

Town of Yankeetown Comprehensive Plan

Consolidated in strike thru and underline format*

**including remedial amendments adopted on March 23, 2009
and all previously adopted plan amendments*

YANKEETOWN COMPREHENSIVE PLAN

VOLUME II: THE PLAN

~~TRANSMITTAL DATE: JUNE 1, 1989~~

~~Recreation/Open Space Element
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YANKEETOWN COMPREHENSIVE PLAN

TABLE OF CONTENTS

~~YANKEETOWN COMPREHENSIVE PLAN~~ -- INTRODUCTION

STRUCTURE OF PLAN

CHAPTER ONE. FUTURE LAND USE ELEMENT

CHAPTER TWO. TRAFFIC CIRCULATION ELEMENT

CHAPTER THREE. HOUSING ELEMENT --

CHAPTER FOUR. PUBLIC FACILITIES ELEMENT
(SANITARY SEWER, SOLID WASTE, DRAINAGE, POTABLE
WATER, AND NATURAL GROUNDWATER AQUIFER RECHARGE)

CHAPTER FIVE. CONSERVATION AND COASTAL MANAGEMENT ELEMENT --

CHAPTER SIX. RECREATION/OPEN SPACE MANAGEMENT ELEMENT --

CHAPTER SEVEN. I NTERGOVERNMENTAL COORDINATION ELEMENT --

CHAPTER EIGHT . CAPITAL IMPROVEMENTS ELEMENT --

CHAPTER NINE. MONITORING AND EVALUATION PROGRAM --

CHAPTER TEN FISHERIES AND THE ECONOMY

~~YANKEETOWN COMPREHENSIVE PLAN~~ ~~INTRODUCTION~~

~~The Town of Yankeetown is located in the southwest corner of Levy County, where the Withlacoochee River ends its journey at the Gulf of Mexico. While the Town is approximately 18.8 square miles, about 77% of the area is marsh or open water, a factor which has strongly influenced existing land use patterns and contributed to the unique character of the Town.~~

~~The close proximity of Yankeetown to the Gulf of Mexico gives it the benefit of the moderating effect of a large body of water upon the climate. As a result the Town's climate is warm with mild winters and summer temperatures tempered by prevailing southerly winds.~~

~~The natural topography of Yankeetown ranges from the coastal lowlands landward from the Gulf to higher upland hammock communities near the intersection of CR 40 and CR 40A. The land surface slopes gently westward at a uniformly diminishing rate, from an altitude of slightly more than ten feet at the eastern Town Limits to sea level at the Gulf Coast.~~

~~While this Comprehensive Plan addresses all issues required by law and rule, more emphasis has been placed upon the natural resources that give Yankeetown its charm and character. Although the Yankeetown "urban" area is discussed in this Plan, that phrase denotes the most developed portion of the community, and does not describe nor is it intended to describe an area with the true urban features of intense use of the land, major investments in infrastructure, or dense settlement. Indeed, the Town may best be described as a coastal village; the Town's vision for its future is to remain a coastal village, with all the charm, abundance of coastal natural resources, and quiet lifestyle the term may imply.~~

~~Although growth rates have historically been modest, and are projected to remain modest, the Town recognizes the need to plan for the appropriate use of resources, as well as wise investment in any infrastructure. This Plan represents that recognition and ——— directs the Town in balancing its growth with the preservation of these resources which are so attractive to visitors and new residents alike.~~

STRUCTURE OF THE PLAN

The Yankeetown Comprehensive Plan contains summaries of the findings in each of the plan elements, plus the goals, objectives, and policies to direct the Town in future decision-making. This Plan document is divided into chapters, one for each element, and one for the monitoring and evaluation program. The data collected as background for each element and the analysis of data are contained in separate technical support documents. Because of the volume of material related to the plan, a separate Transmittal Guide accompanies these documents. These materials are organized as follows:

Volume I - Guide to the Yankeetown Comprehensive Plan: Citizen Participation Program; consistency with regional and state plans; Evaluation and Appraisal Report for the previous comprehensive plan.

