

2018 City of Williston Comprehensive Plan

This document represents the update to the City of Williston Comprehensive Plan.



2018 CITY OF WILLISTON COMPREHENSIVE PLAN

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THANK YOU TO THE CITY OF WILLISTON, FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY AND EVERYONE WHO PARTICIPATED IN THIS PROCESS.

THIS COMPREHENSIVE PLAN WAS PREPARED BY KIMLEY-HORN, MEGRATH CONSULTING, INC. AND THREE POINTS PLANNING, LLC. THIS UPDATE WAS FUNDED IN PART THROUGH A TECHNICAL ASSISTANCE GRANT FROM THE FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY AND THE CITY OF WILLISTON, FLORIDA.

CITY OF WILLISTON

MAYOR AND COUNCIL

Mayor-Elect Jerry Robinson

Council President Nancy Winger

Council Vice President Charles Goodman

Councilor Marguerite Robinson

Councilor Justin Head

Councilor Elihu Ross

PLANNING AND ZONING COMMISSION

Debra Jones

Art Nussel, Sr.

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Special thanks to former Mayor Gerald Hethcoat for the time, energy and passion he contributed to the update of this Comprehensive Plan for the citizens of Williston.

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FOREWARD

Nearly 2,760 people call the 6.75 square miles of City of Williston home. Founded by Mr. and Mrs. Jessie Willis, the City's settlement pattern has resulted in small agricultural community located in North Central Florida. Incorporated in 1897, Williston is known as a family community and places great pride in its schools and churches. The City Council and Staff are committed to making the City a place which honors the traditions and values of the City's founders. Williston is committed to making the community vibrant and livable while maintaining its connection to the past. The Council is committed to a community that is kind and a place people are proud to call home. Williston will strive to maintain its Country character with its diverse ethnic and economic neighborhoods.

Much of the housing is attractive and structurally sound. Business and industry have established the reputation of being good neighbors. City residents value the clean water, the agricultural nature of the surrounding County, the Florida sunshine, and green pastures that surround the City. They also value the proximity of jobs, services, and the cultural advantages of Gainesville and Ocala. Williston will continue to develop a thriving business community through the new economic development chapter of the comprehensive plan. Williston affirms its ongoing commitment to historic preservation and its investment in cultural activities, quality education at all levels, and the efficiency and effectiveness of its governmental services.

This combination of a natural environment, rich in contrasting beauty, and the pleasant cultural environment of the local community has inspired City residents to turn their attention to what the future may bring. It is the vision and goal of Williston's City Council, as implemented by the staff, to create the most enviable and livable City in Levy County, Florida

Josie Lodder, City Planner, 2018

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CITY OF WILLISTON COMPREHENSIVE PLAN

Chapter 1 Introduction

This draft planning document was prepared by Kimley-Horn and Megrath Consulting, Inc. with the assistance of Three Points Planning, LLC for the Economic Development Element during Fiscal Year 2017 and Fiscal Year 2018 under contract with the City of Williston. Financing was via a Local Government Planning Technical Assistance Grant from the Florida Department of Economic Opportunity and the City of Williston.

The Community Planning Act for the State of Florida requires municipalities to review and update, where appropriate, their Comprehensive Plan every seven (7) years. This provides an opportunity to reflect changes in Growth Management Laws, address outdated policies and include provisions for local issues within the community that may be appropriate at the time.

The Comprehensive Plan is intended to be the blueprint for the future of the City. Williston's elected officials are charged with providing the necessary public services and facilities to its citizens. The Comprehensive Plan provides guidance to the leadership using Goals, Objectives and Policies. Capital projects and City programs are planned and implemented using the strategies outlined in the Comprehensive Plan.

Planning is essentially an organized attempt at community foresight, Williston has taken this opportunity to develop a vision of what they would like to see of Williston in the Future. It seeks to guide the future conservation and development of an area within a framework of goals and policies consistent with physical constraints, legal requirements and attitudes and resources of the community. The basic aim of the Comprehensive Plan is to organize and coordinate the complex interrelationships among people, land, resources, and facilities in such a way as to protect the future health, safety, quality of life and welfare of City of Williston residents.

Statements

Use of Specific Terms “Shall,” “Will,” “Should,” and “May”

The terms “shall,” “will,” “should,” and “may” are included within this Comprehensive Plan and are understood to be used in the following manner:

Shall: mandatory. Action shall occur no later than the end of the planning timeframe.

Will: declares a purpose to accomplish in the future. Action shall occur no later than the end of the planning timeframe.

Should/May: not mandatory but encouraged.

Plan Interpretation

1. The City Planner or his/her designee shall interpret the Comprehensive Plan and its application to public and private land and to activities thereon permitted. Plan interpretations are to be based on the applicable text, maps, figures and tables within the adopted Comprehensive Plan along with the Data, Inventory and Analysis developed to support the Comprehensive Plan.
2. The Data, Inventory and Analysis is not adopted as part of the Comprehensive Plan but may be used in any review, interpretation and update of the adopted Comprehensive Plan.
3. Conflicts shall be judged under the following guidelines:
 - a. In the event of any difference of meaning or implication between the text of the Comprehensive Plan and any caption, illustration, graphic, summary table, or illustrative table, the text shall control.
 - b. In the event of an apparent conflict between the Future Land Use Map and any other map or figure in the adopted Comprehensive Plan, the Future Land Use Map shall control.
4. Terms not otherwise defined in the Comprehensive Plan Appendix shall be interpreted first by reference to the relevant provisions of the Community Planning Act Part II, Chapter 163 F.S., or other relevant and appropriate State Statutes if specifically defined therein; secondly by reference to terminology adopted by City Ordinance; thirdly, by reference to terminology generally accepted by Federal or State agencies; fourthly, by reference to terminology generally accepted by the planning profession; and otherwise according to the latest edition of Webster’s New Collegiate Dictionary.
5. It is the responsibility of the City Planner to make Comprehensive Plan administrative interpretations. Applications for an administrative interpretation together with the appropriate fee as may be required by resolution of the City Council shall be filed with the City Planner. Administrative interpretations may be required because of the following:
 - a. Failure to obtain a Comprehensive Plan consistency finding based on submission of a development order application: In the event a development order application is found inconsistent with the Comprehensive Plan, the application may be forwarded to the City Planner for an administrative interpretation. The building permit, subdivision or site plan application, or conditional use application shall serve as the application for an administrative interpretation.

- b. Any other action that would require a Comprehensive Plan interpretation: Any affected party may make application for an administrative interpretation of the Comprehensive Plan. Specifically, the application shall include a written statement which clearly identifies the section or sections of the Plan for which an interpretation is required along with references to text, maps, figures and support document(s) which the applicant feels supports the application.
- 6. Any administrative interpretation made by the City Planner under the provisions of this Chapter may be appealed in accordance with Section 46-131 of the City of Williston Land Development Code.

Legal Status

The legal status of the Comprehensive Plan requires that all policies will be considered in making legal determinations of consistency with the Comprehensive Plan, pursuant to Florida's State Laws and Statutes.

Vested Rights

Nothing in this Comprehensive Plan shall not limit or modify the rights of any person to complete any development that has been authorized by the City, pursuant to Chapter 163.3167, Florida Statutes.

Plan Amendments

All amendments to the Comprehensive Plan shall be reviewed and adopted in accordance with the Community Planning Act.

Chapter 2 Future Land Use Element

Goals, Objectives, and Policies

GOAL STATEMENT

Promote land uses that balance social, economic, environmental and historical community needs.

Objective 1

Future growth and development will continue to be directed by adopted land development regulations into appropriate land use areas with the availability of facilities and services, suitable topography and soil conditions.

Policy 1.1 Adopt land development regulations that shall contain specific and detailed provisions required to implement the adopted comprehensive plan and which at a minimum:

- a. Regulate the subdivision of land.
- b. Regulate land use categories included on the Future Land Use Map.
- c. Regulate the use of land and water consistent with this element and ensure the compatibility of adjacent land uses and provide for open space.
- d. Regulate signs.
- e. Regulate land uses in areas identified as subject to seasonal or period flooding.

Policy 1.2 All new development shall be required, through the zoning ordinance and subdivision regulations, to provide:

- a. Drainage and stormwater management.
- b. Open space, through both lot coverage requirements and usable open space requirements.
- c. Safe and convenient on-site traffic flow and off-street parking.

Policy 1.3 The various land use categories shall conform to the following maximum density or intensity of use standards. Density shall refer to the gross acreage of land rather than net developable acreage.

Density per Gross Acre (Max)	Implementing Zoning Districts
4.0 Dwelling Units/Gross Acre	R-1, R-1-A, RM-1-A, RB
5.0 Dwelling Units/Gross Acre	R-2, RM-2, RB
12.0 Dwelling Units/Gross Acre	R-2, RM-2,

Policy 1.4 Residential

It is the intent of this land use category to provide for single-family detached dwelling units in residential areas of low density (4 dwelling units/gross acre maximum). In the low-density land use category, mobile homes are permitted in RM-1-A zoning district only.

Medium density (5 dwelling unit/gross acre maximum) residential areas permit single-family detached or attached dwelling uses, including mobile homes. Connection to community potable water systems and centralized sanitary sewer systems is preferred but not required. In the medium density land use category, mobile homes are permitted in RM-2 zoning district only.

Residential areas of high density (up to 12 dwelling units/gross acre maximum) are permitted only when community potable water systems and centralized sanitary sewer systems are available and accessible. Single-family attached, detached and multifamily dwelling units are permitted. Mobile homes are not permitted.

The residential land use category permits public and semipublic buildings and facilities and accessory structures as may be desirable and compatible with such development, as well as surrounding development. Nonresidential uses in this land use category may be subject to restrictions and requirements necessary to preserve and protect the residential character of these areas.

- a. It is the intent of this land use category to provide for. In addition to allowing for a variety of housing types, this category permits public and semipublic buildings and facilities and accessory structures as may be compatible with residential development. Nonresidential uses in this land use category may be subject to restrictions and requirements necessary to preserve and protect the residential character of these areas.

Policy 1.5 Mixed Use

- a. The mixed-use category will be limited to a minimum tract size of one acre and at least two land use types; with no one land use type exceeding 70% of mixed-use total. Implementation of this district will require a concurrent application for approval of PD zoning. A minimum 10% open space is required. Density and intensity limits for the property within this category will be equal to those adopted for the commercial and medium or high density residential land use categories. The mixed use category permits any mixture of residential, commercial, office, entertainment, education, and/or recreational uses.

Non-Residential Land Use	Floor Area Ratio/Lot Cover (max)	Implementing Zoning District
Agricultural (includes spray irrigation)	20% lot cover; min 1 acre for single family homes, mobile homes or group living facilities; 5% lot cover for spray irrigation	A
Commercial	0.80 FAR	CG, CI
Conservation	N/A	CO
Industrial	80% lot cover	I
Public	60% lot cover	P
Quasi-Public	0.80 FAR and 80% impervious surface ratio	P

Non-Residential Land Use	Floor Area Ratio/Lot Cover (max)	Implementing Zoning District
Recreation	5% lot cover	REC/OS
Undesignated	Will retain Levy County land use category designation until within one year when the City will initiate a land use category amendment in cooperation with the property owner.	N/A

Policy 1.6 Agricultural

- a. The agricultural category contains one zoning district: A (Agricultural). Lands in the agricultural district are intended to provide for areas consisting of agricultural and residential uses consistent with the areas as designated agricultural within the City's Comprehensive Plan. This district includes use of land for row crops, groves, nurseries, dairies, poultry farms processing plants, spray irrigation and other related uses. One single-family residence is allowed per 10 acres. Mobile homes are permitted in the agricultural land use district.

Policy 1.7 Commercial

- a. The commercial category contains two zoning districts: CG (Commercial General) and CI (Commercial Intensive). This category includes land used for retail and wholesale trade, offices, hotels, motels, restaurants, service outlets, automobile service stations and repair facilities. Commercial land use in Williston is described by the following levels of intensity: the central business district with its dense arrangement of offices and retail stores; and commercial nodes such as shopping centers and highway strip commercial, where retail and wholesale trade is clustered and served with access roads providing convenience stores and service stations. The Commercial intensity is as follows: Commercial Intensive 1.25 floor area ratio and Commercial General 0.80 floor area ratio.

Policy 1.8 Conservation

- a. The conservation category includes one zoning district: CO (Conservation). Lands within this district are devoted to the conservation of the unique natural functions. To conserve these lands, no use other than non-intensive resource-based recreation activities and native vegetative community restoration/forestry conducted in accordance with the comprehensive plan shall be permitted.

Policy 1.9 Industrial

- a. The industrial category includes one zoning district: I (Industrial). Uses allowed in this category are manufacturing industry, the storage and distribution of goods and associated uses in a manner which does not affect the safety of the City. Agricultural-related industrial land uses are encouraged.

Policy 1.10 Public/Quasi-Public

- a. The public/quasi-public categories include one zoning district: P (Public). It is the intent of this district to provide for public and semipublic buildings and facilities and accessory structures as may be necessary to serve the City.

Policy 1.11 Recreation

- a. The recreation category includes one zone district: REC (Recreation). Uses allowed in this category are passive and active recreational uses.

Policy 1.12 Undesignated

- a. Undesignated lands will retain Levy County land use category designation until within one year when the City will initiate a land use category amendment in cooperation with the property owner.

Policy 1.13 The Planning and Zoning Commission shall identify potential historical sites, with optional designation and protection by the City Council.

Policy 1.14 The City of Williston shall encourage to the extent possible the location of schools based on the following criteria:

- a. Proximity to residential areas, particularly for elementary schools.
- b. Proximity to existing or planned public facilities, such as parks, libraries and community centers.
- c. Location of elementary schools along local or collector streets.
- d. Location of middle and senior high schools near arterial streets.
- e. Location of lands contiguous to existing school sites.
- f. Avoidance of school siting in environmentally sensitive areas.
- g. Avoidance of school siting in any area where the nature of existing or proposed adjacent land uses would endanger the safety of students or decrease the effective provision of education.
- h. Avoidance of school siting in any area where the proposed school facility would be incompatible with surrounding land uses.

Policy 1.15 The City shall collect, analyze and monitor development and population data to ensure sufficient land is available to address projected population needs.

Policy 1.16 The City shall promote walkable streets integrated within and between neighborhoods that designs a community based on reasonable walking distances, enhanced landscape design, pedestrian way lighting, the location of parking, and the design of streetlights, signs and sidewalks.

Policy 1.17 The City shall promote an interconnected circulation network that prioritizes pedestrians and bicycles; linking individual neighborhoods to retail (shopping) areas, parks and other recreational features and civic spaces.

Policy 1.18 The City shall respect natural features through designs that recognize the natural and environmental features of the area and incorporates the protection, preservation and enhancement of these features as a resource to the area.

Policy 1.19 The City shall promote the co-location of parks, schools, and other community facilities to support community interaction, enhance neighborhood identity and leverage limited resources.

Objective 2

Coordination of municipal redevelopment initiatives shall be coordinated through the Williston Community Redevelopment Agency to encourage the redevelopment and renewal of blighted areas.

Policy 2.1 The City shall use the remedial provisions of the Florida Building Code and will consider the adoption of a standard code addressing substandard housing.

Policy 2.2 The City shall utilize the redevelopment process to implement strategies such as mixed-development, residential density increase, clustered development to preserve open space, or to achieve an intensity of land use beyond existing site conditions to discourage sprawl, promote energy efficient land use patterns and reduce transportation system related emissions.

Policy 2.2.a Agriculture lands utilized historically for row crops or pasture may be developed only at densities or patterns of development which are compatible with surrounding lands.

Policy 2.2.b Non-agricultural land uses shall be required to buffer themselves from adjoining agricultural uses.

Policy 2.2.c For transitional land uses next to major thoroughfares encourage light commercial uses as infill rather than spread in a linear pattern.

Policy 2.2.d Commercial uses that serve as a transitional area are buffered from residential uses.

Policy 2.2.e New Commercial uses shall follow a pattern of incremental expansion from existing built-up areas and be accompanied by commitments for expansion of utilities with adequate capacity.

Policy 2.3 To improve the City's economic base and quality of life, reinforce the character and enhance the appearance of the community through the implementation of the Williston Community Redevelopment Plan.

Objective 3

The City shall promote the compatibility of adjacent land uses.

Policy 3.1 The City will regulate future land uses based upon the predominant existing land use locations and intensities, and through the timing and location of extended municipal services. Preference will be given to associative land use patterns which utilize energy efficiency, while protecting overall environmental quality.

Policy 3.2 Expansion of land uses which are incompatible with the future land use plan shall be prohibited, except that this shall not be construed to prohibit the reconstruction of a damaged or destroyed building. Where the development review process identifies land use compatibility conflict, then mitigation of incompatible land uses through buffering sensitive areas identified in site analysis, landscaping, provision of open space and other appropriate techniques shall be used to address impacts of approved development.

Policy 3.3 The City shall utilize the mixed-use category which may incorporate transit supportive principles or mixed-use design standards to encourage flexibility and creativity in site planning and preserve natural environmental amenities or sensitive areas to achieve compact, economically stable neighborhoods that enhance to quality of life.

Policy 3.3.a This land use category will be limited to a minimum tract size of 1 acre. Density and intensity guidelines for the property within this category will be established through site specific comprehensive plan policies.

Policy 3.3.c Applications seeking approval of new planned development shall include site plans that demonstrate how a given proposal will implement planning concepts and innovative land use patterns such as transit supportive principles, design standards, flexible and creative site planning, and natural environment preservation.

Policy 3.3.d The City shall offer pre-application conferences for new planned developments to help identify opportunities to implement best practice at the site level.

Policy 3.4 New buildings and development shall relate to the context of the neighborhood and community regarding building placement, height and design.

Objective 4

Adopted land development regulations will require that development activities shall ensure the identification and protection of natural and historic resources.

Policy 4.1 Historic resources shall be protected through designation as historic sites by the state or City.

Policy 4.2 The City's Historical and Beautification Committee shall develop and maintain an inventory of historic resources to ensure all applicable resources are considered for federal, state and local historic preservation designation.

Policy 4.3 Lands with unique natural or environmental characteristics, as described under the heading "Conservation Land Use" in the data base and analysis portion of this chapter, shall be preserved as open space or for recreational uses and activities.

Policy 4.4 Recognized historical and archaeological sites shall be protected from adverse effects of development.

Objective 5

Improve coordination with the County to maximize City input into the development process and mitigate potential adverse impacts of future development and redevelopment activities, especially as pertains to natural hazards.

Policy 5.1 Requests for development orders or permits shall be coordinated as appropriate with the County, special districts, the Regional Planning Council, the Southwest Florida Water Management District and state and federal agencies.

Objective 6

To promote efficient use of resources and prevent development beyond what is necessary to accommodate expected growth, the City shall continue to implement comprehensive plan policies intended to limit urban sprawl.

Policy 6.1 Commercial developments authorized in developing areas shall be designated to cluster business into centers having controlled access to highways, shall provide common parking, and shall be buffered from residential areas in accordance with Land Development Regulations.

Policy 6.2 The City intends to accommodate a total resident and seasonal population of 3,536 by the year 2030, serve an urbanizing area within one mile of the existing City limits and increase use of the municipal airport. The City's strategy will be to:

- a. Adopt an intergovernmental agreement with Levy County whereby municipal facilities and services will be provided within a Municipal Services District.
- b. Encourage residential growth in a westerly direction, toward Bronson, but not limited to the City limits, and away from areas utilized for farming.
- c. Allow higher densities in areas where growth is to be encouraged.
- d. Provide municipal facilities and services in areas where growth is to be encouraged and withhold such facilities and services where growth is to be discouraged.
- e. Formalize existing joint airport land use compatibility planning for the Williston Municipal Airport by executed interlocal agreement.

Policy 6.3 Reinforce and enhance architectural design standards for new commercial development during the Development Review process.

Policy 6.4 Reinforce and enhance the community's appearance through the adoption of landscape design standards.

Policy 6.5 Urban sprawl may be recognized as low-density or intensity development, that widely disperses population, separates land uses and creates poor road access. The City shall discourage urban sprawl through redevelopment planning initiatives and application of land development regulations.

Policy 6.6 Through an interlocal agreement between the City and Levy County, the City shall create an Edge Strategy that provides an opportunity to protect agricultural resources from inevitable urbanization. Such strategy may include policies and techniques such as:

- a. Promoting farmland preservation in the agricultural land use category through mitigating land use conflicts, allowing farm support business in agricultural zones and providing public education on agricultural issues;
- b. Creation of an Agricultural Land Reserve where local government officials can confidently apply land management techniques and guidelines to ensure greater long-term compatibility between agricultural and urban land uses; and/or
- c. Incentives for potentially affected property owners to participate in the Edge Strategy;

Objective 7

Ensure the availability of suitable land for utility facilities necessary to support proposed development.

Policy 7.1 All development shall be phased into areas where adequate transportation, public services and facilities will be provided or currently exist. All development shall meet the Williston Level of Service standards as contained within this plan for facilities and services. The facilities and services shall either:

- a. Be available and provided concurrent with the impacts of development; or,
- b. Development orders and permits shall be specifically conditioned on the availability of facilities and services necessary to serve the proposed development.

Policy 7.2 Facilities that provide utility and other public services to the various land uses shall be authorized by the City Council at the same time as the land uses are. The City's Concurrency Management System shall function to ensure that adequate public services are available as planned prior to the issuance of building permit approval for site development.

Policy 7.3 The City wellfields will be protected by requiring contiguous development to be served by central sewer.

Policy 7.4 Environmentally sensitive land, hereby defined as sinkholes, quarries and wetlands, shall be protected by the local zoning and subdivision regulations.

Objective 8

Encourage the use of innovative land development regulations which may include provisions for Planned Developments and other mixed land use development techniques.

Policy 8.1 The City will promote Planned Development projects such as clustered single-family, townhouse, villa and multi-family residential, commercial, professional and industrial to allow for less costly and more efficient provision of public support services, greenbelts and open space and to foster aesthetically pleasing urban/suburban development.

Policy 8.2 The City recognizes the need to support energy efficient building practices and energy conservation within the development review process to the building permit approval process. Municipal regulation of development shall not seek to apply land development regulations or code review to exclude application of such standards.

Policy 8.3 The City shall expand planning for the land use and transportation relationship to include energy efficient land use patterns. Scope of activity may include initiates promoting redevelopment and infill development, transit supportive land use regulations, mixed use and planned development,

actions further defining Downtown Williston as an employment center.

Policy 8.4 The City shall ensure that a mixed-use area's road network connect directly into the neighborhood road network of the surrounding community, providing multiple paths for movement to and through the mixed-use area. Special attention shall be given to the location of mixed use development to accommodate semi-tractor trailer movements and similar challenges not traditionally found in areas with residential uses.

Objective 9

Assure that land uses in and around the Williston Municipal Airport are compatible in accordance with the Airport Zoning Standards contained in Chapter 333 of the Florida Statutes.

Policy 9.1 Within the approach zones to the airport, special height restrictions shall apply, with implementation through the zoning ordinance.

Policy 9.2 Land uses contiguous to the airport should be dispersed, without concentrations of persons in homes, places of work or assembly, and should be safely removed from noise or flight hazards. Within the municipal limits, the type, intensity and location of land uses as regulated by zoning shall reflect this policy.

Policy 9.3 The City will seek an intergovernmental agreement with Levy County as a means of implementing policy 9.2 in the unincorporated area contiguous to the airport.

Policy 9.4 The Williston Airport Master Plan, on file at City Hall, is hereby adopted as a part of the Williston Comprehensive Plan by reference thereto.

Objective 10

The City shall ensure that large scale annexations promote compact urban growth, safeguard natural resources, expand the economic base and implement best practices throughout the development process.

Policy 10.1 The City shall evaluate the benefits of annexing lands around or near the airport and industrial park for developing and expanding economic opportunities.

Policy 10.2 The City may further develop standards for industrial and commercial land classification, identifying lands appropriate for such development, and provide for annexation pursuant to this approach.

Policy 10.3 The City shall promote and maintain existing industrial development areas including existing industrial parks to provide economic benefits and a diversification of the City's tax base.

Policy 10.4 The City shall pursue annexations of non-residential properties in a strategic manner, as guided by fiscal impact assessment or other appropriate methods, to balance the tax base and the costs of public facilities and services.

Policy 10.5 The City shall promote and pursue agricultural-related industrial uses to further the heritage on which the City was built. Agricultural-related industrial uses shall be permitted in the Industrial land use category.

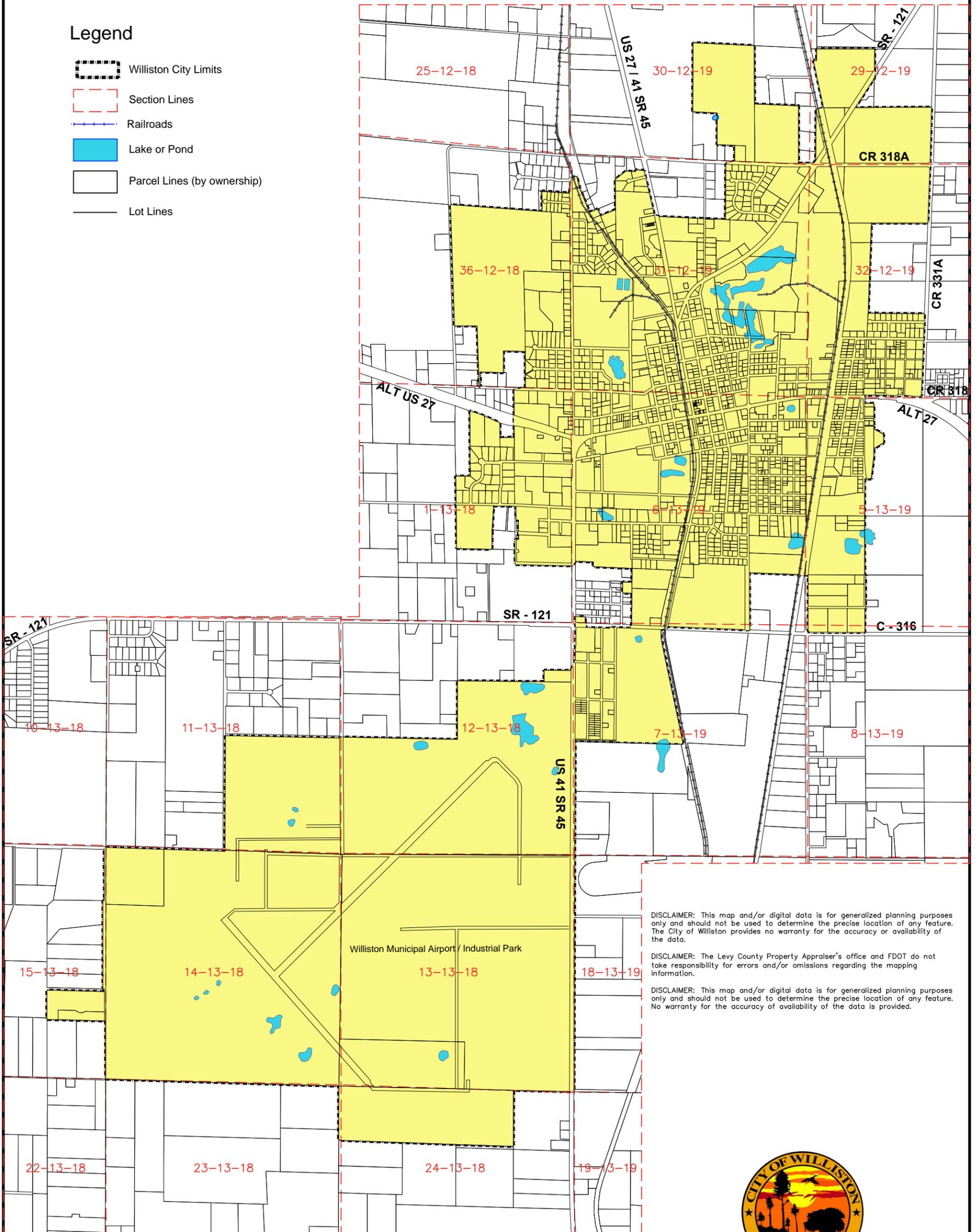
Objective 11

The City shall coordinate with the North Central Florida Regional Planning Council to create and format a Geographic Information System (GIS) to provide land use and land management analysis. This capacity shall also be used to comply with state mandates such as any resource planning and management plan prepared pursuant to Chapter 380, F.S., and approved by the Governor and Cabinet.

Note: The Future Land Use Map Series follows. These maps are adopted as a part of the Williston Comprehensive Plan.

Legend

-  Williston City Limits
-  Section Lines
-  Railroads
-  Lake or Pond
-  Parcel Lines (by ownership)
-  Lot Lines



DISCLAIMER: This map and/or digital data is for generalized planning purposes only and should not be used to determine the precise location of any feature. The City of Williston provides no warranty for the accuracy or availability of the data.

DISCLAIMER: The Levy County Property Appraiser's office and FDOT do not take responsibility for errors and/or omissions regarding the mapping information.

