

CITY OF SPRINGFIELD
2025 COMPREHENSIVE PLAN

Prepared For:

The City of Springfield
3529 East 3rd Street
Springfield, Florida 32401



Prepared By:

WilsonMiller
1441 Maclay Commerce Drive
Suite 101
Tallahassee, Florida 32312

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CONTACT INFORMATION

City of Springfield:

Anne Andrews, Finance Director
City of Springfield
3529 East 3rd Street
Springfield, Florida 32401
Phone: 850.872.7570

WilsonMiller, Inc.:

Raymond W. Greer, AICP
Regional Manager, Community and Regional Planning
WilsonMiller, Inc.
1441 Maclay Commerce Drive
Suite 101
Tallahassee, Florida 32312
Phone: 850.545.6503
Fax: 850.878.5941

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**SECTIONS I - VII
ADMINISTRATION**

SECTION I – PURPOSE AND INTENT

(1) Purpose

The purpose of this Comprehensive Plan is to utilize and strengthen the existing role, processes and power of the City of Springfield in the establishment and implementation of comprehensive planning programs to maintain present advantages as well as guide and control future development.

(2) Intent

(a) It is the intent of this Comprehensive Plan that its adoption is necessary so that the City of Springfield can preserve and enhance present advantages; encourage the most appropriate use of the land, water and resources, consistent with the public interest; overcome present handicaps; and deal effectively with future problems that may result from the use and development of land within its jurisdictions. Through the process of comprehensive planning, it is intended that the City of Springfield can preserve, promote, protect, and improve the public health, safety, comfort, good order, appearance, convenience, law enforcement and fire prevention, and general welfare: prevent the overcrowding of land and avoid undue concentration of population; facilitate the adequate and efficient provision of transportation, water, sewerage, parks, recreational facilities, housing, and other requirements and services; and conserve, develop, utilize, and protect natural resources within its jurisdiction.

(b) The provisions of the Comprehensive Plan in their interpretation and application are declared to be the minimum requirements necessary to accomplish the stated intent, purposes, and objectives contained herein; to protect human, environmental, social, and economic resources; and to maintain, through orderly growth and development, the character and stability of present and future land use and development in the City of Springfield.

(c) Coordination and consistency of the plan elements is a major objective of the Comprehensive Plan. The several elements of this plan are intended to be consistent and, economically and environmentally feasible. The plan elements are further intended to promote coordination between the plans of adjacent municipalities, Bay County, and other governmental agencies.

(d) This Comprehensive Plan is further intended to set general guidelines and principles concerning its purposes and contents and shall be construed broadly to accomplish its stated purposes and objectives.

SECTION II - AUTHORITY

(1) This Comprehensive Plan has been prepared pursuant to and in accordance with Chapter 163, Florida Statutes and Chapter 9J-5, Florida Administrative Code.

(2) The City shall exercise the full powers and responsibilities granted to it under Chapter 163, Florida Statutes in the evaluation, interpretation and administration of this Comprehensive Plan, or any element or portion thereof, or any amendments thereto.

SECTION III - SCOPE

(1) The City of Springfield shall exercise authority granted under Chapter 163, Florida Statutes via this Comprehensive Plan for the total area under its jurisdiction.

(2) (a) Administration and interpretation of this Comprehensive Plan shall be the responsibility of the Planning Board serving as the Local Planning Agency. The Planning Board shall monitor and oversee the effectiveness and status of this Comprehensive Plan and undertake changes in the Plan as may from time to time be required, including preparation of the periodic reports required by s. 163.3191, F.S.

(b) The Planning Board shall review proposed land development regulations, land development codes, or amendments thereto, and evaluate the consistency of the proposal with this Comprehensive Plan, or element or portion thereof.

SECTION IV - LEGAL STATUS

(1) All development undertaken by, and all actions taken in regard to development orders by, governmental agencies in regard to land covered by this Comprehensive Plan or element there in shall be consistent with this Comprehensive Plan or element therein adopted unless otherwise preempted by State Law.

(2) All land development regulations adopted or amended shall be consistent with this Comprehensive Plan or element or portion thereof, and any land development regulations existing at the time of adoption of this Plan which are not consistent with this Comprehensive Plan or element or portion thereof shall be amended so as to be consistent.

(3) No land development regulation, land development code, or amendment thereto shall be adopted by the City Commission until such regulation, code, or amendment has been evaluated as to the relationship of such proposal to the adopted comprehensive plan, or element or portion thereof. Subsequent recommendation shall be made within a reasonable time, but no later than within 2 months after the time of reference. If a recommendation is not made within the time provided, then the City Commission may act on the adoption.

(4) (a) A development order or land development regulation shall be consistent with the comprehensive plan if the land uses, densities or intensities and other aspects of development permitted by such order or regulation are compatible with and further the objectives, policies, land uses, and densities or intensities in the comprehensive plan and if it meets all other criteria enumerated by the City of Springfield.

(b) A development approved or undertaken by the City of Springfield shall be consistent with the comprehensive plan if the land uses, densities or intensities, capacity or size, timing and other aspects of the development are compatible with and further the objectives, policies, land uses, and densities or intensities in the comprehensive plan and if it meets all other criteria enumerated by the City of Springfield.

(5) A court, in reviewing action or development regulations under this comprehensive plan, may consider among other things, the reasonableness of the comprehensive plan, or element or elements thereof, relating to the issue justifiable raised or the appropriateness and completeness of the comprehensive plan, or element or elements thereof, in relation to the action or development regulation under consideration. The court may consider the relationship of the comprehensive plan, or element or elements thereof, to the action taken or the development regulation involved in litigation, but private property shall not be taken without due process of law and the payment of just compensation.

SECTION V - PLAN AMENDMENTS

(1) Amendments to this Comprehensive Plan may be made not more than two times during any calendar year, except:

(a) In the case of an emergency, comprehensive plan amendments may be made more often than twice during the calendar year if the additional plan amendment receives the approval of all of the members of the City Commission. "Emergency" means any occurrence or threat thereof whether accidental or natural, caused by man, in war or peace, which results or may result in substantial injury or harm to the population or substantial damage to or loss of property or public funds.

(b) Any local government comprehensive plan amendments directly related to a proposed development of regional impact, including changes which have been determined to be substantial deviations and including Florida Quality Developments pursuant to s. 380.061, may be initiated by the City Commission at the same time as the application for development approval using the procedures provided for local plan amendment in this section, without regard to statutory or local ordinance limits on the frequency of consideration of amendments to the Comprehensive Plan. Nothing in this subsection shall be deemed to require favorable consideration of a plan amendment solely because it is related to a development of regional impact.

(c) Any Comprehensive Plan amendments directly related to proposed small scale development activities may be approved without regard to the limits on the frequency of consideration of amendments to the Comprehensive Plan under the following conditions:

1. The proposed amendment is 10 acres or less and
 - a. The cumulative effect of the above condition shall not exceed 80 acres annually; and
 - b. The proposed amendment does not involve the same property more than once a year; and
 - c. The proposed amendment does not involve the same owner's property within 200 feet of property granted a change within a period of 12 months;
 - d. The proposed amendment does not involve a text change to the goals, policies, and objectives of the local government's comprehensive plan, but only proposes a land use change to the future land use map for a small scale development activity.
 - e. If the proposed amendment involves a residential land use, the residential land use has a density of 10 units or less per acre.

(2) The procedures for amendment of the Comprehensive Plan or element shall be as for the original adoption of the comprehensive plan or element set forth in s.163.3184. The Comprehensive Plan may only be amended in such a way as to preserve the internal consistency of the plan pursuant to s. 163.3177(2). Corrections, updates, or modifications of current costs which were set out as part of the comprehensive plan shall not, for the purposes of this act, be deemed to be amendments.

(3) Plan amendments directly related to small scale development activities as described in paragraph (1)(c) shall not be subject to the public notice and advertising requirements for small scale amendments.

SECTION VI - CONCURRENCY OF PUBLIC FACILITIES AND SERVICES

(1) It is the intent of the City Council that public facilities and services needed to support development shall be available concurrent with the impacts of such development. In meeting this intent, public facility and service availability shall be deemed sufficient if the public facilities and services for a development are phased, or the development is phased, so that the public facilities and those related services which are deemed necessary by the City to operate the facilities necessitated by that development, are available concurrent with the impacts of the development. The public facilities and services, unless already available, are to be consistent with the capital improvements element of the Comprehensive Plan or guaranteed in an enforceable development agreement. This shall include development agreements pursuant to Chapter 163, F.S. or in an agreement or development order issued pursuant to Chapter 380, F.S.

(2) Level or service standards shall be established and maintained for ensuring that adequate facility capacity will be provided for future development and for purposes of issuing development orders or development permits, pursuant to Section 163.3201 (2) (g), Florida Statutes. The City shall establish and maintain a level of service standard for each public facility located within the boundary for which the City has authority to issue development orders or development permits. Such level of service standards shall be set for each individual facility or facility type and not on a system wide basis.

SECTION VII - PUBLIC PARTICIPATION

(1) It is the intent of the City Commission that the public participate in the comprehensive planning process to the fullest extent possible. Towards this end, the City Commission will maintain procedures designed to provide effective public participation in the comprehensive planning process and to provide real property owners with notice of all official actions which will regulate the use of their property.

(2) During the consideration of Comprehensive Plan amendments by the City Commission, the procedures shall provide for broad dissemination of the proposals and alternatives, opportunity for written comments, public hearings as provided herein, provisions for open discussion, communications programs, information services, and

(3) Procedures to promote public participation in the planning process are as follows:

(a) The City shall hold at least two advertised public hearings on the proposed comprehensive plan or plan amendments as follows:

1. The first public hearing shall be held at the transmittal stage pursuant to Section 163.3184(3), F.S. It shall be held on a weekday approximately 7 days after the day that the first advertisement is published. The intention to hold and advertise a second public hearing shall be announced at the first public hearing.

2. The second public hearing shall be held at the adoption stage pursuant to Section 163.3184(7), F.S. It shall be held on a weekday approximately 5 days after the day that the second advertisement is published.

Except as provided in Section V, the advertisement shall state the date, time, place of the meeting, the subject of the meeting, and the place or places within the boundaries of local governmental entity where the proposed comprehensive plan or plan amendment may be inspected by the public. The advertisement shall also advise that interested parties may appear at the meeting and be heard regarding the transmittal or adoption of the comprehensive plan or plan amendment.

(b) If the proposed comprehensive plan or plan amendment changes the permitted uses of land or changes land-use categories, the required advertisements shall be no less than one-quarter page in a standard size or a tabloid size newspaper, and the headline in the advertisement shall be in a type no smaller than 18 point. The advertisement shall not be placed in that portion of the newspaper where legal notices and classified advertisements appear. The advertisement shall be published in a newspaper of general paid circulation in the county and of general interest and readership in the community, not on of limited subject matter. Whenever possible, the advertisement shall appear in a newspaper that is published at least 5 days a week, unless the only newspaper in the community is published less than 5 days a week. The advertisement shall be in substantially the following form:

NOTICE OF CHANGE OF LAND USE

The City of Springfield proposes to change the use of land within the area shown in the map in this advertisement.

A public hearing on the proposal will be held on... (date and time) ... at ... (meeting place) ...

The advertisement shall also contain a geographic location map which clearly indicates the area covered by the proposal. The map shall include major street names as a means of identification of the area.

(c) The City shall accept and consider written comments received at public hearings. Responses to such comments will be transmitted to the writers as considered appropriate by the City Commission.

(d) The City shall, during normal working hours, make available for review by the general public a copy of the Comprehensive Plan including the Future Land Use map. copies may be reviewed at the office of the City Clerk, Springfield City Hall.

DEFINITIONS

When used in this Comprehensive Plan the appropriate terms defined in Section 163.3 164, Florida Statutes shall have the same meanings provided in that section as follows.

- (1) "AREA" or "AREA OF JURISDICTION" means the total area of jurisdiction for the City of Springfield as established by its municipal charter and any subsequent annexations.
- (2) "COMPREHENSIVE PLAN" means a plan that meets the requirements of ss. 163.3177 and 163.3278, Florida Statutes.
- (3) "DEVELOPER" means any person, including a governmental agency undertaking any development as defined in paragraph (4).
- (4) "DEVELOPMENT" means the carrying out of any building activity or mining operation, the making of any material change in the use or appearance of any structure or land, or the dividing of land into three or more parcels (s. 380.04, F.S.).
- (5) "DEVELOPMENT ORDER" means any order granting, denying, or granting with conditions an application for a development permit.
- (6) "DEVELOPMENT PERMIT" includes any building permit, zoning permit, subdivision approval, rezoning, certification, special exception, variance, or any other official action of the City Council having the effect of permitting the development of land.
- (7) "GOVERNMENTAL AGENCY" means:
 - (a) The United States or any department, commission, agency, or other instrumentality thereof.
 - (b) The State of Florida or any department, commission, agency, or other instrumentality thereof.
 - (c) Any local government or any department, commission, agency, or other instrumentality thereof.
 - (d) Any school board or other special district, authority, or governmental entity.
- (8) "LAND" means the earth, water, and air, above, below, or on the surface, and includes any improvements or structures customarily regarded as land.
- (9) "LAND USE" means the development that has occurred on the land, the development that is proposed by a developer on the land, or the use that is permitted or permissible on the land under an adopted comprehensive plan or element or portion thereof, land development regulations, or a land development code, as the context may indicate.
- (10) "LOCAL GOVERNMENT" means any county or municipality.
- (11) "LOCAL PLANNING AGENCY" means the agency designated to prepare and administer the comprehensive plan.

(12) A "NEWSPAPER OF GENERAL CIRCULATION" means a newspaper published at least on a weekly basis and printed in the language most commonly spoken in the area within which it circulates, but does not include a newspaper intended primarily for members of a particular professional or occupational group, a newspaper whose primary function is to carry legal notices, or a newspaper that is given away primarily to distribute advertising.

(13) "PARCEL OF LAND" means any quantity of land capable of being described with such definiteness that its locations and boundaries may be established, which is designated by its owner or developer as land to be used, or developed as, a unit or which has been used or developed as a unit.

(14) "PERSON" means an individual, corporation, governmental agency, business trust, estate, trust, partnership, association, two or more persons having a joint or common interest, or any other legal entity.

(15) "PUBLIC NOTICE" or "DUE PUBLIC NOTICE" as used in connection with the phrase "public hearing" or "hearing to be held after due public notice" means publication of notice of the time, place, and purpose of such hearing at least twice in a newspaper of general circulation in the area, with the first publication not less than 14 days prior to the date of the hearing and the second to be at least 5 days prior to the hearing.

(16) "STATE LAND PLANNING AGENCY" means the Department of Community Affairs.

(17) "STRUCTURE" has the meaning given it by subsection 380.03 l(19).

(18) "LAND DEVELOPMENT REGULATIONS" means ordinances enacted by governing bodies for the regulation of any aspect of development and includes any local government zoning, rezoning, subdivision, building construction, or sign regulations or any other regulations controlling the development of land, except that this definition shall not apply in s. 163.3213.

(19) "PUBLIC FACILITIES" means major capital improvements, including, but not limited to, transportation, sanitary sewer, solid waste, drainage, potable water, educational, parks and recreational, and health systems and facilities.

The following definitions are further intended to clarify terms used in this Comprehensive Plan and to provide guidance in the evaluation, interpretation and administration of the Plan.

(1) "AGRICULTURAL USES" means activities within land areas which are predominately used for the cultivation of crops and livestock including: cropland; pastureland; orchards; vineyards; nurseries; ornamental horticulture areas; groves; confined feeding-operations; specialty farms; and silviculture areas.

(2) "AREAS SUBJECT TO COASTAL FLOODING" see "hurricane vulnerability zone."

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

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

- (5) "BICYCLE AND PEDESTRIAN WAYS" means any road, path or way which is open to bicycle travel and traffic afoot and from which motor vehicles are excluded.
- (6) "CAPITAL BUDGET" means the portion of the City's budget which reflects capital improvements scheduled for a fiscal year.
- (7) "CAPITAL IMPROVEMENT" means physical assets constructed or purchased to provide, improve or replace a public facility and which are large scale and high in cost. The cost of a capital improvement is generally nonrecurring and may require multi-year financing.
- (8) "COASTAL OR SHORE PROTECTION STRUCTURES" means shore hardening structures, such as seawalls, bulkheads, revetments, rubblemound structures, groins, breakwaters, and aggregates of materials other than natural beach sand used for beach or shore protection and other structures which are intended to prevent erosion or protect other structures from wave and hydrodynamic forces including beach and dune restoration.
- (9) "COASTAL PLANNING AREA" means that area of the City within the evacuation area for a category 2 - 3 hurricane.
- (10) "COLLECTOR ROAD" means a roadway providing service which is of relatively moderate traffic volume, moderate trip length, and moderate operating speed. Collector roads collect and distribute traffic between local roads or arterial roads.
- (11) "COMMERCIAL USES" means activities within land areas which are predominately connected with the sale, rental and distribution of products, or performance of services.
- (12) "COMMERCIAL PARK" means a park located near major roadways, and designed to serve the needs of more than one neighborhood.
- (13) "CONSERVATION USES" means activities within land areas designated for the purpose of conserving or protecting natural resources or environmental quality and includes areas designated for such purposes as flood control, protection of quality or quantity of groundwater or surface water, floodplain management, fisheries management, or protection of vegetative communities or wildlife habitats.
- (14) "DEPARTMENT" means the Florida Department of Community Affairs.
- (15) "DRAINAGE BASIN" means the area defined by topographic boundaries which contributes stormwater to a drainage system, estuarine waters, or oceanic waters, including all areas artificially added to the basin.
- (16) "DRAINAGE DETENTION STRUCTURE" means a structure which collects and temporarily stores stormwater for the purpose of treatment through physical, chemical, or biological processes with subsequent gradual release of the stormwater.
- (17) "DRAINAGE FACILITIES" means a system of man-made structures designed to collect, convey, hold, divert or discharge stormwater, and includes stormwater sewers, canals, detention structures, and retention structures.