Volume II - Yankeetown Comprehensive Plan.

Volume III - Technical Support Document: Future Land Use, Housing, Traffic Circulation, and Infrastructure.

Volume IV - Technical Support Document: Conservation and Coastal Management, Recreation/Open Space, Intergovernmental Coordination, and Capital Improvements.

CHAPTER ONE
FUTURE LAND USE ELEMENT
EXECUTIVE SUMMARY

The Town of Yankeetown is located in the southwest corner of Levy County, where the Withlacoochee River ends its journey at the Gulf of Mexico. While the Town is approximately ~~18.8~~ 20.3 total square miles, only 7.8 square miles are land and 12.5 square miles are water. About an additional 1.6 square miles of the land is marshland. ~~about 77% of the area is marsh or open water,~~ This a factor which has strongly influenced existing land use patterns and contributed to the unique character of the Town.

The close proximity of Yankeetown to the Gulf of Mexico gives it the benefit of the moderating effect of a large body of water upon the climate. As a result, the Town's climate is warm with mild winters and summer temperatures tempered by prevailing southerly winds.

The natural topography of Yankeetown ranges from the coastal lowlands landward from the Gulf to higher upland hammock communities near the intersection of CR 40 and CR 40A. The land surface slopes gently westward at a uniformly diminishing rate, from an altitude of slightly more than ten feet at the eastern Town Limits to sea level at the Gulf Coast.

The Town is located in a rural area with outstanding natural resources which form the basis of its retirement and outdoor recreation based economy. The Town is nestled along the Withlacoochee River beneath a tree canopy including mature live oak and cypress draped in picturesque Spanish moss. The Town's original plan and layout reflects many of the positive attributes of traditional neighborhood development including a platted grid pattern of canopy covered neighborhood streets, divided boulevard type streets, and alleys all under the extensive tree canopy.

Unique within Florida, the Town is reminiscent of a small southern town draped in a Spanish moss covered tree canopy along a scenic natural winding river which serves as a birthing area for manatees, foraging area of dolphin and from the night sky can be heard the sounds of owls rather than traffic. The Town's beauty draws visitors and residents who seek out the scenic natural beauty of the Town and its walkable pedestrian and bicycle oriented layout as well as its abundant wildlife, birds, marshlands, coastal hammocks and natural resources.

The Town is truly scenic, picturesque and worthy of special considerations to preserve the Town's unique sense of place and beauty that is truly unique and remarkable. There is no other place quite like Yankeetown, in the entire state of Florida.

While this Comprehensive Plan addresses all issues required by law and rule, more emphasis has been placed upon the natural resources that give Yankeetown its charm and character. Although the Yankeetown "urban service" area is discussed in this Plan, that phrase denotes the most appropriate area to receive the transfer of development rights and to encourage traditional neighborhood development.

The term "Urban Receiving Area" will now be described as the Development Rights Receiving Area and is an overlay district within the Residential Low Land Use District. "Urban Receiving Area" does did not describe nor is it intended to describe an area with the true urban features of intense use of the land, major investments in infrastructure, or dense settlement. Indeed, the Town has lower densities typically found in more rural than urban areas and may best be described as a coastal village; the

Town's vision for its future is to remain a coastal village, with all the charm, abundance of coastal natural resources, and quiet lifestyle the term may imply.

Although growth rates have historically been modest, and are projected to remain modest, the Town recognizes the need to plan for the appropriate use of resources, as well as wise investment in any infrastructure. This Plan represents that recognition and directs the Town in balancing its growth with the preservation of those resources which are so attractive to visitors and new residents alike.