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DATA SOURCE: FLORIDA GEOGRAPHIC DATA LIBRARY MARCH, 2018



0 1,100 2,200 4,400 Feet

CITY OF WILLISTON
FLORIDA

MAP 2-1
BASE MAP

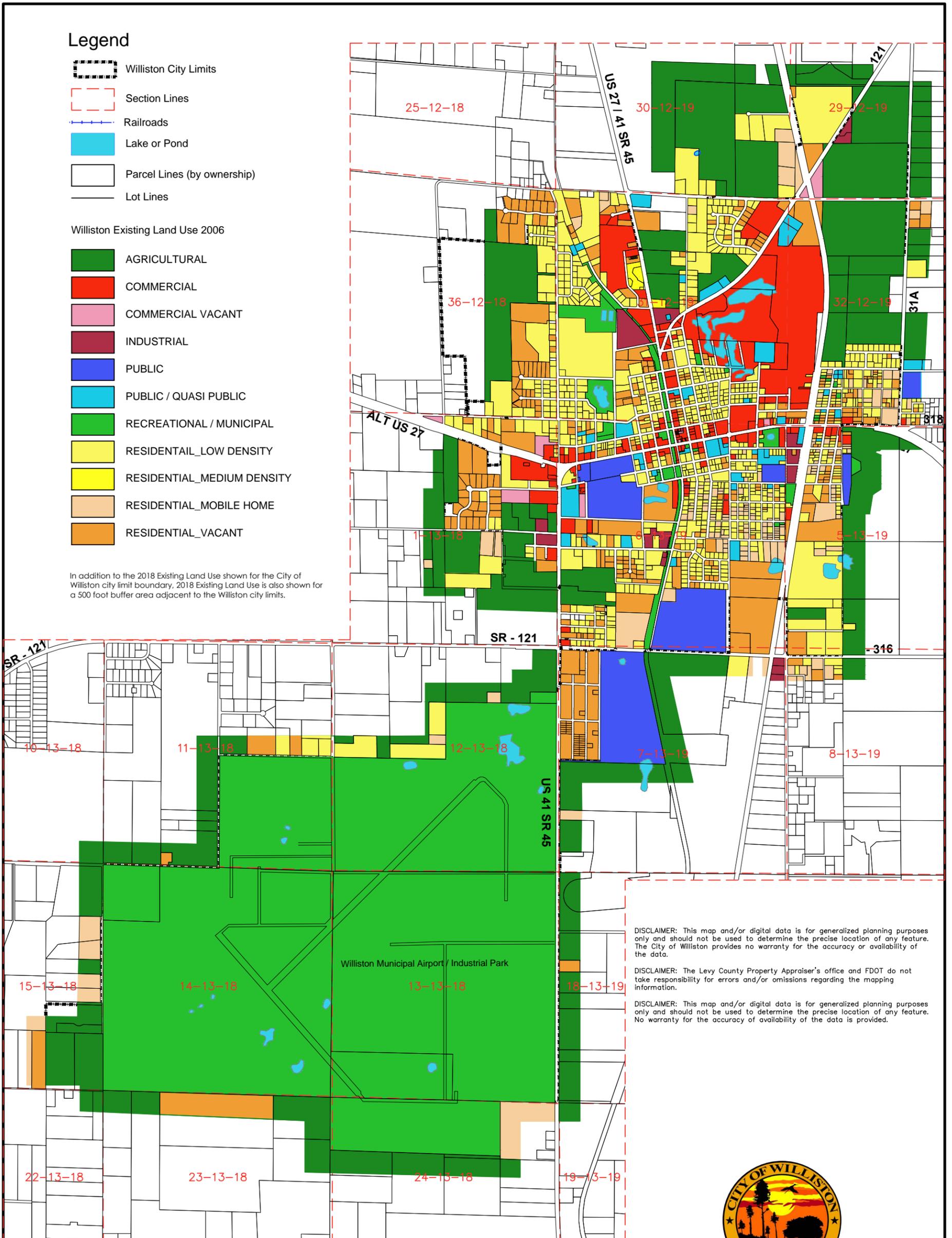
Legend

-  Williston City Limits
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-  Railroads
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-  Parcel Lines (by ownership)
-  Lot Lines

Williston Existing Land Use 2006

-  AGRICULTURAL
-  COMMERCIAL
-  COMMERCIAL VACANT
-  INDUSTRIAL
-  PUBLIC
-  PUBLIC / QUASI PUBLIC
-  RECREATIONAL / MUNICIPAL
-  RESIDENTIAL_LOW DENSITY
-  RESIDENTIAL_MEDIUM DENSITY
-  RESIDENTIAL_MOBILE HOME
-  RESIDENTIAL_VACANT

In addition to the 2018 Existing Land Use shown for the City of Williston city limit boundary, 2018 Existing Land Use is also shown for a 500 foot buffer area adjacent to the Williston city limits.



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DATA SOURCE: FLORIDA GEOGRAPHIC DATA LIBRARY MARCH, 2018



0 1,100 2,200 4,400 Feet

CITY OF WILLISTON
FLORIDA

MAP 2-2
EXISTING LAND USE

Legend

-  Williston City Limits
-  Section Lines
-  Railroads
-  Lake or Pond
-  Parcel Lines (by ownership)
-  Lot Lines

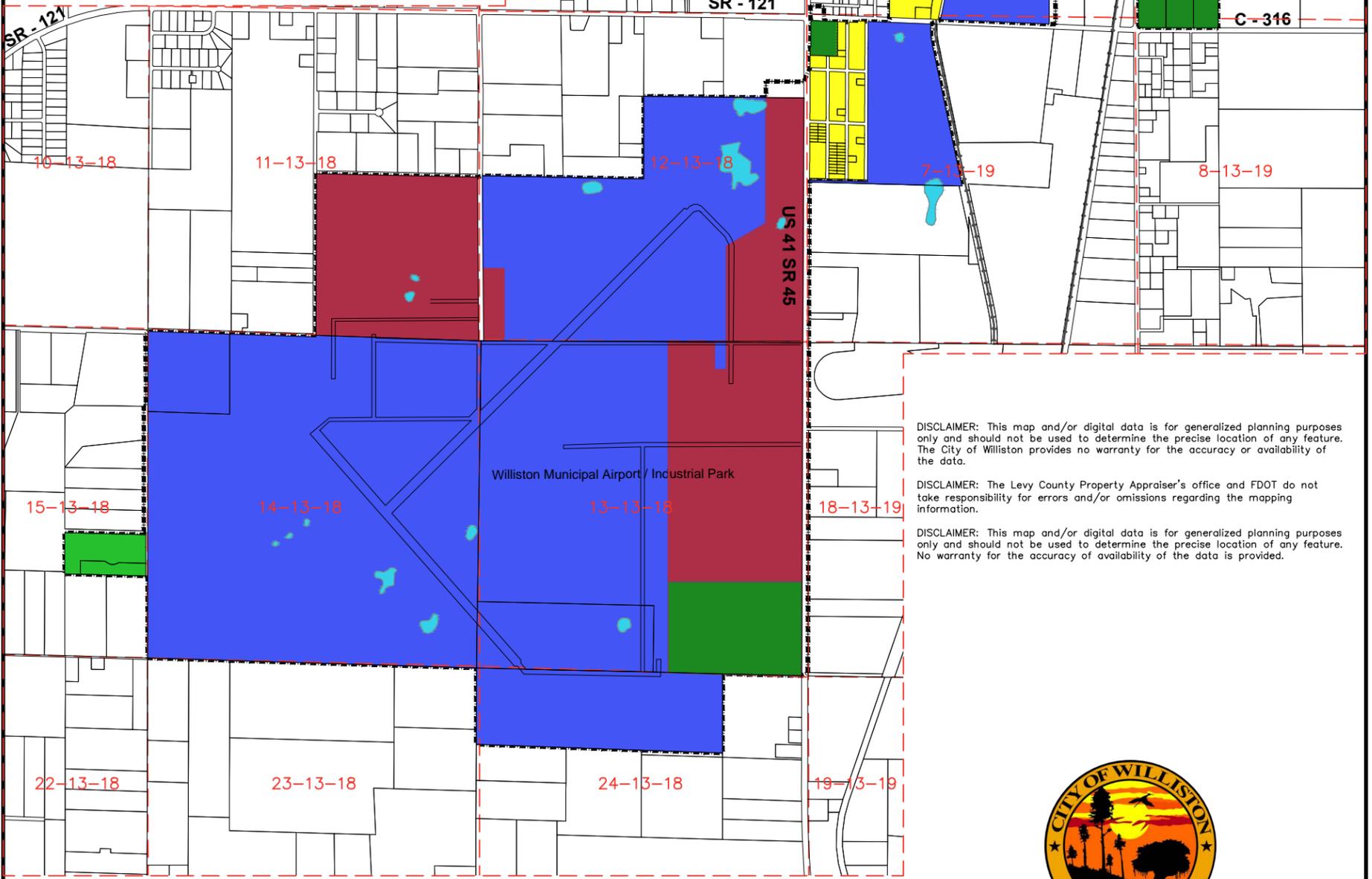
Future Land Use Categories:

-  AGRICULTURAL / SPRAY IRRIGATION
-  COMMERCIAL
-  CONSERVATION
-  INDUSTRIAL
-  MIXED USE
-  PUBLIC / QUASI PUBLIC
-  RECREATION
-  RESIDENTIAL
-  UNDESIGNATED

NOTE(S):

-The "UNDESIGNATED" category denotes areas recently annexed into the City of Williston for which no future land use designated has been assigned, therefore the current Levy County (FL) Comprehensive Plan future land use designations will apply to these areas.

-The future land use information as shown reflects all adopted amendments made to the Future Land use Element of the City of Williston Comprehensive Plan through December, 2017; the City of Williston Comprehensive Plan was originally adopted April 3, 1990.



DISCLAIMER: This map and/or digital data is for generalized planning purposes only and should not be used to determine the precise location of any feature. The City of Williston provides no warranty for the accuracy or availability of the data.

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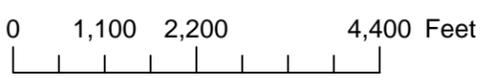
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CITY OF WILLISTON
FLORIDA

MAP 2-3
FUTURE LAND USE MAP

DATA SOURCE: FLORIDA GEOGRAPHIC DATA LIBRARY MARCH, 2018



Chapter 3 Transportation Element

Goals, Objectives and Policies

GOAL 1

Provide a safe, convenient and energy efficient transportation network to meet present and future demands.

Objective 1.1

The City shall provide for a safe, convenient and efficient motorized and non-motorized transportation system.

Policy 1.1.a The City hereby states, by adoption in the comprehensive plan, the following peak hour LOS standards shall apply for each functionally classified facility type.

- a. Arterial Roadways – Peak Hour Level of Service D
- b. Collector Roadways – Peak Hour Level of Service D
- c. Florida Interstate Highway System (FIHS) – Peak Hour Level of Service C

Policy 1.1.b The City, through the Land Development Code and review process, will establish analysis and review criteria. Analysis and review criteria for roadways and intersections should include traffic flow and quality levels of traffic based on performance measure like vehicle speed, density, and congestion. Roadways unable to obtain the adopted LOS due to environmental constraints or are not financially feasible will be identified as constrained or backlogged roadways.

Policy 1.1.c The City, along with County and state, will continue to maintain the existing system of collectors and to widen those pavements which do not meet minimum width standards.

Policy 1.1.d No additional roads will be constructed or paved until the existing system of collector roadways is brought up to acceptable standards.

Policy 1.1.e A priority list of transportation projects will be developed annually for evaluation as part of annual update of the Capital Improvements Element. The list should include the project's physical location and what other information is available. The list shall include projects impacting alternative transportation facilities including sidewalks, bikeways and multi-use trails.

Policy 1.1.f To reduce the interruption of continuous traffic at intersections where the entering or crossing of a major street is hazardous, additional traffic signals may be needed. When the City Council determines that additional traffic signals may be necessary, the City shall request that the Florida Department of Transportation conduct the required engineering studies. An investigation of the need for traffic signal controls should be conducted in accordance with the Manual on Uniform Traffic Control Devices.

Policy 1.1.g Williston shall be served by a comprehensive network of functionally classified roads designed to provide access and mobility as appropriate to each street's individual purpose. The network shall encompass all planned and existing roadways. The City Council hereby adopts the arterial, collector and local City street system indicated in the existing and future transportation map series indicated by Map 3-1 to Map 3-8.

Objective 1.2

By consistent implementation of Land Development Regulations as part of the growth management process, the City of Williston will achieve safe and convenient access to and mobility between major trip producers and attractors, future land uses, and special generators, which could also support future increase in transit services provided within the community.

Policy 1.2.a The City will control the connections and access points of driveways and roads to roadways through its Zoning Regulations and Subdivision Regulations.

Policy 1.2.b All future subdivisions will be required to install roads that meet the minimum applicable standard specifications in the City of Williston Code of Subdivision Regulations.

Policy 1.2.c Where a subdivision abuts on or contains an existing or proposed arterial street, the Zoning Board and City Council may require marginal access streets.

Policy 1.2.d Connections and access points of driveways and roads to the state, federal and local highway network shall be in accordance with Rule 14-97, F.A.C. relating to Florida Department of Transportation access management standards.

Specific design criteria for turning lanes, aprons, radii and other design and construction standards will guide and determine subdivision regulations, the zoning ordinance and a City public works manual.

Policy 1.3 The following Levels of Service are hereby adopted and shall be maintained for existing or previously permitted development and for new development or redevelopment in the City or in the City utility service area:

<u>Roadway:</u>	<u>Level of Service</u>
Arterial Level of Service	“D” Peak Hour
Collector Level of Service	“D” Peak Hour
Florida Interstate Highway System (FIHS)	“C” Peak Hour

GOAL 2

Coordinate with and utilize the regional transportation planning process and applicable planning documents including the Florida Transportation Plan and FDOT’s adopted 5-Year Work Program to better plan and maintain a-financially feasible, energy efficient, multi-modal system.

Objective 2.1

To forward a unified strategy of corridor management, as implemented through municipal land development regulations, right-of-way needs shall be formally identified and a priority schedule for acquisition and preservation shall be established to protect existing and planned transportation routes from encroachment. In support, access controls and transportation system management techniques shall be likewise applied through the Land Development Regulations.

Policy 2.1.a All planned developments, regardless of size or location, shall provide a section line right-of-way dedication for future road construction. This requirement may be modified or waived in circumstances where pre-existing development or geologic features such as sinkholes and quarries would create a non-functional road. On the existing transportation network, all planned development shall be set back from the road centerline according to subdivision regulations.

Policy 2.1.b The City shall enforce the Williston Land Development Regulations to ensure that all new construction complies to setback regulations.

Policy 2.1.c The widths of the City rights-of-way vary from 25 feet to 100 feet and about 185 acres, or 34% of the total developed land in Williston consists of streets and street rights-of-way.

The minimum street right-of-way widths for the City of Williston are as follows:

<u>Type of Road</u>	<u>Minimum Right-of-Way Widths Arterial Specified by DOT</u>
Secondary Arterial	100 feet
Collector Streets	60-80 feet
Minor Streets	50 feet
Marginal Access Streets	40 feet

Policy 2.1.d The City shall implement a program for mandatory dedications or fees as a condition of plat approval for acquiring necessary rights-of-way. Where existing right-of-way width is inadequate, the developer shall dedicate that portion necessary to meet or exceed those standards as established in the Existing Street System Regulation, design standards and policies in this plan as condition to receiving any zoning approval or zoning change.

Policy 2.1.e All new private roads shall be constructed to the same standards as City streets.

Objective 2.2

Through plan adoption, coordinate the transportation system with the future land uses shown on the Future Land Use Map or map series.

Policy 2.2.a The City will utilize the definitions and requirements provided by the Land Development Regulations so as not to preclude identification of any mass transit corridors at such a future time when feasible or appropriate.

Policy 2.2.b The Williston City Council will consider regulation of commercial strip development along major highways. Such an ordinance might include, but not be limited to:

- a. Criteria to be considered in reviewing rezoning applications;
- b. Minimum standards for curb cuts, setbacks, frontage roads, etc. according to the functional classification of the highway system; and
- c. How best to accommodate parking demand.

Policy 2.2.c Through consistent application of the Land Development Regulations and as directed by the Future Land Use Element, the City will seek to approve residential development at planned densities as measured by block, zoning district and neighborhood levels.

Policy 2.2.d The City will continue to utilize the Community Redevelopment Agency (CRA) to coordinate redevelopment activities to increase density, intensify use of the downtown creating a pedestrian oriented center, and to provide parking in sufficient quantities to support expanded use.

Policy 2.2.e The City shall coordinate with the Community Redevelopment Agency to ensure expanded pedestrian access and parking supplies exist for the downtown. The Community Redevelopment Agency may act to advise the Williston Planning and Zoning Commission and the City Council on redevelopment programs and incentives.

Policy 2.2.f The City will review its Land Development Regulations to ensure it promotes transit supportive development practices.

Objective 2.3

On an annual basis, update the Williston 5-year schedule of capital improvements to coordinate with the plans, programs and improvements contained in the Florida Department of Transportation's adopted 5-year Work Program.

Policy 2.3.a City staff shall review other applicable public transportation plans to determine where the City's comprehensive plan content may conform to state, regional and County transportation planning goals.

Policy 2.3.b The City will act to forward a regional approach to transportation planning and decision-making, participating in a shared process. On an individual basis the City may evaluate interlocal agreements as possible solutions to transportation for those needs having more than a local component.

Objective 2.4

The provision of motorized and non-motorized vehicle parking, and the provision of bicycle and pedestrian ways will be regulated as new capacity is developed.

Policy 2.4.a The City will continue to evaluate alternative concurrency and parking strategies that reduce traffic congestion and improve the overall economic vitality of downtown Williston, while forwarding solutions to future transportation needs. In addition, the City shall assess parking demand as a critical factor aiding the evaluation of alternatives.

Policy 2.4.b The City of Williston has not designated any official bicycle ways as a part of its comprehensive plan. Such future designation will place a priority upon:

First Priority: Linking residential neighborhoods to municipal parks.

Second Priority: Linking residential neighborhoods to schools.

Policy 2.4.c The City shall review all proposed development for its accommodations of bicycle and pedestrian traffic needs

Policy 2.4.d The City will encourage developers to provide sidewalks and bicycle paths. This will be done through local development regulations. The city will also make provisions to waive or amend the requirement if the city determines it to be too costly to any of the parties involved in the development.

Policy 2.4.e The City shall meet with the Florida Department of Transportation to discuss the possibility of pursuing a Lane Elimination on N. Main Street to recapture the economic vitality, safety and aesthetics of the downtown Central Business District.

Objective 2.5

The City's transportation system will emphasize safety, aesthetics and may accommodate context sensitive design solutions for the development of new facilities.

Policy 2.5.a The City shall adopt design criteria for landscaping and signs along roadways, and will implement a program to landscape and maintain existing median strips and rights-of-way.

Policy 2.5.b The City shall eliminate or minimize roadway designs which lead to hazardous conditions by:

- a. requiring the provision of adequate storage and turning areas;
- b. prohibiting direct access from driveways and local roads onto high-speed traffic lanes;
- c. preventing conflicts between roadway and pedestrian or rail traffic; and,
- d. providing adequate capacity for emergency evacuation.

Policy 2.5.c The City Police Department shall prepare annual accident reports for all collector and arterial roads.

Policy 2.5.d The City will require that any sign, obstruction or other feature which creates a hazard or impediment to the safe, convenient flow of persons and vehicles be removed. This will be implemented via sign controls, zoning and subdivision ordinances and any other methods deemed appropriate.

Policy 2.5.e The City shall continue its tree planting program, whereby trees are planted along certain roads in the City on an annual basis. Flowering trees and shrubs such as crepe myrtle, dogwoods, azaleas and red buds are appropriate.

Objective 2.6

The City adopted an Airport Master Plan and intends to keep that plan current and to implement its policies.

Policy 2.6.a Adverse structural and non-structural impacts to natural resources onsite and offsite shall be avoided or mitigated.

Policy 2.6.b The City of Williston and Levy County have implemented airport zoning controls through their Land Development Regulations. The City and County will schedule meetings to discuss instituting a process whereby Williston shall receive extraterritorial notification of land use changes, density increase or zoning relief requests within noise contours and under protected air space as defined by the Williston Airport Master Plan.

Policy 2.6.c. The City of Williston hereby adopts by reference the City's Airport Master Plan as amended by Airport Master Plan Update approved in October 2017.

Policy 2.7.c. The City should pursue discussions with the regulatory agencies regarding the reinstatement of the grass runway.

Objective 2.7

Airport development will provide for adequate onsite traffic circulation and driveway access linking to the arterial and collector road network, as shown on the map series contained in this element, creating intermodal links between air travel with other available modes of transport.

Policy 2.7.a Improvements to the airport will be in accordance with the adopted plan, applicable state and federal aviation plans, and all related directives for a civil aviation facility.

Policy 2.7.b The City shall work with the Federal Aviation Administration (FAA), Florida Department of Transportation (FDOT) and other state and federal agencies to address the required traffic improvements needed to support the Williston Municipal Airport and preserve development potential. Should site impact analysis determine roadway improvements are warranted, the City will list those mitigation projects in its 5- year comprehensive plan as privately or publicly funded improvements.

Policy 2.7.c As recommended by the *2017 Airport Master Plan Update*, the City will review its airport zoning standards to ensure that air space protection requirements are consistent with the current requirements of Chapter 333 of the Florida Statutes. Code review should also include land use compatibility and intergovernmental planning standards.

Policy 2.7.d The City shall adopt and support land use policies that protect the airport from new development and redevelopment that is deemed to be incompatible with the Airport Master Plan. Airport zoning and land use standards shall provide standards that prevent obstructions of aircraft operations by intersecting the airport's clear zones, approach zones, Runway Protection Zones (RPZs), transition surface, horizontal surface, and conical surfaces. In support of this effort, the City shall adopt airport compatibility and zoning standards consistent with Chapter 333, Florida Statutes, and Part 77, Federal Aviation Regulation.

Policy 2.7.e All building regulations – floor area ratios (FAR) and height shall be promoted to guarantee the continued efficient operation of the airport and ensure public safety.

Policy 2.7.f The City of Williston shall pursue and coordinate interlocal agreements with Levy County to require noise disclosure information be distributed for all new land purchases within 2,000 feet of the end of each runway.

Policy 2.7.g The City shall include the Williston Municipal Airport Manager or their designee in all development and redevelopment related petitions within the airport's review area as defined by Chapter 333, Florida Statutes.

Objective 2.8

To create in Williston a dense regional job center, which serves as transportation hub, where energy efficient land use patterns effectively reduce vehicle emissions and miles traveled.

Policy 2.8.a The City will plan development of the pedestrian improvements necessary to create walkable, compact residential neighborhoods that support measurable increase in density.

Policy 2.8.b Connectivity between pedestrian, road and bicycle facilities will be emphasized during the site planning and design process for new development; municipal capital improvements or redevelopment projects will evaluate where connectivity enhancements could be made. This action shall be taken to support enhanced pedestrian and intermodal access in the downtown.

Policy 2.8.c Through concentration of new infrastructure and growth adjacent to existing development, the City will utilize available resources efficiently to sustain intensity of land use, while also preserving farmland, open space, and environmentally sensitive areas.

Policy 2.8.d Development of the City of Williston's surface transportation system should provide access to local goods and services to reduce total vehicle miles traveled.

Policy 2.8.e As growth occurs, the City will evaluate how energy efficient land use patterns have created density increase at the block, neighborhood and municipal levels. Where data exists related to both land use and transportation, it will be applied to identify future opportunities for transit corridor identification.

Policy 2.8.f The City will investigate current Land Development Regulations to determine what specific changes would be needed to increase the concentration of jobs, residences and commercial along local functionally classified arterial and collector streets to support future efforts to define possible regional transit corridors.

Policy 2.8.g Through its Land Development Regulations, the City will seek to implement access and safety improvements that accommodate and promote paratransit ridership.

Objective 2.9

Mobility will be achieved by a multi-modal approach that increases travel choice, while functioning to enhance infill and redevelopment within the City.

Policy 2.9.a Promote urban development/redevelopment where infill opportunities exist particularly within downtown Williston to better create a compact, dense and walkable environment containing varied land uses.

Policy 2.9.b The City will encourage higher density or mixed-use development types at appropriate locations within the downtown to encourage alternative modes of transportation.

Policy 2.9.c The City will continue constructing or requiring new sidewalks, pedestrian facilities, and improvements to the streetscape to encourage more pedestrian trips in support of infill and redevelopment opportunities.

Policy 2.9.d Through implementation of its Land Development Regulations, the City will obtain effective access management that preserves existing traffic flow. If current requirements prove inadequate, then the City will revise its Land Development Regulations as necessary.

Policy 2.9.e The City shall continue to examine and implement traffic calming measures on an as-needed basis to minimize traffic speed and volume thereby reducing vehicle miles traveled.

Policy 2.9.f The City shall continue to investigate programs to increase pedestrian and non-automotive travel throughout Williston, including specific improvements to pedestrian and bicycle infrastructure. Such efforts could inventory existing pedestrian routes, bicycle lanes, any existing multi-purpose trails, and intermodal connections. The information provided could begin the process of planning for an enhanced non-motorized component within the City's transportation system.

Policy 2.9.g The City shall identify recreational transportation opportunities including exercise trails and riding facilities.

Policy 2.9.h The City shall consider the needs of its aging and disabled populations to enable the mobility of residents of all abilities and encourage aging-in-place. Such mobility improvements include longer pedestrian crossing times, wider sidewalks, approaches, and off-road paths for electric scooters (i.e. wheelchairs) or neighborhood electric vehicles.

Policy 2.9.i The City will explore opportunities with the Florida Department of Transportation for an overpass over State Road 121 from Williston Crossings to allow electric scooters, neighborhood electric vehicles or similar vehicles to travel safely to the City Center.

Objective 2.10

The City's transportation system shall enable City residents the opportunity to live and travel utilizing an integrated, intermodal transportation system based on Complete Streets design principles as well as the latest technological innovations and trends including sharing of vehicles, alternative energy source vehicles, low speed vehicles and bicycles.

Policy 2.10 The City shall encourage the implementation of Complete Streets to accommodate transportation users of all ages and abilities, improve public health and safety, provide for active mobility and improve environmental quality.

Qualities of Complete Streets include, but are not limited to, the following:

- Bicycle lanes
- Buffered bicycle lanes
- Neighborhood Greenway
- Multi-Use trails/shared use paths
- Cycle tracks
- Good sidewalk design
- Crosswalks
- Interactive flashing beacons
- Pedestrian hybrid beacons
- Curb extensions/bulb-outs
- Median islands/refuges
- Lighting
- On-Street Parking
- Shading/Trees
- Road Diets

Objective 2.11

The City of Williston will adopt Transportation Map Series depicting the surface transportation system.

Policy 2.11.a The City of Williston hereby adopts the following Maps 3-1 to 3-4 as the Existing Transportation Map Series.

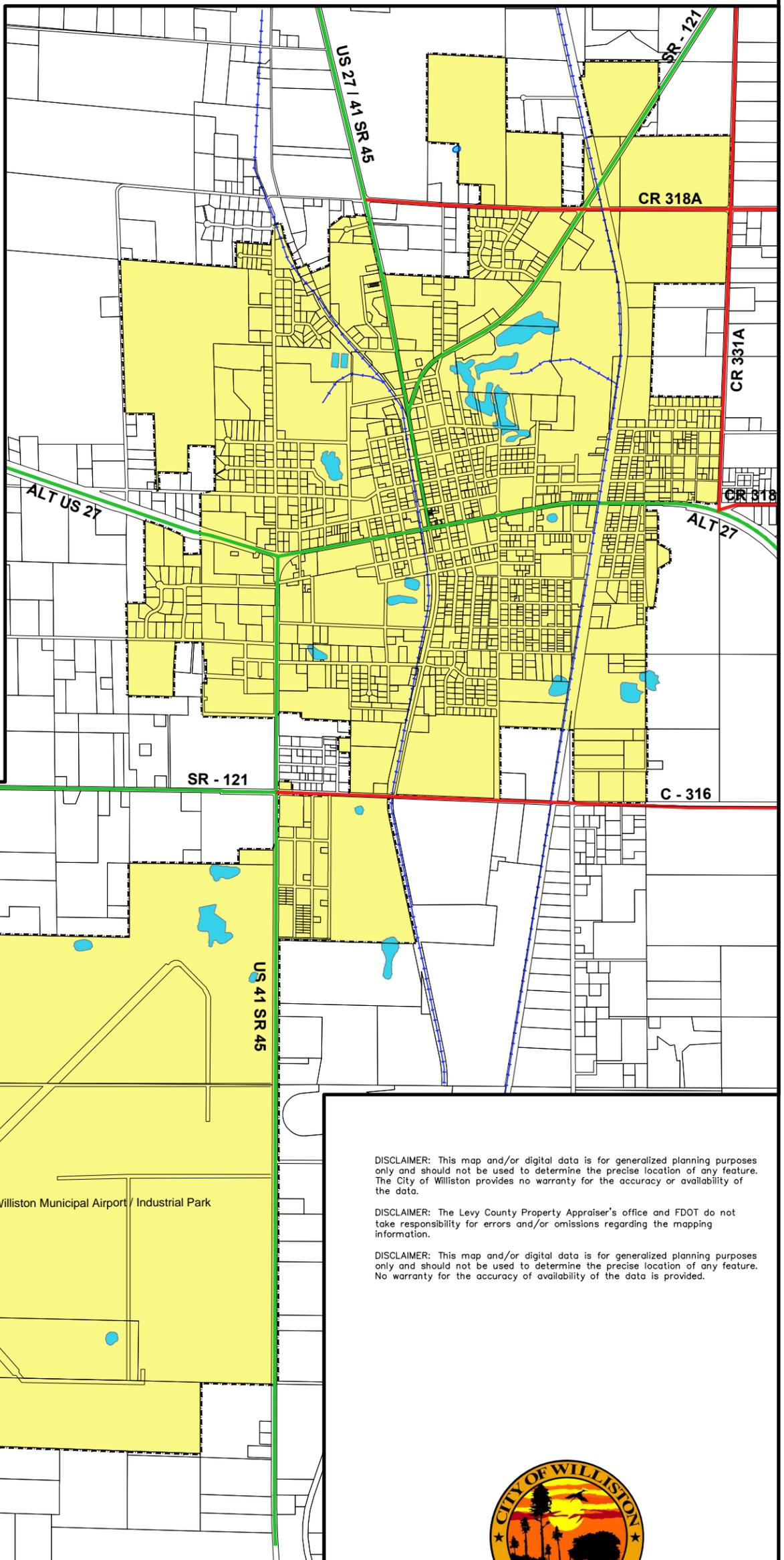
Policy 2.11.b The City of Williston hereby adopts the following Maps 3-5 to 3-8 as the Future Transportation Map Series.

Legend

-  State Highway System
-  Levy County Road System
-  Railroads
-  Williston City Limits
-  Parcel Lines (by ownership)

NOTE:

No uninterrupted flow or intermodal facilities exist in the City.
 Levy County Transit Provides demand response and limited flagstop fixed-route transit service to Williston.
 Parking facilities provided as per the City Land Development Regulations and Concurrency Management System.