(18) "DRAINAGE RETENTION STRUCTURE" means a structure designed to collect and prevent the release of a given volume of stormwater by complete on-site storage.

(19) "EDUCATIONAL USES" means activities and facilities of public or private primary or secondary schools, vocational and technical schools, and colleges and universities licensed by the Florida Department of Education, including the areas of buildings, campus open space, dormitories, recreational facilities or parking.

(20) "ESTUARY" means a semi-enclosed, naturally existing coastal body of water in which saltwater is naturally diluted by freshwater and which has an open connection with oceanic waters. "Estuaries" include bays, embayments, lagoons, sounds and tidal streams.

(21) "EVACUATION ROUTES" means routes designated by county civil defense authorities or the regional evacuation plan, for the movement of persons to safety, in the event of a hurricane.

(22) "FLOODPLAINS OR FLOOD ZONE" means areas inundated during a 100-year flood event or identified by the National Flood Insurance Program as a A-Zone or V-Zone on Flood Insurance Rate Maps or Flood Hazard Boundary Maps.

(23) "FOSTER CARE FACILITY" means a facility which houses foster residents and provides a family living environment for the residents, including such supervision and care as may be necessary to meet the physical, emotional and social needs of the residents and serving either children or adult foster residents.

(24) "GOAL" means the long-term end toward which programs or activities are ultimately directed.

(25) "GROUP HOME" means a facility which provides a living environment for unrelated residents who operate as the functional equivalent of a family, including such supervision and care as may be necessary to meet the physical, emotional and social needs of the residents. Adult. Congregate Living Facilities comparable in size to group homes are included in this definition. It shall not include rooming or boarding homes, clubs, fraternities, sororities, monasteries or convents, hotels, residential treatment facilities, nursing homes, or emergency shelters.

(26) "HAZARDOUS WASTE" means solid waste, or a combination of solid waste, which, because of its quantity, concentration, or physical, chemical, or infectious characteristics, may cause, or significantly contribute to, an increase in mortality or an increase in serious irreversible or incapacitating reversible illness or may pose a substantial present or potential hazard to human health or the environment when improperly transported, disposed of, stored, treated or otherwise managed.

(27) "HISTORIC RESOURCES" means all areas, districts or sites containing properties listed on the Florida Master Site File, the National Register of Historic Places, or designated by a local government as historically, architecturally, or archaeologically significant.

(28) "HURRICANE SHELTER" means a structure designated by local officials as a place of safe refuge during a storm or hurricane.

(29) "HURRICANE VULNERABILITY ZONE" (also "areas subject to coastal flooding") means the areas delineated by the regional or local hurricane evacuation plan as requiring evacuation. The hurricane vulnerability zone shall include areas requiring evacuation in the event of a 100-year storm or Category 3 storm event.

(30) "INDUSTRIAL USES" means the activities within land areas predominantly connected with manufacturing, assembly, processing, or storage of products.

(31) "INFRASTRUCTURE" means those man-made structures which serve the common needs of the population, such as: sewage disposal systems; potable water systems; potable water wells serving a system; solid waste disposal sites or retention areas; stormwater systems; utilities; piers; docks; wharves; breakwaters; bulkheads; seawalls; bulwarks; revetments; causeways; marinas; navigation channels; bridges; and roadways.

(32) "LEVEL OF SERVICE" means an indicator of the extent or degree of service provided by, or proposed to be provided by a facility based on and related to the operational characteristics of the facility. Level of service shall indicate the capacity per unit of demand for each public facility.

(33) "LIMITED ACCESS FACILITY" means a roadway especially designed for through traffic, and over, from, or to which owners or occupants of abutting land or other persons have no greater than a limited right or easement of access.

(34) "LIVING MARINE RESOURCES" means oceanic or estuarine plants or animals, such as mangroves, seagrasses, algae, coral reefs, and living marine habitat; fish, shellfish, crustacea and fisheries; and sea turtles and marine mammals.

(35) "LOCAL PEACETIME EMERGENCY PLAN" means the plans prepared by the county civil defense or county emergency management agency addressing weather-related natural hazards and man-made disasters except nuclear power plant accidents and war. The plan covers hazard mitigation, emergency preparedness, emergency response, emergency recovery and in coastal counties, hurricane evacuation.

(36) "LOCAL ROAD" means a roadway providing service which is of relatively low traffic volume, short average trip length or minimal through traffic movements, and high volume land access for abutting property.

(37) "LOW AND MODERATE INCOME FAMILIES" means "lower income families" as defined under the Section 8 Assisted Housing Program, or families whose annual income does not exceed 80 percent of the median income for the area. The term "families" includes "households."

(38) "MAJOR TRIP GENERATORS OR ATTRACTORS" means concentrated areas of intense land use or activity that produces or attracts a significant number of-local trip ends.

(39) "MARINE HABITAT" means areas where living marine resources naturally occur, such as mangroves, seagrass beds, algal beds, salt marshes, transitional wetlands, marine wetlands, rocky shore communities, hard bottom communities, oyster bars or flats, mud flats, coral reefs, worm reefs, artificial reefs, offshore springs, nearshore mineral deposits, and offshore sand deposits.

(40) "MARINE WETLANDS" means areas with a water regime determined primarily by tides and the dominant vegetation is salt tolerant plant species including those species listed in Subsection 17-4.02(17), Florida Administrative Code, "Submerged Marine Species."

(41) "MANUFACTURED HOUSING" means a structure, transportable in one or more sections, which, in the traveling mode, is eight body feet or more in width, and which is built on a metal frame and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning and electrical systems contained

therein. If fabricated after June 15, 1976, each section bears a U.S. Department of Housing and Urban Development label certifying that it is built in compliance with the federal Manufactured Home Construction and Safety Standards.

(42) "NATURAL DRAINAGE FEATURES" means the naturally occurring features of an area which accommodate the flow of stormwater, such as streams, rivers, lakes and wetlands.

(43) "NATURAL RESERVATIONS" means areas designated for conservation purposes, and operated by contractual agreement with or managed by a federal, state, regional or local government or non-profit agency such as: national parks, state parks, lands purchased under the Save Our Coast, Conservation and Recreation Lands or Save our Rivers programs, sanctuaries, monument-, archaeological sites, historic sites, wildlife management areas, national seashores, and Outstanding Florida Waters.

(44) "NEIGHBORHOOD PARK" means a park which serves the population of a neighborhood and is generally accessible by bicycle or pedestrian ways.

(45) "NONPOINT SOURCE POLLUTION" means any source of water pollution that is not a point source.

(46) "OBJECTIVE" means a specific, measurable, intermediate end that is achievable and marks progress toward a goal.

(47) "OPEN SPACES" means undeveloped lands suitable for passive recreation or conservation uses.

(48) "PARK" means a neighborhood, community, or regional park.

(49) "PLAYGROUND" means a recreation area with play apparatus.

(50) "POINT SOURCE POLLUTION" means any source of water pollution that constitutes a discernible, confined, and discrete conveyance, including but not limited to any pipe, ditch, channel, tunnel, conduit, well, discrete fissure, container, rolling stock, concentrated animal feeding operation, or vessel or other floating craft, from which pollutants are or may be discharged. This term does not include return flows from irrigated agriculture.

(51) "POLICY" means the way in which programs and activities are conducted to achieve an identified goal.

(52) "POLLUTION" is the presence in the outdoor atmosphere, ground or water of any substances, contaminants, noise, or manmade or man-induced alteration of the chemical, physical, biological, or radiological integrity of air or water, in quantities or at levels which are or may be potentially harmful or injurious to human health or welfare, animal or plant life, or property, or unreasonably interfere with the enjoyment of life or property.

(53) "POTABLE WATER FACILITIES" means a system of structures designed to collect, treat, or distribute potable water, and includes water wells, treatment plants, reservoirs, and distribution mains.

(54) "PRIVATE RECREATION SITES" means sites owned by private, commercial or nonprofit entities available to the public for purposes of recreational use.

(55) "PUBLIC RECREATION SITES" means sites owned or leased on a long-term basis by a federal, state, regional or local government agency for purposes of recreational use.

(56) "PUBLIC ACCESS" means the ability of the public to physically reach, enter or use recreation sites including beaches and shores.

(57) "PUBLIC BUILDINGS AND GROUNDS" means structures or lands that are owned, leased, or operated by a government entity, such as civic and community centers, hospitals, libraries, police stations, fire stations, and government administration buildings.

(58) "RECREATION" means the pursuit of leisure time activities occurring in an indoor or outdoor setting.

(59) "RECREATION FACILITY" means a component of a recreation site used by the public such as a trail, court, athletic field or swimming pool.

(60) "RECREATIONAL USES" means activities within areas where recreation occurs.

(61) "REGIONAL PARK" means a park which is designed to serve two or more communities.

(62) "RESIDENT POPULATION" means inhabitants counted in the same manner utilized by the United States Bureau of the Census, in the category of total population. Resident population does not include seasonal population.

(63) "RESIDENTIAL USES" means activities within land areas used predominantly for housing.

(64) "RIGHT-OF-WAY" means land in which the state, a county, or a municipality owns the fee simple title or has an easement dedicated or required for a transportation or utility use.

(65) "ROADWAY FUNCTIONAL CLASSIFICATION" means the assignment of roads into categories according to the character of service they provide in relation to the total road network. Basic functional categories include limited access facilities, arterial roads, and collector roads, which may be subcategorized into principal, major or minor levels. Those levels may be further grouped into urban and rural categories.

(66) "SANITARY SEWER FACILITIES" means structures or systems designed for the collection, transmission, treatment, or disposal of sewage and includes trunk mains, interceptors, treatment plants and disposal systems.

(67) "SANITARY SEWER INTERCEPTOR" means a sewerage conduit which connects directly to, and transmits sewage to, a treatment plant.

(68) "SANITARY SEWER TRUNK MAIN" means a sewerage conduit which connects directly to, and transmits sewage to, an interceptor.

(69) "SEASONAL POPULATION" means part-time inhabitants who utilize, or may be expected to utilize, public facilities or services, but are not residents. Seasonal population shall include tourists, migrant farmworkers, and other short-term and long-term visitors.

(70) "SERVICES" means the programs and employees determined necessary by local government to provide adequate operation and maintenance of public facilities and infrastructure as well as those

educational, health care, social and other programs necessary to support the programs, public facilities, and infrastructure set out in the local plan or required by local, state, or federal law.

(71) "SHORELINE" or "SHORE" means the interface of land and water and, as used in the coastal management element requirements, is limited to oceanic and estuarine interfaces.

(72) "SOLID WASTE" means sludge from a waste treatment works, water supply treatment plant, or air pollution control facility or garbage, rubbish, refuse, or other discarded material, including solid, liquid, semisolid, or contained gaseous material resulting from domestic, industrial, commercial, mining, agricultural, or governmental operations.

(73) "SOLID WASTE FACILITIES" means structures or systems designed for the collection, processing or disposal of solid wastes, including hazardous wastes, and includes transfer stations, processing plants, recycling plants, and disposal systems.

(74) "SOLID WASTE PROCESSING PLANT" means a facility for incineration, resource recovery, or recycling of solid waste prior to final disposal.

(75) "SOLID WASTE TRANSFER STATION" means a facility for temporary collection of solid waste prior to transport to a processing plant or to final disposal.

(76) "STORMWATER" means the flow of water which results from a rainfall event.

(77) "SUBSTANDARD DWELLING UNIT" means a dwelling that lacks complete kitchen, bath, and heating facilities.

(78) "VEGETATIVE COMMUNITIES" means ecological communities, such as coastal strands, oak hammocks, and cypress swamps, which are classified based on the presence of certain soils, vegetation and animals.

(79) "WATER-DEPENDENT USES" means activities which can be carried out only on, in or adjacent to water areas because the use requires access to the water body for: waterborne transportation including ports or marinas; recreation; electrical generating facilities; or water supply.

(80) "WATER RECHARGE AREAS" means land or water areas through which groundwater is replenished.

(81) "WATER-RELATED USES" means activities which are not directly dependent upon access to a water body, but which provide goods and services that are directly associated with water dependent or waterway uses.

(82) "WATER WELLS" means wells excavated, drilled, dug, or driven for the supply of industrial, agricultural or potable water for general public consumption.

**SECTION VIII
PLAN ELEMENTS**

SECTION VIII - PLAN ELEMENTS

- (1) Section 163.3177, F.S. requires the preparation of plan elements which are intended to address the various parameters associated with land development. For the City of Springfield, the required elements are:

Future Land Use;
Transportation;
Housing;
Infrastructure (Sanitary Sewer, Solid Waste, Stormwater Management, Potable Water and Natural Groundwater Aquifer Recharge);
Coastal Management;
Conservation;
Recreation and Open Space;
Intergovernmental Coordination;
Capital Improvements; and,
Public School Facilities

Each of the preceding elements will be addressed in this section. These elements are intended to provide the basis for prescribing the principals, guidelines and standards for the orderly and balance future economic, social, physical, environmental, and fiscal development of the City of Springfield.

- (2) Coordination of the plan elements is a major objective of this comprehensive plan. The several elements of this plan are intended to be consistent, and economically feasible. The plan elements are further intended to promote coordination with the plans of adjacent municipalities and Bay County, and the State Comprehensive Plan.
- (3) Goals, objectives, and policies within this section are based upon data and analysis appropriate to the element involved as required by Chapter 9J-5, FAC. The data and analyses is for informational purposes only and is not adopted or included as part of this plan, or subsequent plan amendments.

**SECTION VIII - 1
FUTURE LAND USE ELEMENT**

Goal: Provide the fiscal and regulatory conditions necessary to protect the health, welfare, safety and quality of life of City citizens consistent with continued economic development and private property rights and establish a defined pattern of land use intended to guide the provision of public facilities and provide predictability in managing development.

Objective 1.1: Maintain a Future Land Use Map which coordinates future land uses with appropriate topography, soil conditions, conservation of natural resources and availability of facilities and services.

Policy 1.1.1: The City shall regulate land use through designation of land use districts on a Future Land Use Map. The Future Land Use Map shall be used to determine the location and extent of development within the City consistent with conservation of natural resources and availability of public facilities and services. Land use districts depicted on the Future Land Use Map shall be described as follows.

1. Residential Low-Density (RLD)

- (a) Intent - this district is intended to provide areas for the preservation or development of low-density neighborhoods consisting of single-family dwelling units on individual lots.
- (b) Density - No more than four dwelling units per acre.
- (c) Intensity - No more than 40% lot coverage as determined by dividing the impervious areas by the gross area of the site or lot.

2. Mixed Use District (MU)

- (a) This district is intended to provide areas for medium to high density residential development and low intensity commercial development. The mixed use concept is specifically intended to provide flexibility in the planning and permitting process by allowing a range of land uses within one district. Emphasis is on performance mitigation such as landscaping, fencing, lighting, noise standards, etc. to promote compatibility among land uses while also providing property owners with a range of options for use of their property.
- (b) Density - six (6) to fifteen (15) dwelling units per acre.
- (c) Intensity - No more than 50% lot coverage as determined by the size of the lot compared to the amount of impervious roof and driveway/parking lot surface and a floor area ratio of 1.0.

3. General Commercial District (GC)

- (a) Intent - This district is intended to provide areas for high intensity commercial development including retail sales and services, wholesale sales, shopping centers, office complexes and other similar land uses.

(b) Intensity - No more than 90% lot coverage as determined by dividing total impervious areas by the gross area of the site or lot and a floor area ratio of 2.0.

4. Light Industrial District (IN)

(a) Intent - This district is intended to encourage well-planned, visually attractive industrial development. The Industrial District is limited to those properties fronting Transmitter Road south of, but not adjacent to, Douglas Road and north of, but not adjacent to, 15th Street.

(b) Intensity - No more than 90% lot coverage as determined by the size of the property compared to the amount of impervious roof and driveway/parking lot surface and a floor to area ratio of 1.0.

(c) Roadway Buffers - Development will be required to leave a strip of existing vegetation at least 25 feet in depth between the right-of-way and the building or open lot. This buffer area may not include right-of-way property, but may be included as part of any required open space. Development of parcels cleared of vegetation prior to adoption of this policy will be required to include a landscaped buffer at least 25 feet in depth along the roadway frontage.

5. Recreation District (REC)

(a) Intent - This district is intended to provide recreation areas open to the public.

(b) Intensity - For building and structures no more than 50% lot coverage, unless otherwise approved by the City Commission and a floor to area ratio of 0.5.

6. Conservation District (CON)

(a) Intent - This district is intended to provide areas for protection and conservation for natural resources and locally designated environmentally sensitive resources.

(b) Conservation districts shall include areas which contain: jurisdictional wetland/marsh; seagrass beds; flood zones; estuarine water bodies and shoreline; and that portion of Martin Lake located within the City.

7. Public Institutional District (PI)

(a) Intent - This district is intended to provide areas for public buildings and grounds, churches, cemeteries, institutions, and other similar land uses.