The predominant land use in Yankeetown is estuarine/wetland conservation Resource Protection or Residential. Agriculture, aquaculture, forestry, and public use also contribute a large portion of the land use activity. ~~Total land area is slightly over 12,000 acres, of that nearly 9,400 are estuarine/wetland. Of the remaining developed land, over 31% is agricultural, nearly 52% is public and educational, and 10% is residential. The support document contains an analysis of the Town's natural resources, considering physiology, topography, groundwater, floodplains, soils, wetlands, and potable water wells. Limitations to development include the Town's vulnerability to the effects of hurricanes; the entire Town is within the hurricane vulnerability zone. Other issues and features limiting development include water quality of the Withlacoochee River and the estuary, suitability of soils for septic tanks, proximity to the Waccasassa Bay State Preserve, and the Big Bend Seagrasses Aquatic Preserve.~~

A substantial portion of the town also lies within the 5-mile radius of the Crystal River nuclear plant which places further constraints upon pre-disaster evacuation and post-disaster planning for Yankeetown's growth and development.

The Town's future land use maps are shown on the following pages, (~~Maps 1 and 2~~ Town FLUM 2008-052 and Urban Service Area Overlay FLUM 2008-02) and indicate that the Town expects to continue the historic growth patterns that have concentrated development in the central part of the Town where potable water is available. This allows the Town to limit and minimize expenditures for expansion of facilities and services, limits future expenditures for redevelopment in the Coastal High Hazard Area (CHHA), protects water quality, and protects the ~~communities-~~Town's natural resources. Protection of the Town's natural resources is important, because the Town depends upon its resources to provide for the form the basis of its retirement and outdoor recreation based economy, provide for the sustainable forestry, seafood, and fishing industries, as well as the vast recreational and aesthetic opportunities that make Yankeetown unique.

~~Protection of the Town's natural resources is important, because the Town depends upon its resources to forestry, seafood, and fishing industries, as well as the vast recreational and aesthetic opportunities that make Yankeetown unique.~~

Other issues and features limiting development include water quality of the Withlacoochee River and the estuary, suitability of soils for septic tanks, proximity to the Waccasassa Bay State Preserve, and the Big Bend Seagrasses Aquatic Preserve.

Suitability of the land for development is limited by elevation, natural habitats, flooding from sheet flow, severe wind and flooding from storm surge experienced in major storm events and hurricanes.

The lack of central sanitary wastewater treatment facilities (sanitary WWTF), any plan to locate a sanitary central WWTF outside of the CHHA, and the resulting current reliance on septic systems or advanced (nutrient removal) alternatives for on-site waste disposal systems (OSDS) create additional planning constraints until a publicly-owned sanitary WWTF can be financed and constructed outside the CHHA. In the interim, Florida Department of Community Affairs (DCA) has objected and

recommended, and Yankeetown has concurred, that all new and replacement septic systems are to be performance-based certified to provide secondary treatment equivalent to 10 milligrams per liter maximum Nitrogen. Poor soils and a high water table limit the densities of development allowed on septic systems in the Town Yankeetown.

The existing storm water drainage system does not have adequately capacity to treat additional nutrients and other pollutants from additional point sources and non-point sources of storm water prior to discharge into the river or the gulf.

Transportation, streets and roads are addressed in Chapter 3 (Transportation Element) but must be considered in designating future land use districts, densities and intensities. Many streets and roads although adequate in terms of levels of service are located below flood elevations and have historical sheet flow flooding from the east and north and within the Withlacoochee floodplain.

Coordination of land use and water supply planning. Yankeetown's public water supply is constrained by the existing well field, however, a new well field and public groundwater treatment plant is expected to provide additional water supply in the near future (by 2011) that will be adequate to serve expected growth anticipated in the future land use element.

Parks and recreation are addressed in Chapter 6, (Recreation/Open Space Management Element) and although adequate are planned for expansion to bolster and improve the economy and property values which are driven by outdoor recreational activities.

Other facilities and services are adequate for projected growth or are controlled by other governmental entities, with which Yankeetown is coordinating such as Levy County or the Levy County School District (see Chapter 7, Intergovernmental Coordination Element).