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DATA SOURCE: FLORIDA GEOGRAPHIC DATA LIBRARY MARCH, 2018



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CITY OF WILLISTON
 FLORIDA

MAP 3-1
EXISTING SYSTEM MAP

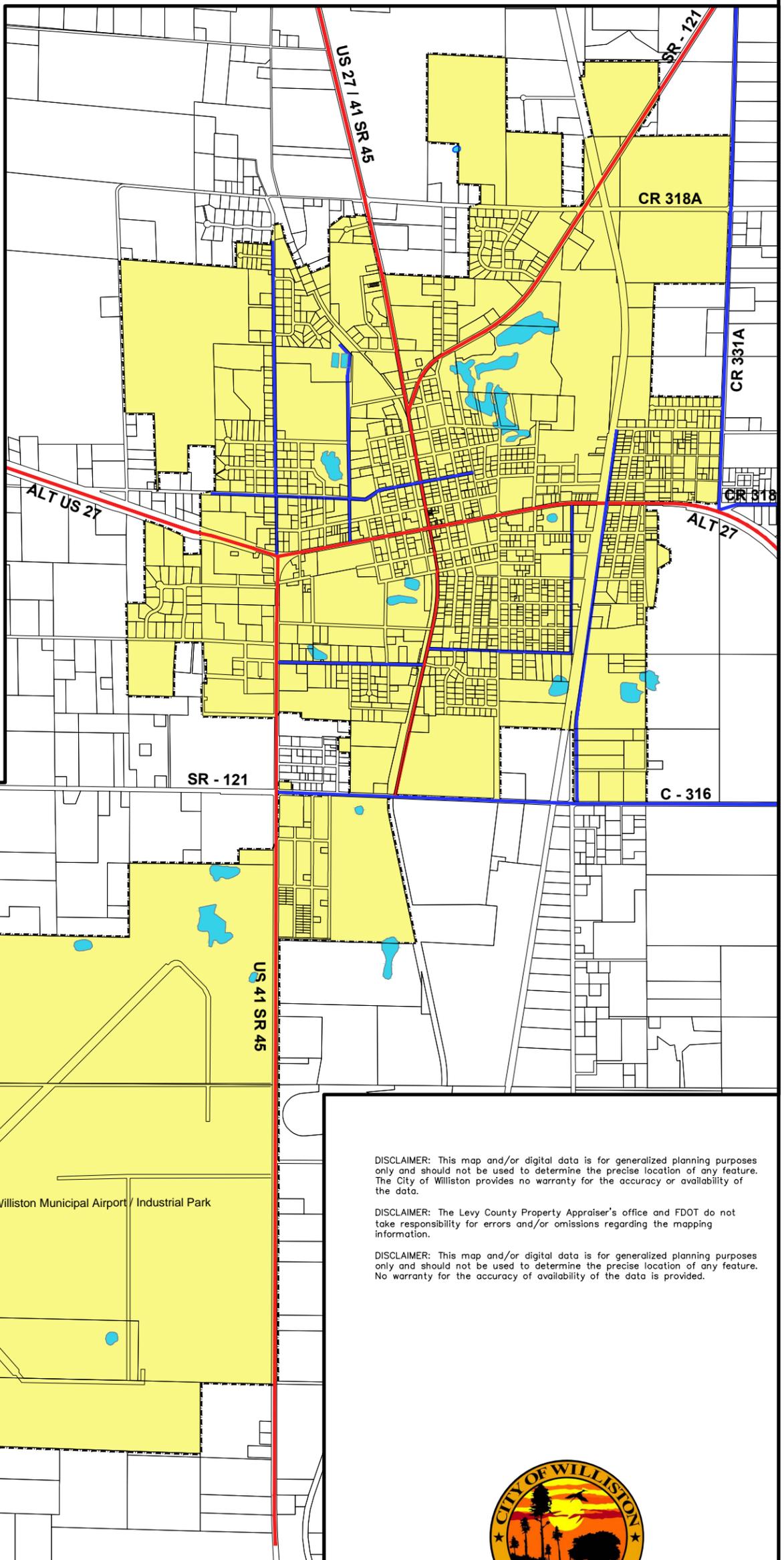
Legend

Functional Classification

- City Arterial
- City Collector
- Williston City Limits
- Parcel Lines (by ownership)

NOTE:

All functionally classified facilities in Williston are designed as two lane cross sections, except US-41/27 SR 45 and US 27/SR 500, which maintain four through lane cross sections.



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CITY OF WILLISTON
FLORIDA

MAP 3-2
FUNCTIONAL CLASSIFICATION

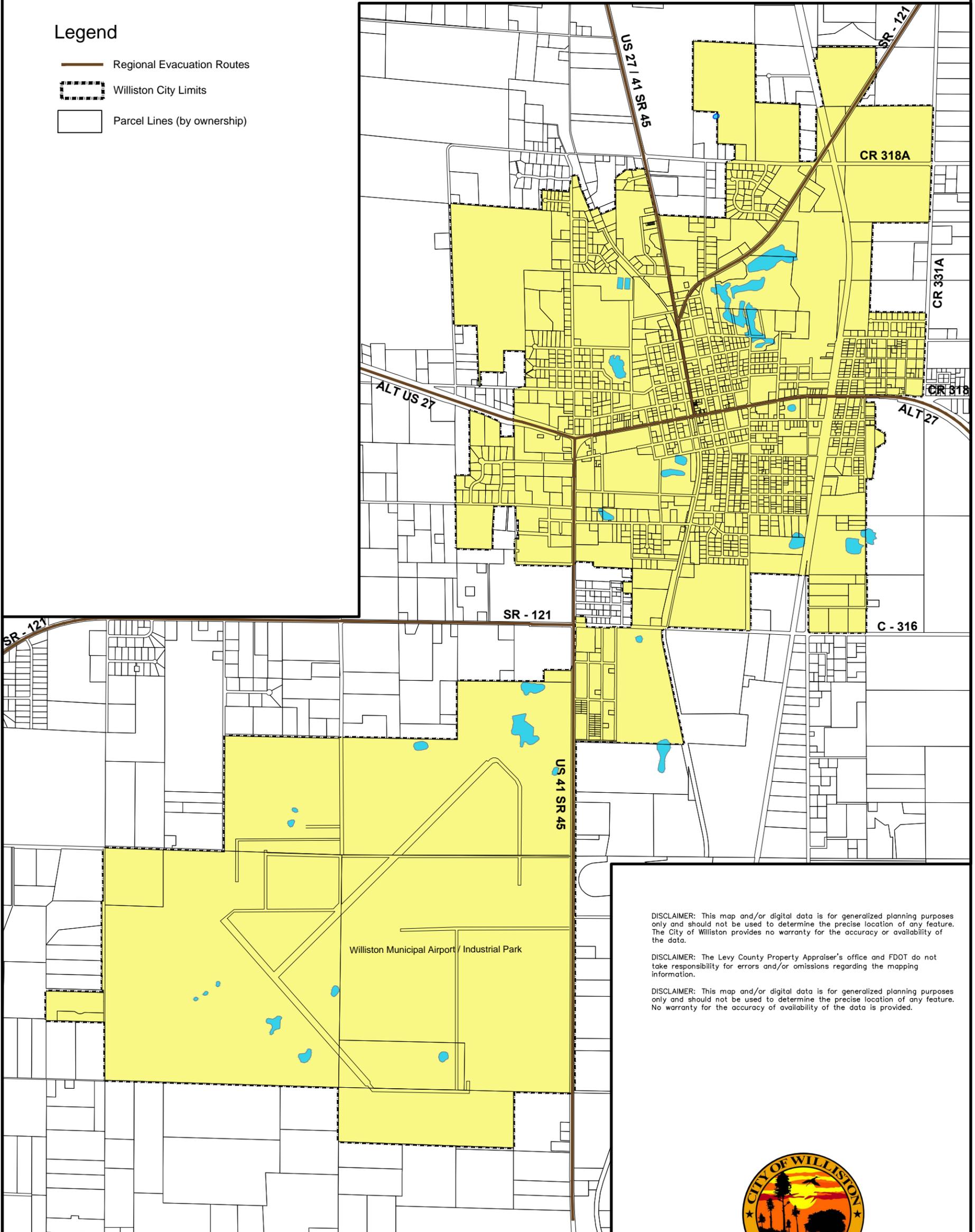
DATA SOURCE: FLORIDA GEOGRAPHIC DATA LIBRARY MARCH, 2018



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Legend

-  Regional Evacuation Routes
-  Williston City Limits
-  Parcel Lines (by ownership)



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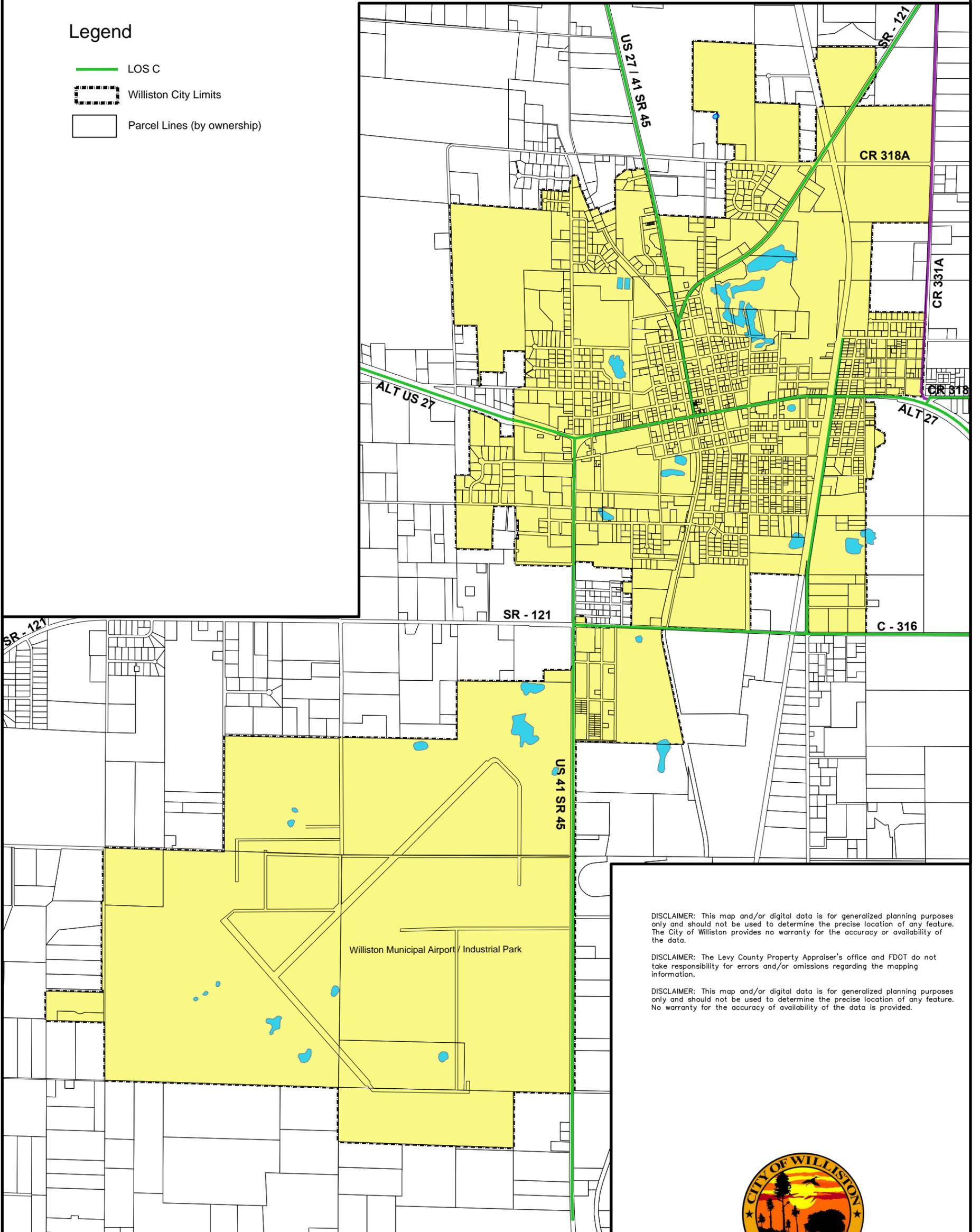
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CITY OF WILLISTON
FLORIDA

MAP 3-3
REGIONAL HURRICANE
EVACUATION ROUTES

Legend

-  LOS C
-  Williston City Limits
-  Parcel Lines (by ownership)



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CITY OF WILLISTON
FLORIDA

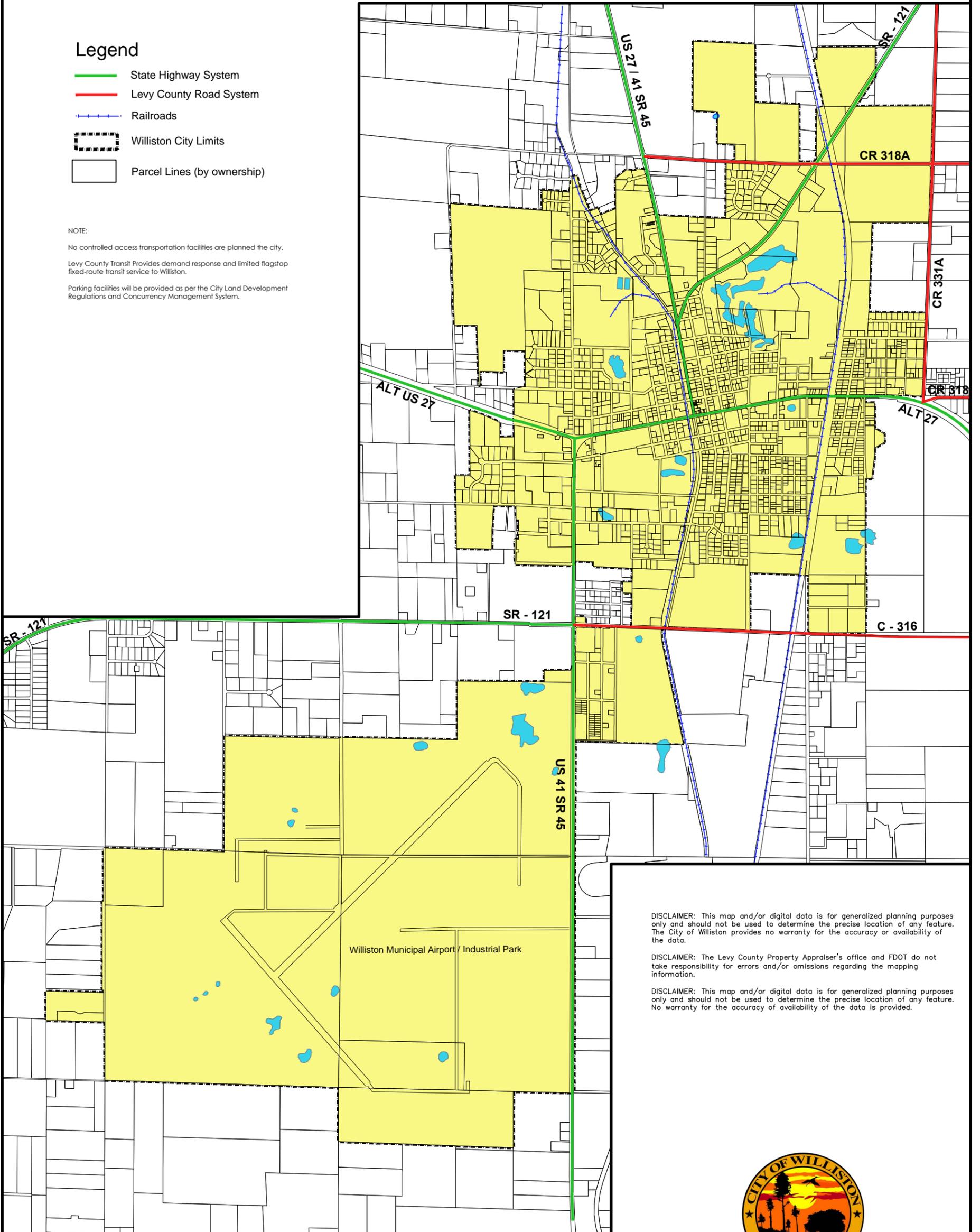
MAP 3-4
2018 OPERATING
LEVEL SERVICE

Legend

- State Highway System
- Levy County Road System
- Railroads
- Williston City Limits
- Parcel Lines (by ownership)

NOTE:

No controlled access transportation facilities are planned the city.
 Levy County Transit Provides demand response and limited flagstop fixed-route transit service to Williston.
 Parking facilities will be provided as per the City Land Development Regulations and Concurrency Management System.



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DATA SOURCE: FLORIDA GEOGRAPHIC DATA LIBRARY MARCH, 2018



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CITY OF WILLISTON
 FLORIDA

MAP 3-5
2030 SYSTEM

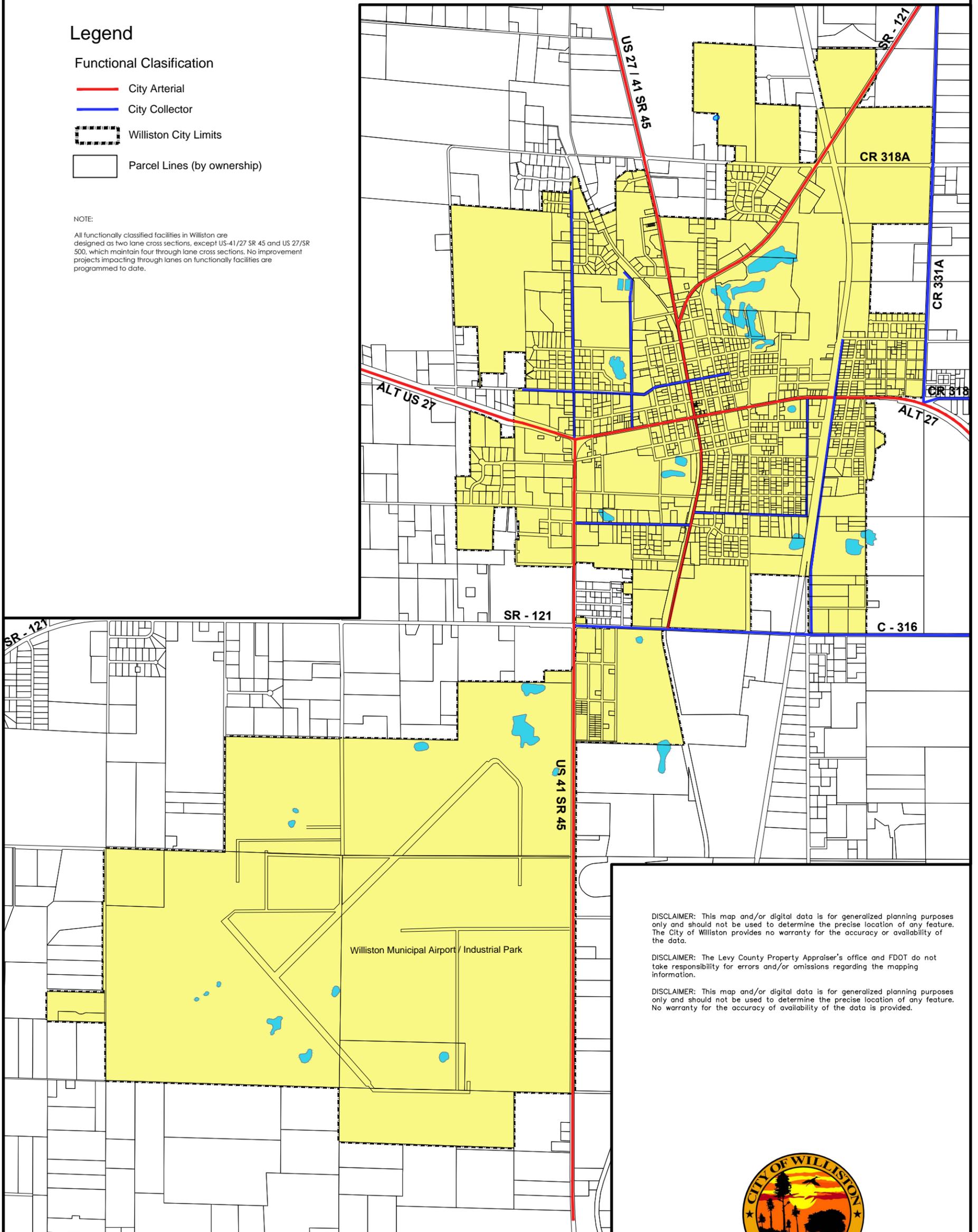
Legend

Functional Classification

- City Arterial
- City Collector
- Williston City Limits
- Parcel Lines (by ownership)

NOTE:

All functionally classified facilities in Williston are designed as two lane cross sections, except US-41/27 SR 45 and US 27/SR 500, which maintain four through lane cross sections. No improvement projects impacting through lanes on functionally facilities are programmed to date.



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CITY OF WILLISTON

FLORIDA

**MAP 3-6
2030 FUNCTIONAL
CLASSIFICATION**

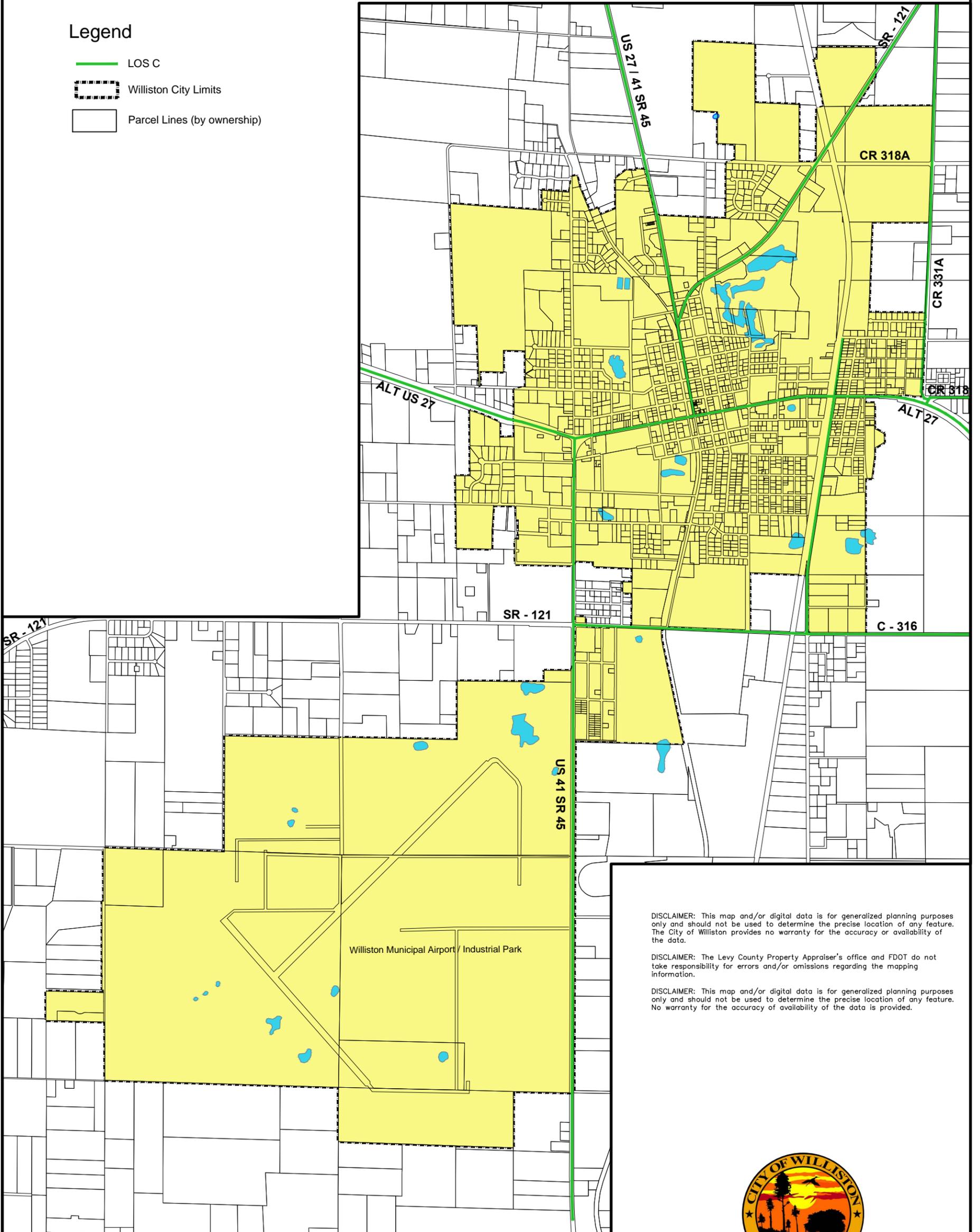
DATA SOURCE: FLORIDA GEOGRAPHIC DATA LIBRARY MARCH, 2018



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Legend

-  LOS C
-  Williston City Limits
-  Parcel Lines (by ownership)



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CITY OF WILLISTON
FLORIDA

MAP 3-7
2023 OPERATING LEVEL SERVICE

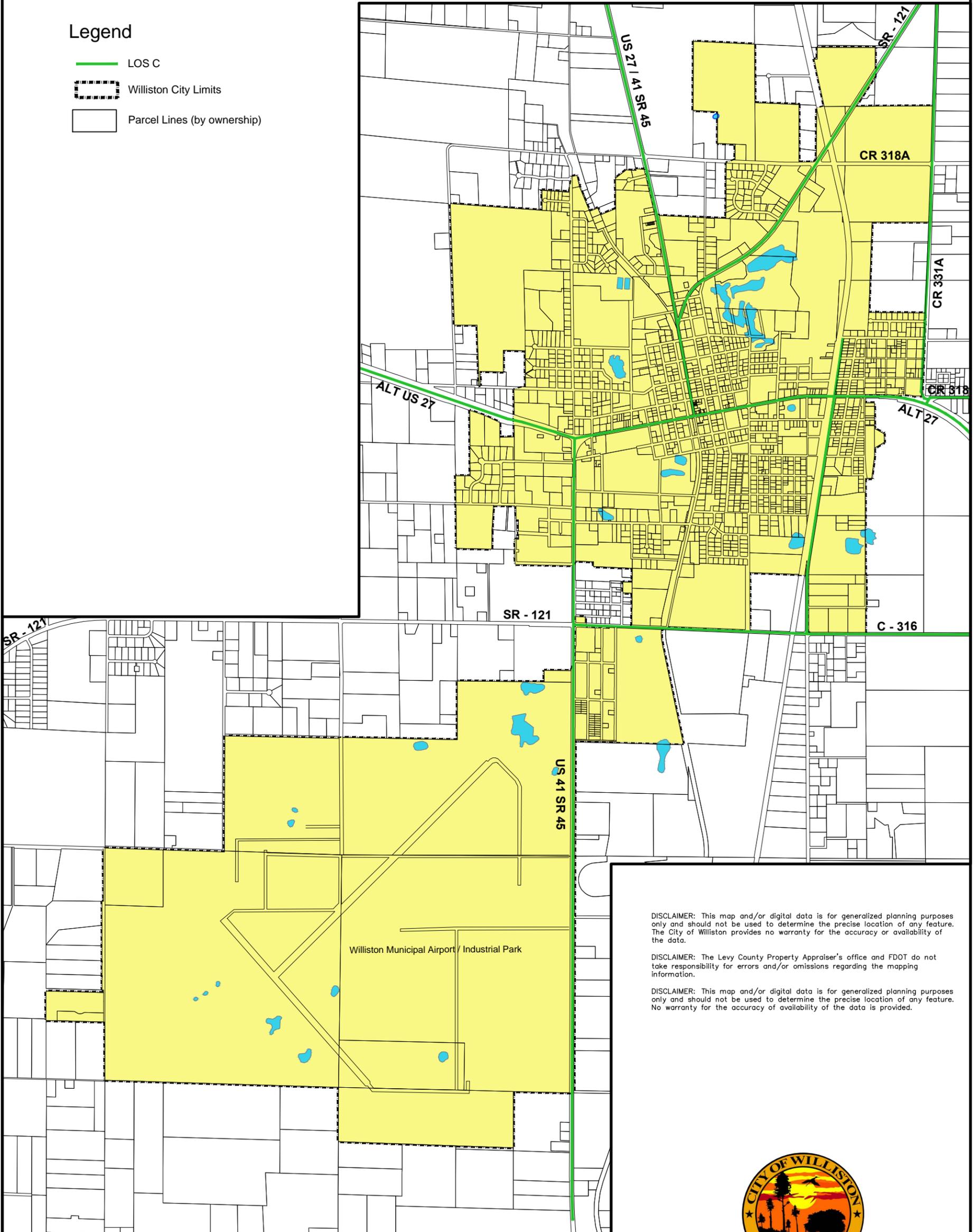


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Legend

-  LOS C
-  Williston City Limits
-  Parcel Lines (by ownership)



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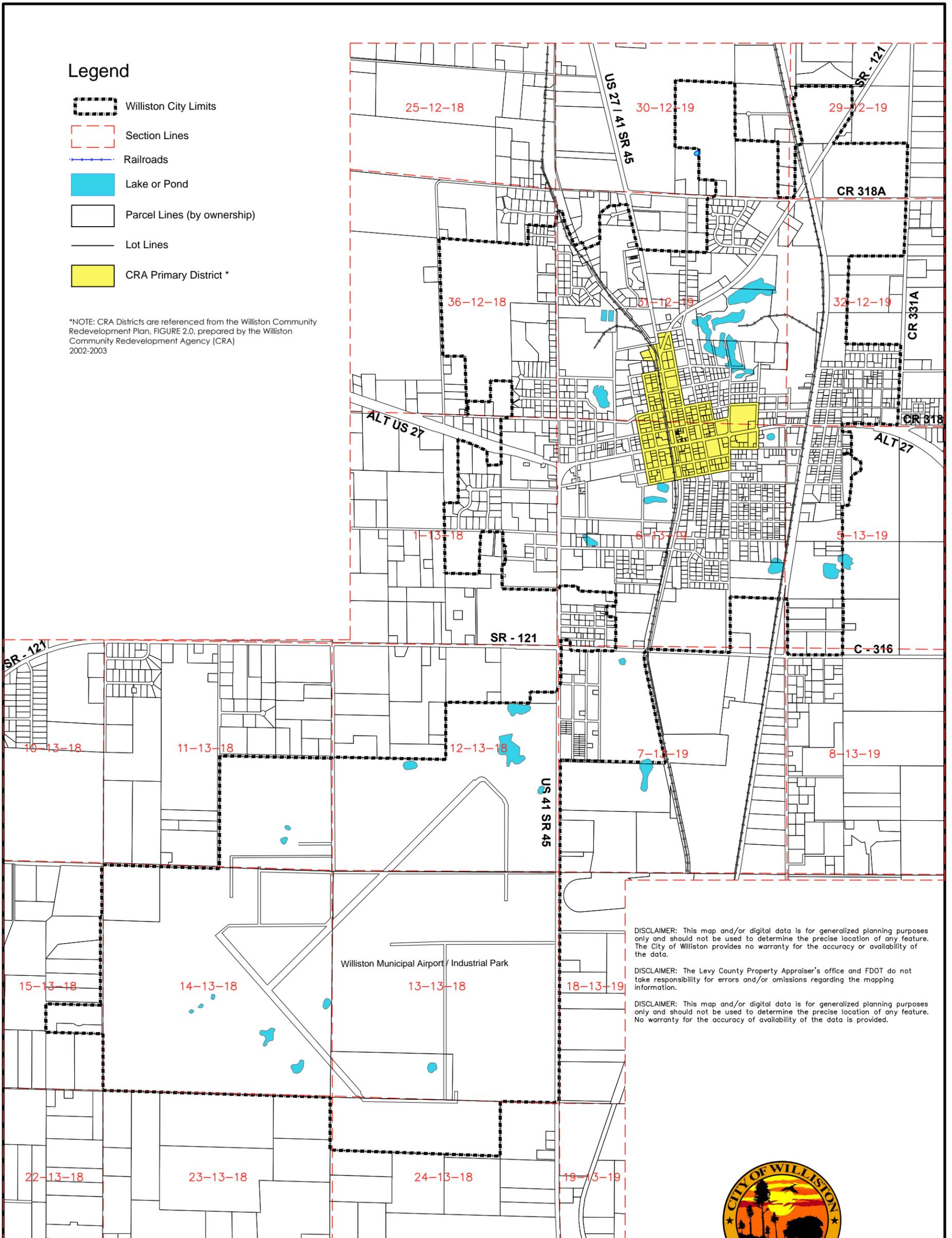
CITY OF WILLISTON
FLORIDA

MAP 3-8
2030 OPERATING LEVEL SERVICE

Legend

-  Williston City Limits
-  Section Lines
-  Railroads
-  Lake or Pond
-  Parcel Lines (by ownership)
-  Lot Lines
-  CRA Primary District *

*NOTE: CRA Districts are referenced from the Williston Community Redevelopment Plan, FIGURE 2.0, prepared by the Williston Community Redevelopment Agency (CRA) 2002-2003



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DATA SOURCE: FLORIDA GEOGRAPHIC DATA LIBRARY MARCH, 2018



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CITY OF WILLISTON

FLORIDA

MAP 3-9

**WILLISTON COMMUNITY
REDEVELOPMENT AGENCY (CRA)
Primary Districts 2002-2003**

Chapter 4 Infrastructure Element

Goals, Objectives, and Policies

Within the following sections, Williston has established broad goals, measurable objectives and specific policies for water, sewer, solid waste, drainage, potable water, aquifer recharge and technology.

