equivalent approval.

If adequate school facilities are available within an adjacent school concurrency service area and the impacts can be shifted to that area, no proportionate share mitigation shall be required.

Policy 2.10:

The applicants proportionate share mitigation shall be determined by multiplying the additional student stations needed to resolve the capacity deficiency by the cost per student station for each school type (elementary, middle and high). The cost per student station may include land costs for new or expanded school sites, costs to build evacuation shelters and costs for off-site improvements, if applicable.

Acceptable mitigation options include: the contribution of, or payment for, acquisition of new or expanded school sites or the construction or expansion of permanent school facilities; or the creation of mitigation banking within designated area for the construction of a public school facility in exchange for the right to sell capacity credits. Capacity credits shall be sold only within the concurrency service area.

Policy 2.11:

Proportionate share mitigation shall be directed toward a permanent capacity improvement identified in the School Board's financially feasible Work Program. Relocatable classrooms will not be accepted as mitigation. Mitigation shall be assured through a legally binding agreement between the applicant, the School Board and the County or municipality with jurisdiction over the subdivision or site plan approval which shall be executed prior to issuance of the final subdivision or site plan approval. If the School Board agrees to the mitigation, the School Board must commit to place the improvement required for mitigation on its Work Program.

Policy 2.12:

The student generation rates used to determine the impact of a development on public schools and the costs per student station shall be established annually by the School Board. The student generation rates shall be updated at a minimum of once every 5 years and will be revised to include rates by housing type. The student generation rates referenced in the supporting data and analysis for the element are based on the Bureau of Economic and Business Research (BEBR) medium population projections for Wakulla County. Should Wakulla County amend its comprehensive plan based on the BEBR high population projections, the School Board shall update the student generation rates in accordance with these forecasts to ensure internal consistency of the plan elements.

OBJECTIVE 3: The County and municipalities shall ensure future needs are addressed consistent with the adopted level of service standards for public schools. Based on the identification of facility needs and level of service standards contained in the Public School Facilities Element, the Wakulla County School Board shall develop and annually review and author a program of capital improvements for educational facilities that will be incorporated by reference by the County and municipalities on an annual basis into the 5-year schedule of capital improvements.

Policy 3.1:

The County and the municipalities hereby incorporate by reference the Wakulla County School Board Educational Facilities Work Program dated September 14, 2009, authored by the Wakulla County School Board, that includes school capacity sufficient to meet anticipated student demand projected by the County and municipalities, in consultation with the School Board's projections of student enrollment, based on the adopted level of service standards for public schools.

Policy 3.2:

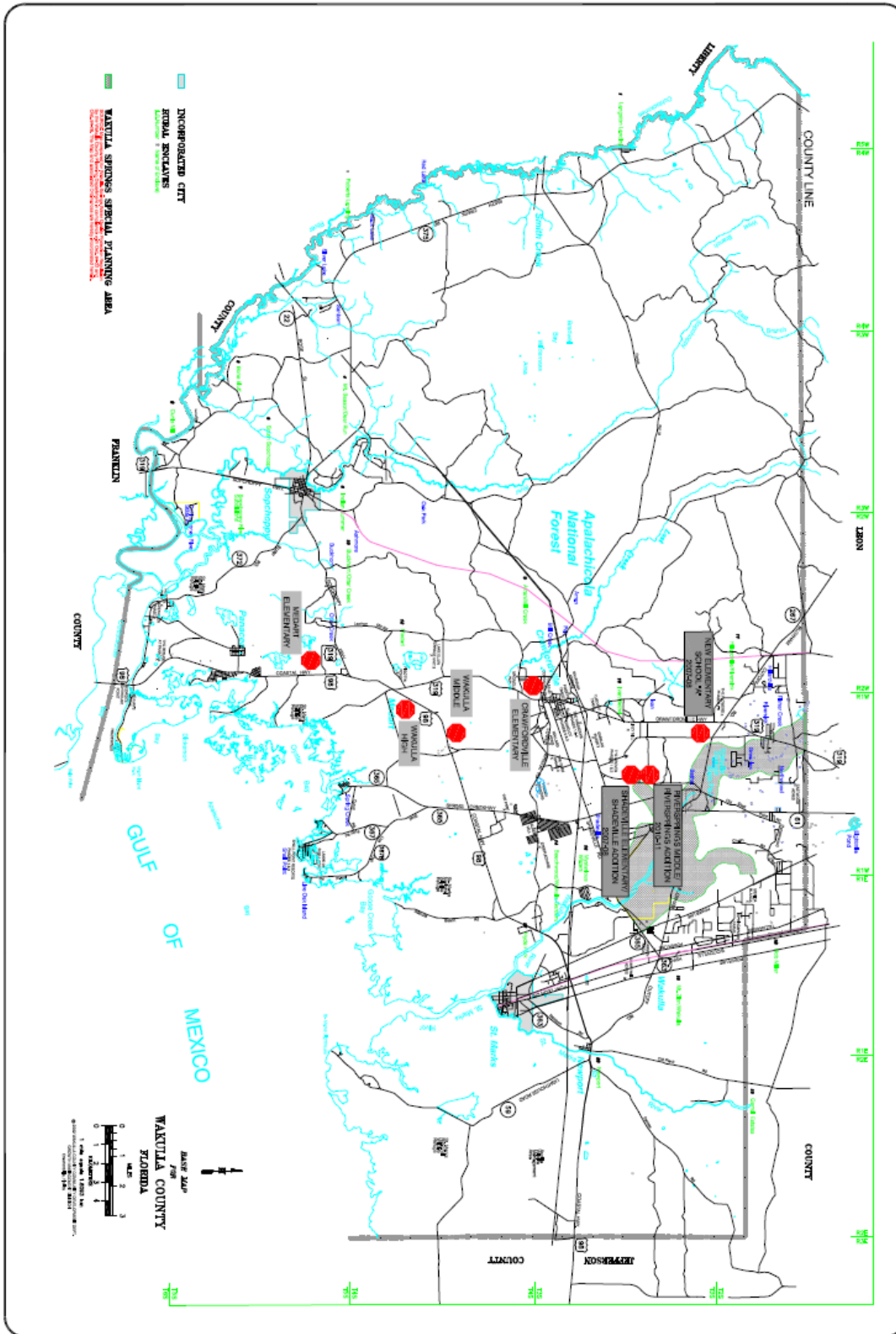
The County and municipalities shall annually update, by December 1st of each year, the Capital Improvements Element by adopting by reference the School Board authored financially feasible Work Program to ensure a financially feasible capital improvements schedule and to ensure level of service standards will continue to be achieved and maintained during the five-year planning period.

Policy 3.3:

The 5-year schedule of capital improvements for public school facilities ensures the level of service standards are achieved and maintained within the period covered by the 5-year schedule. After the initial 5-year schedule of capital improvements for public school facilities, annual updates to the schedule shall ensure levels of service standards are achieved and maintained each year of the subsequent 5-year schedule of capital improvements.

FUTURE CONDITIONS MAPS

The Public School Facilities Element contains future conditions maps **PSFE Map 6** and **PSFE Map 7** showing existing and anticipated schools over the 5-year and long range planning periods. The maps are general and do not prescribe a land use on a particular parcel.



<p>MORRIS DEPEUW ENGINEERS • PLANNERS • SURVEYORS</p>	<ul style="list-style-type: none"> Fort Myers Tallahassee Gainesville <p>3514 Central Avenue Tallahassee, Florida 32309 904.224.4444 Fax: 904.224.4444 Toll Free: 1-800-224-4444</p>	<p>WAKULLA COUNTY 5 YEARS DISTRICT FACILITIES PLAN</p> <p>PSFE MAP G Wakulla County, Florida</p>	<p>6 of 7</p>
	<p>DATE: 5/1/2007</p> <p>SCALE: AS SHOWN</p>	<p>REVISIONS</p>	