GOALS, OBJECTIVES, AND POLICIES

GOAL 1.1

~~Through the provision of appropriate land uses, p~~ Promote, protect and improve the public health, safety, and welfare, while maximizing economic benefits and minimizing threats to natural and man-made resources sustainable natural and man-made resources, while ensuring long-term sustainable economic benefits and property values dependent upon the Town's natural resources and scenic beauty.

OBJECTIVE 1.1.1

Adopt land development regulations by the statutory deadline which ensure that decisions regarding land use consider natural and manmade features and resources and serve to protect the health, safety, welfare, and quality of life of the Town's citizens, as well as to protect natural and historic resources.

POLICY 4-1 1.1.1.1

The land development regulations shall be enforced equally for all similarly situated property within Yankeetown to protect the Town's natural resources and scenic beauty for future generations.

POLICY 4-2 1.1.1.2

~~Adopt and enforce land development regulations which implement the objectives of the Comprehensive Plan, through policies that promote quality development and ensure compatible land uses, including:~~ protect environmental resources and implement the goals and objectives of the Comprehensive Plan, through both educational programs and mandated policies that promote sustainable, low-impact, quality development and ensure compatibility with adjoining land uses and natural resources to further protect the uniqueness of the Yankeetown community, that shall at a minimum:

A.—1.1.1.2.1 ~~Regulate use and subdivision of land, considering to ensure that land uses are compatible with~~ adjacent land uses, natural and historic resources, and environmental constraints such as flood plain, soil suitability, drainage, surface and groundwater quality, storm water management, evacuation, recovery and vulnerability before, during and after major storms, man-made or natural catastrophes.

B.—1.1.1.2.2 ~~Protect the wetlands and estuarine lands, natural upland ecosystem types, open space, potable water well fields, air and water quality designated on the Future Land Use Map and in the Coastal and Conservation Element through the~~ and include density restrictions for residential dwelling units and hotel, motel, resort units as provided within this element and the Coastal and Conservation Element

C 1.1.1.2.3 ~~Regulate setbacks, landscaping, on-site on-parcel parking and traffic flow, signage and pedestrian access and other impacts which to ensure compatibility with adjoining land uses and protect natural and historic resources and promote quality of life and sense of place within the Town of Yankeetown.~~

D.—1.1.1.2.4 ~~Provide that development orders and permits shall not be issued unless public facilities that meet or exceed the adopted level of services standards are available concurrent with the impacts approval of development.~~

1.1.1.2.5 DCA has objected and recommended, and Yankeetown has concurred that all new and replacement septic systems are to be performance-based certified to provide secondary treatment equivalent to 10 milligrams per liter maximum Nitrogen.

1.1.1.2.6 Clearing of native vegetation for all development in all land use districts, including that for all non-habitable structures, is limited to the percentage of the total site as specified in the land use districts as impervious surface requirement.

Clearing limitation calculations shall include that upland area used for pile-supported, nonhabitable structures such as docks and walkways. They shall not exceed 4 feet in width, and be constructed in accordance with OFW and Aquatic Preserve regulations.

1.1.1.2.7

Structures shall be set back 50 feet from the Withlacoochee River, streams, creeks, and wetlands.

"Florida-friendly" shall mean native or naturalized vegetation that is non-invasive, conserves water, protects the environment, is drought tolerant and adaptable to local conditions. It promotes water conservation objectives as set forth in F.S. §373.185.

A buffer of native and/or Florida-friendly vegetation of 50 feet shall be maintained in all land use districts.

Only pile-supported, nonhabitable structures such as docks and walkways are allowed within the 50-foot setback zone. They shall not exceed 4 feet in width, and be constructed in accordance with OFW and Aquatic Preserve regulations.

Only native and/or Florida-friendly vegetation shall be maintained under such pile-supported structures in the setback zone.