Each objective will be implemented by its policy or policies, and adopted ordinances, resolutions or administrative rules as may be appropriate. Unless otherwise specified, the entity responsible for implementation of each objective is the City Council.

GOAL STATEMENT

Provide public infrastructure that meets the needs of the current and future populations.

Objective 1

The City shall maximize existing public utility infrastructure systems by encouraging infill development and redevelopment of established service areas.

Policy 1.1 The City shall develop utility master plans based on an overall infrastructure prioritization schedule to ensure consistency with partner agency plans and reflect best industry practices. The City's utility master plans shall include the following and be updated according to Florida Statutes, as applicable:

1. Water Supply Master Plan
2. Wastewater Master Plan
3. Stormwater Master Plan

Policy 1.2 In conjunction with the development of utility master plans, the City shall develop and maintain stormwater, potable water, and wastewater service inventories to identify and address potential deficiencies in capacity. The City may use this information in the development of the annual Capital Improvements Plan and implementing Capital Improvements Schedule. The inventory shall include:

1. Current capacity;
2. Existing usage;
3. All future committed capacity based upon approved site and development plans; and
4. Potential service area needs.

Drainage

Objective 1

Provide a drainage system adequate to accommodate adopted Level of Service standards. For the existing drainage system, stormwater quality needs to meet ambient (surrounding) water quality conditions to protect aquifer quality. For new facilities, stormwater quality should meet controlling federal, state and water management district standards.

Policy 1.1 The existing drainage system will be maintained.

Prior to annual update of the 5-year schedule of Capital Improvements, the Williston Planning and Zoning Commission will agenda a discussion of any necessary stormwater management improvements or maintenance.

Objective 2

Continue to implement Land Development Regulations that protect the functions of natural groundwater recharge areas, natural drainage features, and to achieve desired land use identified in the Future Land Use Element.

Policy 2.1 New developments shall retain on-site all stormwater runoff in amounts greater than those levels existing before development, excluding single-family dwellings.

Policy 2.2 Zoning and subdivision regulations will regulate lot cover and structure density, plus other improvements needed to support aquifer recharge.

Policy 2.3 The City will consult with Southwest Florida Water Management District regarding Land Development Regulations to cease the disposal of stormwater runoff into sinkholes without pre-treatment to remove pollutants.

Policy 2.4 The following actions will constitute the actions by which the existing four wells will be protected:

- a. No future septic tanks or individual wells will be allowed within five hundred (500) feet of any City well.
- b. No future water retention areas will be allowed within five hundred (500) feet of any City well.

Policy 2.5 As a means of providing for the maximum recharge of the Floridan aquifer and preventing losses of human lives and property, it shall be city policy to require on- site stormwater retention in all new developments. To implement this policy, subdivision regulations will be adopted as necessary, with due consideration for natural runoff conditions, intensity of development, soils types, topography and such other factors as may be necessary to the development of reasonable and equitable regulations.

Policy 2.6 The City of Williston shall accomplish protection of aquifer recharge by:

- a. Requiring any recharge to the aquifer will be of the same or higher quality as could occur under natural conditions.
- b. Following development of any tract of land, recharge amounts shall equal those occurring prior to development.

Objective 3

Utilize the regional transportation planning process as an opportunity to study how drainage and stormwater treatment system enhancements might be incorporated into design of roadways in the State Highway System.

Policy 3.1 The City will request a technical assistance workshop with Florida Department of Transportation, Southwest Florida Water Management District and City staff to discuss stormwater treatment alternatives.

Policy 3.2 The City will use the annual update of the 5-year Schedule of Capital Improvements to collect information about available options and cost for stormwater management system enhancements.

Policy 3.3 The City will continue to seek financial support for both design and construction from the Florida Department of Transportation, Southwest Florida Water Management District, Florida Department of Environmental Protection and federal Environmental Protection Agency.

Policy 3.4 The City should compile a list of beneficial enhancements to the City's drainage system, which shall function as a planning tool to identify priorities.

Objective 4

Coordination mechanisms will be established through adopted interlocal agreements between the city and other affected agencies.

Policy 4.1 Joint planning initiatives with, Florida Department of Transportation, Southwest Florida Water Management District, Levy County or other interested public- sector stakeholders shall be initiated through interlocal agreement.

Sanitary Sewer

Objective 5

The City shall continue to operate and maintain a wastewater treatment system that meets or exceeds all controlling standards, including adopted Level of Service.

Policy 5.1 During annual update of the 5-year schedule of Capital Improvements, the administration department will provide information relating to correcting any potential sewer deficiencies identified through the planning process, funding alternatives, or system enhancements as needed to the City Council.

Policy 5.2 The administration department will provide the City Council with annual reports on average sewage flow, to enable the Council to determine whether the improvements will be needed sooner or later than currently projected.

Policy 5.3 As part of the process of updating the 5-year schedule of Capital Improvements, the City's Utilities Department shall review opportunities for initiating sewer line extension projects. The sewer line extension project will follow the following priorities:

- a. Unconnected structures within the City limits;
- b. New structures within the City limits;
- c. Fringe area neighborhoods; and
- d. Locations contiguous to areas already receiving service.

Policy 5.4 An engineer will be asked to provide the City Council with cost estimates for preliminary engineering, design and construction.

Policy 5.5 The average design capacity level of service standard is one hundred forty- seven (147) gallons per capita per day for peak and average wastewater flow.

Policy 5.6 City staff shall monitor average and peak wastewater plant flow to determine the extent of available capacity.

Objective 6

Perform maintenance on existing sewer lines and enhance system capacity to meet anticipated future need, while discouraging urban sprawl.

Policy 6.1 The City's Utilities Department shall prepare a schedule for replacing defective leaking sewer lines. The priority schedule for replacing these lines shall be based on the following guidelines:

- a. Faulty pipes or other system components shall be replaced (Orangeburg pipes should be replaced first);
- b. Cost of replacement; and,
- c. Recommendations made by any existing plans, and other like actions identified as necessary to protect and conserve water and other natural resources.

Objective 7

Adopt an interlocal agreement with Levy County and adopt formal City policies that maximize the use of existing sewer facilities and discourage urban sprawl.

Policy 7.1 The City will initiate negotiations with Levy County, with the intent to establish the location, timing and intensity of urban development within a designated Municipal Services District.

Policy 7.2 Existing developed areas not provided with sewer services have a priority over extensions to currently undeveloped areas.

Policy 7.3 To receive sewer service, an area proposed for development must be contiguous to a developed area that is at least thirty percent (30%) built-out or committed to development.

Potable Water

Objective 8

The City shall continue to operate and maintain a potable water system that meets or exceeds all controlling standards, including adopted Level of Service.

Policy 8.1 The administration department will provide funding alternatives to the City Council.

Policy 8.2 The administration department will provide the City Council with annual reports on average water use.

Policy 8.3 An engineer will be asked to provide the City Council with cost estimates for preliminary engineering, design and construction.

Objective 9

As a component of development review, use Land Development Regulations to maximize the use of existing facilities and discourage urban sprawl.

Policy 9.1 The City's water department shall undertake, on an annual basis, a water service extension project. The water service extension project will follow the following priorities:

- a. New development within City limits, and
- b. East Williston

Policy 9.2 Development(s) proposed as infill have a priority over new extensions of water lines.

Policy 9.3 The City should adopt a policy requiring developers who utilize ten percent or more of any one utility's available excess capacity to enter into an infrastructure agreement.

Objective 10

Develop measures to conserve water at the current per capita consumption level through the initial planning period.

Policy 10.1 The administration department is responsible for promoting water conservation by municipal customers and for coordinating with the Southwest Florida Water Management District and its conservation policies. Specific actions to be taken by the City Clerk shall include, but not be limited to:

- a. Mailing water conservation notices to municipal customers.
- b. Informing the elected officials as to Water Management District actions.

Policy 10.2 The minimum level of service for potable water is one hundred seventy-five

(134) gallons per capita per day, the combined storage/pumping capacity for fire flow is currently unspecified, and the design pressure is fifty (50) pounds per square inch.

Policy 10.3 City staff will make educational materials available to City Council and the citizens of Williston in an effort to reduce potable water overuse.

Policy 10.4 The City of Williston should cooperate with the Southwest Florida Water Management District as stakeholder in the planning process for regional water conservation initiatives.

Objective 11

The City potable water system will ensure minimum pressure standards for fire flow are maintained.

Policy 11.1 The City's water department shall request the Insurance Service Office to conduct a fire protection system survey to insure water pumping capacities based on the ISO recommendations.

Objective 12

Adopt Land Development Regulations that protect the functions of natural groundwater recharge areas and natural drainage features.

Policy 12.1 New development shall retain on-site all stormwater run-off in amounts greater than those levels existing before development.

Policy 12.2 Zoning and subdivision regulations will regulate lot cover and structure density, plus other improvements needed to maintain aquifer recharge.

Policy 12.3 The City will adopt Land Development Regulations to cease the disposal of stormwater runoff into sinkholes without pre-treatment to remove pollutants.

Objective 12.a

All new subdivisions proposed, all zoning changes requested, and all permits or development orders issued shall, through the adopted Land Development Regulations, document that the activity is coordinated and consistent with either the existing or the proposed water system. In addition, adopted administrative procedures for the Comprehensive Plan will require water extensions, increased capacity and proposed new facilities to be coordinated with both the Infrastructure Element and the Future Land Use Element.

Solid Waste

Objective 13

Contract for private sector collection and disposal services for one-hundred percent (100%) of the City.

Policy 13.1 A private hauler will provide solid waste services to Williston, subject to a contract with the City.

Policy 13.2 The City will strictly enforce the ordinance(s) regarding disposal of solid waste.

Policy 13.3 The City will eliminate backyard collections except for special consideration for the homebound and/or hardship cases.

Objective 14

Maintain a reasonable Level of Service by contracting for a private hauler to collect one hundred percent (100%) of all garbage and trash generated within the City of Williston, with reasonable rates and a Level of Service standard of 3.95 pounds per capita per day.

Policy 14.1 Scheduling equipment and manpower will be adjusted as necessary to keep up with the growth.

Policy 14.2 The minimum Level of Service standard for solid waste collection and disposal by Williston is one hundred percent (100%) of all solid waste and 3.95 pounds per capita per day, and with disposal at the New River Regional Landfill with a design capacity of 800 tons, or 1.6 million pounds, of solid waste per day (of 312 operating days).

Policy 14.3 The City Council will review alternate funding sources/arrangements when financing expansions in service and capital equipment acquisition.

Objective 15

Adopt a formal intergovernmental coordination agreement which will establish a mechanism for coordinating with Levy County regarding its landfill and transport to the New River Regional Landfill.

Policy 15.1 The Mayor will be the liaison elected official to coordinate with Levy County.

Objective 16

Continue to utilize the New River Regional Landfill rather than develop a separate municipal landfill.

Policy 16.1 Large-scale developments located on the outskirts of Williston shall be served by solid waste collection and shall remit to Williston fees incurred for providing such service.

Natural Groundwater Aquifer Recharge

GOAL

Maintain the quantity and quality of recharge to the Floridan aquifer.

Objective 17

Implement the City's stormwater management ordinance through the development review process to protect groundwater recharge capacity and natural drainage features.

Policy 17.1 Coordinate with Southwest Florida Water Management District staff in support of regular monitoring necessary to ensure groundwater quality and on issues of stormwater management planning.

Policy 17.2 The Williston Planning and Zoning Commission shall review the results of the City's annual water quality report.

Policy 17.3 The City of Williston will prohibit development from impacting natural aquifer or groundwater characteristics, including characteristics of wetlands and floodplains, based on the best available data.

Technology

GOAL

Ensure that technology infrastructure is in place to provide a competitive advantage and optimize public and private sector performance.

Objective 18

Develop a long-term technology infrastructure plan.

Policy 18.1 The City shall regularly assess and update technology trends to identify and recommend future investments by maintaining an inventory of up-to-date programs and installed infrastructure throughout the City.

Policy 18.2 The City shall develop policies to provide broad technology access by coordinating with private providers to increase access throughout the City.

Policy 18.3 The City shall support initiatives to bring high-speed internet service to all areas of the community.

Policy 18.3 The City shall seek community and business input on technology infrastructure needs by conducting a survey to identify needs.

Policy 18.4 The City shall establish secure funding sources to operate, maintain and upgrade technology infrastructure by considering options such as instituting a technology user fee.

Chapter 5 Economic Development Element

Goals, Objectives and Policies

GOAL

Integrate the City's Economic Development Initiatives with Planning Efforts.

Objective 1

The City will coordinate with the North Florida Economic Development Partnership, Nature Coast Business Development Council, Williston Chamber of Commerce, Florida Department of Economic Opportunity, REDI (Rural Economic Development Initiative), and other organizations to meet the economic development needs of the community.

Policy 1.1 The City will work with the aforementioned organizations to coordinate all state and federal incentive programs to further economic development activities in the City.

Policy 1.2 The City will initiate and support efforts to obtain grant monies and other funds designated to support local economic development activities in the City and surrounding region that meet the Economic Development vision for the City.

Policy 1.3 The City will actively participate in regional economic development activities.

Policy 1.4 The City will provide data to the above-named organizations to support analysis and program implementation.

Policy 1.5 The City will coordinate, where appropriate, City investment in public utilities, transportation, and other public facilities that support business employment and other economic development efforts.

Policy 1.6 The City will support programs designed to ensure availability of infrastructure needed for advanced telecommunications.

Policy 1.7 The City should establish financial and other incentives to assist economic development recruitment, retention and expansion efforts that support with standards of evaluating qualification.

Policy 1.8 The City will review and modify its development processes to streamline and ensure efficiency.

GOAL

Maintain the City's Economic Base.

Objective 2

The City will support retention and growth of its existing businesses.

Policy 2.1 The City will develop and maintain strategies that assist in the retention and expansion of existing businesses, including small businesses.

Policy 2.2 The City will undertake a business retention and expansion survey and utilize the results to coordinate and provide assistance as needed to support existing businesses.

Policy 2.3 The City will encourage the designation and preservation of adequate and appropriate industrial and agricultural land and their respective uses.

Policy 2.4 The City will participate in programs that assist in marketing its existing businesses to new customers and other business relationships.

Policy 2.5 The City will create and participate in programs that increase the visibility of its existing businesses.

Policy 2.6 The City will support the development of retail and commercial enterprises that support existing residents as well as visitors to the community.

Objective 3

The City will support businesses by providing the opportunities to develop an adequate local workforce.

Policy 3.1 The City will coordinate with secondary, post-secondary and workforce training organizations to support local workforce development.

Policy 3.2 The City will encourage new construction and rehabilitation of existing housing stock to accommodate local workforce needs.

Objective 4

The City will promote tourism in the City and throughout the region.

Policy 4.1 The City will coordinate with state and regional tourist organizations to highlight Williston and the region as a tourist destination.

Policy 4.2 The City will explore opportunities to increase lodging offerings in Williston.

Policy 4.3 The City will coordinate and jointly market regional tourist events.

Policy 4.4 The City will prioritize agri-tourism, nature tourism, and equine tourism related services.

Policy 4.5 The City will support its agri-tourism and nature tourism by protecting the natural environment.

GOAL

Facilitate the diversification of the City's Economic Base.

Objective 5

The City will develop and maintain strategies to attract businesses and industry clusters that support the economic development vision of Williston.

Policy 5.1 The City, working with the North Florida Economic Development Partnership, Nature Coast Business Development Council, and the Florida Department of Economic Opportunity, may authorize the use of financial or other incentives to businesses the City deems consistent with contributing to the Economic Development Vision set forth in the Economic Development Strategy.

Policy 5.2 The City will, through its Comprehensive Plan and Land Development Code, policies and implementation, preserve and enhance the City's aesthetic characteristics and its historical, cultural, and environmental resources as assets to attract visitors and businesses to the City.

Policy 5.3 The City will encourage development and recruitment of agriculturally-based value-added industries.

Policy 5.4 The City will encourage development and recruitment of aviation-related industries.

Policy 5.5 The City will focus industrial economic development efforts around the Williston Municipal Airport.

Policy 5.6 The City may review and amend the Land Development Regulations to allow for suitable home-based businesses.

Policy 5.7 The City will encourage small and start-up businesses.

Objective 6

The City will prioritize development and redevelopment of key commercial nodes for revenue and employment-generating uses.

Policy 6.1 The City will designate key redevelopment areas.

Policy 6.2 The City will consider special incentives for the key redevelopment areas.

GOAL

The City will support Workforce Development efforts

Objective 7

The City will develop and maintain a strategy to provide training for qualified workforce to support its economic development activities.

Policy 7.1 The City will continue to work with educational partners to ensure there are appropriate education opportunities, job skills program, and facilities to meet business needs.

Policy 7.2 The City will support partnerships with institutions of higher education that can provide workforce training.

Policy 7.3 The City will support and initiate grants to help train the local workforce in order to retain and attract businesses that meet the City's economic development vision.

Policy 7.4 The City will support cooperative efforts to connect business and education/workforce training.

GOAL

The City will support Implementation of the Economic Development policies outlined in the Economic Development Element.

Objective 8

The City will develop an implementation strategy that utilizes available resources, leverages partnerships, and is conformance with the entirety of this Comprehensive Plan.

Policy 8.1 The City will allocate funding for economic development activities through the City Manager's office.

Policy 8.2 The City Manager shall ensure appropriate City Departments conduct and implement the programs and plans contained in this Element and elsewhere in the Comprehensive Plan.

Policy 8.3 The City Manager shall monitor and report annually impact of the economic development activities outlined in the Economic Development Element.

Chapter 6 Housing Element

Goals, Objectives and Policies

GOAL 1

Encourage solutions to meet diverse residential needs by providing a wide array of housing options.

Objective 1.1

To support state and federal housing assistance (grant) programs, the City shall continue to promote open and fair housing practices. When opportunities are identified, the City may initiate local actions to address special housing needs.

Policy 1.1.a The City Council will consider various alternative loan programs, which may include, but are not limited to, the State Housing Finance Agency, local banks, grants and private funds. The desired result will be a revolving loan program, which may provide capital to improve the municipal housing stock and address issues of housing affordability.

Policy 1.1.b Through the development planning process, the City will assist the private sector with provision of housing units to organize dwelling units of various types, sizes, and costs, meeting the needs of projected population growth and an adequate vacancy rate over the planning period.

Policy 1.1.c Having identified existing funding sources, the City should continue to apply for housing rehabilitation grant funds, or partner with eligible grant seeking agencies and organizations, to coordinate the delivery of housing subsidies such as monies available from Florida's Small Cities Community Development Block Grant (CDBG) and State Housing Initiatives Partnership (SHIP) programs—to needs identified in the planning process.

Policy 1.1.d The City shall review and evaluate zoning and other regulations that pertain to housing to ensure that requirements continue to be reasonable and do not unduly limit opportunities for lower income groups to secure housing in desirable locations.

Objective 1.2

Ensure a process is initiated to assist very-low, low- and moderate-income families living in deteriorating and overcrowded housing units to the full extent provided by local, state and federal assistance every fiscal year.

Policy 1.2 The City shall compile an inventory of eligible and interested households will be established, with a priority ranking based upon housing conditions.

GOAL 2

Provide for the conservation and rehabilitation of existing housing structures and neighborhoods consistent with planning for redevelopment and growth.

Objective 2.1

Use building code review and enforcement to address substandard housing conditions, promote structural and aesthetic improvement, while achieving maximum benefits through coordination with the zoning ordinance and code standards applicable to real property.

Policy 2.1 Periodically, and as necessary, the Building Official shall review adopted building code to ensure the City building code requirements are positively impacting neighborhood quality of life.

Policy 2.1.a Ensure that all City housing meets minimum standards for health and safety to eliminate substandard housing conditions and provide for the structural and aesthetic improvement of existing housing.

Policy 2.1.b A continuing program of comprehensive code enforcement shall be developed for the entire City, providing a systematic application of minimum standards to all dwelling units. The City shall establish housing assistance for those eligible homeowners who are unable to meet the costs of abating code violations.

Objective 2.2

To identify adequate and available sites for distribution of housing at all income levels and for site-built as well as manufactured housing, the City shall use a list of licensed rental units for planning purposes.

Policy 2.2.a The Building Official or someone designated by the City Council will maintain an inventory of rental units and their condition.

Policy 2.2.b The Planning and Zoning Commission shall discuss adequate housing sites for very low, low- and moderate-income residents, within residential categories designated on the official Future Land Use Map, as a factor when evaluating proposed land use change. The City will work with the private and non-profit sectors to ensure affordable housing is equally distributed throughout the City.

Policy 2.2.c Mobile homes shall be allowed in locations consistent with the Comprehensive Plan's official Future Land Use Map and in densities or as otherwise permitted by municipal land development regulations.

Policy 2.2.d Make available suitable locations for lower income housing with the intent of:

1. Furthering community revitalization, including neighborhood restoration and rehabilitation.
2. Promoting increased housing choices for low income persons and avoiding undue concentrations of assisted housing in areas containing a high proportion of low income persons.
3. Assuring the availability of public facilities and services adequate to serve proposed housing projects.

Policy 2.2.e The City shall ensure housing alternatives meet the diverse demands of the community. Special attention shall be provided to the needs of the following groups:

1. Fixed-income seniors and those on limited incomes
2. Working families
3. Entry-level workforce
4. Very Low to Moderate income families
5. Special needs groups (elderly, physically disabled, homeless, etc.)

Objective 2.3

Utilize all available information gained by the planning process to identify and pursue community development activity emphasizing physical improvements to support quality of life in neighborhoods; and, where resources exist, apply such strategies to improve the quality of housing, stabilize neighborhoods, and preserve the built environment.

Policy 2.3.a No dilapidated units may be occupied, nor shall deteriorating rental units be occupied.

Policy 2.3.b In eliminating substandard housing through rehabilitation and/or demolition programs, the following principles shall apply:

1. City efforts will be coordinated with the Levy County Housing Authority.
2. No households will be displaced until standard and affordable replacement or relocation housing is available.
3. All improvements shall meet the adopted Standard Housing Code criteria for materials and methods.

Policy 2.3.c Regularly inspect, for compliance with the Housing Code, all rental units identified as deteriorating or dilapidated that become vacant during that year.

Policy 2.3.d Certificates of occupancy will be required for vacated rental units, with each certificate valid for a specified minimum period. Coordination will be through the City Clerk, with inspections by the Building Official.

Policy 2.3.e The City should utilize the strategies of the Community Redevelopment Agency (CRA) to address housing issues through joint meetings with the CRA Board.

Policy 2.3.h The City shall incorporate in the Land Development Code incentives, such as density bonuses, to private builders of residential dwelling units who construct 10.0 percent (10%) or more of their units for very low-, low-, and moderate-income households.

Objective 2.4

Apply for (or develop) appropriate housing assistance programs which provide financial assistance for rehabilitation of existing housing structures.

Policy 2.4 The City Clerk will keep the elected officials advised as to expanded, new or potential financial assistance programs. The elected officials will consider utilizing any federal, state or locally developed subsidy programs that become available.

Objective 2.5

The City shall reinforce private initiative in the rehabilitation of deteriorating and supply of housing units by coordinating with economic development stakeholders at the County and state levels to ensure utilization of job training and job creation function as part of any strategy to address affordable housing concerns.

Policy 2.5.a The Planning and Zoning Commission shall establish a Housing Task Force for the purpose of implementing the above-stated objective. This task force will involve the public, private-for-profit and private-non-profit sectors in Williston, and it will report through the Planning Commission and elected officials.

Policy 2.5.b The Housing Task Force shall discuss workforce housing development strategies and appropriate type of mitigation if a specific impact from a proposed land use change has been identified. Workforce housing supply may be enhanced by voluntary land dedication or other developer-initiated contributions.

Policy 2.5.c The City shall provide Fast Track permitting to streamline the review process for new residential, residential additions and residential interior remodeling applications.

Objective 2.6

The City shall provide fair housing opportunities for all residents of Williston, regardless of race, religion, sex, age, handicap, family status or national origin.

Policy 2.6.a. Group homes and foster care facilities shall be allowed in all residential zoning districts as permitted in the Land Development Regulations, and the City will monitor group homes and foster care facility developments to ensure they are not concentrated only in particular areas or neighborhoods.

Policy 2.6.b. To guide group home facilities into appropriate sites in dispersed locations, the City shall provide siting guidelines and requirements that are consistent with the site selection provisions of Section 419.001, F.S., for units licensed by the Florida Department of Children and Families. Such guidelines ensure adequate dispersal throughout the community.

Policy 2.6.c. Both foster care and group homes shall be provided and operated in the public interest and on a non-discriminatory basis.

Policy 2.6.d. The City shall encourage the development of elderly housing near activity centers by providing sufficient siting opportunities that allow congregate living facilities.

Objective 2.7

The City shall review the Land Development Regulations to evaluate their impacts on housing prices.

Policy 2.7.a The City shall provide incentives in the Land Development Regulations for residential development at the maximum allowable density.

Policy 2.7.b The City shall provide incentives in the Land Development Regulations for the development and redevelopment of affordable and workforce housing. These incentives may include but are not limited to:

- a. relaxation of applicable impact fees;
- b. fee relief;
- c. provisions of expedited development review, approval, and permitting processes;
- d. special provisions for reservation of infrastructure capacity for concurrency;
- e. density bonuses;
- f. provisions for reduced lot sizes and modification of setback requirements; and
- g. grants and other financial incentives.

Policy 2.7.c The Land Development Regulations shall be periodically reviewed to consider the inclusion of new construction techniques and promote the usage of building materials which can help reduce housing construction costs, and/or enhance public health and safety.

Policy 2.7.d The City shall periodically review and evaluate its zoning and other regulations to ensure that requirements are reasonable and do not unduly limit opportunities for lower income groups to secure housing in desirable locations, consistent with the health, safety, and welfare of the public.

Policy 2.7.e The City shall provide flexibility for innovative housing design for non-traditional households and emerging home-based economic opportunities.

Chapter 7 Conservation Element

Goals, Objectives, and Policies

Based upon a thorough review of Williston's natural resources, a conservation plan has been developed. This plan contains intended actions for the enhancement and maintenance of the City's natural resources.

Each of the objectives within this section is measurable by a target date, and it is the intent of the elected officials that the objectives will be implemented through ordinances, resolutions or administrative actions as may be appropriate to the policy or policies associated with each objective. Unless otherwise stated, the entity responsible for implementing each objective and policy is the City Council.

GOAL 1

Maintain a healthful environment for present and future generations by:

- a. Protecting groundwater in the area as a source for potable water.
- b. Protecting the current highwater quality of the surface waters in the area.
- c. Protecting the high quality of air in the area.
- d. Protecting the aesthetic value of the area.