(b) Intensity - For buildings and structures, no more than 90% lot coverage as determined by dividing total impervious areas by the gross area of the site or lot and a floor to area ratio of 1.0.

Policy 1.1.2: The City shall consider the appropriateness of site conditions or site modifications relative to soils and topography as part of its development review process.

Policy 1.1.3: The City shall consider the availability of facilities and services to serve proposed developments as part of its development review process. Availability of facilities and services shall be in conformance with the concurrency and level of service provisions adopted as part of this Plan.

Policy 1.1.4: The City shall require that utility services such as electricity, telephone, etc. be available to accommodate new development as part of its land development regulations. Such services shall be available concurrent with final development approval.

Policy 1.1.5: The City shall undertake measures to protect and conserve environmentally sensitive land within the "Conservation" land use district. At a minimum, such measures shall include:

1. Prohibition of development in areas suspected of containing jurisdictional wetlands until such time as a jurisdictional interpretation is conducted pursuant to Chapter 62-346, FAC.
2. Refer developers of property suspected of containing jurisdictional wetlands to the Department of Environmental Protection, and reserve development approval until such time as jurisdictional interpretations and appropriate permits are obtained.
3. Prohibit construction of docks, piers, wharves and other similar structures in water bodies under City jurisdiction, unless specifically approved by the City Commission.
4. Coordinate with the Department of Environmental Protection on permits for development which would permanently damage or destroy marsh or seagrass beds.
5. Establish a minimum set-back line for construction along the Martin Lake shoreline.
6. Ensure that the provisions of the Flood Damage Prevention ordinance are vigorously enforced.
7. Prohibit construction activities which will degrade water quality in Martin Lake.
8. Undertake measures to reduce stormwater pollution into water bodies, including both regulatory and structural measures.

Policy 1.1.6: Public and private schools are considered allowable uses within the Residential Low Density, Mixed Use, General Commercial and Public Institutional land use categories.

Policy 1.1.7: The City will coordinate with the Bay County School Board to encourage the location of schools proximate to residential and mixed use areas to the extent possible and shall seek to co-locate public facilities, such as parks, libraries, and community centers, with schools to the extent possible.

Policy 1.1.8: The Planning Commission shall include a non-voting member of the Bay County School Board when reviewing comprehensive plan amendments and rezoning.

Objective 1.2: The City shall implement its adopted land development regulations which contain specific provisions for implementation of this Plan. Such regulations shall contain innovative land use management provisions such as for mixed use areas and planned unit developments.

Policy 1.2.1: The City shall administer its adopted land development regulations for implementation of the Comprehensive Plan. At a minimum these regulations shall:

- (a) Regulate the subdivision of land through provision of or reference to specific and detailed requirements which shall include, but not be limited to, procedures for platting of land, review and approval process for plat approval, design standards, required improvements, required dedications and legal documents, and other such relevant requirements;
- (b) Regulate the use of land and water consistent with this Element and ensure the compatibility of adjacent land uses through provision of or reference to specific and detailed requirements which shall include, but not be limited to, maintenance of an official land use map, maintenance of land use districts and allowable uses including accessory land uses, maintenance of environmental protection and development standards, creation of measures to reduce the potential for nuisances caused by incompatible land uses, provisions for the elimination of non-conforming land uses, and other such relevant requirements.
- (c) Protect the Conservation lands designated on the Future Land Use Map and in the Conservation Element through provision of or reference to specific and detailed requirements which shall include, but not be limited to, protection or conservation of environmentally significant resources, standards for development in areas containing such resources, coordination on permits from appropriate regulatory agencies, mitigation of environmental impacts, and other such relevant requirements intended to provide reasonable protection of such resources in consideration of landowners constitutional property rights;
- (d) Regulate areas subject to seasonal and periodic flooding and provide for drainage and stormwater management through provision of or reference to specific and detailed requirements which shall include, but not be limited to, standards for construction in designated flood-prone areas, standards for design of drainage and stormwater management facilities, measure to protect drainageways and drainage conveyance systems, and other such relevant requirements.
- (e) Regulate signage through provision of or reference to specific and detailed requirements which shall include, but not be limited to, standards for the location or placement of signs, construction standards, prohibited characteristics, compliance with other codes, sign removal or repair procedures, standards for off-premise signs, illumination restrictions, or other such relevant requirements.
- (f) Ensure safe and convenient on-site traffic flow and vehicle parking needs through provision of or reference to specific and detailed requirements which shall include, but not be limited to, technical construction standards for roadways, roadway classifications, design standards, right-of-way protection and use, access control and vehicular connections, location of bicycle or pedestrian ways, standards for off-street parking and loading, or other such relevant requirements; and,
- (g) Provide that development orders and permits shall not be issued which result in a reduction of the level of services for the affected public facilities below the level of service standards adopted in this Comprehensive Plan.
- (h) When funds gathered by the Community Redevelopment Area (CRA) are sufficient, the City shall provide for design guidelines, including standards for streetscapes, sidewalks, and building exteriors, for the area within the CRA.

Policy 1.2.2: In conjunction with its land development regulations the City shall maintain a system to determine potential impacts caused by proposed development activities. At a minimum the following criteria shall be evaluated.

- (a) Availability of facilities and services;
- (b) Suitability of site conditions including topography and soils;
- (c) Ingress and egress;
- (d) Drainage or stormwater management;
- (e) Vehicular traffic, including on-site parking;
- (f) Required permits from other governmental agencies;
- (g) Noise;
- (h) Lighting;
- (i) Public safety and/or potential to create a public nuisance;
- (j) Impacts on natural resources.
- (k) Potential for production of greenhouse gases.

Policy 1.2.3: The City shall use this Plan and its land development regulations to promote compatibility of adjacent land uses and reduce the potential for nuisances.

Policy 1.2.4: The City shall maintain standards in its land development regulations for the provision of open space as specified in the Recreation and Open Space Element of this Plan.

Objective 1.3: Provide flexibility in the ongoing approval process so as to encourage the redevelopment or renewal of blighted or unsightly areas.

Policy 1.3.1: The City shall coordinate with developers of areas considered to be blighted or unsightly. Such coordination may include, but not be limited to: provision of public facilities; relaxation of regulatory standards; tax incentives; development agreements or other action considered necessary to promote redevelopment or renewal.

Policy 1.3.2: The City shall use its land development regulations to reduce eyesores, junk, substandard housing or unsafe buildings.

Policy 1.3.3: When funds gathered by the CRA are sufficient, the City shall develop a plan to create a downtown area within the CRA. This plan shall include building design guidelines, streetscape requirements, and redevelopment grants and incentives for businesses within the district.

Objective 1.4: Maintain and enforce adopted procedures for the elimination or reduction of land uses inconsistent with the character of the City and the future land uses designated in this Plan.

Policy 1.4.1: The City shall restrict proposed development which is inconsistent with the character of the community and will incorporate provisions for the elimination of nonconforming land uses into its land development regulations.

Objective 1.5: Coordinate coastal area populations with hurricane evacuation by implementing the densities of the adopted Future Land Use Map.

Policy 1.5.1: The City shall limit the density of dwelling units in the coastal area so as not to exceed hurricane evacuation capabilities within the City's jurisdiction.

Policy 1.5.2: The City shall prohibit the location of hospitals, nursing homes, convalescent homes or other similar high-density institutions in the hurricane evacuation zone.

Objective 1.6: Discourage the proliferation of urban sprawl through provision of public facilities, and through density controls in land use districts.

Policy 1.6.1: The City shall not provide public facilities or services outside its urban service area.

Policy 1.6.2: The City shall maintain land use districts and densities as appropriate to promoting "in-fill" of vacant areas.

Objective 1.7: Maintain provisions for public utility crossings, easements, or rights-of-way in the land development regulations.

Policy 1.7.1: The City shall establish provisions to allow needed land area for public utilities provided the location of such facilities does not create a threat to public health or safety, or otherwise cause a public nuisance.

Policy 1.7.2: The City shall coordinate with legally established public utilities or public works consistent with the provisions of Chapter 361 and Chapter 362, F.S., and as provided in local franchise agreements, to provide land needed for location of utilities facilities.

Policy 1.7.3: Electric distribution stations are permitted in the following future land use categories: residential low-density, mixed use, general commercial, light industrial, recreation, and public/institutional.

Objective 1.8: The City recognizes the significance of the historic Martin House and will encourage its preservation.

Policy 1.8.1: The City will work with the owners of the Martin House to encourage its inclusion on the Florida Master Site File and National Historic Register.

Objective 1.9: Upon adoption of this Plan and enactment of attendant land development regulations provide reasonable measures to protect the rights of property owners' as guaranteed by law.

Policy 1.9.1: Upon adoption of this Plan, property owners' rights of development shall be vested when final development has been granted by the City and a valid, unexpired building permit has been issued.

Policy 1.9.2: Land uses or structures which do not conform to the provisions of this Plan on the date of plan adoption shall be considered non-conforming. Such land uses or structures shall be allowed to remain in a non-conforming condition, including ordinary repair and maintenance until: 1) the land use or structure is discontinued or abandoned for a period of six (6) months or more: or, 2) the land use or structure is expanded, modified or extended.

Policy 1.9.3: The City shall maintain provisions for hardship relief in its land development regulations. Such provisions shall include standards for establishing economic hardships and assurances that the granting of hardship relief shall not undermine the intent and integrity of this Plan.

Policy 1.9.4: Upon adoption of this Plan, the City shall provide for amendments to this Plan as provided in Section V and Ch.163.3 184, F.S.

Policy 1.9.5: Upon adoption of this Plan and enactment of attendant land development regulations, the City shall provide due process of law during the regulation of private property. Such due process shall be undertaken in accordance with Section VII of this Plan.

Objective 1.10: The City shall coordinate with Tyndall Air Force Base on land use decisions that may affect the mission of the military installation.

Policy 1.10.1: The City shall solicit comments from a designated representative of Tyndall Air Force Base. These comments will be considered when making comprehensive planning or land development regulation decisions. The comments also will be forwarded to the state planning agency.

Policy 1.10.2: A representative member of Tyndall Air Force Base shall be included as an ex officio, non-voting member of the Planning Commission.

Objective 1.11: Development that ensures a balanced mix of housing, workplaces, shopping, recreational opportunities, institutional uses and mixed-use structures will be encouraged.

Policy 1.11.1: To save energy and financial resources, development shall be encouraged along transportation corridors and in business, civic, and cultural centers. Development shall be encouraged in the following locations:

1. Remediated brownfield sites
2. Infill sites with appropriate density
3. Sites within the urbanized area
4. Sites with reuse of existing structure
5. Sites with proximity to existing transit routes.

Policy 1.11.2: To save energy and financial resources, development that incorporates the principles of traditional city design shall be encouraged. These principles include:

1. A mix of land uses the integrate a variety of uses
2. Development with retail on the first floor
3. Development that includes greenspace
4. Development that incorporates intra-modal transportation – connecting bicycle, pedestrian, and transit facilities.

Policy 1.11.3: the City will encourage high-density, mixed-use, infill development and creative use of brownfield, under-utilized and/or defunct properties within the urban core.

Policy 1.11.4: the city will promote desired land uses by scaling developer fees based on desired criteria, for example:

1. increasing or reducing fees proportionally with distance from the City center or preferred transit sites
2. Increasing or reducing fees based on the degree to which mixed uses are incorporated into the project
3. Reducing fees for re-use of brownfield sites

4. Increasing fees for the use of greenfield sites

Policy 1.115: Promote development and preservation of neighborhood characteristics that encourage walking and bicycle riding in lieu of automobile-based travel.

Policy 1.11.6: Developments shall be encouraged to include continuous sidewalks with shade trees and landscape strips to separate pedestrians from traffic.

**SECTION VIII - 2
TRANSPORTATION ELEMENT**

Goal: Provide, or encourage the provision of, a safe and efficient transportation system which includes consideration of both motorized and non-motorized traffic circulation.

Objective 2.1: The City of Springfield shall use annual accident data compiled by the Police Department to indicate unsafe conditions or facilities which pose a hazard to motorized and non-motorized traffic movements.

Policy 2.1.1: On an annual basis, the Police Department shall compile and analyze accident data involving motorized vehicles, bicycles and pedestrians. The data base will include the location and cause of each accident. Findings of such data will be used as the basis to affect needed changes or improvements.

Objective 2.2: Implement adopted procedures which will assess impacts upon the convenient and efficient movement of motorized and non-motorized traffic movement.

Policy 2.2.1: The City shall use its land development regulations and the impact measuring system to assess potential impacts on safe, convenient and efficient traffic flow, including on-site traffic flow and needed motorized and non-motorized vehicle parking.

Objective 2.3: Coordinate traffic circulation with land uses shown on the Future Land Use Map.

Policy 2.3.1: The City shall assign FDOT functional classifications to roadways within the City and shall update such classifications as necessary. Functional classifications shall be shown on the Future Traffic Circulation Map.

Policy 2.3.2: The City shall evaluate impacts on traffic flow as part of its impact measuring system. Developments which significantly impact upon traffic flow shall be located adjacent to arterial or collector roadways in "Mixed Use" or "Commercial General" land use districts.

Policy 2.3.3: The City shall use specific standards set forth in its land development regulations to regulate off-street parking for land uses shown on the Future Land Use Map.

Policy 2.3.4: The City shall use peak hour levels of service shown in the following table to evaluate impacts on future land use, and for issuance of development permits.

Adopted Peak Hour Level of Service Standards	
Roadway	Urbanized Area Level of Service
Principal Arterial	D
Minor Arterial	E
Collector & Local	

Objective 2.4: Participate as a member of the Metropolitan Planning Organization to coordinate plans of the City with the plans and programs of the State, the County and other municipalities so as to coordinate roadway improvements with the FDOT 5-Year Construction Plan.

Policy 2.4.1: The City shall continue its active participation on the Metropolitan Planning organization.

Policy 2.4.2: The City shall coordinate and/or schedule any major roadway improvements consistent with the FDOT 5-Year Construction Plan.

Policy 2.4.3: The City of Springfield shall coordinate with the Bay County TPO regarding necessary improvements to Transmitter Road to maintain the adopted LOS standard.

Objective 2.5: The City shall protect existing and future rights-of-way from building encroachment by implementing Policies 2.5.1 and 2.5.2.

Policy 2.5.1: The City shall maintain minimum building setbacks from rights-of-way as part of its land development regulations.

Policy 2.5.2: The City shall preserve existing rights-of-way along arterial and collector roads through use of minimum building setbacks. Acquisition of additional rights-of-way by the City is not anticipated during the 10-year planning timeframe.

Objective 2.6: The City shall support the development of a regional network of bicycle and pedestrian facilities.

Policy 2.6.1: The City will utilize the Bay County Bicycle/Pedestrian Plan adopted by the TPO for identification of areas in need of sidewalks and/or bicycle facilities.

Policy 2.6.2: For roadway frontage identified for inclusion in the sidewalk system, developers shall be required to install sidewalks as part of any new development.

Policy 2.6.3: The City shall request that FDOT install sidewalks and bike lanes as part of any, major state highway widening or improvement project in accordance with current FDOT policy.

Policy 2.6.4: The City shall participate on the TPO to identify and assist in the provision of bicycle paths for selected locations within the City.

Policy 2.6.5: New residential development and major development projects larger than ten residential units shall include provisions for bicycle and pedestrian facilities, either with bike lanes and sidewalks or a system of multi-use trails. Such facilities should connect to existing or planned bicycle and pedestrian facilities and should include provisions for connections to adjacent land uses, as appropriate.

Policy 2.6.6: Interconnected through streets will be encouraged in all new development where feasible.

Policy 2.6.7: Sidewalks, shared use paths, street crossings, pedestrian signals, signs, street furniture, transit stops and facilities, and all connecting pathways shall be designed so that all pedestrians can travel safely and independently.

Policy 2.6.8: New non-residential development should include provisions for on-site bicycle and pedestrian facilities, including appropriate bicycle parking.

Policy 2.6.9: The City's Land Development Regulations shall be modified as necessary to ensure pedestrian and bicycle facilities are included in all new development and significant redevelopment projects.

Objective 2.7: Control the connections and access points of driveways and roads to roadways by implementing Policies 2.7.1 and 2.7.2.

Policy 2.7.1: The City shall utilize the standards set forth in the Driveway Information Guide, FDOT, 2008 to control access to arterial and collector roads, or Chapter 14-96 and Chapter 14-97, FAC if applicable to the State Highway System.

Policy 2.7.2: The City shall require that developers obtain an FDOT "Connection Permit" for connections to arterial and collector roadways before granting its approval of a proposed development.

Objective 2.8: Require off-street parking for all multi-family residential and commercial development.

Policy 2.8.1: The City shall maintain requirements and standards for off-street parking in its land development regulations.

Objective 2.9: Provide paved streets within the City limits.

Policy 2.9.1: The City shall use its land development regulations to require that developers provide paved streets as part of any new subdivision development.

Policy 2.9.2: The City shall pave unpaved streets in annexed areas as funds become available.

Policy 2.9.3: All streets constructed by developers shall conform to design standards in A Policy on Geometric Design of Highways and Streets, AASHTO, 2004; and shall be inspected and certified by a registered professional engineer.

Objective 2.10: The City shall maintain specific requirements in its land development regulations which provide for a safe, convenient and efficient transportation system.

Policy 2.10.1: The City will use the minimum guidelines established in Policy 1.2.1(f) to regulate provision of roadways and provide operational characteristic requirements.