1.1.1.2.8 Nutrient Buffer:

There shall be a setback for nutrient sources other than septic (i.e. fertilized, landscaped areas, livestock sources, See 1.1.1.2.11 below for septic system setback) of 150 feet in the Residential Environmentally Sensitive, Agriculture, and Resource Protection land use districts and those portions of the Public Use land use district outside the urban service area and 50 feet in all other districts from the mean or ordinary high water line or wetland demarcation lines of the Withlacoochee River, creeks, streams and wetlands.

This setback may be reduced incrementally to a minimum of 75 feet in the Residential Environmentally Sensitive, and Agriculture, Residential Low Density, and Resource Protection land use districts upon approval of a variance by the Board Of Adjustment (BOA) and a showing of satisfactory mitigation.

An applicant for a BOA variance shall demonstrate that all of the following standards and criteria exist::

- (1) There are substantial practical difficulties and hardships in carrying out the setback contained, and that these difficulties and hardships are due to existing special conditions and unique circumstances peculiar to the specific property involved and

that are not generally applicable to other properties or structures in the same district;

- (2) The condition giving rise to the requested variance is due to unique circumstances not created by the applicant or any person presently having an interest in the property;
- (3) The variance request is not based exclusively upon a desire to reduce the cost of developing the site;
- (54) The proposed variance is the minimum modification of the regulation at issue that will afford viable relief;
- (65) The effect of the proposed variance is in harmony with the general intent of the comprehensive plan, this policy, and the specific intent of the subject area of the provision.

Satisfactory mitigation that could allow nutrient sources to be closer to the water without lowering water quality or causing pollution includes, but is not limited to:

- (1) Landscaped biofiltration swales and berms;
- (2) Use of native or Florida-friendly plants adapted to soil, water, and rainfall conditions;
- (3) Minimal use of fertilizers and pesticides;
- (4) Recycling storm water by using pond water for irrigation of landscaping;
- (5) Dry wells to capture runoff from roofs;
- (6) Porous pavements;
- (7) Maintaining ponds to avoid exotic species invasions;
- (8) Aerating tree root systems (for example, WANE systems);
- (9) Vegetating onsite floodplain areas with native plants to provide habitat and wildlife corridors;
- (10) Rain barrels, cisterns, gutters and green roofs where feasible; and
- (11) Using connected Best Management Practices (BMPs), (treatment trains flowing from one BMP into the next BMP) to increase nutrient removal.

1.1.1.2.9 Storm water

All development shall provide on-site storm water retention volume consistent with Outstanding Florida Water regulations F.A.C 62-25.

1.1.1.2.10 Wetlands

Wetlands in Residential Environmentally Sensitive and Resource Protection land use districts shall not be filled. Wetlands in all other land use districts shall not be filled unless a DEP permit and a beneficial use determination is obtained from the Board of Adjustment [See objective 1.1.11].

Only pile-supported, nonhabitable structures such as docks and walkways, not exceeding 4 feet in width and constructed in accordance with OFW and Aquatic Preserve regulations, are allowed within wetlands without the beneficial use determination. However, any area used for this purpose shall not count towards fulfilling the open space requirement and shall be included in the impervious surface requirement of its respective land use district.

1.1.1.2.11 Wastewater Treatment

New and replacement septic systems and on-site sanitary WWTF systems shall be set back from mean high water line or ordinary high water line or wetland demarcation line in all districts per DHRS and OFW requirements.