Objectives and Policies

The following subheadings provide conservation issues which are of concern to Williston. For each area of concern, objectives and policies are established.

Development. Although areas of Williston are suitable for development, environmental resources may be adversely affected and ultimately endanger human life with exposure to poor development practices.

Objective 1

Allow development in Williston only after a thorough review of potential environmental problems has been made. This analysis shall include physical properties of soils and underlying rocks, soil thickness, depth to groundwater, groundwater flow characteristics, surface water presence and danger of flooding.

Policy 1.1 New commercial or industrial developments will be required to evaluate geologic hazards on-site prior to development. This will be implemented through the zoning ordinance.

Policy 1.2 The City Council will request the Southwest Florida Water Management District to comment on the hydrology of the area as it relates to the city's growth and development.

Policy 1.3 Prepare a composite map which illustrates soils, native vegetative communities, geologic, surface water and groundwater information.

Policy 1.3.a Define areas that have physical limitations and potentials for various types of land use.

Policy 1.3.b Define the appropriate land uses based upon the land's physical limitations and potentials.

Objective 2

Have available both for municipal planning purposes and for developers, more detailed information on community-wide constraints and opportunities for developments by preparing and adopting suitability maps.

Policy 2.1 When completed, this map will be utilized by all subdividers and developers as the basis for documenting how they propose to protect and use, conserve or preserve these resources.

Policy 2.2 Blasting for mineral extraction will be prohibited, except at the airport property, which will require reclamation after mining extraction.

Water Withdrawals. This is an area of concern because potable water is a renewable but not unlimited source, which if not properly managed, could become contaminated with minerals or pollutants.

Objective 1

Conserve and protect the quality and quantity of current and projected water sources by adopting Land Development Regulations.

Policy 1.1 Control drainage and runoff through adopted subdivision regulations and/or the zoning ordinances to ensure that the surface and groundwater supplies in the area are protected from pollutants.

Policy 1.2 The functions of natural recharge areas shall be protected through the land use plan map and zoning regulations.

Policy 1.3 Land uses which require water withdrawals from the Floridan aquifer will be carefully weighed against public benefits before approval is granted as a part of the review process for each proposed development. This requirement will be incorporated into the adopted Land Development Regulations.

Policy 1.4 Land uses which require water withdrawals from the land aquifer will be carefully weighed against public benefits before approval is granted as a part of the review process for each proposed development. This requirement will be incorporated into the adopted Land Development Regulations.

Policy 1.4 Prohibit solid or liquid waste from being deposited in porous soils which connect to potable groundwater supplies, by a mandatory sewer hookup ordinance and a solid waste ordinance.

Policy 1.5 The City will conduct drawdown tests, identify the cone of influence and restrict uses to those which will not adversely affect water quality or quantity.

Policy 1.6 Developers, before they receive a development permit, shall prove to the City Council that their project would not cause undue water quality or quantity problems in the city. This may include, but not be limited to, obtaining all permits required by: Florida Department of Environmental Protection and the Southwest Florida Water Management District.

Policy 1.7 Upon request from the Southwest Florida Water Management District, emergency conservation measures will be mandated to minimize the impacts of drought and thereby assure a supply of potable water.

Policy 1.8 The City shall assess its current, as well as projected, water needs and sources for a 10-year period and submit this information to the appropriate agencies.

Air Quality

Williston residents enjoy clean quality air, but increasing population, traffic and industrial densities could pose a threat to future air quality.

Objective 1

Adopt an air quality ordinance as may be required by Florida Statutes.

Policy 1.1 The Planning Commission shall draft and adopt an air quality ordinance which incorporates, meets or exceeds minimum air quality standards at the state and national levels.

Policy 1.2 Trees and open spaces which contribute to enhancing air quality will be protected through appropriate ordinances.

Policy 1.3 Restrict industries that produce heavy air emissions from locating within the City.

Policy 1.4 The City shall promote the creation of golf cart, bicycle and pedestrian pathways to reduce automotive air quality impacts.

Aesthetics

Aesthetics deals with the general appearance or beauty of the City. With this concern in mind, care and consideration of the various factors of aesthetics should be understood.

Objective 1

Protect and conserve the aesthetic appearance of the community.

Policy 1.1 The City Council will adopt codes, ordinances and regulations addressing issues concerning noise, smoke, landscaping and other factors which pertain to the aesthetics of the community.

Policy 1.2 Support actions which would preserve native trees and conserve any vegetation which is aesthetically pleasing.

Policy 1.3 Permit reasonable advertising by signs in a manner which does not "clutter" the City, obstruct vision or interfere with the orderly flow of traffic.

Policy 1.4 Conduct an analysis of the benefits of adopting a tree ordinance or landscape ordinance.

Objective 2

Promote compact clustered pedestrian friendly developments through mixed use or Planned Development land use types.

Policy 2.1 Review and reinforce the City's Planned Development (PD) Ordinance to maximize open space, improve aesthetics and reduce City utility installation costs.

Policy 2.2 Ten (10) acres of open space or conservation area will be made available per 1,000 population, as provided in the Recreation and Open Space Element.

Policy 2.3 The City of Williston shall continue to seek assistance through the Florida Recreation Development Assistance Program (FRDAP), neighborhood revitalization programs and economic development programs.

Soils

Soils in and around the City of Williston are used for both development and agriculture. Proper management and protection of soils are two important elements of conservation.

Objective 1

Develop local ordinances which have provisions to protect and conserve the natural functions of existing soils and native vegetation.

Policy 1.1 Maintain continual awareness of federal, state and individual proposals that will affect the environment.

Policy 1.2 Paving blocks and other measures which retain soil permeability will be encouraged through density bonuses or other incentives.

Objective 2

Discourage excessive or unnecessary development on agriculturally productive lands.

Policy 2.1 Prevent the erosion of soils by new development (including the expansion of existing developments).

Policy 2.2 Soils and their covering vegetation should be retained, while still providing for development, to allow them to continue to filter water and recharge the aquifer.

Wildlife Habitat

Protection of wildlife and wildlife habitats is important to the aesthetics and recreational value of a community.

Objective 1

Require a wildlife assessment and protection component as a portion of all subdivisions and planned developments of forty (40) acres or greater.

Policy 1.1 A portion of the land area in each subdivision or planned development of forty (40) acres or greater will preserve endangered or threatened wildlife habitat. In addition to the preservation area, the applicant shall document other methods used to enhance the ability of endangered or threatened wildlife populations to co-exist with the proposed development. As used here, "portion" means an area adequate to support the continuation of viable populations of plant and animal species, and "viable" shall be determined by either the Florida Department of Environmental Protection or a person holding a four-year college degree in ecology or the equivalent thereof.

Objective 2

Identify the locations of, and protect endangered and threatened wildlife species.

Policy 2.1 No development activity may adversely impact upon either the habitat or species identified

as endangered or threatened.

Policy 2.2 The habitat of any threatened species shall be protected and still permit use of private property. As used here, "protected" is synonymous with "conserved" and shall not be interpreted as meaning "preserved", and "a use of private property" means the minimum size residential dwelling unit permitted by the Land Development Regulations and in a location that results in a site plan and subsequent development that minimizes impact upon the threatened species.

Objective 3

When a unique vegetative community is identified in contiguous Levy County develop an intergovernmental agreement to help protect the use, conserve or preserve it.

Policy 3.1 Any natural area identified in the future through an amendment of this document, will be designated as a preservation area.

Objective 4

Any environmentally sensitive lands shall, when identified, be protected.

Policy 4.1 The City Council will, through an adopted interlocal agreement, assist Levy County in protecting unique vegetative communities located within both jurisdictions.

Policy 4.2 Sinkholes will be protected as provided in the drainage subelement of the Infrastructure Element of this plan.

Policy 4.3 Development that will impact wetlands without adequate mitigation will be prohibited.

Hazardous Wastes

A hazardous waste is any substance that can result in a threat to human health or the environment. The U.S. Environmental Protection Agency (EPA) defines a hazardous waste as a material having any of the following properties: ignitable, corrosive, reactive or toxic. Examples of hazardous materials include pesticides, paint solvents, inks and adhesives. These materials become hazardous wastes then they are no longer needed and must be discarded.

Objective 1

Adopt an ordinance regulating the collection and disposal of hazardous wastes.

Policy 1.1 The City will adopt an ordinance which regulates hazardous wastes, requiring storing, handling, and disposal of all hazardous materials in accordance with guidelines from the National Environmental Protection Agency and Florida Department of Environmental Protection.

Policy 1.2 The City shall protect the environment against the harmful impacts of hazardous waste by:

1. Monitoring the sources of hazardous waste within the City;
2. Enforcing local, regional, state, and federal regulations and restrictions; and
3. Educating the public about proper hazardous waste disposal practices.

Legend

-  Williston City Limits
-  Section Lines
-  Railroads
-  Lake or Pond
-  Parcel Lines (by ownership)
-  Lot Lines

Floodplain by 'ZONE':

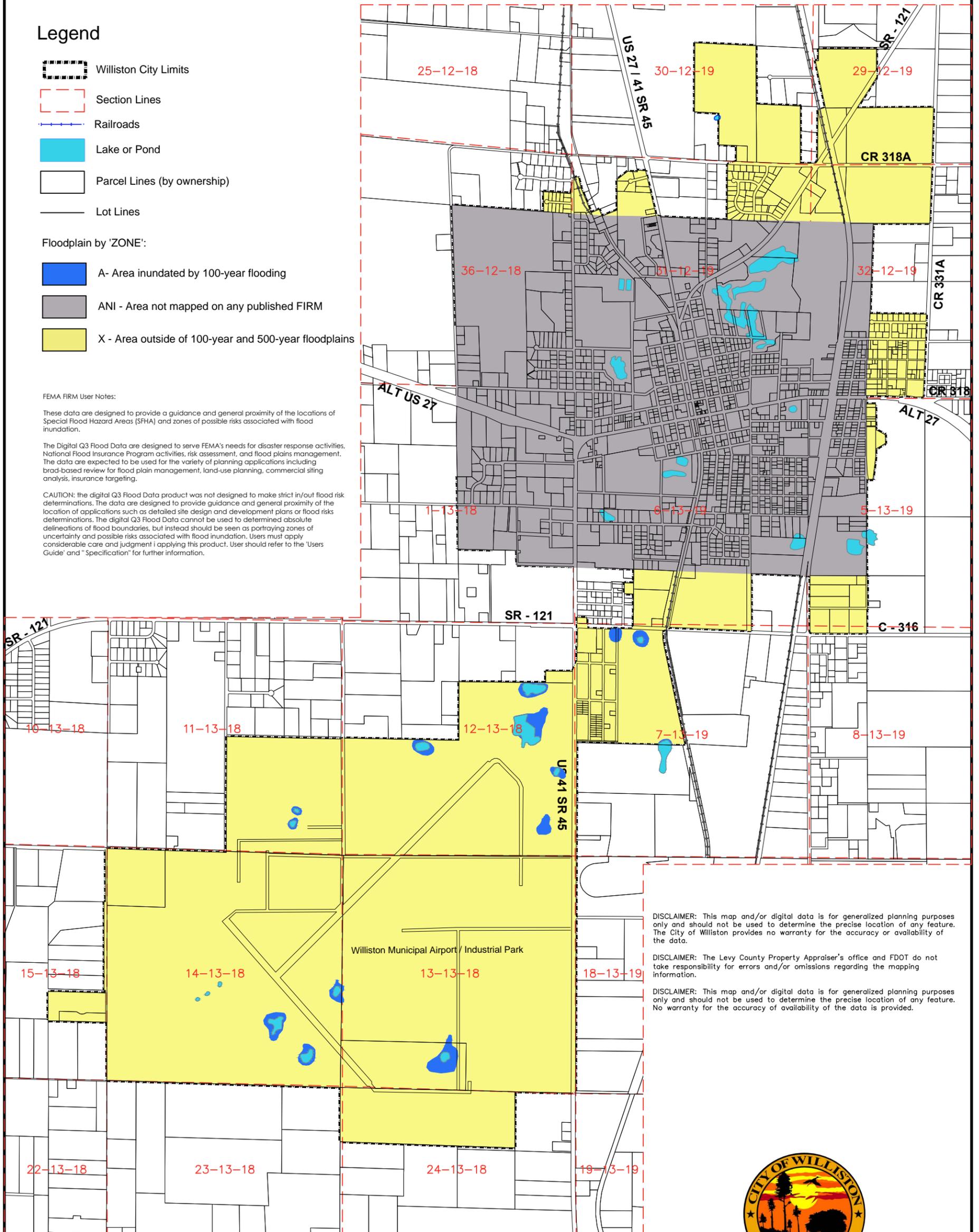
-  A- Area inundated by 100-year flooding
-  ANI - Area not mapped on any published FIRM
-  X - Area outside of 100-year and 500-year floodplains

FEMA FIRM User Notes:

These data are designed to provide a guidance and general proximity of the locations of Special Flood Hazard Areas (SFHA) and zones of possible risks associated with flood inundation.

The Digital Q3 Flood Data are designed to serve FEMA's needs for disaster response activities, National Flood Insurance Program activities, risk assessment, and flood plains management. The data are expected to be used for the variety of planning applications including broad-based review for flood plain management, land-use planning, commercial siting analysis, insurance targeting.

CAUTION: the digital Q3 Flood Data product was not designed to make strict in/out flood risk determinations. The data are designed to provide guidance and general proximity of the location of applications such as detailed site design and development plans or flood risks determinations. The digital Q3 Flood Data cannot be used to determine absolute delineations of flood boundaries, but instead should be seen as portraying zones of uncertainty and possible risks associated with flood inundation. Users must apply considerable care and judgment in applying this product. User should refer to the 'Users Guide' and 'Specification' for further information.



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DISCLAIMER: The Levy County Property Appraiser's office and FDOT do not take responsibility for errors and/or omissions regarding the mapping information.

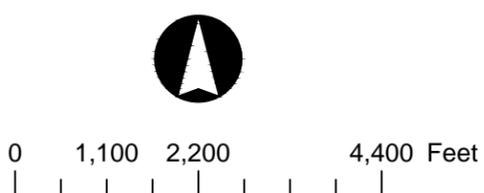
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DATA SOURCE: FLORIDA GEOGRAPHIC DATA LIBRARY MARCH, 2018
AND FEMA ENTERPRISE GIS SERVICES MARCH, 2018



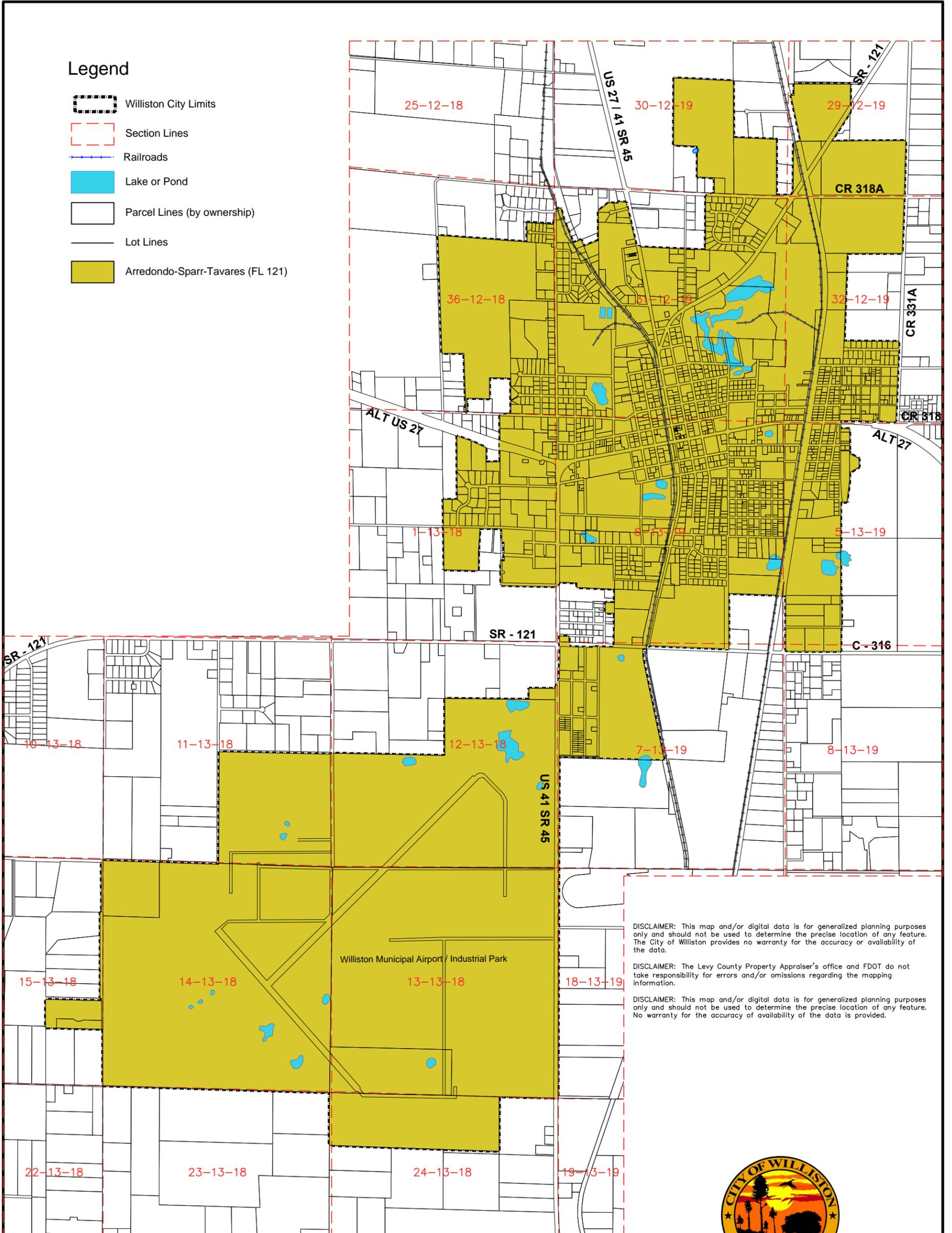
CITY OF WILLISTON
FLORIDA

MAP 7-1
FLOODPLAIN (FEMA FIRM)



Legend

-  Williston City Limits
-  Section Lines
-  Railroads
-  Lake or Pond
-  Parcel Lines (by ownership)
-  Lot Lines
-  Arredondo-Sparr-Tavares (FL 121)

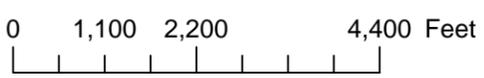


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DATA SOURCE: FLORIDA GEOGRAPHIC DATA LIBRARY MARCH, 2018

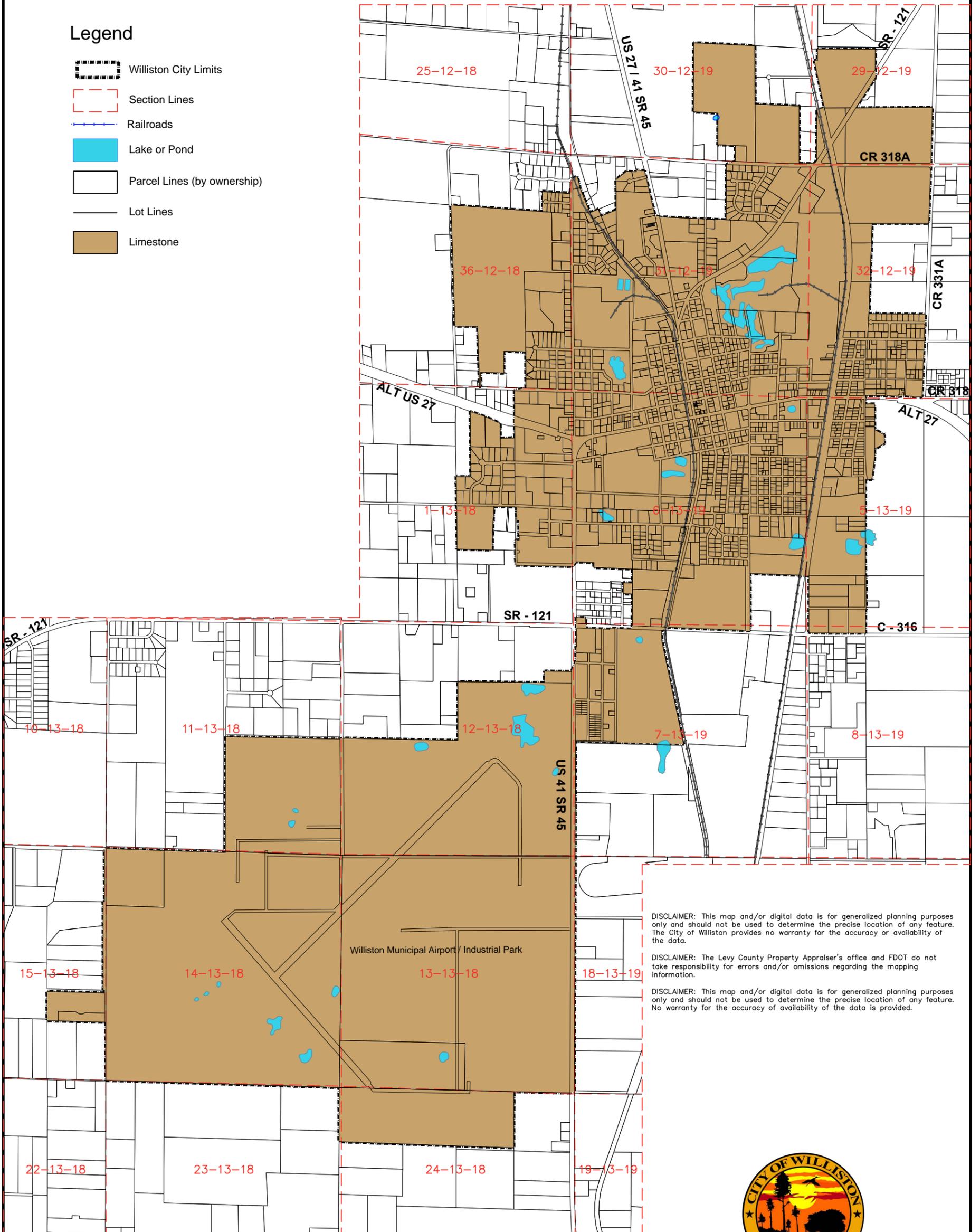


CITY OF WILLISTON
FLORIDA

MAP 7-2
GENERAL SOILS

Legend

-  Williston City Limits
-  Section Lines
-  Railroads
-  Lake or Pond
-  Parcel Lines (by ownership)
-  Lot Lines
-  Limestone

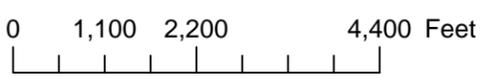


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CITY OF WILLISTON
FLORIDA

MAP 7-3
MINERAL RESOURCES

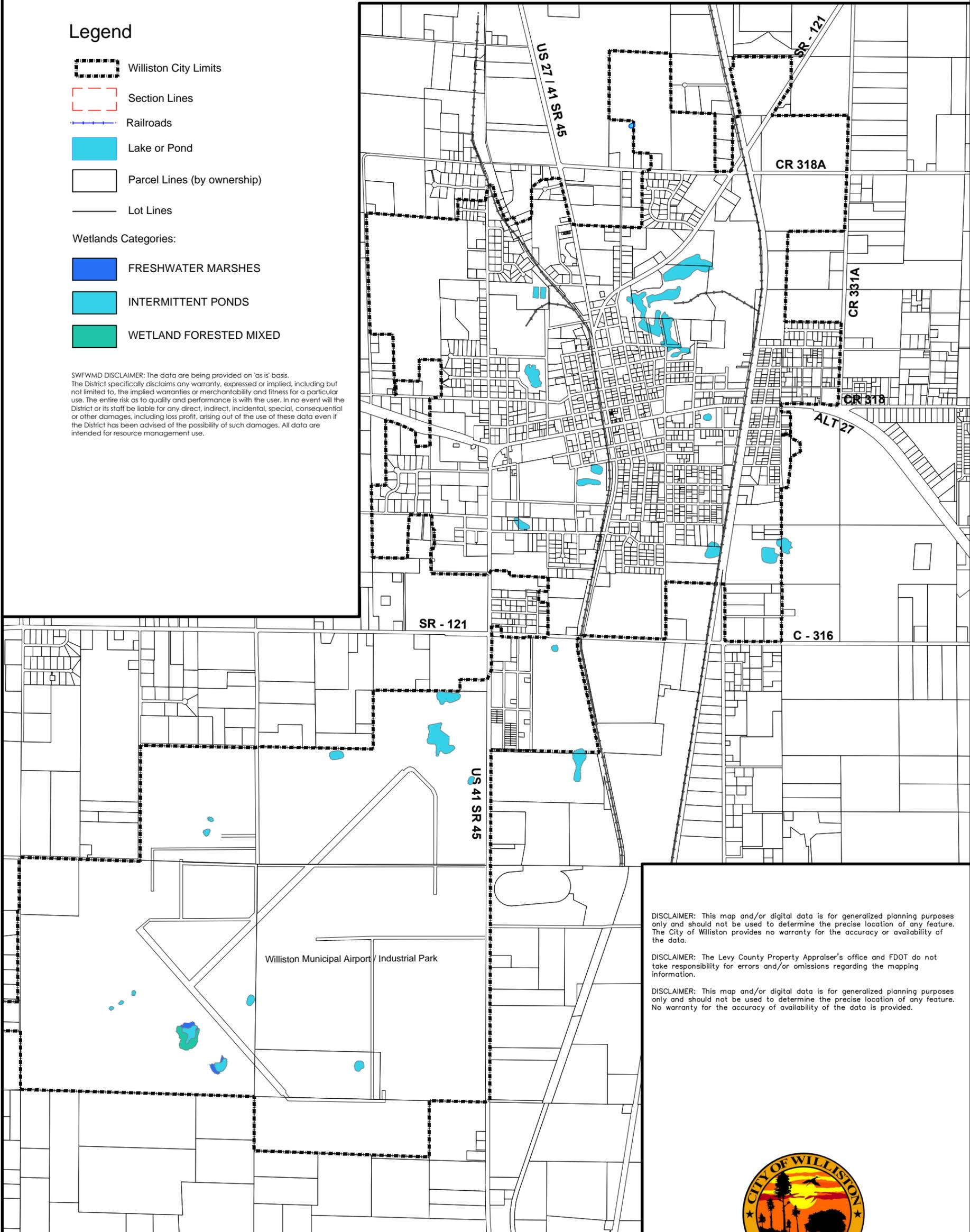
Legend

-  Williston City Limits
-  Section Lines
-  Railroads
-  Lake or Pond
-  Parcel Lines (by ownership)
-  Lot Lines

Wetlands Categories:

-  FRESHWATER MARSHES
-  INTERMITTENT PONDS
-  WETLAND FORESTED MIXED

SWFWMD DISCLAIMER: The data are being provided on 'as is' basis. The District specifically disclaims any warranty, expressed or implied, including but not limited to, the implied warranties or merchantability and fitness for a particular use. The entire risk as to quality and performance is with the user. In no event will the District or its staff be liable for any direct, indirect, incidental, special, consequential or other damages, including loss profit, arising out of the use of these data even if the District has been advised of the possibility of such damages. All data are intended for resource management use.



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DATA SOURCE: FLORIDA GEOGRAPHIC DATA LIBRARY MARCH, 2018



0 1,100 2,200 4,400 Feet

CITY OF WILLISTON
FLORIDA

MAP 7-4
WETLANDS

Chapter 8 Recreation and Open Space Element

Goals, Objectives and Policies

Following a thorough review of the condition of existing facilities in Williston, a review of standards and their relationship to existing and future population, and a review of potential alternatives, a plan of action for recreation and open space has been selected for adoption by the City Council. This plan will be reviewed periodically and updated as necessary to reflect changes in facilities demand and funding sources.

This action plan consists of a broad goal statement, measurable objectives and implementing policies. Each objective will be implemented through adopted ordinances, resolutions or administrative action as may be appropriate to each policy. Unless otherwise stated, the entity responsible for each objective and/or policy is the City Council.

GOAL 1

Develop and/or maintain recreation facilities and acquire open space adequate to meet current and future population needs.

Objective 1

Provide continued public access to identified recreation sites in a safe and efficient manner. To this end, public access points should involve pedestrian and bicycle access points.

Policy 1.1 All access facilities to the existing and proposed recreational sites of Williston are state, County or City maintained. Repairs and/or improvements shall be made as needed. This policy insures compliance with the state requirements of providing and maintaining public access to all recreation sites.

Policy 1.2 The City shall develop a Recreation and Open Space Master Plan to assist with master planning parks at a system-wide level, site planning for parks or recreation facilities; or operational/maintenance planning of existing parks.

Policy 1.3 Utilize a part-time Recreation and Open Space Manager to best optimize the use of municipal facilities for public purposes and to increase the opportunities for adult and youth recreation programs in the City.

Objective 2

Coordinate public and private resources to meet recreation demands through the activities of the Williston Planning Commission.

Policy 2.1 The City Council should continue to obtain and evaluate grants that can be utilized to continue the beautification of Williston parks and recreational facilities through upgrades or new construction.

Policy 2.2 The City will continue to increase recreation activities. A high priority should be placed on upkeep and maintenance of recreation facilities.

Policy 2.3 Williston's parks are used not only by City residents, but by the school systems and County residents alike. Because of this arrangement, the City should strive to enter into an interlocal agreement with the County to help fund Williston's parks.

Objective 3

Continue to ensure that parks and recreation facilities are adequately and efficiently provided.

Policy 3.a The Williston City Council hereby adopts Level of Service standards for recreation in accordance with state standards. As needed, the City shall modify such standards pursuant to local needs.

Policy 3.1 Expand and upgrade existing park facilities.

Policy 3.2 The City will implement the recreation standards through the subdivision regulations, including possibly either land dedication or an impact fee payment.

Policy 3.3 Maintain and improve existing pocket parks. These parks, because of their size and facility limitations, should receive the lowest priority for expansion and improvement.

Policy 3.4 Future facility needs will be met by providing facilities according to changes in the population base or funding conditions.

Policy 3.5 The City shall continue to forge a working relationship with the University of Florida to study the enhancement of the City's recreation and open space facilities.