Policy 2.10.2: Amend the Land Development Regulations to include the following standards for safe pedestrian and bicyclist accommodations:

1. "Complete Streets" policies that foster equal access by all users in the roadway design.
2. Bicycle and pedestrian access internally and in connection to other areas through easements.
3. Safe access to public transportation and other non-motorized uses through construction of dedicated paths.
4. Safe road crossings at intersections, especially for school children and seniors.
5. Adequate, convenient and secure bike parking at public and private facilities and destinations in all urban areas.
6. Street standards will include provisions for bicycle parking within the public right of way.

Objective 2.11: The City will reduce Vehicle Miles Traveled (VMT)-related emissions by encouraging the use of public transit, improvements to the transit system and infrastructure, an increase in safety and accessibility, and by providing other incentives.

Policy 2.11.1: Before funding transportation improvements that increase roadway capacity and VMT, evaluate the feasibility and effectiveness of funding projects that support alternative modes of transportation and reduce VMT, including transit, and bicycle and pedestrian access.

**SECTION VIII - 3
HOUSING ELEMENT**

Goal: Provide the circumstances and conditions necessary to assist in the production and maintenance of an adequate supply of safe, sanitary, and affordable housing for existing and anticipated population with emphasis on special housing needs including households with extremely low-, very low-, low-, and moderate-income.

Objective 3.1: The City shall provide an environment that is conducive for the production and maintenance of a variety of housing types to accommodate the varying income needs of the existing population, anticipated population growth, and households with special housing needs through utilization of strategies such as but not limited to designation of land use districts for residential development, provision of infrastructure, public facilities and services, improved coordination and partnerships among participants involved in housing production, streamlined and flexible permitting requirements, density bonuses and other incentives for development of affordable housing.

Policy 3.1.1: The City shall maintain on its future land use map, land use categories that provide sufficient sites and densities which provide for a varied and functional mix of housing types for all income groups.

Policy 3.1.2: The City shall provide facilities and services necessary to accommodate anticipated residential growth through 2025, or will condition development approvals upon the availability of facilities and services by a specified future date.

Policy 3.1.3: Provide the regulatory circumstances and necessary infrastructure to promote the construction of affordable housing within the City.

Policy 3.1.4: The City will promote partnerships and coordination with private developers to promote the most efficient location and construction of affordable housing within the City. Such coordination may include, but not be limited to: provision of public facilities; relaxation of regulatory standards; development agreements and/or other actions which serve to reduce construction costs leading to lower overall housing costs.

Policy 3.1.5: The City shall revise the Land Development Regulations to incorporate strategies stated in Objective 3.1, such as density bonuses and other strategies that will encourage and expedite the provision of affordable housing.

Policy 3.1.6: The City shall continue participation on and support the efforts of the Springfield Housing Authority.

Policy 3.1.7: The City shall apply for grant funds, including CDBG, to provide adequate infrastructure to areas with extremely low-, very low-, low-, and moderate-income housing.

Policy 3.1.8: The City of Springfield shall permit accessory dwelling units in single family residential areas in order to increase the availability of affordable housing units in accordance with s. 163.31771 F.S.

Policy 3.1.9: The City shall update the Land Development Regulations to permit the construction of accessory dwelling units when constructed with a single family residence. The City shall explore methods of allowing alternative transportation impact analyses, impact fee credits, and/or other policy

incentives to promote the construction of accessory dwelling units meeting the affordability criteria for extremely low-income, very low-income, low-income, or moderate-income persons.

Objective 3.2: The City will undertake measures to eliminate substandard housing conditions within the City.

Policy 3.2.1: The City will use its Building Department to enforce provisions of the Existing Housing Code subset of the Standard Building Code relative to substandard housing or unsafe buildings which allows a building inspector to exercise discretion and good judgment determining the reasonableness of rehabilitation on a house-by-house basis.

Policy 3.2.2: The City shall maintain and enforce provisions for eyesore nuisance and junk control in its land development regulations.

Policy 3.2.3: The City shall explore and coordinate with appropriate agencies such as the Department of Community Affairs and the Florida Homebuilders Association to establish reasonable "minimum liveability standards" for both rehabilitation and creation of affordable housing stock within the City.

Policy 3.2.4: The City shall analyze current County building codes to determine the feasibility and practicability of relaxing code standards to an extent that such actions do not endanger the structural integrity of the housing unit or the safe and sanitary use of its inhabitants.

Policy 3.2.5: The City will undertake a visual housing inspection to identify potentially substandard housing units.

Objective 3.4: The City shall ensure that adequate sites for extremely low-, very low-, low-, and moderate-income housing are available now and in the future. The City shall implement the policies below to ensure that affordable housing supply is consistent with the demand for affordable housing and shall adopt provisions in its land development regulations which provide for the location of housing for the extremely low-, very low-, low-, and moderate-income families, and for mobile homes.

Policy 3.4.1: The City shall allow low-density housing for extremely low-, very low-, low-, and moderate-income families within the "Residential Low-Density" land use district, and allow medium-density housing, including mobile homes, for extremely low-, very low-, low-, and moderate-income families in the "Mixed Use" land use district.

Policy 3.4.2: The City shall explore and include reasonable expansion of the principles and criteria guiding the location of housing for extremely low-, very low-, low-, and moderate-income families including but not limited to 1) Design must conform to provisions specified in the City's land development regulations unless otherwise amended by a development agreement, exemption or variance; 2) Construction must conform to the provisions of the Standard Building Code; and, 3) densities and intensities must conform to standards specified in the Future Land Use Element of this Plan.

Policy 3.4.3: The City shall encourage the development of a variety of dwelling units of varying cost or rent within a single development.

Policy 3.4.4: The City shall continually review and revise its Land Development Regulations to ensure that regulatory techniques and review procedures do not create barriers to affordable housing.

Policy 3.4.5: The City shall coordinate with developers of housing for extremely low-, very low-, low-, and moderate-income families by maintaining adequate infrastructure capacities to accommodate such developments.

Policy 3.4.6: The City shall investigate the feasibility of expanding on existing housing programs as well as establishing new selected housing programs through coordination with appropriate agencies such as the Farmers Home Administration or the Department of Community Affairs.

Policy 3.4.7: Location of mobile homes must conform to density, intensity and performance standards specified in the Future Land Use Element, and tie-down requirements specified in the Standard Building Code and/or the Flood Damage Prevention Ordinance (Ordinance No. 87-151).

Policy 3.4.8: The City shall explore strategies to facilitate affordable housing development including effective use of zoning techniques such as zero lot line development, clustering, reduced setback standards, modified infrastructure requirements, etc., and include them in the LDR as appropriate.

Policy 3.4.9: The City shall promote a positive image of affordable housing as the provision of a variety of housing units geared toward a mix of income levels that can blend well with existing development when compatible land uses and architectural styles are utilized.

Objective 3.5: The City shall maintain provisions in its land development regulations which allow for location of group homes and foster care facilities licensed by HRS in residential areas.

Policy 3.5.1: Group homes and foster care facilities will be allowed in "Residential Low-Density" and "Mixed Use" land use districts in conformance with the densities and intensities specified in the Future Land Use Element.

Policy 3.5.2: Community residential homes (defined as a dwelling which provides a living environment for 7 to 14 unrelated clients of HRS including disabled or handicapped persons, developmentally disabled persons, nondangerous mentally ill persons or children) shall be located in accordance with the following principles and criteria: 1) a CRH shall be allowed in the "Residential Low Density" district when 6 or fewer residents are located in single family, noncommercial, residential dwellings provided that such homes are not located within 1,000 feet of one another; and 2) a CRH shall be allowed in the "Mixed Use" district provided that such homes are not located within 1,200 feet of one another or within 500 feet of a "Residential Low-Density" district when location of such home is presumed to substantially alter the nature and character of the area.

Objective 3.6: Provide infrastructure and public facilities capacity to allow for the location of households with special housing needs including extremely low-, very low-, low-, and moderate-income household, group home and foster care facilities, mobile homes, and rural and farmworker households.

Policy 3.6.1: The City shall make available, within the limits of realistic financial feasibility, infrastructure and public facilities capacity to accommodate group homes and households with special needs.

Policy 3.6.2: The City shall explore the potential for and implement when feasible the waiving or reducing of permitting and infrastructure fees associated with sponsored affordable housing projects.

Objective 3.7: The City shall continue to establish procedures to identify and conserve historically significant housing within the City.

Policy 3.7.1: The City shall apply for grant funds available through the Department of State, Division of Archives and History to conduct a study which will identify historically significant housing.

Policy 3.7.2: The City shall incorporate measures to conserve historically significant housing into its development review process.

Objective 3.8: The City shall continue to provide for the conservation, rehabilitation or demolition of housing through applicable provisions in the land development regulations including code enforcement, allowable uses within land use districts, mitigation of potential nuisances and other such provisions.

Policy 3.8.1: The City shall provide for the conservation of housing in all land use districts.

Policy 3.8.2: As the rehabilitation and demolition strategies are beyond the fiscal ability of the City to accomplish, the City will coordinate with the Bay County Building Department and Planning Department when such programs are considered necessary.

Policy 3.8.3: The City shall use standards such as allowable uses, buffer zones, allowable densities, junk control, non-conforming use provisions and code enforcement to provide for stabilization of neighborhoods.

Objective 3.9: Assist in the provision of relocation housing for persons displaced as a result of City rehabilitation, demolition or other associated public works activities.

Policy 3.9.1: The City shall assist persons displaced by City activities in locating relocation housing as specified in s.421.55, Florida Statutes.

Objective 3.10: The City shall formulate and expand upon the housing implementation programs stated in previous objectives and policies as well as explore, and utilize when feasible, additional resources and programs that address affordable housing.

Policy 3.10.1: Due to limited financial and staff resources, the City is unable to provide a full-scale housing or public assistance program and will utilize the strategies and activities specified in preceding objectives and policies to promote housing implementation and will explore, and utilize when feasible, additional resources and programs.

Objective 3.11: To save energy and reduce the production of greenhouse gases, the City shall encourage the development of structures use green building and energy conservation practices.

Policy 3.11.1: The City shall coordinate with Gulf Power to implement the company's programs for conserving and producing green energy. These programs include, but are not limited to the green cents program, the net metering program, and the house weatherization program.

Policy 3.11.2: The City will identify and remove or otherwise address barriers to renewable energy production, including:

1. Review and revise building and development codes.
2. Work with related agencies, such as fire, water, health, and others that may have policies or requirements that adversely impact the development or use of renewable energy technologies.

3. Develop protocols for safe storage of renewable and alternative energy products with the potential to leak, ignite or explode, such as biodiesel, hydrogen, and/or compressed air.

SECTION VIII - 4

INFRASTRUCTURE ELEMENT (Sanitary Sewer, Potable Water, Stormwater Management, Solid Waste, Natural Groundwater Aquifer Recharge)

Sanitary Sewer

Goal: Provide collection lines and ensure availability of treatment capacity to accommodate existing demand and future growth.

Objective 4.A.1: Continue to coordinate with Bay County through interlocal agreements on extension of, or increase in capacity of, facilities to meet future needs.

Policy 4.A.1.1: The Level of Service Standard for sanitary sewer service shall be 65 gallons per capita per day.

Policy 4.A.1.2: All extensions of the sewer system shall be constructed in conformance with Chapter 17-6, FAC.

Policy 4.A.1.3: All connections to the sewer system shall be in conformance with the Standard Plumbing Code - 1988 Edition as administered by the Bay County Building Department.

Policy 4.A.1.4: The City shall coordinate availability of sewer facilities and capabilities to accommodate the types and densities of land use shown on the Future Land Use Map, or shall adjust the types and densities of land use so as to be compatible with the City's capability to provide sewer service.

Policy 4.A.1.5: The City shall require that developers provide sewage lines constructed to City-authorized standards as part of any new development.

Policy 4.A.1.6: Priorities for replacement, correcting existing facilities and facility expansion shall be as follows:

1. Correction of identified existing deficiencies;
2. Replacement of facilities to allow for continued operation or design efficiency;
3. Expansion of facilities.

Policy 4.A.1.7: Average and peak flow design capacity for the City collection system shall be as specified in Chapter 62-600, FAC and/or the Florida Building Code, 2007.

Objective 4.A.2: Upon adoption of this plan, permit only the types and densities of land use which maximize use of existing facilities and minimize potential for urban sprawl.

Policy 4.A.2.1.: The City shall permit only the types and densities of land use which can be realistically served by the sewer system.

Policy 4.A.2.2: The City shall operate its sewer system in an efficient and cost-effective manner through periodic evaluations of system efficiency, and the evaluation and monitoring procedures of this Plan.

Policy 4.A.2.3: The City shall not provide sewer service to areas outside the City limits.

Potable Water

Goal: Provide delivery of potable water to accommodate existing demand and future growth.

Objective 4.B.1: Continue to provide potable water, through contract with Bay County, to all City residents at the adopted Level of Service.

Policy 4.B.I.1: The Level of Service Standard for potable water within the City of Springfield shall be 95 gallons per capita per day delivered at a pressure of 50 pounds per square inch.

Policy 4.B. 1.2: All extensions of the water distribution system shall be constructed in conformance with Chapter 62-555, FAC.

Policy 4.B. 1.3: All connections to the water distribution system shall be in conformance with the Florida Building Code, 2007 as administered by the Bay County Building Department.

Policy 4.B.1.4: The City shall coordinate availability of potable water with the types and densities of land use shown on the Future Use Map.

Policy 4.B.1.5: The City shall require that developers provide water lines constructed to City-authorized standards as part of any new development.

Policy 4.B.1.6: All habitable residential and non-residential structures shall be connected to the City water system.

Policy 4.B.1.7: The City of Springfield will work with the Northwest Florida Water Management District and Bay County to adopt and maintain a Water Supply Facilities Work Plan for at least a ten (10) year planning period addressing water supply facilities necessary to serve existing and future development within the water service area.

Objective 4.B.2: Continue to provide, or require the provision of, water distribution lines and connections to promote growth in the urbanized areas of the City to reduce urban sprawl.

Policy 4.B.2.1: The City shall use existing facilities to the maximum extent practicable before making commitments for new or expanded facilities, and shall not provide water service to areas outside the City limits.

Policy 4.B.2.2: The City shall encourage and allow development of land within the City which has access to potable water, thereby reducing the potential for sprawl in other areas of Bay County.

Objective 4.B.3: Require use of water conservation fixtures in all new development.

Policy 4.B.3.1: The City shall require compliance with s. 553.14 Florida Statutes as part of its building permit approval process.

Policy 4.B.2.4: Priorities for replacement, correcting existing deficiencies, and facility expansion shall be as follows:

1. Correction of identified deficiencies;
2. Replacement of facilities to allow for continued operation or increased efficiency;
3. Expansion of facilities.

Stormwater Management

Goal: Provide a drainage system which will reduce pollution as well as flooding and provide reasonable protection from damage to public and private property.

Objective 4.C.1: The City will improve the quality of Martin Lake through the implementation of the Lake Basin Study for Martin Lake.

Policy 4.C.1.1: The City will continue to implement the Lake Basin Study for Martin Lake to improve water quality and provide for lake restoration.

Objective 4.C.2: Coordinate with Bay County in the development of a master drainage plan which specifies drainage improvements, costs, priority projects, funding and regulations associated with a drainage control program.

Policy 4.C.2.1: Determine the need for and establish priorities for drainage facilities replacement, correct existing deficiencies, and provide for future needs.

Policy 4.C.2.2: The City shall amend this Plan to identify existing deficiencies and establish priorities for correcting deficiencies based on the results of the drainage engineering study.

Objective 4.C.3: Provide for drainage control in an efficient and cost-effective manner.

Policy 4.C.3.1: The City shall require that developers provide adequate drainage facilities constructed to City standards as part of any new developments.

Policy 4.C.3.2: The City shall coordinate with FDOT on proposed drainage projects to facilitate mutual efficiency and advantages.

Policy 4.C.3.3: The City shall enforce LDR restrictions and development standards to ensure protection of natural drainage features and provide standards for stormwater retention. Such standards shall include buffer zones for drainageways, restrictions on obstructing drainageways, design standards, erosion control measures and other similar provisions.

Policy 4.C.3.4: The City shall use the 25-year, critical 24-hour storm event to determine return frequency for drainage facilities capacity.

Policy 4.C.3.5: The City shall require that stormwater permits are obtained by developers pursuant to Chapter 62-346, FAC before issuing development approval. Development shall not be allowed which causes degradation of water quality below standards set forth in Chapter 62-302, FAC.

Solid Waste

Goal: Ensure that adequate solid waste collection and disposal is available within the City.

Objective 4.D.1: The City of Springfield shall continue to make available solid waste collection service in an efficient and cost-effective manner.

Policy 4.D.1.1: The City shall, as part of the annual budget process, evaluate the efficiency and costs associated with solid waste collection, including equipment and personnel, and shall make improvements as necessary.

Policy 4.D.1.2: The Level of Service Standard for solid waste collection shall be 4.5 pounds per capita per day.

Policy 4.D.1.3: The City shall evaluate the need for additional solid waste collection facilities when considering areas for annexation.

**SECTION VIII - 5
COASTAL MANAGEMENT ELEMENT**

Goal: Reduce the risk of hurricane related damage to life and property.

Objective 5.1: Contribute to the maintenance or reduction of hurricane evacuation times through coordination with Bay County prior to and during evacuation events, and through regulation of development which could increase evacuation times.