Objective 4

The City shall continue to ensure the provision of open space by public agencies and private enterprise through the zoning ordinance and subdivision regulations.

Policy 4.1 Open space, which is defined as undeveloped lands suitable for passive recreation or conservation uses, is not a problem at this time since large amounts of private land remain undeveloped. However, mechanisms shall be made available to maintain usable open space in the future. An open space standard of ten (10) acres per 1,000 population is the locally adopted policy. Mandatory dedication of open space shall be required in new subdivisions through the subdivision and/or Land Development Regulations and shall include the above open space definitions and standards for all new developments and redevelopments.

GOAL 2

Promote the cultural arts to meet the needs of current and future populations.

Objective 1

The City shall enhance arts and cultural programming for residents and visitors.

Policy 1.1 The City Council shall support the creation of a Civic Arts Commission to promote cultural arts activities. The Civic Arts Commission may oversee the following activities in Policies 1.2 below.

Policy 1.2 The City Council could empower the Civic Arts Commission to implement a comprehensive art program which could include:

- a. Developing a city-wide public art master plan that identifies where opportunities for temporary and permanent art exist, preferred themes and preferred media.
- b. Hosting a signature festival of the arts to feature arts and culture which could serve a variety of community interests and raise cultural arts awareness;

- c. Identifying existing or proposed space available for a Community Center for cultural arts events;
- d. Supporting the temporary re-use of vacant and/or underutilized building facades for art exhibitions and murals.
- e. Exploring innovative public and private funding opportunities for public art.

Objective 2

The City shall expand arts learning opportunities to match the needs to residents of all ages.

Policy 2.1 The City Council shall encourage city arts class offerings beyond an introductory level to include sequential and related offerings to encourage deeper engagement from beginner to advanced.

Policy 2.2 The City shall support Civic Arts programming partnerships with the public library and Levy County School District.

Objective 3

The City shall celebrate cultural diversity and enhance connections among disparate populations within the City, including diverse racial/ethnic groups and ages.

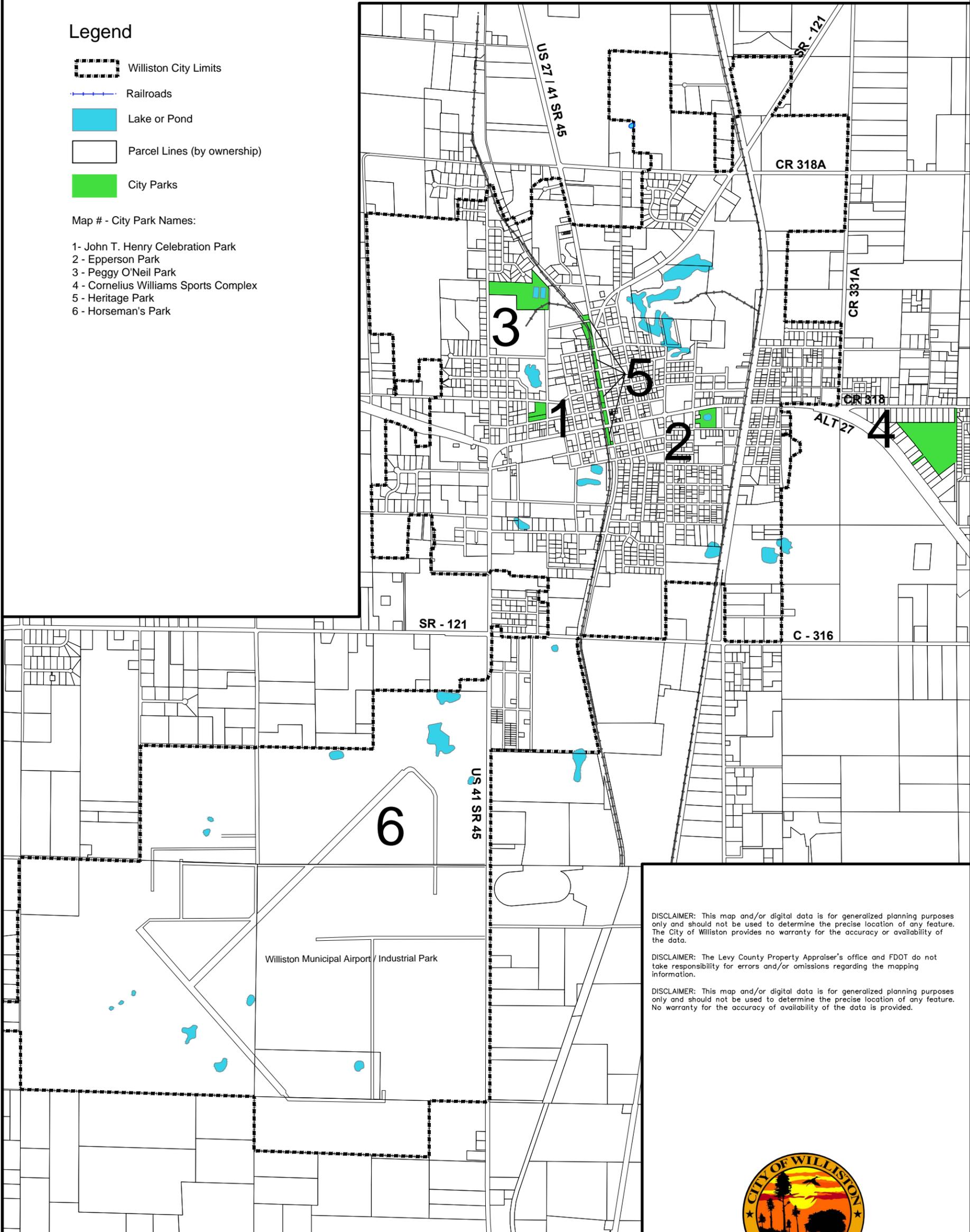
Policy 3.1 The City should consider events that place an emphasis on diversity in arts and cultural programs.

Legend

-  Williston City Limits
-  Railroads
-  Lake or Pond
-  Parcel Lines (by ownership)
-  City Parks

Map # - City Park Names:

- 1- John T. Henry Celebration Park
- 2 - Epperson Park
- 3 - Peggy O'Neil Park
- 4 - Cornelius Williams Sports Complex
- 5 - Heritage Park
- 6 - Horseman's Park



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CITY OF WILLISTON
FLORIDA

MAP 8-1
CITY PARKS

DATA SOURCE: FLORIDA GEOGRAPHIC DATA LIBRARY MARCH, 2018



0 1,100 2,200 4,400 Feet

Chapter 9 Williston Public Schools Facilities Element

Goals, Objectives, and Policies

GOAL 1: COORDINATE AND MAINTAIN HIGH QUALITY EDUCATION SYSTEM

Williston shall collaborate and coordinate with the Levy County School District (School District) and other local government entities to ensure high quality public school facilities which meet the needs of Levy County's existing and future population.

Objective 1.1: Coordination and Consistency

Williston shall establish coordination and review procedures to ensure consistency of the Williston Comprehensive Plan with the plans of the School District, County and municipalities within the County.

Policy 1.1.1: Pursuant to the executed Levy County School Interlocal Agreement, the legislative bodies of Levy County, the Town of Bronson, the City of Williston, the City of Cedar Key and the City of Chiefland will meet with the School District annually, to provide opportunities to discuss issues of mutual concern. The District will monitor, evaluate and find mechanisms to improve upon, mutually agreed upon criteria in their review of development plans, selection of school sites and construction of schools as needed.

Policy 1.1.2: Williston and the School District shall coordinate and base their plans upon consistent projections of the amount, type and distribution of population growth and student enrollment. Countywide five-year population and student enrollment projections shall be revised annually, as required by the Interlocal Agreement.

Policy 1.1.3: Annually by April 1st, pursuant to the School Interlocal Agreement, Williston shall provide the School District with information on growth and development trends within their respective jurisdictions. This information shall be in tabular, graphic, or textual formats, and shall include the following:

- a. the type, number, and location of residential units that have received zoning or site plan approval;
- b. information about Future Land Use Map amendments that might affect school facilities;
- c. building permits issued in the preceding year, and the locations of the permitted uses;
- d. information about the conversion or redevelopment of housing or other structures into residential units that are likely to generate new students; and
- e. identification of any development orders issued that require provision of a school site as a condition of development approval.

Policy 1.1.5: Pursuant to the Levy County School Interlocal Agreement, the Levy County School District shall appoint one non-voting member of the Williston Planning and Zoning Commission to the designated Local Planning Agency, as required by Section 163.3174, Florida Statutes.

Objective 1.2: Public School Facility Siting and Availability

Williston shall coordinate with the Levy County School District on the planning and siting of new public schools to ensure school facilities are coordinated with necessary services and infrastructure and are compatible and consistent with the Williston Comprehensive Plan.

Policy 1.2.1: Williston shall ensure consistency between new school construction and related public facilities and the Williston Comprehensive Plan.

Policy 1.2.2: Williston will coordinate with the Levy County School District to assure that all proposed public school facility sites are consistent with the applicable land use categories and policies of the comprehensive plans.

Policy 1.2.3 In reviewing all proposed school sites, Williston will consider each site, as it relates to environmental, health, safety and welfare concerns, as well as the effects on adjacent property.

Policy 1.2.4 Williston will coordinate with the School District for the selection of future school sites based on the following:

- a. The acquisition of school sites which allow for future expansions to accommodate future enrollment, in accordance with the adopted Level of Service (LOS) standards and other facility needs which coordinate with the development in Williston and are deemed beneficial for joint-uses, as identified by the School District and the County, to the extent feasible; and
- b. The coordination of the location, phasing, and development of future school sites to ensure that site development occurs in conjunction with the provision of required infrastructure to serve the school facility.

Policy 1.2.5: Williston shall coordinate with the School District in the school site selection process to encourage the location of new schools within areas designated for development on the Future Land Use Map. In Williston, schools are permitted in all Residential Land Use categories.

Policy 1.2.6: Public schools shall be sited to provide access to a collector or arterial roadways, where feasible.

Policy 1.2.7: High schools should be located and planned to provide sufficient buffers to adjacent residential uses and ensure sufficient onsite parking and traffic controls to avoid disruptive traffic congestion.

Policy 1.2.8: Williston and the Levy County School District will jointly determine the need for and timing of on-site and off-site improvements necessary to support each new school or the proposed renovation, expansion or closure of an existing school.

Policy 1.2.9: Williston shall coordinate with the School District to ensure that future school facilities are located outside areas susceptible to hurricane and/or storm damage and/or areas prone to flooding, or as consistent with Chapter 1013, F.S., regarding flood plain and school building requirements.

Policy 1.2.10: Williston shall provide the School District representatives the opportunity to participate in the review process for all proposed developments adjacent to schools.

Objective 1.3: Enhance Community Design

Williston shall enhance community and neighborhood design through effective school facility design and siting standards and encourage the siting of school facilities so that they are compatible with surrounding land uses.

Policy 1.3.1: Williston shall collaborate with the School District on the siting of Williston facilities such as parks, libraries, and community centers shall be planned near existing or planned public schools, to the extent feasible.

Policy 1.3.2 Williston will look for opportunities to collocate and share use of City facilities when preparing updates to the Comprehensive Plan's Schedule of Capital Improvements and when planning and designing new, or renovating existing, community facilities.

Policy 1.3.3: Williston shall continue working with the School District to provide recreational programs and facilities.

Policy 1.3.4: All public schools shall be encouraged to provide bicycle and pedestrian access consistent with Florida Statutes, where feasible.

Policy 1.3.5: Williston shall coordinate with the Levy County School District to ensure that pedestrian and bicycle facilities are provided adjacent to future school sites in Williston to allow safe access for pedestrians and bicyclists.

Policy 1.3.6: Future elementary and middle schools in Williston should be located and planned to allow adjacent residential uses easy access to the school site through roadway, pedestrian, and bicycle connections, to the extent feasible.

Policy 1.3.7: Williston shall coordinate planning activities mandated by the Comprehensive Plan related to use of School District property as potential recreation sites.

Policy 1.3.8 Williston shall coordinate planning activities mandated by the Comprehensive Plan with the School District related to land use and development plans that will affect school capacity.

Policy 1.3.9: When applicable, Williston will continue to coordinate efforts with the Levy County School District to build new school facilities and facility rehabilitation and expansions designed to serve as and provide emergency shelters as required by Section 1013.372, Florida Statutes.

Policy 1.3.10: Encourage the School District to use sustainable design and performance standards, such as using energy efficient and recycled materials, to reduce lifetime costs, where feasible.

Objective 1.4: Coordinate Land Use with School Capacity

Williston shall coordinate with the Levy County School District petitions for Future Land Use map amendments, rezonings, and Developments of Regional Impact for residential development to assure adequate school capacity.

Policy 1.4.1: As provided for in the Florida Statutes, Williston will take into consideration the School District's comments and findings on the availability of adequate school capacity in the evaluation of Comprehensive Plan amendments and other land use decisions including Developments of Regional Impact.

Policy 1.4.2: Where capacity will not be available to serve students from the property seeking Future Land Use Map amendments and Developments of Regional Impact for residential development, the Williston City Council will coordinate with the Levy School District to ensure adequate capacity will be available by requiring that the developer to enter into a legally binding agreement with the School District to assure that capacity is planned and funded to accommodate future students.

Policy 1.4.3: In reviewing petitions for Future Land Use Map amendments, rezonings, or final subdivision plat and site plan approval for residential development, which may affect student enrollment or school facilities, Williston City Council will consider the following issues:

1. School District comments and findings of available school capacity;
2. Available school capacity or planned improvements to increase school capacity;
3. Compatibility of land uses adjacent to existing schools and future school sites;
4. The collocation of parks, recreation and community facilities with school sites;
5. The linkage of schools and parks, with bikeways, trails, and sidewalks for safe access;
6. Traffic circulation plans to serve schools and the surrounding neighborhood;
7. The provision of off-site signalization, signage, access improvements serve schools;
8. The inclusion of school bus stops and turnarounds;
9. Available school capacity or planned improvements to increase school capacity;

Policy 1.4.4: Amendments to the Future Land Use Map will be coordinated with the School District and the Public School Facilities Planning Maps.

GOAL 2: IMPLEMENT PUBLIC SCHOOL CONCURRENCY

Williston shall assure the future availability of public school facilities to serve new development consistent with the adopted level of service standards. This goal will be accomplished recognizing the School District's statutory and constitutional responsibility to provide a uniform system of free and adequate public schools, and Williston's authority for land use decisions, including the authority to approve or deny comprehensive plan amendments, rezonings or other development orders that generate students and impact the Levy County School District

Objective 2.1: Level of Service Standards

Williston, through implementation of its Concurrency Management System and in coordination with the Levy County School District shall ensure that the capacity of schools is sufficient to support residential subdivisions and site plans at the adopted level of service (LOS) standards.

Policy 2.1.1: Annually, the five-year plan will be evaluated to ensure that it meets the LOS standards.

Policy 2.1.2: The LOS standards set forth herein shall be applied consistently throughout Levy County by all local governments and the School District district-wide to all schools of the same type, as agreed upon by the Levy County Interlocal Agreement for Schools.

Policy 2.1.3: Consistent with the Interlocal Agreement, the uniform, district-wide Level of Service Standards (LOS) shall be adopted in the Public-School Facilities and Capital Improvements Elements of

the Williston Comprehensive Plan. The Level of Service Standard shall be the Permanent Florida Inventory of School House (FISH) Capacity based on 100% utilization rate for all school types.

Policy 2.1.4: A change to the Level of Service Standard shall not be effective until all plan amendments are effective until the School Interlocal Agreement is amended to reflect the new LOS and is full executed.

Policy 2.1.5: No Level of Service standard shall 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 five years of the Capital Facilities Plan.

Objective 2.2: Concurrency Service Areas

Williston shall establish School Concurrency Service Areas, as the area within which an evaluation is made of whether adequate school capacity is available based on the adopted level of service standards.

Policy 2.2.1: The six Concurrency Service Areas have been established and documented in the data and analysis support documents for the Public School Facilities Element (PSFE) and a map of these six concurrency service areas shall be provided in the data and analysis.

Policy 2.2.2: Concurrency Service Areas (CSA) shall be established and subsequently modified for the following purposes:

- To maximize available school capacity;
- To make efficient use of new and existing public schools in accordance with the level of service standards,
- To take into account minimizing transportation costs,
- To limit maximum student travel times,
- To achieve socio-economic, racial and cultural diversity objectives, where applicable
- To recognize the capacity commitments resulting from the local governments within Levy County's development approvals for the CSA and for contiguous CSAs.
- To protect the unique character of the existing schools in the district

Policy 2.2.3 Concurrency Service Areas shall be designed so that the adopted Level of Service will be able to be achieved and maintained for each year of the five years of the Capital Facilities Plan, and that the five-year Capital Facilities Plan is financially feasible.

Policy 2.2.4 The following maps are made a part of the Comprehensive Plan map series: Existing Schools, Concurrency

Service Areas, and Future Educational Facilities are hereby adopted.

Objective 2.3: Process for School Concurrency Implementation

In coordination with the School District, Williston will establish a process for implementation of school concurrency. Williston shall manage the timing of residential subdivision approvals and site plans to ensure adequate school capacity is available consistent with adopted level of service standards for public school concurrency.

Policy 2.3.1: Development approvals shall be issued for residential development only if adequate school capacity exists or will be under actual construction within three (3) years.

Policy 2.3.2: School concurrency applies only to residential development or a phase of residential development requiring a subdivision plat approval or site plan, proposed or established after the effective date of the Public Schools Facilities Element.

Policy 2.3.3: The following residential development shall be considered exempt from the school concurrency requirements:

1. Lots of record recorded in Williston prior to the adoption of the Public Schools Facilities Element.
2. Subdivisions having received final subdivision plat approval prior to the effective date of the Public Schools Facilities Element.
3. Multi-family residential development having received final site plan approval prior to the effective date of the Public Schools Facilities Element
4. Amendments to approved residential development, which would have received final subdivision plat or site plan approval prior to the effective date of the Public Schools Facilities Element and do not increase the number of residential units or change the type of residential units proposed.
5. Amendment to age restricted development that are subject to deed restrictions prohibiting the permanent occupancy of residents under the age of eighteen (18). Such deed restrictions must be recorded and must be irrevocable for a period of at least thirty (30) years.
6. Group quarters including residential type of facilities such as local jails, prisons, hospitals, nursing homes, bed and breakfast, motels and hotels, temporary emergency shelters for the homeless, adult halfway houses, firehouse dorms, college dorms exclusive of married student housing, and religious non-youth facilities.

Policy 2.3.4: The uniform methodology for determining if a particular school is over capacity shall be determined by the Levy County School District and adopted into the Williston Public School Facilities Element.

Policy 2.3.5: The Levy County School District hereby selects the permanent FISH capacity based on utilization rate as the uniform methodology for existing schools.

Policy 2.3.6: The Levy County School District hereby selects the design capacity for future schools. Any new schools built in Levy County shall meet these design capacities:

K-5	650 Students
K-8	650 Students
6-8	650 Students
9-12	1,100 Students

Policy 2.3.7: Williston shall only issue a concurrency approval for a subdivision plat or site plan for residential development where:

- a. The School District's findings indicate adequate school facilities will be in place or under actual construction in the affected concurrency service area (CSA) within three (3) years after the issuance of the subdivision plat or site plan for each level of school;
- b. Adequate school facilities are available in an adjacent CSA or under actual construction within three (3) years and the impacts of development shall be shifted to that area. If capacity exists in more than one CSA or school within a CSA, the School District shall determine where the impact shall be shifted; or
- c. The developer executes a legal binding agreement with the Levy County School District to provide mitigation proportionate for the demand for public school facilities to be created by the actual development of the property subject to the final plat or site plan.
- d. In the event that there is not sufficient capacity in the affected concurrency service area or an adjacent concurrency service area, the developer shall also have the option to delay approval to a date when capacity and level of service can be assured.

Policy 2.3.8 In order to protect the limitations of the Cedar Key School, students living in CSA 6, or possible future students generated from residential development in CSA 6; will attend schools in CSA 2, CSA 3, or CSA 5, depending on available capacity of the schools in the CSAs.

Objective 2.4: Proportionate Share Mitigation

If the development opts not to delay approval, the Williston City Council shall allow the development to pay a proportionate cost of facility improvements needed as a result of that development in order to maintain adopted LOS standards and receive development approval.

Policy 2.4.1: In the event that there is not sufficient capacity in the affected concurrency service area or the adjacent concurrency service area, proportionate share mitigation shall be required to address the impacts of the proposed development. The developer shall also have the option to be delayed to a date when capacity and level of service can be assured.

Policy 2.4.2: Williston will allow mitigation alternatives that are financially feasible and will achieve and maintain the adopted level of service standard consistent with the adopted School District's Financially Feasible Work Program.

Policy 2.4.3: In the event that the proportionate share mitigation option is selected, the mitigation shall be negotiated and agreed to by the School District and shall be sufficient to offset the demand for public school facilities projected to be required by the development.

Acceptable forms of mitigation shall include:

- School construction
- Contribution of land
- Payment for construction and/or land acquisition

Policy 2.4.4: Any mitigation accepted by the School District, and subsequently agreed to by the applicable local government entity shall:

- Be allocated toward a permanent school capacity improvement identified in the School District's Financially Feasible Five-Year Facilities Work Plan which satisfies the demands created by the proposed development.
- Be proportionate to the demand projected to be created by the proposed development.
- Be executed by a legally binding agreement between the School District and the developer. The agreement shall include the terms of mitigation, including the amount, nature and timing, the amount and timing of any impact fee credits and the developers' commitment to continuing renewal of the agreement upon its expiration.
- Any required amendments to the Five Year Facilities Workplan shall be included in the next update and adoption cycle.
- Relocatables shall not be accepted as a means of proportionate share mitigation.

Policy 2.4.5: Mitigation shall be directed to projects on the School District's Financially Feasible Work Plan that the School District agrees will satisfy the demand created by that development approval, and shall be assured by a legally binding agreement between the School District and the applicant executed prior to the issuance of the subdivision plat or the site plan. If the School District agrees to the mitigation, the School District must commit in the agreement to placing the improvement required for mitigation on its Work Plan. This development agreement shall include the landowner's commitment to continuing renewal of the development agreement upon its expiration.

Policy 2.4.6: The amount of mitigation required for each school level shall be determined by using the following formula:

$(\# \text{ of housing units}) \times (\text{student generation rate}) \times (\text{generation rate by student level}) \times (\text{student station cost adjusted to local costs, land value, and the cost of financing}) - \text{applicable credits} = \text{proportionate share mitigation amount}$

This calculation should be repeated for all student levels, i.e. elementary, middle, and high school.

Pursuant to Section 163.3180(13)(e)(2), F.S., the applicant's proportionate-share mitigation obligation shall be credited toward any other impact or exaction fee imposed by local ordinance for the same need, on a dollar-for-dollar based, at fair market value.

Policy 2.4.7: The student generation rates used to determine the impact of a particular development application on public schools and the costs per student station are to be established annually by the School District in accordance with professionally accepted methodologies.

Objective 2.5: Capital Facilities Planning

Williston shall ensure existing deficiencies and future needs are addressed consistent with the adopted level of service standards for public schools.

Policy 2.5.1: Williston shall ensure that future development pays a proportionate share of the costs of capital facility capacity needed to accommodate new development and to assist in maintaining adopted level of service standards, using any adopted impact fees and other legally available and appropriate methods for development.

Policy 2.5.2: Williston hereby incorporates by reference Levy County School District's 2016- 2021 Financially Feasible Work Program, adopted in 2017, by the Levy County School District, that includes school capacity sufficient to meet anticipated student demands projected by the County and municipalities, in consultation with the School District's projections of student enrollment, based on the adopted level of service standards for public schools.

Policy 2.5.3: Annually, by December 1st of each year, Williston, in coordination with Levy County School District shall update the School District'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. Each year the capital improvements plan will be evaluated to ensure that it meets these standards.

Chapter 10 Intergovernmental Coordination Element

Goals, Objectives, and Policies

GOAL

Develop intergovernmental coordination mechanisms that are effective, to assure that Williston is governed with a minimum of duplication and overlap with the responsibilities of other jurisdictions, and in harmony with the Levy County Comprehensive Plan, the Strategic Regional Policy Plan and the State Comprehensive Plan.

Objective 1

Coordinate the Williston Comprehensive Plan with the plans of the Levy County School Board, the Southwest Florida Water Management District, the Levy County Comprehensive Plan and other units of local government providing services but not having regulatory authority over the use of land.

Policy 1.1 The President of the Williston City Council, or a representative thereof, shall be responsible for liaison between the Williston Comprehensive Plan and the plans of Levy County, the Levy County School Board, the Health Department, the various sub- state districts and regions, and the State Comprehensive Plan.

Policy 1.2 The City shall, as part of the Comprehensive Plan review and amendment process, coordinate proposed plan amendments with adjacent local governments, the Levy County School Board, the Southwest Florida Water Management District, the North Central Florida Regional Planning Council and other local governments not having regulatory authority over the use of land. The City shall provide proposed Comprehensive Plan Amendments to solicit and respond to comments from the above-stated agencies.

Policy 1.3 The President of the City Council shall work to resolve any conflicts with Levy County through the Regional Planning Council's dispute resolution procedures.

Policy 1.4 The City Manager shall be responsible for conveying requests for extra-territorial services to the City Council for action. The City Clerk shall serve as liaison for all information regarding intergovernmental coordination.

Policy 1.5 The City Manager shall be responsible for receiving all requests for annexation, for developing administrative procedures to handle annexation proposals, and for conveying all annexation requests to the City Council.

Policy 1.6 The City shall coordinate with Levy County to identify and participate in joint planning processes for collaborative planning including:

- a. The City Manager, or designee, shall meet annually with the Levy County Administrator, or designee, to ensure consistency between City and County population projections.
- b. The City Manager, or designee, shall meet annually with the Levy County Administrator, or designee, to discuss and plan for facilities subject to concurrency.
- c. The City Manager, or designee, shall meet annually with the Levy County Administrator, or designee, to discuss and plan for facilities with citywide significance

and problematic land uses.

- d. The City, as part of the development review process, shall review the relationship of facilities with citywide significance, including locally unwanted land uses, to Levy County's adopted Comprehensive Plan.
- e. Recognizing that its Airport Master Plan is incorporated into Williston's Comprehensive Plan, the City shall encourage Levy County to integrate the Williston Municipal Airport, related improvements and Airport Master Plan content as applicable into the County's Comprehensive Plan.

Policy 1.7 The City shall coordinate with Levy County to establish procedures to identify and implement joint planning areas, including:

- a. The City Clerk shall notify Levy County of all proposed annexations to the City of Williston via certified mail. An accurate legal description of proposed annexations shall be included in the notice.
- b. The City shall meet annually with Levy County to identify and plan for joint infrastructure service areas.

Objective 2

Ensure that the City of Williston addresses, through adopted interlocal agreements or City administrative procedures, the impacts of development proposed in the Williston Comprehensive Plan upon development in adjacent municipalities, the County, the region and the state.

Policy 2.1 In preparing and adopting this Comprehensive Plan element, the City of Williston finds and concludes that the Williston Comprehensive Plan, and the development proposed herein, is consistent with the Levy County Comprehensive Plan, the plans of the Levy County School Board, and the Levy County Health Department.

Policy 2.2 The Williston Planning Commission shall be responsible for periodically reviewing the relationship of proposed development in Williston to the existing comprehensive plan of Levy County.

Policy 2.3 In the event a local issue arises within the limits of the City of Williston, and policies in this comprehensive plan do not address this issue, the City will amend its plan and ensure consistency with the Levy County Comprehensive Plan, the Strategic Regional Policy Plan and the State Comprehensive Plan.

Objective 3

Adopt interlocal agreements or City administrative procedures to ensure coordination in establishing Level of Service standards for public facilities with any state, regional or local entity having operational and maintenance responsibility for such facilities.

Policy 3.1 The City Manager shall, in cooperation or consultation with the Williston Planning Commission, coordinate proposed Level of Service standards for public facilities with state, regional and local entities having operational and maintenance responsibility for such facilities. At such a time as changes are proposed to the adopted Level of Service standards the City Clerk shall solicit and respond to comments regarding the proposed changes from the above stated agencies.

Policy 3.2 The City Council will establish mechanisms for coordination with the Florida Department of Transportation on the option to expand U.S. Highway 41, U.S. 27 and Alt. 27, and S.R. 121.

Policy 3.3 The City of Williston and Levy County shall work together to formalize existing processes enacted pursuant to Chapter 333 of the Florida Statutes, to ensure land use compatibility for the Williston Municipal Airport through a controlling, executed interlocal agreement.

Objective 4

Pursuant to Florida Statutes, the City of Williston will ensure adoption of interlocal agreements within one year of adoption of this amended element.

Objective 5

Ensure coordination between the City of Williston, all affected local governments and the Levy County School Board for the purpose of establishing concurrency requirements for public school facilities.

Policy 5.1 The City of Williston shall establish procedures to ensure intergovernmental coordination with the Levy County School Board for the location of educational facilities and population projections, including

- a. Upon written notice from the Levy County School Board informing the local government of the intent to acquire property to be used for new public education facilities, the City shall notify the School Board within 30 days as to the consistency with the local government’s comprehensive plan.
- b. The City Manager or designee shall meet semi-annually with the Levy County School Board Superintendent or designee in order to discuss upcoming planning issues which may impact the Levy County School District, a particular school or planning activities.
- c. The School District shall provide the City Manager, or designee, an agenda for regular School Board meetings. The City Clerk, or designee, shall respond to issues relating to planning efforts either in writing or in person at said School Board meetings.
- d. The City Manager, or designee, shall meet with the Levy County School Board Superintendent or designee in order to discuss population projections.

Policy 5.2. If imposed by local option, the adoption of an interlocal agreement for school concurrency.

Policy 5.3. The City of Williston shall recognize any campus master plans prepared and procedures for coordination of the provisions of the campus master development agreement for future colleges or universities to be located in the City of Williston.