Policy 5.1.1: The City shall coordinate with and assist Bay County in the implementation of the Comprehensive Emergency Management Plan.

Policy 5.1.2: The City shall use its land development regulations to prohibit the location of hospitals, nursing homes, group homes and other similar structures in the 100-year flood zone.

Policy 5.1.3: The City shall identify and maintain a list of elderly, handicapped or infirmed persons that might require special evacuation assistance.

Policy 5.1.4: The Coastal High-Hazard Area (CHHA) shall be defined as the area below the elevation of the category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model 163.3178(2)(h) F.S.

Policy 5.1.5: No comprehensive plan amendment within the City shall be approved that increases density within the CHHA such that the density increase would exceed a 16 hour evacuation Level of Service for a category 5 storm, unless the increase in density is mitigated pursuant to accepted techniques, whereby, the mitigation technique accepted will maintain the evacuation clearance time at, or less than, the 16 hour limit.

Policy 5.1.6: The City shall direct population concentrations away from the CHHA. Development and/or redevelopment in the CHHA shall not increase the density currently allowed by the Future Land Use Map unless the increase in density is mitigated pursuant to accepted techniques, whereby, the mitigation technique accepted will maintain the evacuation clearance time at, or less than, the 16 hour limit, pursuant to Policy 5.1.5.

Objective 5.2: Reduce the exposure of human life, and public and private property to hurricane-related hazards by implementing Policies 5.2.1 through 5.2.11.

Policy 5.2.1: All habitable structures shall be designed and constructed in conformance with the City's Flood Damage Prevention ordinance.

Policy 5.2.2: The City shall not locate new infrastructure facilities, except for water-dependent facilities, in the 100-year flood zone.

Policy 5.2.3: Post-disaster redevelopment shall be undertaken in conformance with the City's Flood Damage Prevention Ordinance and this Plan, including attendant land development regulations.

Policy 5.2.4: When undertaking post-disaster redevelopment activities development permits may be waived for short-term recovery measures such as:

1. Damage assessment to meet post-disaster assistance requirements;
2. Removal of debris;
3. Emergency repairs to streets, water, electricity or other associated utilities to restore service;
4. Public assistance including temporary shelter or housing.

Policy 5.2.5: Long-term redevelopment activities shall require approval of development permits and be consistent with this Plan. These activities include:

1. Repair or restoration of private residential or commercial structures with damage in excess of 50% of market value;
2. Repair or restoration of docks, seawalls, groins, or other similar structures;
3. Non-emergency repairs to bridges, highways, streets or public utilities.

Policy 5.2.6: When reviewing permits for post-disaster redevelopment activities the City shall evaluate hazard mitigation measures including:

1. Relocation of structures;
2. Removal of structures;
3. Structural modification of buildings to reduce the risk of future damage.

Policy 5.2.7: The City shall incorporate applicable future recommendations of Interagency Hazard Mitigation Reports into this Plan if deemed appropriate by the City Council.

Policy 5.2.8: The City will actively participate in the development and implementation of the Bay County Hazard Mitigation Strategy, thereby ensuring that the City is well-positioned for receipt of funding to address identified mitigation needs.

Policy 5.2.9: As part of the post-disaster redevelopment process the City shall evaluate the need to structurally modify or remove infrastructure facilities which have experienced repeated storm damage.

Policy 5.2.10: New mobile home developments will be required to have a storm evacuation center on-site. The shelter must meet current building code wind load requirements. The storm evacuation center may be included as part of other buildings such as rental offices or laundry facilities.

Policy 5.2.11: All mobile home, multi-family, and recreational vehicle park developments will be required to identify storm shelter locations and make that information available to residents of the development.

Goal: Ensure the availability of infrastructure consistent with level of service standards.

Objective 5.3: Maintain infrastructure capacity to provide public facilities for the types and densities of development shown on the Future Land Use Map.

Policy 5.3.1: Capacity of public facilities shall be estimated using the level of service standards presented in other appropriate elements of this Plan. No development shall be permitted in the coastal area unless public facilities and services are available concurrent with the impacts of such development.

SECTION VIII - 6 CONSERVATION ELEMENT

Goal: Provide the circumstances necessary for the conservation, protection and use of natural resources.

Objective 6.1: Maintain air quality at existing levels or as consistent with Chapter 62-204, FAC.

Policy 6.1.1: The City shall prohibit development which causes degradation of air quality below existing levels or established State Standards (Chapter 62-204, FAC).

Policy 6.1.2: The City shall decrease air pollution from auto emissions by maintaining established level of service standards.

Objective 6.2: Understanding that the source of potable water for the City of Springfield is Deer Point Lake, which is located in Bay County, the City will support the efforts of the County to maintain the quantity and quality of this water source by implementing Policies 6.2.1 and 6.2.2.

Policy 6.2.1: The City shall support efforts by Bay County toward the protection and conservation of the Deer Point Lake water source, which is under county jurisdiction.

Policy 6.2.2: The City shall cooperate with, and assist in the implementation of the Water Shortage Plan (2000) of the NFWMD should a water conservation emergency arise.

Policy 6.2.3: The Northwest Florida Water Management District adopted a Regional Water Supply Plan for Region III (Bay County) on August 28, 2008. The City will coordinate with the District in writing the City's required 10-Year Water Supply Facilities Work Plan.

Objective 6.3: The City will continue to implement the restoration plan to restore the quality of Martin Lake.

Policy 6.3.1: The City shall identify possible stormwater pollution sources into adjacent water bodies and shall undertake measures to reduce pollutant loads consistent with Chapter 62-346, FAC.

Policy 6.3.2: The City shall coordinate with Parker and Callaway on measures intended to reduce stormwater pollution in Martin Lake, and estuaries adjacent to the City.

Policy 6.3.3: The City shall reserve approval of development permits until stormwater discharge permits are obtained by developers pursuant to Chapter 62-346, FAC.

Policy 6.3.4: As noted in the Infrastructure Element of this Plan, the City will continue to implement the Lake Basin Study for Martin Lake to improve water quality and provide for lake restoration.

Objective 6.4: The City shall continue to implement procedures to protect native vegetation and stands of mature hardwoods.

Policy 6.4.: The City shall enforce minimum standards for protection of native vegetation and mature hardwoods as part of its land development regulations.

Policy 6.4.2: The City shall cooperate with Parker and Callaway to protect vegetative communities located within more than one jurisdiction through application of provisions within the land

development regulations. At a minimum, such standards shall include types and sizes of vegetation to be protected, removal/replacement requirements, and restrictions on construction practices.

Policy 6.4.3: The City will coordinate with Bay County regarding environmental issues when annexing land within the County's Ecosystem Management Area.

Objective 6.5: Maintain and enforce procedures to reduce soil erosion and reduce sedimentation into water bodies.

Policy 6.5.1: The City shall maintain in its land development regulations specific standards for soil conservation, in coordination with the Bay County Soil and Water Conservation District.

Policy 6.5.2: At a minimum, land clearing or development activities which cause direct soil erosion or sedimentation of water bodies shall be undertaken in conformance with Chapter 62-346, FAC.

Objective 6.6: Implement adopted provisions for conservation and protection of fisheries, wildlife, wildlife habitat and marine habitat in the development review process.

Policy 6.6.1: The City shall evaluate impacts on fisheries, wildlife habitat and marine habitat as part of its development review and approval process. Development activities which will destroy identified wildlife or marine habitat, or endangered or threatened species shall be restricted through use of an enforceable development agreement or appropriate mitigation measures. Such restrictions shall be applied on a case by case basis based on site conditions and shall include: consideration of set-asides of property containing applicable habitat; buffer zones; modified construction practices or other similar measures.

Policy 6.6.2: The City shall protect the natural functions of existing soils, fisheries, wildlife habitats, rivers, bays, lakes, floodplains, wetlands, estuarine marshes and harbors. Such protection shall be accomplished through:

1. Enforcement of the Flood Damage Prevention ordinance;
2. Requiring that permits be obtained by developers from jurisdictional agencies prior to the City issuing its development approval;
3. Evaluation of potential adverse impacts as part of the impact measuring system; and,
4. Impose restrictions on development activities as part of enforceable development agreements.

Policy 6.6.3: Locally determined environmentally sensitive resources are considered to be: jurisdictional wetlands, flood zones, and Martin Lake. Development activities which destroy these resources shall be restricted through use of enforceable development agreements or regulation.

Objective 6.7: Development activities which involve handling and storage of hazardous wastes will be managed in a manner which will reduce threats to natural resources.

Policy 6.7.1: Police and Fire Departments shall coordinate with the Bay County Department of Emergency Management as prescribed in the Comprehensive Emergency Management Plan for Hazardous Materials (dated 2-15-89 and approved 8-15-89) in the event of a hazardous materials emergency.

Policy 6.7.2: The City shall require that all stationary above-ground and underground petroleum storage tanks conform to the provisions of Chapter 62-761 and 62-762, FAC, and that permits be obtained from DEP prior to installation or removal of such tanks.

Policy 6.7.3: The City shall require that all small quantity generators of hazardous waste register with Bay County Department of Emergency Management as specified under ss. 403.7234 and ss. 403.7236, F.S.

Objective 6.8: Wetlands within the City of Springfield will be protected to the maximum extent possible on a parcel specific basis by the appropriate location of land uses.

Policy 6.8.1: When a parcel of land contains delineated wetlands, development will be limited to the upland portion of the property.

Policy 6.8.4: Applicants for subdivision of property within the Conservation district of the Future Land Use Map will be required to demonstrate that adequate uplands exist on each individual parcel to allow future development outside of delineated wetlands.

Objective 6.9: The City shall conserve natural resources such as water and open space to minimize energy used and greenhouse gas emissions and to preserve and promote the ability of such natural resources to remove carbon from the atmosphere.

Policy 6.9.1: The City shall require the connection to reclaimed water facilities when such become available.

Policy 6.9.2: The City shall coordinate with Bay County to provide education regarding water conservation.

Policy 6.9.3: The City shall encourage the use of the Florida Friendly Landscaping Program to encourage water efficient landscapes.

Policy 6.9.4: The City shall encourage the use of Low Impact Development Techniques such as rain gardens and ecologically enhanced stormwater basins.

Policy 6.9.5: An 'Alternative Transportation' map, depicting energy conservation measures for the City, can be found in the Future Land Use Map series.

**SECTION VIII - 7
RECREATION AND OPEN SPACE ELEMENT**

Goal: Provide adequate recreation opportunities, recreation sites and facilities, and open space consistent with identified needs and level of service standards.

Objective 7.1: Provide public access to designated public recreation sites and facilities, including public access to the waterfront and waterways.

Policy 7.1.1: Designated recreation sites are:

1. Buddy McLemore Park;
2. Springfield Park;
3. Cherry Street Boat Launch;
4. Springfield Garden and Exercise Track
5. Springfield Ball Park
6. Springfield Walking Park

The City shall provide signs designating the preceding City sites as public recreation areas and shall allow public access during reasonable hours of operation.

Policy 7.1.2: The City shall consider demand for recreation sites and facilities when considering permit request for those types of facilities, and shall allow private recreation facilities in the "Mixed Use" and "Commercial General" land use districts consistent with provisions set forth in the land development regulations.

Policy 7.1.3: The City shall accept donations, contributions volunteer assistance or other forms of fiscal or physical private assistance in meeting recreational needs.

Objective 7.2: Continue to ensure that recreation sites and facilities are provided consistent with identified needs and existing deficiencies. Implementation of this policy will be dependent upon receipt of grant funding.

Policy 7.2.1: The City shall coordinate with the Bay County School Board and the Springfield Community Church to make additional land available for recreation use.

Objective 7.43: Continue to implement the concurrency management procedures established in this Plan and the Land Development Regulations to ensure that parks and recreation are adequately and efficiently provided.

Policy 7.3.1: The level of service standards for recreation sites and facilities shall be 1.75 acres per 1,000 people.

Policy 7.3.2: The City shall coordinate with other levels of government, and the private sector, in providing recreation sites and facilities.

Policy 7.3.3: The City shall use local, state or federal grant funds, including, but not limited to, those available through the Florida Recreation Development Assistance Program and/or the Land and Water Conservation Fund Program in providing recreation sites and facilities.

Policy 7.3.4: The City shall require that developers of large scale, residential development projects provide acreage for recreation site(s), or a sum of money sufficient for the City to provide recreation sites.

Objective 7.4: Maintain standards for provision of open space in the land development regulations.

Policy 7.4.1: The City shall require that open space be provided by public and private developers as part of proposed development activities.

Policy 7.4.2: Open space shall be defined as any land area (not area) or water not covered by buildings, parking or traffic circulation paving, including spaces between buildings.

Open space categories and guidelines shall be as follows:

1. Private Open Space is land adjacent to private residences commonly called yard space. For single-family, low density development on single-family lots open space shall comprise 60% of the total lot area;
2. Public open space includes parks, state submerged lands, utility easements, recreation areas, grounds for public buildings, dedicated public easements, or other similar areas available for use by the general public;
3. Common Open Space is privately-owned land set aside for common use by residents of a development which is usually found in multi-family (i.e., apartments, townhouses) or planned unit developments. For multi-family development in "Mixed Use" land use districts, open space shall comprise 50% of the total available land or water area.
4. Non-Residential Open Space is land set aside for landscaping, buffer zones, public areas or other similar areas. Non-residential open space shall comprise 50% of the property area in the "Mixed Use" district and 10% of the property area in other non-residential districts.

Policy 7.4.3: The City shall use lands acquired through purchase or easement for public works projects to fulfill recreation and open space needs if site conditions and public safety considerations allow for such use.

Policy 7.4.4: The City shall coordinate with public utilities such as electrical, gas, telephone and state agencies such as FDOT, DEP, and NFWFMD on use of properties or easements for open space purposes.

SECTION VIII - 8 INTERGOVERNMENTAL COORDINATION ELEMENT

Goal: Provide the circumstances and procedures to promote coordination between the City, adjacent cities, Bay County, and other appropriate governmental agencies on efficient and effective delivery of services, reduction of conflicts arising from development decisions, and protection of natural resources.

Objective 8.1: Provide maximum opportunity for comment and coordination on amendments to this Plan to the Bay County School Board, the Bay County Soil and Water Conservation District, and the Metropolitan Planning Organization by implementing Policy 8.1.1.

Policy 8.1.1: Prior to final adoption of plan amendments, the City shall submit copies of this Plan or amendments to other agencies providing services but not having regulatory authority over the use of land, providing that those agencies have submitted a written request to the City for such information as required by Chapter 163, F.S.

Objective 8.2: Provide maximum opportunity for comment and coordination on this Plan to the City of Callaway, City of Parker, Panama City and Bay County by implementing Policies 8.2.1 and 8.2.2.

Policy 8.2.1: Prior to final adoption of plan amendments, the City shall submit copies of the proposed amendments to adjacent municipalities and the County, providing that those local governments have submitted a written request to the City for such information as required by Chapter 163, F.S..

Policy 8.2.2: For proposed Future Land Use map amendments along shared jurisdictional boundaries, the City shall submit copies of the proposed amendment, except for small-scale amendments, to the affected local government for their review and comment.

Objective 8.3: Prior to final adoption, the City will review and comment on proposed plan amendments for the City of Parker, City of Callaway, Panama City and Bay County.

Policy 8.3.1: During the review of proposed amendments to the Comprehensive Plans of adjacent local governments, the City shall review the impact of the proposed amendments on the City of Springfield Comprehensive Plan, with the intent to coordinate land use and development along shared jurisdictional boundaries.

Policy 8.3.2: When considered necessary, the City will attempt to resolve annexation issues or other conflicts with other local governments through the West Florida Regional Planning Council informal mediation process.

Objective 8.4: Maintain levels of service for public facilities consistent with state, regional or local entities having operational, maintenance, or regulatory authority over such facilities.

Policy 8.4.1: The City shall coordinate the application of its levels of service standards with the following agencies:

1. Roadways - FDOT, Bay County, MPO;
2. Sewer - Bay County, DEP;
3. Potable Water - Bay County, DEP, NFWFMD;
4. Solid' Waste - Bay County;

5. Drainage - DEP, adjacent municipalities, Bay County, FDOT;
6. Recreation - Bay County, adjacent municipalities.
7. Public School Facilities - Bay County District Schools

Policy 8.4.2: The City shall coordinate with other regulatory or jurisdictional agencies on issuance of permits, and on provision of services and information. At a minimum, the City shall require the following permits, when applicable, prior to issuing its development approval:

1. FDOT Drainage Connection Permit (ch. 14-86, FAC);
2. FDOT Vehicular Connection Permit (ch. 14-96, FAC);
3. DEP Stormwater Permit (ch. 62-346, FAC);
4. DEP Dredge and Fill Permit (ch. 62-312, FAC); and,
5. DEP Coastal Construction Permit (ch. 62B-33, FAC).

Policy 8.4.3: The City of Springfield will work with the Northwest Florida Water Management District and Bay County to adopt and maintain a Water Supply Facilities Work Plan for at least a ten (10) year planning period addressing water supply facilities necessary to serve existing and future development within the water service area.

Policy 8.4.4: The City will adopt the 10-Year Water Supply Facilities Work Plan and update the Comprehensive Plan by February 2010.

Objective 8.5: The City shall coordinate with the Bay County District School Board on population projections and the siting of school facilities.

Policy 8.5.1: December 1999, execute an interlocal agreement with the Bay County District School Board to specifying the use of University of Florida Bureau of Business Research midrange population projections for planning purposes and specifying those land use categories in which public schools are allowed to be located consistent with the Future Land Use element.

Objective 8.6: The City will continue to proactively address those intergovernmental issues identified in the adopted Comprehensive Plan Evaluation and Appraisal Report by implementing Policies 8.6.1 through 8.6.4.

Policy 8.6.1: The City of Springfield will cooperate with Bay County in their efforts to develop a County-wide stormwater management plan. The City's cooperation will include the timely response to data collection requests, participation in intergovernmental meetings to address the topic, and by exploring funding opportunities. The City will contribute financially to the project only if such contribution is deemed feasible by the City Council.

Policy 8.6.3: The City will continue to cooperate with the County's efforts to coordinate level of service standards and land development regulations by participating in the County-initiated intergovernmental forum.

Policy 8.6.4: As required by Ch. 163, F.S. the City of Springfield agrees to recognize campus master plans of the State University System and to work with the Board of Regents in the development of a "campus development agreement" as provided for in s. 240.155(10), F.S. if the need arises.

Objective 8.7: Identify and implement "joint planning areas" for joint infrastructure service areas.

Policy 8.7.1: Recognizing that Bay County has proposed to take the lead in the establishment of "joint planning areas," the City of Springfield agrees to participate with the County in exploring the best use of this concept as it relates to the City.

Policy 8.7.2: The City of Springfield will coordinate with neighboring cities, the County, and the state to share recreation and open space facilities, where possible.

Policy 8.7.3: The City of Springfield will follow Bay County's lead role in the implementation of joint planning areas between the County and the cities within, for purposes of annexation and municipal incorporation.

Policy 8.7.4: The City of Springfield will coordinate with Bay County and adjacent municipalities regarding the siting of facilities with county-wide significance.

Objective 8.8: Collaborate and coordinate with the Bay County School Board (School Board) to ensure high quality public schools facilities which meet the needs of the City of Springfield's existing and future population.

Policy 8.8.1: The City will implement the interlocal agreement with the School Board, municipalities and adjacent counties (as needed) to provide for close coordination and for evaluation of development proposals. This coordination and evaluation will include:

1. Participate in an annual joint workshop for elected officials to address issues of mutual concern.
2. Coordinate growth projections and school enrollment, infrastructure reports, school site selection, amendments to provisions of the interlocal agreement and public school facilities element and annual reports through the staff working group.
3. Include School Board Representative on LPA and provide agenda and backup materials, notice of land use applications, comprehensive plan map amendments, and planned unit developments.
4. Adopt sub district wide concurrency service areas by October 20, 2013.
5. Explore co-location opportunities and compatibility of land uses adjacent to existing schools and school sites.
6. Adopt Land Development Regulations that fulfill the requirements of the Interlocal Agreement for Public School Facility Planning and Concurrency and the Comprehensive Plan.
7. Consider School Board comments in land use decisions including available capacity and capacity improvements and issue a school concurrency determination only after the applicant has complied with the terms of the local government's Comprehensive Plan and land development regulations implementing school concurrency and appropriate mitigation.

8. Review and provide written comments on the financially feasible Tentative District Education Facilities Plan and Educational Plant Survey.
9. Determine and provide a written report concerning Comprehensive Plan consistency, enumerating all conditions to be imposed and all applicable Land Development Regulations for a school site plan submittal by the affected local government and addressing feasibility of school sites, availability of necessary infrastructure and collocation of other facilities.
10. Cooperate in Dispute Resolution Processes, as necessary.

Policy 8.8.2: General types of provisions that will be included in the interlocal agreement in order to advise the school board, the County, special taxing districts and municipalities of proposed developments which would impact their jurisdiction include:

- A. Transmission of an annual memo from the City to the Bay County School Board. The School Board shall make this information available to the above agencies upon request.
- B. Provision for a feedback process/information exchange so the above entities can inform the City of any potential adverse impact(s) from proposed developments and/or conflicting planning activities through the City/County/School Board Working Group, and the Local Planning Agency as well as through public meetings with notices published in the weekly paper.

Objective 8.8.3: The City shall strive to maintain and enhance joint planning processes and procedures for coordination of public education facilities for planning and decision-making.

Policy 8.8.4: The City shall establish new coordination mechanisms as necessary to evaluate and address its comprehensive plan and programs and their effects on the comprehensive plans of adjacent local governments, school board, and other units of local government providing services but not having regulatory authority over use of land, and the State, through the use of joint meetings or other types of forums with other agencies.

Policy 8.8.5: On an annual basis, the School Board shall provide to the City information from their five-year Capital Facilities Plan to determine the need for additional school facilities. The 5-year Capital Facilities Plan shall contain information detailing existing facilities and their locations and projected needs. The report shall also contain the School Board's capital improvement plan, including planned facilities with funding representing the district's unmet needs.

Policy 8.8.6: In order to coordinate the effective and efficient provision and siting of public educational facilities with associated infrastructure and services within the City, a representative from the City Council, the Bay County Board of County Commissioners, the Bay County School Board, and the other municipalities shall meet jointly to develop mechanisms for coordination. Such efforts may include:

1. Coordinated submittal and review of the annual capital improvement program of the City, the annual education facilities report and Five-year School Plan Survey of the Bay County School Board.
2. Coordinated review and assessment of the associated costs and expenditures of siting and developing schools with needed public infrastructure.

3. Coordinated review of residential planned developments or mixed use planned developments involving residential development.
4. Use of a unified database including population (forecasts of student population), land use and facilities.
5. Use of a Parks/Schools Planning Group (with representatives from each of the entities) to review coordinated siting of schools with parks for multi-functional use. Directives resulting from the joint meeting shall be incorporated into the Comprehensive Plan, Land Development Regulations, and other appropriate mechanisms as deemed necessary.

Objective 8.9: The City shall coordinate with Tyndall Air Force Base on land use decisions that may affect the mission of the military installation.

Policy 8.9.1: The City shall solicit comments from a designated representative of Tyndall Air Force Base. These comments will be considered when making comprehensive planning or land development regulation decisions. The comments will also be forwarded to the state planning agency.

Policy 8.9.2: A representative member of Tyndall Air Force Base shall be included as an ex officio, non-voting member of the Planning Commission.

**SECTION VIII – 9
CAPITAL IMPROVEMENTS ELEMENT**

Goal: Establish the fiscal procedures and circumstances necessary for the timely and efficient provision of public facilities through sound fiscal policies.

Objective 9.1: Use this element, and annual updates there of, as the designated means to meet the needs for construction of capital facilities to correct existing deficiencies, accommodate desired future growth, and replace obsolete or worn-out facilities.

Policy 9.1.1: On an annual basis, the City shall evaluate capital facilities needs relative to: level of service deficiencies; repair and replacement of obsolete or worn-out facilities; and, the need for new facilities to accommodate growth. Costs to accommodate capital improvements shall be funded, or phased for funding, as a distinct capital budget within the overall annual budget.

Policy 9.1.2: When evaluating the need for capital improvements the City shall use the following criteria:

1. Elimination of public health and safety hazards;
2. Correction of capacity deficiencies based on levels of services;
3. The extent to which costs associated with the capital improvement can be funded from existing revenues;
4. The extent to which the capital improvement will meet the goals and objectives of this Plan;
5. The extent to which the capital improvement will generate revenues or otherwise produce positive benefits for the City;
6. Need for the capital improvement to accommodate new or additional growth;
7. Financial feasibility relative to the size and capabilities of the City; and,
8. Availability of State or Federal financial assistance in defraying costs.

Policy 9.1.3: The City shall consider the deficiencies identified in this Plan as priority needs and shall include funding, or phasing, to correct such deficiencies.

Policy 9.1.4: The City shall charge fees and rates for enterprise activities in sufficient amounts so as to meet applicable bond obligations, and maintain adequate funds for repair and replacement of facilities.

Policy 9.1.5: The City shall utilize level of service standards found in other elements of this Plan to evaluate public facilities deficiencies. Level of service of deficiencies shall be evaluated on an annual basis as set forth in the Evaluation and Monitoring section of this Plan.

Levels of service standards found in other plan elements for public facilities within the City’s jurisdiction are established as follows:

1. Transportation systems or facilities. Levels of service for transportation systems or facilities shall be based upon the functional classifications of roadways, and standards established by the Florida Department of Transportation pursuant to Chapter 14-94, Florida Administrative Code.

Functional Classification
Principal Arterial

Peak Hour Level of Service
D

Minor Arterial	E
Collector	E
Local Street	E

2. Sewer Systems or facilities. The City shall use 65 gallons per person per day to evaluate potential impacts of proposed development. The City shall use 80% of 1,263,434 gallons per day, or 80% of the gallons per day allocation as adjusted by the interlocal agreement governing sewage treatment by and between the City and Bay County, as a basis for issuing development permits.
3. Solid waste systems or facilities. The City shall use four and one-half (4.5) pounds of solid waste per person per day to evaluate potential impacts of proposed development and as a basis for issuing development permits.
4. Drainage systems or facilities. The City shall use the regulatory requirements of Chapter 12-25, Florida Administrative Code as the level of service to reduce stormwater pollution and the 25-year, critical duration storm event as the design standard to reduce potential for flooding.
5. Potable water systems or facilities. The City shall use 95 gallons per person per day delivered at a pressure of fifty (50) pounds per square inch to evaluate potential impacts of proposed development and for issuing development permits.
6. Parks and recreation systems or facilities. The City shall use 1.75 acres per 1,000 people to evaluate potential impacts from proposed development and for issuing development permits.

Policy 9.1.6: In accordance with Section 163.3164, Florida Statutes, projects listed in the first three years of the 5-Year Schedule of Capital Improvements must be funded through committed revenue sources which are presently available to the local government. Projects listed in years four and five of the schedule may be funded through planned revenue sources which must be secured by referendum or other actions.

Policy 9.1.7: In the event that funds are not available when needed to fund a projected listed on the Schedule of Capital Improvements, the City shall undertake one or more of the following actions:

- a) Undertake a plan amendment which lowers the level of service for the facility or service for which funding is not available;
- b) Adjust the Schedule of Capital Improvements by removing low-priority projects;
- c) Delay the project until funding can be guaranteed;
- d) Not issue development permits which would cause a reduction in the adopted level of service standard, or;
- e) Transfer funding from a funded but not deficient public facility account to fund an identified deficient public facility or service.

Objective 9.2: Coordinate land use decisions and fiscal resources with a schedule of capital improvements which maintains adopted level of service standards, and meets existing and future facility needs by implementing Policies 9.2.1 through 9.2.4.

Policy 9.2.1: The City shall use a balanced program of land development regulations and capital improvements to ensure availability of public facilities and services. A schedule of capital

improvements shall be established to correct deficiencies which occurred prior to adoption of this Plan, while land development regulations shall be used to maintain level of service standards and prevent future land development problems.

Policy 9.2.2: The need for capital improvements shall be evaluated on an annual basis and identified capital improvements shall be included in the schedule of capital improvements contained within this element.

Policy 9.2.3: The City shall not issue development approval unless public facilities and services are available concurrent within the impacts of development, or as provided in Section VI of this Plan.

Policy 9.2.4: Development activities for which valid City sewer/water permits were issued prior to adoption of this Plan shall receive priority status for allocation for available public facilities capacity, or shall be first to receive additional capacity when it becomes available. Permits shall remain valid for a period of six (6) months after the date of approval.

Objective 9.3: Ensure that developers will bear a proportionate cost of facility improvements necessitated by such development to adequately maintain level of service standards by implementing Policy 9.3.1.

Policy 9.3.1: When assessing a pro rate share of costs associated with providing public facilities and services the City shall use the following guidelines, unless otherwise specifically waived by the City Commission:

1. Developers shall be required to provide adequate water, sewer, drainage, roadways and parking for all residential, commercial, institutional, or other development intended for human occupancy. Such facilities shall be constructed to City standards as specified in the land development regulations of this Plan. Upon approval of the City Commission, developers may provide funds in lieu of construction if such funds are in an amount at least equal to actual costs of providing facilities.
2. Developers of residential subdivisions consisting of over ten (10) residential lots shall provide land area to be dedicated for public or private recreation use. Land areas dedicated for residential use shall be equal to the size of one (1) residential lot and shall be located on upland property within the same site characteristics as the subdivision as a whole. Upon approval of the City Commission, developers may provide funds in lieu of property dedication if such funds are at least equal to the market value of one (1) residential lot within the subdivision.
3. Developers of development activities which cause deficiencies in levels of service below minimum adopted standards shall provide funds to correct such deficiencies. The specific amount of such funds shall be based upon the actual cost of correcting level of service deficiencies as determined by the City.

Objective 9.4: By virtue of this Plan, manage the land development process and provision of public facilities consistent with the capability of the City to provide, or require provision of, needed capital improvements.

Policy 9.4.1: The City shall not permit, or accept dedication of, any development or public facilities which are considered substandard or which would otherwise create an unnecessary financial hardship or liability for the City.

Policy 9.4.2: The City shall, on an annual basis, evaluate the need for capital improvements with regard to other needs of the City and shall annually update its financially feasible schedule of capital improvements to reflect priority needs.

Policy 9.4.3: The City shall limit the use of revenue bonds as a percent of total debt consistent with the type, use and available dedicated revenue sources. Revenue bonds shall not become the entire source of indebtedness for the City.

Policy 9.4.4: The maximum ratio of total debt service to total revenue shall not exceed 30%.

Policy 9.4.5: The City shall ensure that adequate fees or charges are levied in enterprise accounts to maintain bond obligations, provide repair and replacement funds, and provide capital improvements.

Policy 9.4.6: The City shall investigate the feasibility of establishing a dedicated “Capital Improvements Fund” for the purpose of funding needed capital improvements.

Policy 9.4.7: The City will address alternative water supply projects within the five-year schedule of Capital Improvements, if and when they are needed.

Policy 9.4.8: The City shall maintain records to determine whether the 110% de minimis transportation impact threshold has been reached. These records shall be compiled annually and shall be submitted with the updated Capital Improvements Schedule each year.

Objective 9.5: Implement School Concurrency. Coordinate with the School Board the approval of residential subdivisions, site plans or their functional equivalent to correct existing deficiencies and assure adequate future school capacity consistent with the adopted level of service standards for public school concurrency.

Policy 9.5.1: Consistent with the Interlocal Agreement, the School Board and City agree to the following standards for school concurrency in Bay County:

Table 9.1

TYPE OF SCHOOL	LEVEL OF SERVICE
Elementary	100% of permanent FISH capacity
Middle	100% of permanent FISH capacity
High	100% of permanent FISH capacity

Source: Bay County Public School Facilities Element

Policy 9.5.2: The following student generation rates, as noted in Table 9.2, shall be utilized when determining school concurrency:

Table 9.2

Student Generation Rate Per Unit Multipliers	
Single Family Homes	0.3047
Mobile Homes	0.5053
Multi-Family / Apartments	0.2706
Multi-Family / Condominium	0.0106

Source: Bay County Public School Facilities Element

Policy 9.5.3: The City shall ensure that future development pays the proportionate share of the costs of capital facility capacity needed to accommodate new development and to assist in maintaining adopted level of service standards, via legally available and appropriate fee methods in development conditions.

Policy 9.5.4: The City hereby incorporates by reference the 2008 5-Year District Facilities Work Program prepared by the Bay County School District on September 10, 2008, that includes school capacity sufficient to meet anticipated student demands projected by the City and municipalities, in consultation with the School Board’s projections of student enrollment, based on the adopted level of service standards for public schools. Level of Service standards shall be applied district wide to all schools of the same type. As provided in the Interlocal Agreement for Public School Facility Planning and Concurrency, incorporation of the School Board’s Facilities Work Plan does not obligate the City to fund the improvements included in said Facilities Work Plan. The City, in coordination with the School Board, shall annually update the Capital Improvements Element by adopting by reference the School Board’s financially feasible Work Program, to ensure maintenance of a financially feasible capital improvements program and to ensure level of service standards will continue to be achieved and maintained during the five-year planning period.

Policy 9.5.5: The 5-year schedule of improvements ensures the level of service standards for public school are achieved and maintained within the period covered by the 5-year schedule. After the first 5-year schedule of capital improvements, annual updates to the schedule shall ensure levels of service standards are achieved and maintained within each year of subsequent 5-year schedule of capital improvements.

Policy 9.5.6: The City will update its Capital Improvements schedule on an annual basis by December 1st, to incorporate the upcoming five years of the School Board’s Capital Improvements Program. As provided in the Interlocal Agreement for Public School Facility Planning and Concurrency, incorporation of the School Board’s 5-Year Capital Improvements Program does not obligate the City to fund the improvements included therein. The City and the Bay County School Board will coordinate during updates or amendments to the City’s Comprehensive Plan and updates or amendments for long-range plans for School Board facilities.

Policy 9.5.7: The City shall ensure maintenance of the financially feasible capital improvements program and to ensure level of service standards will continue to be achieved and maintained within each year of the subsequent 5-year schedule of capital improvements.

Policy 9.5.8: The City’s strategy, in coordination with the School Board, for correcting existing deficiencies and addressing future needs includes:

1. Implementation of a financially feasible 5-year schedule of capital improvements to ensure level of service standards are achieved and maintained.
2. Identification of adequate sites for funded and planned schools; and
3. The establishment of a Proportionate Fair Share ordinance in order to generate additional revenue to help fund school improvements.