Objective 6

The City of Williston is not located in a coastal area having spoil disposal responsibilities. However, should the City become a designated area with such responsibilities, it will coordinate with Levy County, the public, navigation and inlet districts and other appropriate state and federal agencies in the designation of new dredge spoil disposal sites

Policy 6.1. Conflicts between the City of Williston and a public agency seeking a dredge spoil disposal site will be resolved through the Coastal Resources Interagency Management Committee's dispute resolution process.

Policy 6.2. No bays, estuaries or harbors exist in the City of Williston. Should the City appropriate any bays, estuaries or harbors that fall under the jurisdiction of more than one local government required to prepare a coastal management element, consistent management of the bays, estuaries and harbors will be coordinated by the City.

Chapter 11 Capital Improvements Element

Goals, Objectives and Policies

GOAL

Provide for timely and efficient provision of adequate public facilities that supports quality of life through sound growth management and fiscal policies.

Level of Service

Objective 1

Maintain adopted LOS standards, as defined in the individual Comprehensive Plan elements, and meet existing and future needs by coordinating land use decisions with the 5-year schedule of Capital Improvements provided by the Capital Improvements Element (CIE).

Policy 1.1 Acting as the local planning agency, the Williston Planning and Zoning Commission shall periodically review the City’s concurrency management system that when a development order is issued adequate facility capacity is available or will be available as needed to serve the development. The Planning and Zoning Commission may forward any proposals to develop concurrency management, such as an adequate public facilities ordinance, to the City Council.

Policy 1.2 The City of Williston shall construct a financially feasible Capital Improvements Plan.

Policy 1.3 The following local Levels of Service are hereby adopted and shall be maintained for existing or previously permitted development and for new development or redevelopment in the City or in the City utility service area:

Traffic Circulation	Level of Service
Arterial Level of Service	“C” Peak Hour
Minor Arterial	“C” Peak Hour
Collector Level of Service	“C” Peak Hour

Recreation and Open Space

10 acres of recreation and open space per 1,000 persons

Based on the adopted LOS for recreation and open space, new development shall be provided necessary land dedications according to the following minimum standards for provision of parkland:

- District Park: 5 acres per 1,000 population and a minimum park size of 5 acres
- Vest Pocket /Tot Lot Park: 0.5 acres per 1,000 population and a minimum park size of 1 acre or 0.25 acres for parks adjoining schools
- Community Park: 2 acres per 1,000 population and a minimum park size of 20 acres or 5 acres for parks adjoining schools

- Neighborhood Park: 2 acres per 1,000 population and a minimum park size of 5 acres or 2 acres for parks adjoining schools

Finally, the following additional provisions shall apply to Recreation and Open Space Level of Service:

Open Space and Recreation requirements may be satisfied by the dedication of stormwater detention facilities if they maintain no more than a 4 to 1 slope and are of dry pond design.

Developers may request to contribute funds to the City in lieu of required parkland dedications to fulfill recreation and open space LOS requirements.

**Level of Service Summary
Table**

Sanitary Sewer	147 gallons per capita per day average and peak flow
Solid Waste	Class I waste 3.95 pounds per capita per day
Drainage	
Residential (single family)	First 1" of rainfall runoff
Subdivisions, commercial, industrial developments	25-year-24-hour duration storm event
Developments located in a closed basin	100-year frequency storm event
Potable Water	134 gallons per capita per day

Policy 1.4 The City shall develop and implement a methodology to monitor and track approved de minimis impacts on the roadway network within its jurisdiction. All de minimis impacts (an impact that would not affect more than one percent of the maximum volume at the adopted Level of Service of the affected transportation facility) shall be compiled into an annual report and submitted to the state land planning agency with the annual Capital Improvements Element update.

Policy 1.5 The City shall ensure existing deficiencies and future needs are addressed consistent with the adopted Level of Service standards for public schools.

Objective 2

The City hereby adopts all outside local government and external agency plans necessary to maintain and provide for Level of Service.

Policy 2.1 The City hereby adopts by reference the Levy County School District's *Facilities 5- Year District Work Program (2016-2021)*, as adopted in 2016, to meet anticipated school capacity and student demands projected by the County and municipalities based on the adopted Level of Service standards for public schools.

Policy 2.2 The City hereby adopts by reference the Florida Department of Transportation's *Florida's Adopted 5-Year Work Program* to meet anticipated demand through improvement of state transportation facilities within the jurisdiction.

Policy 2.3 The City hereby adopts by reference the Southwest Florida Water Management District Regional Water Supply Plan Northern Planning Region as adopted in November 2015.

Policy 2.4 The City shall coordinate with the Southwest Florida Water Management District (SWFWMD) and amend the Comprehensive Plan to incorporate any required updates to the 10-Year Water Supply Facilities Work Plan within eighteen months after an update to the Regional Water Supply Plan is approved by the Southwest Florida Water Management District.

Capital Improvements Prioritization

Objective 3

Prioritization of capital improvement projects in a manner that achieves and maintains adopted LOS standards while protecting the City's investment in existing public facilities.

Policy 3.1 Proposed capital improvement projects shall be evaluated and ranked in order of priority according to the following guidelines:

- a. Whether the project is needed to protect the public health and safety, to fulfill the City's legal commitment to provide facilities and services where demand is identified, or to preserve or achieve full use of existing facilities;
- b. Whether the project increases efficiency of use of existing facilities, prevents or reduces future improvement cost, provides service to developed areas lacking full service, promotes in-fill development, or supports resource conservation strategies;
- c. Whether the project represents a logical extension of facilities and services from the City to the urban fringe, or is compatible with the plans of the state agencies, or the Southwest Florida Water Management District;
- d. Whether the proposed project is necessary to correct a Level of Service deficiency, mitigate adverse trends, maintain existing Levels of Service, or allow completion of privately funded improvements to ensure adequate facilities exist to accommodate development;
- e. Whether the majority of a service area's population organizes and petitions to see improvements made; and
- f. Whether expansion, replacement or construction of new facilities represents the lowest total cost solution to LOS provision.

Policy 3.2 Proposed capital improvement projects shall support the goals, objectives and policies of this Comprehensive Plan.

Budgetary Procedure

Objective 4

The Capital Improvements Element shall be updated annually to reflect existing and projected capital needs in accordance with the adopted Level of Service standards, for the purpose of assessing the costs of those needs against projected revenues and expenditures.

Policy 4.1 The City shall set limits and adopt standards related to the management of general obligation and related debt funding capital improvements as follows:

- a. The City of Williston shall follow applicable Florida Statutes and acceptable financial practices related to the issuance of public debt and payment of debt service.
- b. The City of Williston shall follow applicable Florida Statutes and acceptable financial practices related to the issuance and repayment of debt related to special assessments.

Policy 4.2 Available resources for enterprise funds are to be calculated as net income less existing debt service principal payments plus any new service or special assessment revenue to be generated by the project financed through the anticipated debt proceeds.

Policy 4.3 Available resources for the general and special revenue funds would be calculated as the excess of revenue over expenditures and other uses plus any new revenue or special assessment collections generated by the project financed through the anticipated debt proceeds.

Policy 4.4 The City shall reserve Enterprise Fund surpluses for planned capital expenditures.

Policy 4.5 Efforts shall be made to secure grants or private funds whenever available to finance the provisions of capital improvements.

Policy 4.6 All new development, which has a direct or indirect impact on roads, schools, parks, potable water, or sewer, shall continue to be subject to applicable fees collected and administered by the City. Monies collected as fees shall be spent to benefit the public interest.

Policy 4.7 The City shall assess those fees established in the Land Development Regulations to assure that new development pays its pro rata share of the costs required to finance capital improvements necessitated by such development.

Policy 4.8 Before the annual budget process is initiated, the City shall review all sources of revenue not previously utilized as revenue and shall act to obtain and receive revenue from these potential sources where a benefit to the City can be predicted.

Policy 4.9 The City shall rely upon private contributions as a funding source within the *Five-year Schedule of Capital Improvements* only when the obligation to fund a specific capital improvement is addressed in an enforceable development agreement or development order. The City shall not be responsible for funding capital improvements that are the obligation of the developer. If the developer fails to meet any capital improvement commitment that is programmed in the *Five-year Schedule of Capital Improvements*, a plan amendment to delete the capital improvement from the *Schedule* shall be required.

Capital Improvements Planning

Objective 5

Incorporate a five-year capital improvements program into the annual budget in order to reserve funds for the needed future capital facilities.

Policy 5.1 To further coordinate capital improvements planning and budgeting, the City may adopt a capital budget, Capital Improvements Program (CIP), or what other documents are necessary to organize an annual process for update of the CIE.

Policy 5.2 The City shall provide for necessary capital improvements to correct existing deficiencies, accommodate desired future growth, and replace worn-out or obsolete facilities, as indicated in the 5-year Schedule of Capital Projects.

Policy 5.3 Review and update the Capital Improvements Element annually to ensure close coordination between any capital improvement planning process and the annual budgeting process. This coordination shall address development timing, financial feasibility, and the Goals, Objectives, and Policies of the Comprehensive Plan.

Policy 5.4 The Five-year Schedule of Capital Improvements projects shall reflect the results of the local infrastructure studies following completion of each study.

Policy 5.5 The City of Williston shall comply with all State of Florida law regarding the management of debt.

Policy 5.6 The land development regulations administrator will coordinate the City's concurrency management system to ensure new development pays a proportionate share of cost for improvements needed to maintain adopted level of service standards.

Capital Improvements Prioritization

Objective 6

The City shall coordinate its land use decisions and available or projected fiscal resources with a schedule of capital improvements to maintain adopted Levels of Service, which meet the existing and future facility standards and promote financial feasibility.

Policy 6.1 The City shall eliminate public hazards in its implementation of capital improvements.

Policy 6.2 The City shall work to avoid and eliminate capacity deficits and minimize local budget impact when implementing capital improvements.

Policy 6.3 The City shall anticipate and project growth patterns in its implementation and accommodation of new development and the redevelopment of facility and capital improvements.

Policy 6.4 All capital improvements shall be made in a financially feasible manner and take into account the plans of state agencies, local governments and water management districts that provide facilities within the City of Williston.

Policy 6.5 The City shall make public facilities and services available concurrent with the impacts of development subsequent to the writing of this Comprehensive Plan. The City shall deem which public facilities and services are necessary in cases of phased development but shall require that this provision is made available concurrent to the impact of development.

Objective 7

The City shall ensure future development bear its proportionate cost of facility improvements necessitated by the development in order to adequately maintain adopted Levels of Service

Policy 7.1 The limitation on the use of revenue bonds as a percent of total debt shall follow applicable Florida Statutes and acceptable financial practices.

Policy 7.2 The maximum ratio of total debt service to total revenue shall follow applicable Florida statutes and acceptable financial practices.

Policy 7.3 The maximum ratio of outstanding capital indebtedness to property tax base shall follow applicable Florida Statutes and acceptable financial practices.

Objective 8

The City shall demonstrate its ability to require provisions for needed improvements identified in local jurisdictions comprehensive plan elements in order to manage the land development process so that public facility needs created by previously issued development orders or future development do not exceed the ability of local government to fund and provide provisions of future needed capital improvements.

Policy 8.1: The City shall identify needs and establish construction and replacement schedules within the Capital Improvements Element.

Policy 8.2: The City shall establish Level of Service standards for public facilities within the City.

Policy 8.3: The City shall account for needed facilities of prior issued development orders in the assessment of public facility needs for those development orders issued prior to the Comprehensive Plan.

Capital Improvements Implementation

Objective 9:

Annual review and update of the Capital Improvements Element shall be coordinated with the yearly budget process.

Policy 9.1 The City Manager shall have the responsibility for coordinating the annual Capital Improvement Element update process. Specific responsibilities may include:

1. During June and July of each year, request capital budget and public improvements updates from each municipal department head.
2. Request recommendations from each elected official and the Planning Commission.
3. During August of each year, present an updated Table 9-1 to the Board, with explanations for each addition, deletion or revision.
4. Develop administrative procedures to implement the capital improvement policies. The City Planner shall provide checklists, directions, time frames and such other review criteria as shall be necessary to assure that facilities and services meet the standards adopted as a part of this plan and are available concurrent with the impacts of development.

Policy 9.2 Annual update of the Capital Improvements Element should be coordinated with the local budgeting process.

Policy 9.3 Annual update of the Capital Improvements Element shall help implement the goals, objectives and policies of this element.

Table 9 - 1: Five Year Schedule of Capital Improvements

CITY OF WILLISTON						
Capital Improvement Plan (Sorted by Department)						
Fiscal Years 2019-2023						
		Cost by Fiscal Year				
Department / Project Description	Project Cost	2019	2020	2021	2022	2023
<u>Administration</u>						
Computer Replacement Program	\$50,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
GIS Mapping	\$75,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000
<i>Subtotal</i>	\$125,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000
<u>Police/Fire</u>						
Dodge Charger (Replacement)	\$150,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000
Dodge Charger (Replacement)	\$150,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000
<i>Subtotal</i>	\$300,000	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000
<u>Electric</u>						
New Meters	\$125,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000
Aerial Truck C7500	\$196,000	\$0	\$196,000	\$0	\$0	\$0
<i>Subtotal</i>	\$321,000	\$25,000	\$221,000	\$25,000	\$25,000	\$25,000
<u>Gas</u>						

Department / Project Description	Project Cost	2019	2020	2021	2022	2023
Extend System at Airport (4" line to FBO)	\$60,000	\$60,000	\$0	\$0	\$0	\$0
Replace steel lines with Poly at NW 7 th	\$50,000	\$50,000	\$0	\$0	\$0	\$0
Gas line expansion to Monterey Boats	\$45,000	\$0	\$45,000	\$0	\$0	\$0
Replace Meters	\$85,000	\$17,000	\$17,000	\$17,000	\$17,000	\$17,000
<i>Subtotal</i>	\$240,000	\$127,000	\$62,000	\$17,000	\$17,000	\$17,000
<u>Water</u>						
Move Main from Noble Ave	\$800,000	\$0	\$400,000	\$400,000	\$0	\$0
Replace Mains	\$500,000	\$0	\$250,000	\$250,000	\$0	\$0
Replace Meters	\$200,000	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000
Fire hydrants (\$5,000/hydrant)	\$50,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
<i>Subtotal</i>	\$1,550,000	\$50,000	\$700,000	\$700,000	\$50,000	\$50,000
<u>Sewer</u>						
Upgrade Sewer Plant	\$100,000	\$0	\$100,000	\$0	\$0	\$0
<i>Subtotal</i>	\$100,000	\$0	\$100,000	\$0	\$0	\$0
<u>Stormwater</u>						
NW 2nd Ave Improvements	\$200,000	\$0	\$100,000	\$100,000	\$0	\$0
SE 1st Ave Improvements	\$50,000	\$0	\$50,000	\$0	\$0	\$0
S Main St Improvements	\$125,000	\$0	\$125,000	\$0	\$0	\$0

Department / Project Description	Project Cost	2019	2020	2021	2022	2023
NE 5th St Improvements	\$50,000	\$0	\$50,000	\$0	\$0	\$0
<i>Subtotal</i>	\$425,000	\$0	\$325,000	\$100,000	\$0	\$0
<u>Streets</u>						
Future Road Projects	\$500,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
<i>Subtotal</i>	\$500,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
<u>Public Works</u>						
Hotel infrastructure	\$550,000	\$550,000	\$0	\$0	\$0	\$0
Mowing Tractor	\$79,000	\$0	\$79,000	\$0	\$0	\$0
Pickup Truck (F250)	\$24,707	\$0	\$0	\$24,707	\$0	\$0
Backhoe No 2	\$85,000	\$0	\$85,000	\$0	\$0	\$0
<i>Subtotal</i>	\$738,707	\$550,000	\$164,000	\$24,707	\$0	\$0
<u>Airport</u>						
Design & Construct Corporate Hangar	\$451,385	\$451,385	\$0	\$0	\$0	\$0
Design & Construct T-Hangars	\$452,523	\$50,000	\$252,523	\$150,000	\$0	\$0
Drainage Project	\$250,000	\$0	\$250,000	\$0	\$0	\$0
Taxiway Foxtrot	\$4,400,000	\$0	\$0	\$0	\$2,200,000	\$2,200,000
<i>Subtotal</i>	\$5,553,908	\$501,385	\$502,523	\$150,000	\$2,200,000	\$2,200,000
<u>Community Redevelopment Agency</u>						

Department / Project Description	Project Cost	2019	2020	2021	2022	2023
Heritage Park Phase II Block 0	\$120,000	\$120,000	\$0	\$0	\$0	\$0
Heritage Park Phase III Blocks 3 and 4	\$350,000	\$350,000	\$0	\$0	\$0	\$0
Sidewalks	\$30,000	\$30,000	\$0	\$0	\$0	\$0
Block 12 Parking improvements	\$222,712	\$222,712	\$0	\$0	\$0	\$0
Downtown Redevelopment Project	\$350,000	\$0	\$150,000	\$200,000	\$0	\$0
<i>Subtotal</i>	\$1,072,712	\$722,712	\$150,000	\$200,000	\$0	\$0
	\$10,926,327	\$2,161,097	\$2,409,523	\$1,401,707	\$2,477,000	\$2,477,000

Chapter 12 Public Participation, Monitoring and Evaluation

Goals, Objectives and Policies

Local Planning Agency Created

The Williston Planning and Zoning Commission has been officially designated as the Williston Local Planning Agency, pursuant to the original State of Florida Planning Enabling Legislation which was the Local Government Comprehensive Planning Act of 1975, Chapter 163, Part II, Florida Statutes. The Planning and Zoning Commission is responsible for administration of the Comprehensive Plan and will hold public hearings to formulate recommendations to the City Council on all proposed changes to the Plan. The Planning and Zoning Commission is intended to provide a general public forum for discussion of ideas regarding the future of the City and achievement of the objectives of the Comprehensive Plan. All proceedings of the Planning and Zoning Commission are made public record.

Public Participation Policies

The Williston City Council hereby adopts the following procedures to provide for and encourage public participation in the planning process:

- a. All pending official actions that will affect the use of lands of real property owners will be advertised in the Williston Pioneer Sun News. All such advertisements shall be published in a manner that is consistent with state law.
- b. The general public will be kept informed of all Planning and Zoning Commission and City Council meetings through public notice published in the Williston Pioneer Sun News. Public hearings on the Comprehensive Plan as conducted by either the Planning Board or the City Council shall be advertised as provided in preceding section "a".
- c. In all public hearing notices or general advertisements, and at the convening of all public hearings, the public will be asked and/or provided the opportunity to submit written comments.
- d. The public will be provided with a sign-in form at the transmittal hearing and at the adoption hearing requesting their names and mailing addresses. As stated in the sign-in form, those who provide accurate and legible information will receive a courtesy informational statement concerning publications of the State Land Planning Agency's notice of intent.
- e. During June of each year, the Planning and Zoning Commission, and subsequently the City Council, shall conduct a minimum of one public hearing each. The purpose of these hearings will be to assure public participation in the review and updating of the various Comprehensive Plan Elements, particularly the Capital Improvements Element, which in any event must be reviewed on an annual basis. The purpose of the June hearing is to allow the elected officials and the general public to consider the Capital Improvements Element as a part of the annual municipal budget deliberation and preparation.
- f. The Planning and Zoning Commission and the City Council shall consider all public comments at each public meeting or public hearing, and the minutes of each such meeting or hearing shall reflect such consideration by reference thereto, followed by formal action. Upon request, the minutes of each meeting or hearing shall, along with a cover letter of transmittal, be mailed to all persons, firms or agencies providing public comments.

Monitoring and Evaluation

Given that Williston's planning efforts date back to 1978, the Comprehensive Plan has been formally reviewed as required by state law. It is the purpose of this section to set forth those actions which will be adopted as a part of this Comprehensive Plan and which will assure future and ongoing monitoring and evaluation.

Monitoring and Evaluation Policies

As a continuation of those policies established and adopted in the 1985 Williston Comprehensive Plan the Williston City Council hereby adopts the following policies for comprehensive plan monitoring.

- a. **Citizen Participation.** Each year, both the Planning Commission and the City Council shall conduct one or more public hearings on the Comprehensive Plan. Each such hearing shall be advertised as was described in the preceding section on Public Participation Policies.
- b. **Updating Baseline Data and Measurable Objectives.** The City Planner shall, with assistance from City staff, prepare updated baseline data and measurable objectives on or before March 30 of each year. The data will then be provided to the Planning Commission, which shall provide its recommendation to the City Council by May 31 of each year.
- c. **Accomplishments in the Initial Five-Year Period.** On or just prior to the fifth anniversary of the adoption of this Comprehensive Plan, the City Planner will develop an Evaluation and Appraisal Report (draft), which, at a minimum, will assess the degree to which goals, objectives and policies have been reached.
- d. **Obstacles or Problems.** As a part of the above-referenced report, the City Planner will identify obstacles or problems (including changed conditions) which resulted in underachievement.
- e. **New or Modified Goals, Objectives or Policies.** The Planning Commission will, with the assistance of the City Planner and with referral to the Evaluation and Appraisal Report, recommend new or revised goals, objectives or policies needed to correct discovered problems.
- f. **Assured, Continuous Monitoring and Evaluation.** The yearly public hearings, the annual updating of the Capital Improvements Element and the involvement of the City Planner are some methods by which the City has assured that monitoring and evaluation will be continuous. In addition, it is the adopted policy of the City of Williston to assign to the Planning Commission the responsibility for ongoing and future monitoring and evaluation of this Comprehensive Plan.

Chapter 13 Concurrency Management System

Goals, Objective and Policies

The intent of this chapter is to ensure the availability of public facilities and services concurrent with the impacts of development. The state authority and mandate for addressing this issue is Community Planning Act, Chapter 163, Florida Statutes. The concurrency management system which follows will ensure the adopted Level of Service (LOS) standards required for roadways, potable water, sanitary sewer, solid waste, drainage and recreation will be maintained.

Level of Service Standards

Throughout the various chapters of this Comprehensive Plan, various LOS have been adopted. In summary form, the LOS applicable in the City of Williston and against which actions of the elected officials and proposed developments will be measured include:

Roads

Chapter 3 of this plan addresses roads. Most roads currently operate at LOS "C" and "D", with one section operating at LOS "D". LOS "D" is the minimum standard for the City of Williston.]

Sanitary Sewer

Chapter 4 of this plan addresses sewers. The City of Williston does operate a sewer system and it has the intent to do so in the future. A design capacity of one hundred forty-seven (147) gallons per capita per day is the minimum LOS standard.

Solid Waste

Chapter 4 of this plan addresses solid waste. The operating life expectancy of the County landfill is thirty-three (33) years. A LOS standard of 3.95 pounds of solid waste per capita per day is generated within the City. The Levy County Landfill is designed to handle all future solid waste disposal needs to the year 2034.

Drainage

Chapter 4 of this plan addresses drainage. The 25-year, 24-hour storm event is the adopted LOS standard for stormwater runoff.

Potable Water

Chapter 4 of this plan addresses potable water. A LOS standard of 134 gallons/day/person is generated within the City.

Recreation

Chapter 7 of this plan addresses recreation. Policy 3.a establishes minimum LOS standards. Policy 4 adopts an open space standard of ten (10) acres of open space per one thousand (1,000) persons as a LOS standard. The standard for parks is ten (10) acres per one thousand (1,000) persons as the adopted LOS.

Mass Transit

The City of Williston is not required to adopt LOS standards for mass transit and this plan has not documented

the need for voluntary adoption of such standards at this time.

Concurrency Policies

The following policies are hereby adopted as part of the City of Williston Comprehensive Plan to assure that adopted LOS standards are met.

Policy 11.1 Facilities and services necessary to meet the LOS standards adopted by the City of Williston shall be in place at the time a building permit is issued; or,

- a. The necessary facilities are under construction at the time a permit is issued; or,
- b. The necessary facilities and services are the subject of a binding executed contract for the construction of the facilities or the provision of services at the time the development permit is issued; or,
- c. The necessary facilities and services are guaranteed in an enforceable development agreement. An enforceable agreement may include, but is not limited to, development agreements pursuant to Section 163.3220, Florida Statutes or an agreement or development order issued pursuant to Chapter 380, Florida Statutes; or,
- d. The necessary facilities and services are provided for pursuant to Policy 11.2, which such alternative is available at the exclusive option of the elected officials.

Policy 11.2 The City of Williston may, at the sole discretion of the elected officials of the City of Williston, amend the Comprehensive Plan, including the Capital Improvements Element, the five (5) year schedule of capital improvements and the other affected plan chapter(s) to assure the facilities and services will become available within a five (5) year time limit, subject to each of the following conditions:

- a. The source(s) of funding shall be identified, and the City Finance Director (or the Clerk if the position is vacant) shall certify the new or improved facility or service is economically feasible.
- b. In addition to providing new or improved facilities or services, any existing deficiencies shall be eliminated.
- c. The five (5) year schedule of capital improvements shall include an estimated project completion date.
- d. Upon being added to the Comprehensive Plan, the new or improved facility or service shall not be eliminated, deferred or delayed except by a Comprehensive Plan Amendment.
- e. The already adopted Land Development Regulations will be amended as necessary to ensure development orders and permits are issued in a manner that will guarantee the necessary public facilities and services will be available to accommodate the impact of the proposed development.
- f. A monitoring system shall be adopted which enables the elected officials to determine on an annual basis (immediately prior to annual budget preparation)

whether they are adhering to the adopted LOS standards and to their schedule of capital improvements; and, to ascertain existing facility and service capacity at the time a development order and development permit is approved.

- g. This Comprehensive Plan must clearly designate those areas within which facilities and services will be provided with public funds in accordance with the five (5) year capital improvements schedule.

Policy 11.3 Adequate water supplies to serve new development will be available no later than the anticipated date of issuance of a certificate of occupancy.

- a. The city shall ensure sanitary sewer, solid waste, drainage, adequate water supplies, and potable water facilities shall be in place and available to serve new development no later no later than the issuance by the local government of a certificate of occupancy or its functional equivalent.
- b. Prior to approval of a building permit or its functional equivalent, the local government shall consult with the applicable water supplier to determine whether adequate water supplies to serve the new development will be available no later than the anticipated date of issuance by the local government of a certificate of occupancy or its functional equivalent.

Guidelines for Interpreting and Applying Level of Service Standards

For commercial and industrial development, only the roads and drainage LOS standards and the concurrency requirements shall apply. The City of Williston's Development Committee will assure the drainage standards are met and it will determine the amount of traffic to be generated by the proposed development relative to the existing level of service affected road segments.

For residential subdivisions, mobile home parks, multi-family developments, and Planned Developments (PD's), all LOS standards and the concurrency requirements shall apply. With each application for development approval, the applicant shall document how the LOS standards and concurrency requirements will be met.

All proposed developments will be required to meet the concurrency requirements. In addition, any proposed land use which would utilize more than five percent (5%) of the surplus capacity of any road will be required to negotiate a development agreement pursuant to either Policy 11.1 or Policy 11.2 herein, at the discretion of the elected officials. [The five percent (5%) figure is the threshold amount which, when equaled or exceeded, is defined as having a "significant" impact].

No development will be approved and no permits of any kind will be issued for any proposed development which reduces LOS below accepted levels, or which fails to provide the requisite level of service. To implement this policy, the Planning Commission shall determine, at the initial stage of the application review process, whether or not any threshold level will be met or exceeded and whether or not the concurrency requirements as set forth in this plan have been met.

All development orders and permits approved prior to the actual authorization for the commencement of construction or physical activity on the land will be conditioned to provide that issuance of building permits will be contingent upon the availability of public facilities and services necessary to serve the proposed development.

DEFINITIONS

100-year Floodplain: An area delineated on the Flood Insurance Rate Map series published by the Federal Emergency Management Agency estimated to have a one in 100 chance of flooding in any given year.

Accessory Structure: A structure incidental or subordinate to the principal use of a building or project and located on the same site.

Acquire/Public Acquisition: Refers to a variety of ownership forms of real property, including fee simple ownership as well as the ownership of specific rights such as land development rights, mineral rights, and timber rights.

Adjacent: To have property lines or portions thereof in common or facing each other across a right-of-way, street or alley.

Adverse Impact (upon a natural resource): Direct contamination, alteration or destruction, or that contributes to the contamination, alteration or destruction of a natural resource, or portion thereof, to the degree that its present and future environmental benefits are, or will be, eliminated, reduced, or impaired.

Affordable Housing: Housing for which monthly rents or monthly mortgage payments, including taxes, insurance, and utilities, do not exceed 30 percent of that amount which represents the percentage of the median adjusted gross annual income for the households or persons indicated in Sec. 420.0004, F.S.

Agri-tourism: travel inspired by agricultural production and/or processing for the purposes of entertaining and/or educating the visitors and generating income for the farm, ranch, or business owner.

Agricultural value-added industries: businesses that are devoted to the production, processing, and distribution of food and fiber products and by-products.

Airport: refers to the Williston Municipal Airport.

Annexation: The legal method of attaching an area into an area controlled by another form of government.

Aquifer: An underground geologic formation holding ground water.

Aquifer Recharge: The replenishment of groundwater in an aquifer occurring primarily as result of infiltration of rainfall, and secondarily by the movement of water from adjacent aquifers or surface water bodies.

Arterial Road (Arterial): A classification of roadway; See Roadways

Available to the Public: Any park or facility available to the general public whether for a fee or free of charge.

Aviation-related industries: businesses that involve or support mechanical flight or aircraft industries.

Backlogged Roadways: Roads in the City of Williston operating at a level of service below LOS D or LOS E, not programmed for construction in the Capital Improvement Plan or Capital Improvement Schedule

Bikeway: Any road, trail, or right-of-way which is open to bicycle travel, regardless of whether such a facility is designated for the exclusive use of bicycles or is to be shared with other transportation modes.

Block: an area surrounded by streets. Blocks are subdivided into lots that face the street.

Buffer Area: An area, or space, separating an outdoor recreation area from influences which would tend to depreciate essential recreational values of the outdoor recreation area; needed especially in cases such as wilderness areas, where the values involved are fragile or volatile, or where the outside influences are of a particularly harsh and incompatible nature, as in urban or industrial areas, or along a busy highway.

Building: A structure created to shelter any form of human activity, such as an office, house, church, hotel or similar structure. Buildings may refer to a historically related complex such as a courthouse and jail.