(5) Capital Improvements Implementation

Schedule of Capital Improvements

Project	Year	Est. Cost	Revenue Source
No Projects Identified			

**SECTION VIII - 10
PUBLIC SCHOOL FACILITIES ELEMENT**

Goal: Through coordination provide adequate educational public facilities to school-aged children in Bay County based on district-wide consistent measures.

Objective 10.1: The City shall implement and maintain mechanisms designed to closely coordinate with the School Board in order to provide consistency between the City of Springfield Comprehensive Plan and Bay District Schools public school facilities programs, such as:

1. Greater efficiency for the School Board and the City by the placement of schools to take advantage of existing and planned roads, water, sewer, parks, and drainage systems;
2. Improved student access and safety by coordinating the construction of new and expanded schools with road and sidewalk construction programs;
3. The location and design of schools with parks, ball fields, libraries, and other community facilities to take advantage of shared use opportunities; and,
4. The expansion or rehabilitation of existing schools so as to support neighborhoods.
5. As specified in Policy 9.5.6 (Capital Improvements Element) the City and the School Board will coordinate annual updates to the capital improvement schedules and comprehensive plan updates and amendments for School Board facilities to address necessary projects that achieve and maintain adopted level of service.

Policy 10.1.1: Manage the timing of new development to coordinate with adequate school capacity. Where capacity will not be available to serve students from the property seeking a change, and the developer is unable to provide adequate mitigation, the City may use the lack of school capacity as a basis for denial of petitions for final subdivisions or site plans for residential development.

Policy 10.1.2: In reviewing petitions for future land use or Planned Unit Developments (PUD) for residential development that may affect student enrollment or school facilities, the City will consider the following:

1. Providing school sites and facilities within planned neighborhoods;
2. Insuring the compatibility of land uses adjacent to existing schools and reserved school sites;
3. The co-location of parks, recreation and community facilities with school sites consistent with Policy 1.1.7 of the Future Land Use Element.
4. The linkage of schools, parks, libraries and other public facilities with bikeways, trails, and sidewalks;
5. Insuring the development of traffic circulation plans to serve schools and the surrounding neighborhood;
6. Providing off-site signalization, signage, access improvements and sidewalks to serve all schools;

7. The inclusion of school bus stops and turnarounds in new developments;
8. Innovative solutions proposed by the private sector;
9. School Board staff comments and findings of available school capacity for comprehensive plan amendments and other land-use decisions;
10. Available school capacity or planned improvements to increase school capacity; and
11. Whether the proposed location is consistent with school design and planning policies.

Policy 10.1.3: The City shall include a representative of the school district, appointed by the School Board, as a nonvoting member of the local planning agency, as required by Section 163.3174, Florida Statutes.

Policy 10.1.4: The City shall coordinate with the School Board and all applicable municipalities regarding annual review of school enrollment projections, and procedures for annual update and review of school board and local government plans consistent with the Interlocal Agreement for Public School Facility Planning and Concurrency and the Intergovernmental Coordination Element as provided in the interlocal agreement.

Objective 10.2: Support the School Board in its effort to provide for appropriate school facility locations.

Policy 10.2.1: The City will continue to coordinate with the School Board to assure that proposed public school facility sites are consistent with the land use categories and policies of the City Comprehensive Plan, pursuant to the Interlocal Agreement for Public School Facility Planning and concurrency.

Policy 10.2.2: Consistent with Policy 1.1.6 of the Future Land Use Element, public schools are an allowable use within all Future Land Use categories, except Recreation, Conservation, and Light Industrial.

Policy 10.2.3: Consistent with Policy 1.1.7 of the Future Land Use Element, the City shall coordinate with the Bay District School Board to encourage the location of schools in proximity to or within residential and mixed use areas and shall seek through joint ventures to meet recreation needs by the co-location of public facilities, such as parks, libraries, and community centers, with schools to the extent possible.

Policy 10.2.4: Consistent with Section 163.3177, Florida Statutes, the City will include sufficient allowable land use designations for schools proximate to residential development to meet the projected needs for schools.

Policy 10.2.5: The City and School Board will jointly determine the need for and timing of on-site and off-site improvements as mitigation for a private residential development, including water, sewer, roads, and drainage necessary to support each new school or the proposed renovation, expansion or closure of an existing school as provided for in the interlocal agreement.

Policy 10.2.6: The City and the School Board, in conjunction with the Bay County Transportation Planning Organization, will work to find opportunities to collaborate on transit and bus routes to better serve citizens and students.

Objective 10.3: Encourage school facilities to serve as community focal points.

Policy 10.3.1: New elementary schools should be located proximate to current and future residential areas to promote safety and walkability for children to schools, and to the public for community use. Exceptions include those instances when the environmental characteristics of the land, including but not limited to flood zones, Coastal High Hazard Areas, or wetlands, prevent such location from occurring.

Policy 10.3.2: Locate and design schools in close proximity to existing or future parks, ball fields, libraries, and other community facilities to take advantage of shared use opportunities.

Policy 10.3.3: The City and School Board shall coordinate the location of shared-use and co-location of school sites and City facilities with similar facility needs, such as libraries, parks and recreation facilities, when the opportunity exists.

Policy 10.3.4: The City and School Board will continue to coordinate efforts to design and build new school facilities, and facility rehabilitation and expansions, to serve as emergency shelters as required by Section 163.3177, Florida Statutes. The City will continue to fulfill the requirements of Section 1013.372, Florida Statutes, such that as appropriate new educational facilities will serve as public shelters for emergency management purposes and shall coordinate with the School Board regarding emergency preparedness issues and plans.

Objective 10.4: The City shall promote Florida's Safe Ways to Schools program.

Policy 10.4.1: All public schools shall provide bicycle and pedestrian access consistent to Florida Statutes. Bicycle access to public schools should be incorporated into the countywide bicycle plan. Parking at public schools will be provided consistent to applicable Land Development Regulations.

Policy 10.4.2: The policy of the City is to reduce hazardous walking conditions, consistent with Florida's Safe Ways to School program and 1006.23, Florida Statutes.

Policy 10.4.3: New developments and redevelopment adjacent to school properties shall be required to provide a dedicated public access path paved to City specifications for pedestrian travel to existing and planned school sites.

Policy 10.4.4: New developments and redevelopment adjacent to pedestrian facilities which connect to a school's pedestrian network shall be required to include within the development publicly accessible pedestrian facilities designed and constructed to City specifications which connect to the neighborhood's existing pedestrian network.

Policy 10.4.5: For new development and redevelopment within close proximity of an existing or planned school facility that will serve students, the City shall require the installation of sidewalks within or adjacent to (as determined by the City) the rights-of-way of any public or private road within or abutting the site, when feasible, so that a complete, unobstructed, continuous route with a minimum width of four feet paved to City specifications is provided along said roadways. If a road with a speed limit exceeding 50 mph exists within route to the school facility, then a three feet separation between the sidewalk and the road is required.

Policy 10.4.6: In order to ensure continuous pedestrian access to public schools, priority will be given to cases of hazardous walking conditions pursuant to Section 1006.23, Florida Statutes, and specific

provisions for constructing such facilities will be included in the schedule of capital improvements adopted each fiscal year as financially feasible. It is the intention of this policy that the City and the School Board coordinate the development of their capital improvements programs to maximize the effectiveness of their limited financial resources in reducing hazardous walking conditions.

Policy 10.4.7: Evaluate school zones to consider safe crossing of children along major roadways, including prioritized areas for sidewalk improvements including: schools with a higher number of pedestrian and bicycle injuries or fatalities, schools requiring courtesy bussing for hazardous walking conditions, schools with significant walking populations served by poor pedestrian and bicycle access, and needed safety improvements.

Policy 10.4.8: Coordinate with the TPO Long Range Transportation Plans to ensure funding for safe access to schools including: development of sidewalk inventories and list of priority projects coordinated with the School Board recommendations are addressed.

Policy 10.4.9: Coordinate with the School Board to continue to permit the shared-use and co-location of school sites and City facilities with similar facilities needs, according to the Interlocal Agreement for Public School Facility Planning and Concurrency for the City, as it may be amended. Coordinate in the location, phasing, and design of future school sites to enhance the potential of schools as recreation areas.

Objective 10.5: Coordinate petitions for changes to future land use, subdivision and site plans for residential development with adequate school capacity to ensure adequate school capacity is available to residential development consistent with adopted level of service standards for public school concurrency. The City's strategy, in coordination with the School Board, for correcting existing deficiencies and addressing future needs includes:

1. Implementation of a financially feasible 5-year schedule of capital improvements to ensure level of service standards are achieved and maintained.
2. Identification of adequate sites for funded and planned schools; and
3. The establishment of a Proportionate Fair Share ordinance in order to generate additional revenue to help fund school improvements.

Policy 10.5.1: Recognize the School Board's statutory and constitutional responsibility to provide a uniform system of public schools. In collaboration, the City shall approve or deny petitions for comprehensive plan amendments or final subdivision and site plans for residential development that generates students and impact the Bay County school system.

Policy 10.5.2: The City shall take into consideration the School Board comments and findings on the availability of adequate school capacity when considering the decision to approve comprehensive plan amendment and other land use decisions as provided for in Section 163.3177(6)(a), Florida Statutes and the existing Interlocal Agreement.

Policy 10.5.3: Upon the establishment of concurrency sub-districts, the City shall give priority consideration to petitions for Future Land Use Map amendments, final subdivision approval, or development orders for residential development in areas with adequate school capacity or where school sites adequate to serve potential growth have been donated to the School Board or set aside for purchase by the School Board in a written agreement approved by the Bay District School Board and the developer at price(s) that reflect pre-approval values.

Policy 10.5.4: Where capacity will not be available to serve students from a property seeking a Future Land Use Map amendment, the City will coordinate with the School Board to ensure adequate capacity is planned and funded. Where feasible, in conjunction with the plan amendment early dedications of school sites shall be encouraged. To ensure adequate capacity is planned and funded, the School Board’s long-range facilities plan over the 5-, 10-, and 20-year periods shall be amended to reflect the needs created by the land use plan amendment.

Policy 10.5.5: Consistent with the Interlocal Agreement, the City and the School Board agree to use common standards for school concurrency in the City of Springfield.

Policy 10.5.6: The level of service standards by type of school shall be as depicted in Table 10.1. Amendments to the level of service standards shall:

1. Be considered at least annually at the staff working group meeting to take place no later than April 15 of each year.
2. If proposed by the School Board, shall be accomplished by the execution of an amendment to the Interlocal Agreement by all parties and the adoption of amendments to the respective comprehensive plans.
3. Not be effective until all plan amendments are effective and the amended Interlocal Agreement is fully executed.
4. Not be amended without showing that the amended level of service is financially feasible, supported by adequate data and analysis, and can be achieved and maintained within the period covered by the first five years of the Capital Facilities Plan.
5. After the first 5-year schedule of capital improvements, capacity shall be maintained for subsequent 5-year schedules of capital improvements and add a new fifth year, updating the public schools facility program to coordinate with the 5-year district work plan (October 1) and the financial feasibility of the capital improvements program (December 1).
6. Coordinate with the 5-year district facilities program updates and the financially feasible capital improvements program assuring that level of service will continue to be achieved and maintained.

Table 10.1 Level of Service Standards	
Type of School	Level of Service
Elementary	100% of permanent FISH capacity
Middle	100% of permanent FISH capacity
High	100% of permanent FISH capacity

FISH = Florida Inventory of School Houses

Policy 10.5.7: The concurrency service areas are depicted in Map 10-1. Consistent with 163.3180, Florida Statutes, potential amendments to the concurrency service areas shall:

1. Be considered annually at the staff working group meeting to take place each year no later than April 15.
2. Shall be accomplished by the execution of an amendment to the Interlocal Agreement by all parties and the adoption of amendments to the respective comprehensive plans, if proposed by the School Board.
3. Not be effective until all plan amendments and the amended Interlocal Agreement are fully executed.
4. Not be amended without a showing that the amended concurrency service area boundaries are financially feasible by the School Board.

Policy 10.5.8: Multiple concurrency service areas shall be established on a less than district-wide basis no later than October 20, 2013. At such time, each CSA boundary shall be delineated considering the following criteria and shall be consistent with provisions in the Interlocal Agreement:

1. School locations, student transportation times and transportation costs, court-approved desegregation plans, and future land uses in the area.
2. Section lines, major traffic-ways, natural barriers and municipal boundaries.

Policy 10.5.9: Concurrency service areas shall maximize capacity utilization, taking into account transportation costs, limiting maximum student travel times, the effect of court-approved desegregation plans, achieving social-economic, racial and cultural diversity objectives, and other relevant factors as determined by the School Board’s policy on maximization of capacity. Other considerations for amending concurrency service areas may include safe access to schools, including factors such as the presence of sidewalks, bicycle paths, turn lanes and signalization, and general walkability, diversity and geographic or man-made constraints to travel.

Policy 10.5.10: The following student generation rates, as noted in Table 10.2, shall be utilized when determining school concurrency:

Table 10.2 Student Generation Rate Per Unit Multipliers	
Single Family	0.3047
Mobile Homes	0.5053
Multi-Family / Apartments	0.2706
Multi-Family / Condominium	0.0106

Source: Bay County Public School Facilities Element

Policy 10.5.11: The Department of Education permanent Florida Inventory of School Houses (FISH) capacity is adopted as the uniform methodology to determine the capacity of each school. Relocatables shall not be considered permanent capacity.

Policy 10.5.12: School enrollment shall be based on the annual enrollment of each school based on actual counts reported to the Department of Education in October of each year.

Policy 10.5.13: The City shall amend the concurrency management system in the Land Development Regulations to require that all new residential units be reviewed for school concurrency at the time of

the issuance of the development order. The City shall not deny the issuance of a development order for residential development due to failure to achieve and maintain the adopted level of service for public school capacity where:

1. Adequate school facilities will be in place or under construction within three years after the issuance of the development order; or
2. Adequate school facilities are available in a contiguous service area and the impacts of development can be shifted to that area; or
3. The developer executes a legally binding commitment to provide mitigation proportionate to the demand for public school facilities to be created by the actual development of the property subject to the development order (or functional equivalent) as provided in an Interlocal Agreement.

However, this policy shall not apply to development that is exempt from concurrency review as provided in the Interlocal Agreement for Public School Facility Planning and Concurrency as may be amended.

Policy 10.5.14: In the event that the School Board comments that there is not sufficient capacity in the affected concurrency service area, or a contiguous service area, to address the impacts of a proposed development, the following standards shall apply. Either:

1. The developer must provide capacity enhancement sufficient to meet its impacts through proportionate share mitigation prior to the issuance of the development order; or
2. The development must be delayed or phased to a date when capacity enhancement and level of service can be assured; or
3. A condition of approval of the development order shall be that the project's development plan and/or building permits shall be delayed to a date when capacity enhancement and level of service can be assured. The amount of mitigation required shall be determined by the Department of Education's most current cost per student station applicable to Bay County.

Policy 10.5.15: The School Board, the County and all municipalities within Bay County shall utilize the district-wide student population projections which are based on information produced by the demographic, revenue, and education estimating conferences pursuant to Section 216.136, Florida Statutes, as modified by the School Board, taking into consideration future land use map projections of housing units for future growth and development of residential units within each Concurrency Service Area. The County, School Board, and each municipality shall coordinate and base their plans on these projections, and shall consider the projected impacts of local development trends within the School Board's long range facilities needs over the 5-, 10-, and 20-year periods (Maps 10-2 through 10-5).

Policy 10.5.16: Options for providing proportionate share mitigation for any approval of additional residential dwelling units that triggers a failure of level of service for public school capacity shall include at least one of the following:

1. Contribution of, or payment for, acquisition of new or expanded school sites;
2. Construction of permanent school facilities;

3. The creation of mitigation banking within designated areas based on the construction of a public school facility in exchange for the right to sell capacity credits. Capacity credits shall be sold only to developments within the same concurrency service area or a contiguous concurrency service area; and,

Policy 10.5.17: Mitigation shall be directed to projects on the School Board's Five-Year Capital Facilities Plan that the School Board agrees will satisfy the demand created by that development approval, and shall be assured by a legally binding development agreement between the School Board, the City, and the applicant executed prior to the issuance of the final subdivision, site plan or functional equivalent. If the School Board agrees to the mitigation, the School Board must commit in the agreement to placing the improvement required for mitigation on its Five-Year Capital Facilities Plan. This development agreement shall include the landowner's commitment to continuing renewal of the development agreement until all impacts for public school facilities created by the actual development of the property are mitigated.

Policy 10.5.18: The amount of mitigation required shall be determined by calculating the number of student stations for each school type for which there is not sufficient capacity using the student generation rates applicable to a particular type of development and multiplying the local costs per student station for each school type applicable to Bay County, as determined by the School Board, in addition to any land costs for new or expanded school sites, if applicable.

Objective 10.6: Continually monitor and evaluate the Public Schools Facilities Element in order to assure that best practices of the joint planning processes and procedures for coordination of planning and decision-making are being utilized and include participation by the public.

Policy 10.6.1: The City and the Bay County School Board will coordinate during updates or amendments to this comprehensive plan and updates or amendments to the long-range plans for School Board facilities.

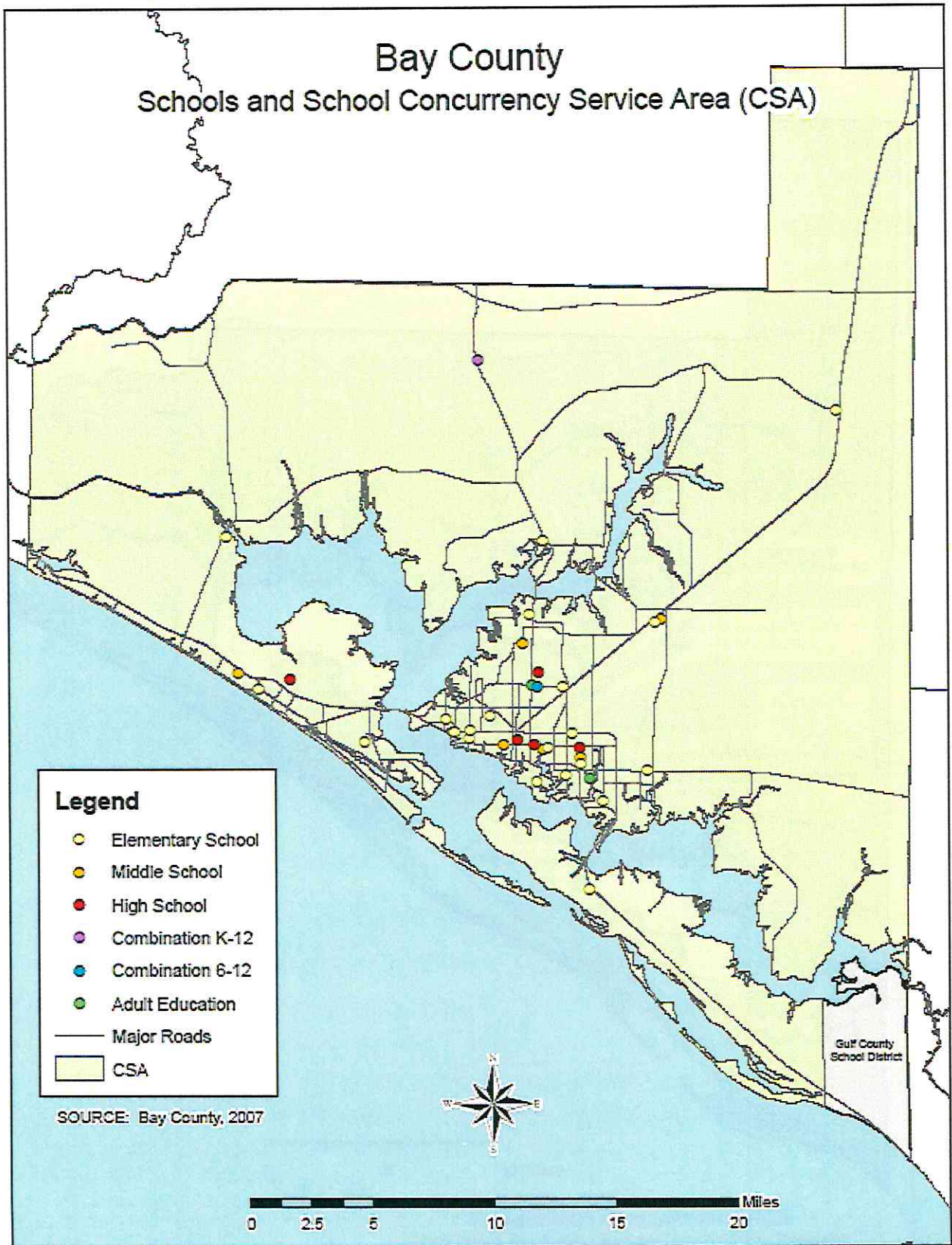
Policy 10.6.2: The City shall provide to the School Board at least two weeks prior to the annual meeting the following information as available, to facilitate adequate monitoring of this Element:

1. Geo-referenced building permit and certificate of occupancy data;
2. Summary of actions on preliminary and final plats; and
3. Summary of site development plan approvals for multi-family projects.

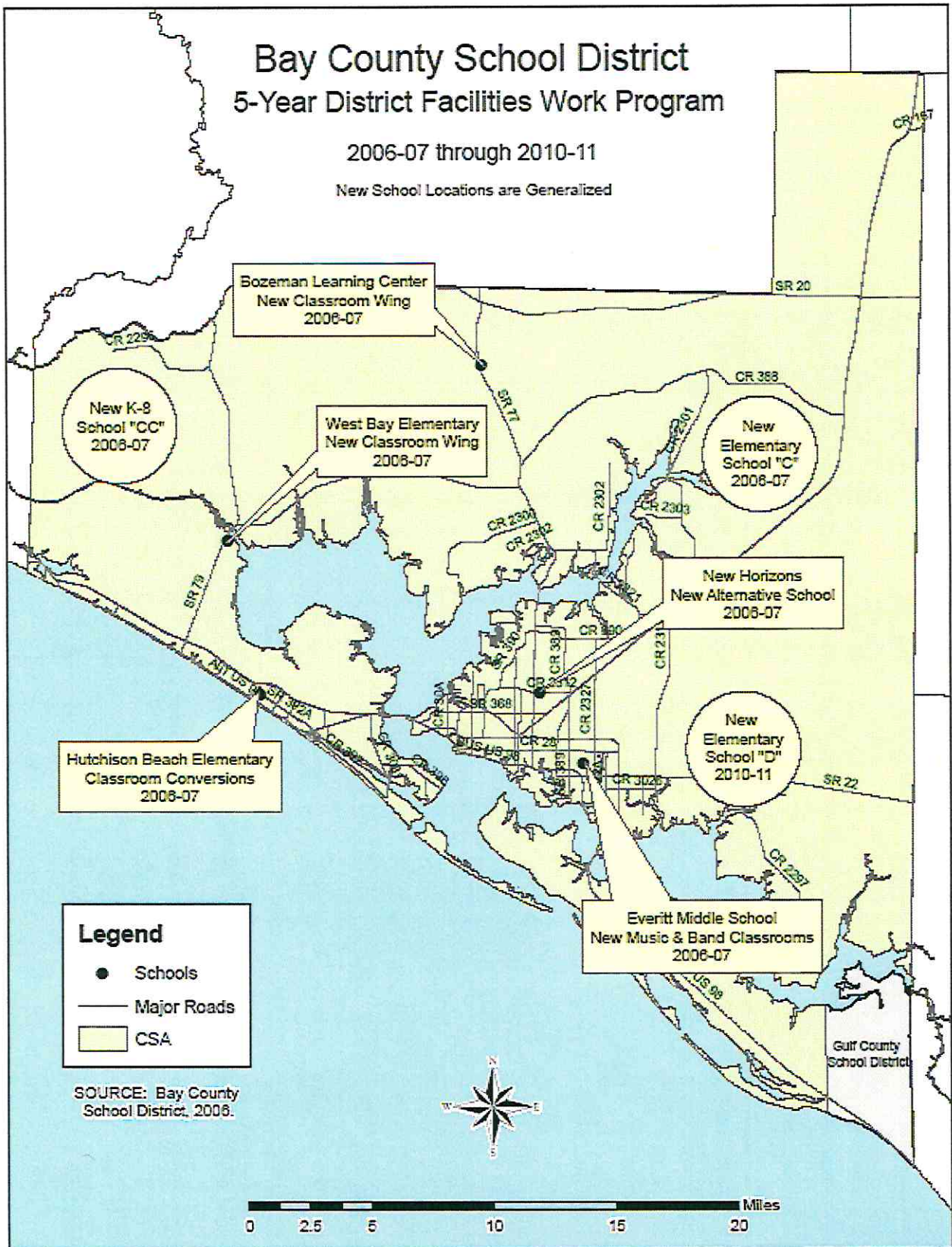
Policy 10.6.3: By January 31st of each year, the City shall provide the School Board with a report on growth and development trends within the City of Springfield. The report shall include, to the extent available:

1. The type, number, and location of residential units which have received development order approval;
2. The identification of any development orders issued which contain a provision for school siting; and
3. Any additional information related to number of residential dwelling building permits for the preceding year, future land use map amendments, and population projections.

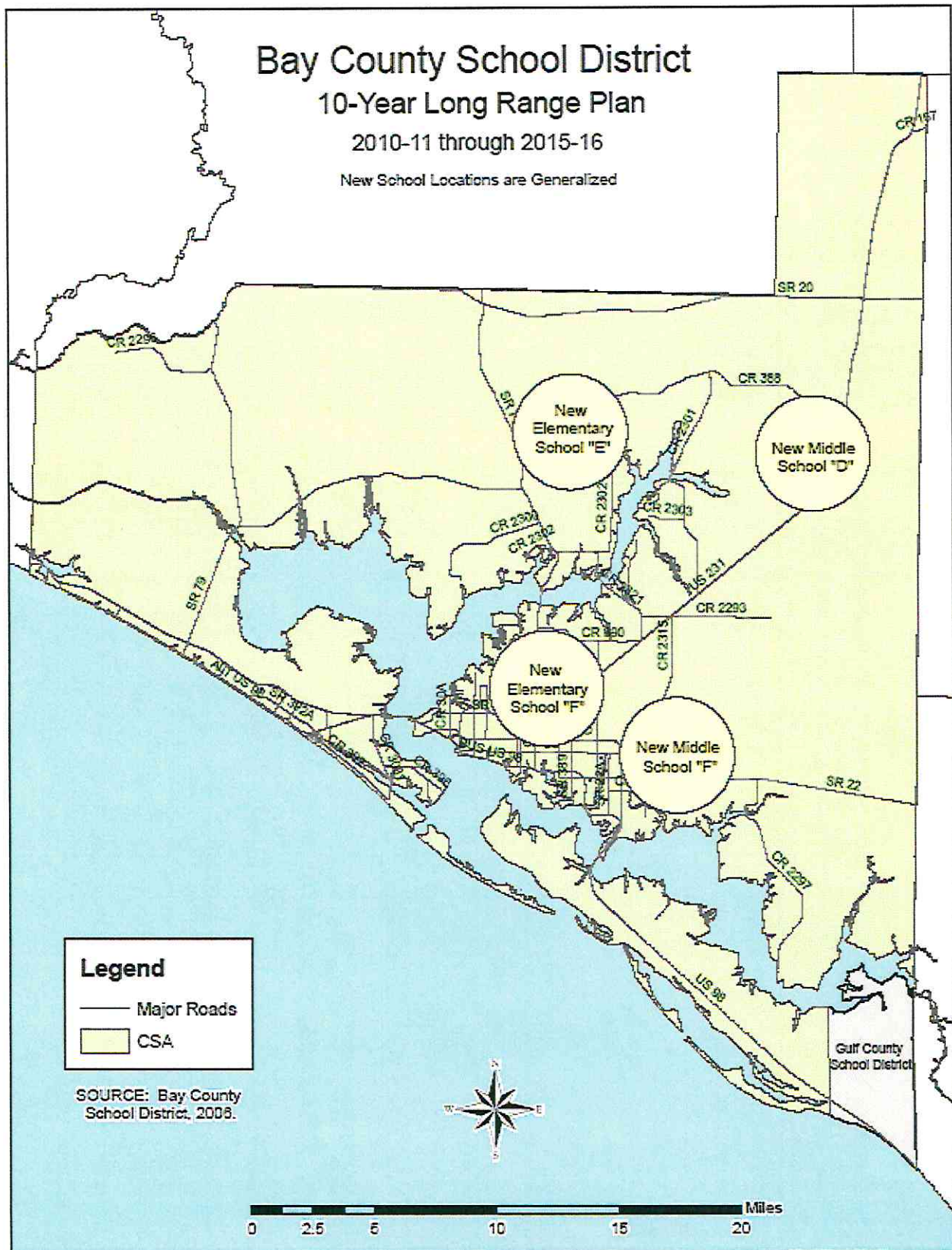
Map 10-1



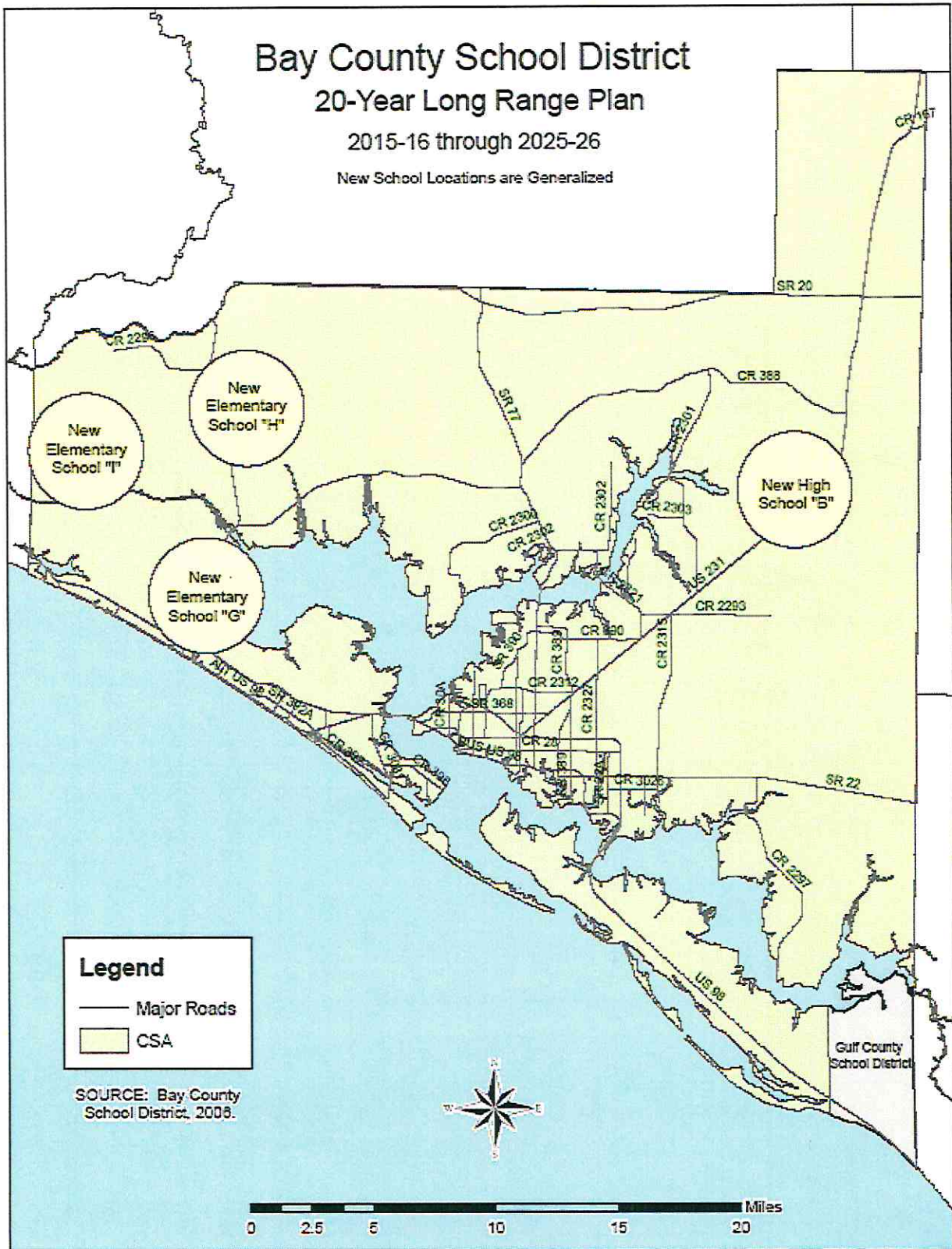
Map 10-3



Map 10-4



Map 10-5



**SECTION IX
CONCURRENCY MANAGEMENT SYSTEM**

SECTION IX - CONCURRENCY MANAGEMENT SYSTEM

Goal: The City of Springfield will maintain a concurrency management system designed to ensure that facilities and services needed to support development are available concurrent with the impacts of such development.

Objective 10.1: The City of Springfield will maintain the adopted level of service standards for roads, sanitary sewer, solid waste, drainage, potable water and parks and recreation.

Policy 10.1.1: The level of service standards for roads, sanitary sewer, solid waste, stormwater management, potable water and parks and recreation shall be as follows:

Facility	Level of Service	Source Policy
Roads		Policy 2.3.4
Principal Arterial	D	
Minor Arterial	E	
Collector & Local	E	
Sanitary Sewer	65 gallons per capita per day	Policy 4.A.2.1
Solid Waste	4.5 pounds per capita per day	Policy 4.D.1.2
Stormwater Management	25-year, critical 24-hour storm event to determine return frequency for drainage facilities capacity; stormwater permits pursuant to Chapter 62-346, FAC; and prohibition against degradation of water quality below standards set forth in Chapter 62-302, FAC.	Policy 4.C.3.4, Policy 4.C.3.5
Potable Water	95 g/c/d delivered at a pressure of 50 psi	Policy 4.B.1.1
Parks and Recreation	1.75 acres per 1,000 people	Policy 7.3.1

Policy 10.1.2: The Capital Improvements Element of this Comprehensive Plan will include a financially feasible plan for ensuring that the adopted level of service standards will be achieved and maintained.

Objective 10.2: The City will prepare an Annual Concurrency Report for the purpose of monitoring and ensuring adherence to the adopted level of service standards, the schedule of capital - improvements, and the availability of public facility capacity.

Policy 10.2.1: The Annual Concurrency Report shall include a summary of building permit activity, an evaluation of each facility and service, and an evaluation of the five-year schedule of capital improvements.

Policy 10.2.2: Preparation of the Annual Concurrency Report shall be the responsibility of the City Clerk.