Business retention and expansion: economic development strategy of proactively connecting with existing businesses to understand and respond to local business needs to prevent their relocation and/or encourage their growth in the community.

Business recruitment: economic development strategy of proactively attracting new commercial enterprises to invest and create jobs in a community.

Capacity Analysis: A determination of infrastructure capability including but not limited to transportation resources, parks, water, wastewater, stormwater, etc.

Capacity (traffic): The measure of the ability of a traffic facility to accommodate a stream of moving vehicles, expressed as a rate. Thus, it is the maximum number of vehicles that have a reasonable expectation of passing over a given roadway in a given time period under the prevailing roadway and traffic conditions.

Capital Improvement: 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 non- recurring and may require multi-year financing.

Capital Improvements Program (CIP): A plan for capital expenditures to be incurred each year over a period of years to meet anticipated capital needs. It identifies each planned capital project and estimated resources need to finance the project.

Capital Improvements Schedule (CIS): The City's specific plan for implementation of the CIP.

Character: An attribute, quality, or property of a place, space or object; it's distinguishing features.

Collector Road (Collector): A classification of roadway; See Roadway

Commercial nodes: cluster or concentration of commercial activities within a designated area that fosters social interaction.

Commercial Uses: Activities within land areas which are predominantly connected with the sale, rental and distribution of products, or performance of services.

Compatibility: Compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture. Compatibility does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.

Comprehensive Plan: An official document in ordinance form adopted by the local government setting forth its goal, objectives, and policies regarding the long-term development of the area within its jurisdiction pursuant to Chapter 163.3161, et seq, Florida Statutes, as amended.

Concurrency: The legal requirement that specified public facilities (recreation and open space, potable water, sanitary sewer, solid waste, stormwater management, transportation) to be provided for, by an entity to an adopted level of service.

Concurrency Management System: An ongoing mechanism which ensures that public facilities and services needed to support development is available concurrent with the impacts of such development.

Cone of Influence: A depression in the potentiometric surface around a well or spring from which water is withdrawn.

Conservation Areas: Environmentally sensitive areas which include the following: - Natural shorelines (other than those included in preservation areas); - Class III Waters; - Freshwater marshes and wet prairies; - Sand-pine scrub; - Hardwood swamps; - Cypress swamps; - Significant wildlife habitat. **Conservation Uses:** Activities or conditions within land areas designated for the purpose of conserving or protecting natural resources or environmental quality including areas designated for such purposes as flood control, protection of quality or quantity of groundwater or surface water, floodplain management, commercially or recreationally valuable fish and shellfish, or protection of vegetative communities or wildlife habitats.

Economic base: businesses that generate employment in a community.

Economic base diversification: increasing range of businesses that generate employment in a community.

Economic development: activities carried out to improve the economic well-being and quality of life for a community and its residents through job creation, job retention, revenue generation and investment, and responsible use of natural resources.

Economic development vision: a collaboratively created statement describing the desired economic development future.

Equine (Equestrian) tourism: travel inspired by the horse, for recreation, leisure and business.

FS: Florida Statutes; generally referred to as the State Law.

FAC: Florida Administrative Code; filing point for rules promulgated by state regulatory agencies.

Facility: Transportation infrastructure, such as: roads, mass transit lines and/or terminals, bikeways, sidewalks, rail lines, ports, and airports.

Floodplain: Area inundated during a 100-year, or other specified, flood event or identified by the National Flood Insurance Program (NFIP) as an AE Zone or V Zone on the Flood Insurance Rate Maps (FIRM) or other map adopted by the City for regulation of development within the floodplain.

Floor Area Ratio: Measurement of non-residential development including all buildings, structures or similar as compared the total area of the property or parcel on which it is located. A ratio measured in square feet to the area of a parcel of land, excluding any bonus or transferred floor area. Expressed as FAR.

Form: In urban design, the perceived, three- dimensional shape of topography, buildings, or landscaping.

Form-Based Codes: A method of regulating development to achieve a specific urban form. Form-Based Codes create a predictable public realm by controlling physical form primarily, with lesser focus on land use, through city or county regulations.

Functionally Classified: 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.

Future Land Use Map: The graphic aid intended to depict the spatial distribution of various uses of the land in the City by land use category, subject to the Goal, Objectives, and Policies and the exceptions and provisions of the Future Land Use Element text and applicable development regulations.

Gateway: Gateways are an architectural feature, hardscape, or landscaping that signifies a transition between one space and another.

Geographic Information System: A computer hardware/software system capable of storing and analyzing geographic information as well as sophisticated image processing.

Goal: A long-term end toward which programs and activities are ultimately directed.

Gross Rent: The monthly contract rent plus the estimated average cost of utilities (electricity, gas, and water) and fuels (oil, coal, kerosene, wood, etc.) if these are paid for by the renters.

Ground Water: Water occurring in an aquifer below the surface of the land.

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.

Growth Management: A method to guide development in order to minimize adverse environmental and fiscal impacts and maximize the health, safety, and welfare benefits to the residents of the community.

Habitat: The place where an organism lives, and where one would go to find it. It is the place that provides an organism with essential life needs, such as food, water, cover, space, and mates.

Hazardous Material: One of several hundred thousand chemicals for which the U.S. Occupational Safety and Health Administration requires a Material Safety Data Sheet (MSDS). An MSDS is a legal document which details a chemical's synonyms; physical properties; shipping, handling, and storage procedures; and health hazard, first aid, reactivity, fire, and explosion, and spill and leakage data.

Hazardous Waste: A material identified by the Florida Department of Environmental Protection as a hazardous waste. This may include but is not limited to a substance defined by the Environmental Protection Agency based on the 1976 Resource Conservation and Recovery Act, as amended, as:

- Being ignitable, corrosive, toxic, or reactive;
- Fatal to humans in low doses or dangerous to animals based on studies in the absence of human data;
- Listed in Appendix 8 of the Resource Conservation and Recovery Act as being toxic and potentially hazardous to the environment.

Historic Preservation: The act of conservation or recreating the remnants of past cultural systems and activities that is consistent with original or historical character. Such treatment may range from a pure “restoration” to adaptive use of the site but its historic significance is preserved.

Historic Resources: A building, structure, district, area, site, object, or document that is of significance in American, State, or local history, architecture, archaeology, or culture and is listed or eligible for listing on the Florida Master Site File, the National Register of Historic Places or designated by local ordinance.

HOME: The HOME Investment Partnerships Program which is authorized by Title II of the National Affordable Housing Act. In general, under the HOME Investment Partnerships Program, HUD (Housing and Urban Development) allocates funds by formula among eligible state and local governments to strengthen public-private partnerships to provide more affordable housing. Generally, HOME funds must be matched by nonfederal resources.

Home-based business: a business whose primary office is in the owner’s home.

Household: A household includes all the persons who occupy a group of rooms or a single room which constitutes a housing unit.

Housing: Housing is basically shelter, but it also is privacy, location, environmental amenities, and, for many, an investment. This analysis, however, is limited to the shelter aspect of housing, since there is no accurate way to measure the other components.

Housing Stock: The aggregate of individual housing units within the City. This term is used interchangeably with housing inventory in the study.

Housing Supply: The amount of standard housing available for occupancy at a given price and a given point in time.

Housing Unit: A group of rooms or a single room is regarded as a housing unit when it is occupied as separate living quarters, that is, when the occupants do not live and eat with any other persons in the structure, and when there is either: 1) direct access from the outside of the building or a common hall, or 2) complete kitchen facilities for the exclusive use of the occupants of the household.

Hurricane Evacuation Routes: The routes designated by County emergency management officials that have been identified with standardized state-wide directional signs by the Florida Department of Transportation, or are identified in the regional hurricane evacuation study for the movement of persons to safety in the event of a hurricane.

Impact Fee: A fee levied by a local government on new development so that the new development pays its proportionate share of the cost of new or expanded facilities required to service that development.

Impervious: Land surfaces which do not allow (or minimally allow) the penetration of water. An increase in the amount of impervious area will increase the rate and volume of runoff from a given drainage basin.

Impervious Surface: Surface that has been compacted or covered with a layer of material so that it is highly resistant to infiltration by water, including surfaces such as compacted sand, lime rock, shell, or clay, as well as most conventionally surfaced streets, roofs, sidewalks, parking lots and other similar structures.

Incentives: public enticements, financial or otherwise, to attract businesses and activities to the community.

Income: All income earned by each adult member of the family, including gross wages, social security, Workman’s Compensation, child support, and public assistance (exclusive of any amount designated for shelter and utilities).

Industrial Uses: The activities predominantly connected with manufacturing, assembly, processing, or storage of products.

Industry clusters: groups of similar and related commercial and non-commercial enterprises that share common markets, technologies, workforce, support services and infrastructure in a community or region.

Infill: Development which occurs on scattered vacant lots in a developed area. Development is not considered infill if it occurs on parcels exceeding one half acre or more.

Informal Agreements: are simple non-binding arrangements of cooperation to provide services or facilities among different entities. Informal agreements are not always binding, and they may represent acts of goodwill between communities or other entities.

Infrastructure: 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 and retention areas, stormwater systems, utilities, piers, docks, wharves, breakwaters, bulkheads, seawalls, bulwarks, revetments, causeways, marinas, navigation channels, technology such as telecommunication facilities, and roadways.

Intent: A specific, measurable, intermediate end that is achievable and marks progress toward a Vision.

Intensity: A measure of land use activity based on density, use, mass, size, and impact. May be used synonymously with or measured by Floor Area Ratio (FAR).

Interchange: A system of interconnecting roadways in conjunction with one or more grade separations, providing for the interchange of traffic between two or more roadways on different levels.

Intergovernmental Coordination: The process in which different levels of government (federal, State, regional, local) act together in a smooth, concerted way to either avoid and/or mitigate adverse impacts that one may impose on the other or to share the responsibilities and benefits of a common service or facility.

Intermodal: Between or including more than one means or mode of transportation.

Land Development Regulations: 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. May also be referred to and or include Land Development Code, Zoning Code, Zoning Regulations, or similar.

Land Use Map: The graphic aid intended to depict the spatial distribution of various uses of the land in the City by land use category, subject to the Vision, Intent and Strategies and the exceptions and provisions of the Land Use Element text and applicable development regulations.

Landfill: A disposal facility employing an engineered method of disposing of solid waste on land in a manner which minimizes environmental hazards by spreading the solid wastes in thin layers, compacting to the smallest practical volume, and applying cover material as required by state and federal regulations.

Landscape: The totality of the built or human-influenced habitat experienced at any one place. Dominant features are topography, plant cover, buildings, or other structures and their patterns.

Level of Service (LOS): 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.

Listed Species: Listed species means an animal species designated as Endangered, Threatened, or Species of Special Concern in Chapter 68A-27.003-68A-27.005, Florida Administrative Code; a plant species designated as Endangered, Threatened, or Commercially Exploited as designated in Chapter 5B-40, Florida Administrative Code, or an animal or plant species designated as Endangered or Threatened in Title 50, Code of Federal Regulations, Part 17.

Local Planning Agency (LPA): Chapter 75-390 and Chapter 78- 523, Laws of Florida, designate The Planning and Zoning Commission as the Local Planning Agency (LPA) for the City of Williston and give it the responsibility of preparing the Comprehensive Plans for those jurisdictions.

Local Road: A classification of roadway; See Roadway

Low and Moderate Income Families: “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”.

Low-Income: Households whose incomes do not exceed 80 percent of the median income for the area, as determined by HUD with adjustments for smaller and larger families, except that HUD may establish income ceilings higher or lower than 80 percent of the median for the area on the basis of HUD’s findings that such variations are necessary because of prevailing levels of construction costs or fair market rents, or unusually high or low family incomes. (NOTE: HUD income limits are updated annually and are available from local HUD offices (This term corresponds to low and moderate-income households in the CDBG (Community Development Block Grant) Program.)

Low Income Household: A household with an annual income between 50 and 80 percent of the median annual income.

Manufactured Housing: Manufactured housing means a mobile home fabricated on or after June 15, 1976, in an offsite manufacturing facility for installation or assembly at the building site, with each section bearing a seal certifying that it is built in compliance with the federal Manufactured Home Construction and Safety Standard Act.

Mass Transit: Passenger services provided by public, private or non-profit entities such as the following surface transit modes: commuter rail, rail rapid transit, light rail transit, light guideway transit, express bus, and local fixed route bus.

Mediation: A process whereby a neutral third party acts to encourage and facilitate the resolution of a dispute without prescribing what it should be. It is an, informal and nonadversarial process with the objective of helping the disputing parties reach a mutually acceptable agreement.

Mitigate: To offset or avoid negative impacts through avoiding the impact altogether; minimizing the impact by limiting the degree or magnitude of the action or its implementation; rectifying the impact by repairing, rehabilitating, or restoring the affected environment; reducing the impact over time by preservation or maintenance over the life of the action; or compensating for the impact by replacing or providing substitute resources.

Mixed-Use Development: A type of development that combines a mix of uses that may include residential, commercial and/or office uses within one building or multiple buildings with direct pedestrian access between uses.

Mobile Home: Mobile home 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 is built in compliance with the federal Manufactured Home Construction and Safety Standards.

Modal Split: The percentage of total person trips utilizing each of the various modes of transportation (i.e., auto, bus, train, bicycle, walk).

Mode: The specific method chosen to make a trip, such as walk or rail transit. Typical modes are, walk, bicycle, motorcycle, automobile, van, taxi, bus, and a variety of rail transit technologies.

Moderate Income Household: Means one or more natural persons or a family with total annual adjusted gross household income of which is less than 120 percent of the median annual adjusted gross income for households within the state, or 120 percent of the median annual adjusted gross income for households within the metropolitan statistical area (MSA) or, if not within an MSA, within the county in which the person or family resides, whichever is greater.

Multi-Family Dwelling Units: Two or more attached dwelling units either stacked vertically above one another and/or attached by both side and rear walls. Dwelling units constructed as part of a mixed-use building including but not limited to units located above the ground floor. May also include single family attached residential structures.

Multi-Modal Transportation System: May also be referred to as Multi-Modal, Multi-Modal system or similar; A comprehensive transportation system including, but not limited to, the following options of mode- choice: fixed-guideway transit, bus, auto, truck, motorcycle, bicycle, and pedestrian allowing the user opportunities to transfer between modes.

Multi-Use Trail: A facility physically separated from the road right-of-way for use by non-motorized travelers for transportation or recreation.

Native Species: Flora and fauna that naturally occur in the City of Williston. Not to mean naturalized or indigenous species that originate from outside the County.

Natural Aquifer Recharge: The replenishment of groundwater in an aquifer.

Natural Resource of Regional Significance: A natural resource or system of interrelated natural resources, that due to its function, size, rarity or endangerment retains or provides benefit of regional significance to the natural or human environment (27E-5.002(4), Florida Administrative Code). Natural resources of regional significance may be referred to as a regionally significant resources@ in state law and other Strategic Regional Policy Plans.

Nature tourism: travel intended to experience the natural environment.

Neighborhood: An integrated area related to the City of Williston and used to identify portions of the community and it may consist of residential districts, a school or schools, shopping facilities, religious buildings, and open spaces.

Non-Contributing Structure: A non-contributing building, site, structure or object does not add to the historic architectural qualities, historic associations or archaeological values for which a property is significant because a) it was not present during the period of significance b) due to alterations, disturbances, additions, or other

changes, it no longer possesses historic integrity reflecting its character at that time or is incapable of yielding important information about the period, or c) it does not independently meet the National Register criteria.

Office: A structure for conducting business, professional, or governmental activities in which the showing or delivery from the premises of retail or wholesale goods to a customer is not the typical or principal activity. The display of representative samples and the placing of orders for wholesale purposes shall be permitted; however, no merchandise shall be shown, distributed nor delivered on, or from, the premises. No retail sales shall be permitted.

Open Space(s): Undeveloped lands suitable for passive recreation, conservation or stormwater uses. This term is subdivided for inventory purposes into the following:

- Recreational open space: areas that serve active or passive recreation needs, e.g., golf courses, recreation/craft centers, federal, state, regional and local parks, forests, historic sites, etc.
- Utilitarian open space: those areas not suitable for residential or other development due to the existence of hazardous and/or environmentally sensitive conditions, e.g., airport flight zones, floodplains, lakes and rivers, wetlands, wellfields, etc. This category is sometimes referred to as “health and safety” open space.
- Corridor or (linear) open space: areas through which people travel, and which may also serve an aesthetic or leisure purpose. For example, an interstate highway, designated as a scenic highway, may connect point a to point b, but may also offer an enjoyable pleasure drive for the family. This open space is also significant in its ability to connect one residential or leisure area with another.

Peak Hour Level of Service: is the level of service based on the hourly volume during the peak hour divided by the peak fifteen-minute rate of flow within the peak hour.

Peak Hour Peak Direction Level of Service: is the level of service determined by the proportion of traffic during the peak hour traveling in the predominant direction.

Pedestrian: An individual traveling on foot.

Pervious: Land surfaces which allow the penetration of water. A decrease in pervious area will increase the rate and volume of runoff from a given drainage basin.

Planned Unit Development (PUD): A form of development recognized within the City’s Land Development Code as a specific implementing zoning district. Development that is designed as a unit, and which may include only one or a mixture of land uses, and which generally avoids a gridiron pattern of streets, and usually provides common open space, recreation areas or other amenities. Requirements include submission and review of site plans as part of a rezoning.

Planned Development: Land that is under unified control and planned and developed as a whole in a single development operation or a programmed series of development operations. A planned development includes principal and accessory structures and uses substantially related to the character and purposes of the planned development. A planned development is constructed according to comprehensive and detailed plans which include not only streets, lots or building sites and similar, but also plans for all buildings.

Playground: A recreation area with play apparatus.

Policy: A way by which programs and activities are conducted to achieve identified goals.

Pollution: 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 which does or may unreasonably interfere with the enjoyment of life or property.

Poverty Threshold (or Poverty Level/Line): As defined by the U.S. Census Bureau. The average poverty threshold for a family of four was \$12,674 in 1989. Poverty thresholds were applied on a national basis and were not adjusted for regional, state, or local variations in the cost of living. For a fuller discussion of poverty thresholds, see U.S. Department of Commerce, Bureau of the Census, 1990 Census of Population, Social and Economic Characteristics, Florida, Section 2 of 3, pages B-27 through B-29, Washington, D.C., 1992.

Preservation Areas: Environmentally sensitive areas which may include the following:

- Aquatic preserves;
- Essential wildlife habitat;
- Class I and II Waters;
- Marine grass-beds;
- Coastal strand;
- Coastal marshes;
- Mangrove swamps; and
- State wilderness areas.

Preserve: An area set aside specifically for the protection and safekeeping of certain values within the area, such as game, wildlife, forest, etc. Preserves may or may not be outdoor recreation areas, depending on the use allowed therein.

Public Access: The ability of the public to physically reach, enter or use recreation sites.

Public Buildings and Grounds: 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.

Public Facilities: Transportation systems or facilities, sewer systems or facilities, solid waste systems or facilities, drainage systems or facilities, potable water systems or facilities, educational systems or facilities, parks and recreation systems or facilities, technology systems such as telecommunication facilities, and public health systems or facilities.

Public Transit: The transporting of people by conveyances, or systems of conveyances, traveling on land or water, local or regional in nature, and available for use by the public. Public transit systems may be either governmentally owned or privately owned. Public transit specifically includes those forms of transportation commonly known as >Paratransit= (341.031(6), Florida Statutes (1993)).

Recharge: The process whereby rain water or surface water seeps into the ground and enters an aquifer.

Recreation: The pursuit of leisure time activities occurring in an indoor or outdoor setting.

Recreation Facility: A component of a recreation site used by the public such as a trail, court, athletic field, or swimming pool.

Recreational Uses: Activities within areas where recreation occurs.

Redevelopment: The reuse, demolition and reconstruction or substantial renovation of existing buildings or infrastructure within urban infill areas, existing urban service areas, or community redevelopment areas.

Rehabilitation, historic resources: The act or process of returning a property to a state of utility through repair or alteration which make possible an efficient contemporary use while preserving those portions or features of the property which are significant to its historical, architectural, and cultural values (Secretary of the Interior's Standards).

Relocation Housing: Dwellings which are made available to families displaced by public programs, provided that such dwellings are decent, safe and sanitary and within the financial means of the families or individuals displaced.

Renovation: Modernization of an old or historic building that may produce inappropriate alterations or elimination of important features and details. When proposed renovation, activities fall within the definition of "rehabilitation" for historic structures, they are considered to be appropriate treatments.

Residence: Single-family dwellings, duplexes, triplexes, and garage apartments, and all other living units. Each living unit of a duplex or triplex and each garage apartment shall be deemed a separate residence.

Resident Population: 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.

Restoration: The act of accurately recovering the form and details of a property and its setting as it appeared at a particular period of time by means of the removal of later work or the replacement of missing earlier work (Secretary of the Interior's Standards).

Retention Basin: A stormwater facility which has no structural outfall and the discharge from which is limited to percolation, evaporation, and evapotranspiration.

Reuse: A use for an existing building or parcel of land other than that for which it was originally intended.

Right-of-Way (ROW): Land in which the state, a county, or a municipality holds the fee simple title or has an easement dedicated or required for a public use.

Roadway/Roadway Functional Classification: 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. Roadways are generally defined as follows:

- Freeways/Expressways are controlled access facilities with grade separated intersections providing for interregional and/or interstate travel at high operating speeds. Typically, expressways accommodate high volumes of traffic.
- Major Arterials facilitate relatively long trip lengths at moderate to high operating speeds with somewhat limited access to adjacent properties. Major arterials generally serve major centers of activity in urban areas and have the highest traffic volume corridors.
- Minor Arterials provide somewhat shorter trip lengths than major arterials and generally interconnect with and augment major arterial routes at moderate operating speeds, and allowing somewhat greater access to adjacent properties than major arterials.
- Major Collectors collect and distribute significant amounts of traffic between arterials, minor collectors, and local roads at moderate to low operating speeds. Major collectors provide for more accessibility to adjacent properties than arterials.

- Minor Collectors collect and distribute moderate amounts of traffic between arterials, major collectors, and local roads at relatively low operating speeds with greater accessibility than major collectors.
- Local Roads generally provide access to abutting properties. Local roads possess relatively low traffic volumes, operating speeds, and trip lengths and minimal through traffic movements
- Significant Local Roads are local roads that provide a limited mobility function. They serve the accessibility role of local roads but have traffic characteristics and a collection/distribution function of low volume collector roads.

Roadway Segment or Link: A portion of a road usually defined at its ends by an intersection, a change in lane or facility type, or a natural boundary.

Scale: Generally, refers to relative size or extent. Scale is determined by a building or other objects relating to its surroundings, by the width of adjacent streets and by buildings as they relate to these streets. May be reflective of Human Scale or Context Sensitive Design. Human scale is accomplished when dimensions of adjacent objects or buildings are related to those of the human figure.

Setback: Physical distance that serves to minimize the effects of development activity on an adjacent property, structure, or natural resource, and within which it may be necessary to restrict activities for the area. Also, a required horizontal distance from the subject land or water area designed to reduce the impact on adjacent land of land uses or cover types located on the subject land or water area.

Shoreline: Interface of land and water in oceanic and estuarine conditions which follows the general configuration of the mean high water line (tidal water) and the ordinary high water mark (fresh water).

Significant Wildlife Habitat/Wildlife Habitat: Contiguous stands of natural plant communities which have the potential to support healthy and diverse populations of wildlife and which have been identified on the Florida Fish and Wildlife Conservation Commission's strategic habitat conservation area map, biodiversity hot spot map or Levy County significant wildlife habitat map.

Single Family Attached Dwellings: A structure containing three or more single family dwelling units with both side walls (except end units of building) attached from ground to roof. Any residential use not defined as Multifamily.

Single Family Detached Dwellings: A single family dwelling with open space on all sides.

Single Family Dwelling: A structure containing a single-family unit occupying the building from ground to roof.

Site: Any tract, lot or parcel of land or combination of tracts, lots or parcels of land which are in one ownership, or are contiguous and in diverse ownership where development is to be performed as part of a unit, subdivision, or project.

Small businesses: firms that meet the U.S. Small Business Association size standards by annual receipts or employment, depending upon industry.

Socio-Economic Data: Information about people and economies, such as demographics (age, race, sex, birth rates, etc) and economics (incomes and expenditures of a community or government).

Solid Waste: Garbage, refuse, yard-trash, construction and demolition debris, white goods, special waste, ashes, sludge, or other discarded material including solid, liquid, semi-solid, or contained gaseous material resulting from domestic, industrial, commercial, mining, agricultural, or governmental operations. The term does not include nuclear source or by-product materials regulated under Chapter 404, Florida Statutes, or under the

Federal Atomic Energy Act of 1954, as amended; suspended or dissolved materials in domestic sewage effluent or irrigation return flows, or other regulated point source discharges; regulated air emissions; and fluids or wastes associated with natural gas or crude oil exploration or production. The term includes the specific terms garbage, garden trash, rubbish, and industrial wastes, but excludes hazardous waste as herein defined.

State Housing Initiatives Partnership Program (SHIP): The State Housing Initiatives Partnership Program is created for the purpose of providing funds to local governments as an incentive for the creation of partnerships to produce and preserve affordable housing.

State Water Quality Standards: Numerical and narrative standards that limit the amount of pollutants that may be discharged to Waters of the State, as defined by Chapter 62302, FAC.

Stormwater: Flow of water which results from and which occurs immediately after a rainfall event.

Stormwater Management Facility: A feature which collects, conveys, channels, holds, inhibits, or diverts the movement of stormwater.

Stormwater Retention: To store stormwater to provide treatment before discharge into receiving waters or to provide a storage facility for stormwater where no outfall is available.

Storm Water Runoff: Water that originates from the drainage of land surfaces after a rain event.

Stormwater Treatment Facility: A structural Best Management Practice (BMP) designed to reduce pollutant loading to a receiving water by either reducing the volume of flow, providing for the biological uptake of pollutants, the limiting the loading of pollutants or allowing pollutants to settle out of stormwater flow.

Streetscape: The term streetscape refers to that general aggregation of all street-side elements of the urban environment perceived by the pedestrian or motorist. This street-side environment includes such things as street, alleys, parks, sidewalks, and parking lots. Streetscape elements include lighting, paving, traffic safety and control, signage, shelters, recreation and play equipment, street furniture, and other miscellaneous items.

Structure: Any object, constructed or installed by man, including but not limited to buildings, crane, antenna, towers, smoke stacks, utility poles and overhead transmission lines, advertising signs, billboards, poster panels, fences and retaining walls.

Subdivisions: The process of laying out a parcel of land into lots, parcels, tracts, or other divisions of land as defined in applicable State statutes and local land development regulations.

Suburban: Generally, refers to development on the periphery of urban areas, predominantly residential in nature with many urban services available. Intensity of development is usually lower than in urban areas.

SWFWMD: Southwest Florida Water Management District.

Taxable Value: That portion of the assessed value of real property which is taxed for purposes of valorem property taxation.

Tenure: The ownership status of housing unit residents. Residents are typically classified by the U.S. Census Bureau as either owners or renters.

Townhouses: Two or more single family dwelling units within a structure having common side walls, front and rear yards, and individual entry ways. (See Single-Family-Semi-Detached Dwelling and Single-Family Attached Dwelling.)

Transfer of Development Rights: The transfer of a property's legal development rights either within a property owner's parcel, such as in wetlands density transfers, or offsite.

Transportation Disadvantaged: Those persons who because of physical or mental disability, income status, or age are unable to transport themselves or to purchase transportation and are, therefore, dependent upon others to obtain access to health care, employment, education, shopping, social activities, or other life-sustaining activities, or children who are handicapped or high risk or at-risk as defined in s.411.202, Florida Statutes, (427.011(1), Florida Statutes (1993)).

Transportation System: This is the sum of all forms or modes of transportation which, taken together, provide for the movement of people and goods in the City of Williston. The system includes all forms of air, water, and ground transportation.

Urban Development Area: A mapped area on a local government comprehensive plan future land use map which identifies areas planned for future urban development. Sometimes referred to as a Designated Urban Development Area or an Urban Service Area in local government comprehensive plans.

Urban: Generally, refers to an area having the characteristics of a city, with intense development and a full or extensive range of public facilities and services.

Very Low Income Family: A family is very low income if its adjusted income does not exceed 50% of the median income of the area as determined by HUD, with adjustments for family size.

Very Low Income Household: A household with an annual income below 50 percent of the median annual income.

Vision: The long-term end toward which programs or activities are ultimately directed.

Wastewater: shall mean the spent water of the community comprising the liquid and water-carried wastes from residences, commercial buildings, industries, and institutions, together with minor quantities of ground and surface waters that are not admitted intentionally.

Wastewater Facility: Shall mean any wastewater treatment plant, pipeline, structure, pumping station, or other facility used to collect, transmit, or treat wastewater.

Wastewater Treatment Plant: Shall mean a plant designed to treat and dispose wastewater for the purpose re-use or safe discharge into the environment.

Wellhead Protection Area: an area designated by local government to provide land use protection for the groundwater source for a potable water wellfield, including the surface and subsurface area surrounding the wellfield. Differing levels of protection may be established within the wellhead protection area commensurate with the capacity of the well and an evaluation of the risk to human health and the environment. Wellhead protection areas shall be delineated using professionally accepted methodologies based on the best available data and considering any zones of contribution described in existing data.

Wetland: An area which has hydric soils and hydrophilic vegetation where the ground is saturated for a portion of the year.

Wildlife Corridors: Contiguous stands of wildlife habitat that facilitate the natural migratory patterns, as well as other habitat requirements (e.g., breeding, feeding), of wildlife.

Wildlife: Any member of the plant and animal kingdoms, with the exception of man, including but not limited to any mammal, fish, bird, amphibian, reptile, mollusk, crustacean, arthropod, or other invertebrate and excluding domestic animals.

Workforce development: services, programs, systems and networks that provide people with education, skills development, and access to employment and advancement in the labor market.

Zoning: In general, the demarcation of an area by ordinance (text and map) into zones and the establishment of regulations to govern the uses within those zones (commercial, industrial, residential, type of residential) and the location, bulk, height, shape, and coverage of structures within each zone.