~~E.—Establish the following standards for residential densities and non-residential intensities of use for each category designated on the Future Land Use Map:~~

- ~~1.—Very Low density single family residential: maximum density: 1 dwelling unit per 10 acres, with performance standards listed in Policy 1-4.~~
- ~~2.—Medium density single family residential: up to 2 dwelling units per acre.~~
- ~~3.—Agriculture/Aquaculture/Forestry: Agriculture, grazing, logging and wildlife management.~~
- ~~4.—Conservation (Wetland-Estuarine-Historical): maximum density: 1 dwelling unit per 5 five acres, in accordance with the standards provided in Section F.~~
- ~~5.—Public Use: Educational, institutional and governmental buildings.~~
- ~~6.—Public Use: Resource protection: no development, other than passive recreational use which will not negatively impact natural or groundwater resources.~~
- ~~7.—Commercial*: Maximum impervious surface ratio of 50 percent.~~
- ~~8.—Commercial water-oriented*: Maximum impervious surface ratio of 50 percent, limited to those uses that can be carried out only on, in or adjacent to water because the use requires access to a water body; Commercial uses which provided goods and services that are directly associated with water dependent or waterway uses. Commercial uses which promote public access to the waterfront, or in which waterfront location can be enjoyed by the public, such as recreation, dining, etc.~~
- ~~9.—Residential Estate: One dwelling unit per 5 acres.~~
- ~~10.—Mixed Use: commercial uses, limited to maximum impervious surface ratio of 50 percent. Residential uses, limited to 2 dwelling units per acre, and public uses.~~

~~*Intensity of use shall be further limited by sewage flow requirements for private on-site systems in accordance with the Florida Department of Health and Rehabilitative Services.~~

Section F

I. CONSERVATION AREA STANDARDS

A. The maximum density of 1 dwelling unit per 5 acres shall be retained, with the following additional standards:

1. ~~Aerobic septic tanks shall be required for all development within the Conservation Area.~~
REV 2/92 _____ 5
2. ~~Clearing of native vegetation for all development within the Conservation Area shall be limited to ten percent of the total site.~~
3. ~~A 50-foot buffer of natural vegetation shall be retained adjacent to all water bodies and wetlands jurisdiction line.~~
4. ~~All development shall provide on-site retention volume equivalent to 3/4" of depth over the entire site or lot; 4 to 6 inch deep grassed swales may be used, as long as equivalent storage is provided.~~
5. ~~Transfer of development rights to areas outside the Conservation Area shall be the preferred alternative. The receiving area outside the Conservation Area shall be as follows: between CR 40A and CR 40 within the Urban Area, as defined on the Future Land Use Map. As an incentive to transfer rights into the Urban Area, a 50 percent bonus is applied, so that each TDR in the Conservation Area is worth 1.5 TDRs in the Urban Area.~~
6. ~~Development rights from the Conservation Area may also be transferred within the Conservation Area; as long as gross density does not exceed 1 dwelling unit per five acres.~~
7. ~~The value of the transferred development rights (TDRS) shall be determined by the market. A TDR is one dwelling unit on a five acre parcel. To determine the development right of a parcel, the acreage of the parcel is divided by five. For example, a 4 acre parcel is equal to 4 divided by 5, which equals 0.8 TDRS.~~
8. ~~Land areas from which TDR's have been transferred shall be placed in permanent conservation easements, and may be donated to the Town of Yankeetown Wilderness Area, Nature Conservancy or other State or federal wildlife management area.~~
9. ~~No dredging or filling of wetlands or water bodies shall be allowed in order to obtain road access or increase island areas in order to meet the 5 acre upland minimum.~~
- 6
10. All new development is subject to the following:
 - a. ~~A total of five acres of uplands shall be required for each dwelling unit. In order to determine the extent of uplands for a particular site, the applicant must obtain DER and U.S. Army Corps of Engineers (and Southwest Florida Water Management District, if applicable) approved jurisdiction line for the island in question. Upland acreage shall be determined from those areas upland of the jurisdiction line.~~

- ~~b. Islands with existing dwellings may not develop additional units, or be used for transfer of development rights.~~
- ~~c. If determined that there are less than five acres of upland, the development rights to the land may be transferred out or sold to an appropriate receiving area OR the party may obtain additional development rights from within the Conservation in order to meet the five acre minimum. However, a minimum parcel size of 2 acres of uplands is required for development.~~
- ~~d. No land defined as jurisdictional wetlands or sovereign, submerged lands shall be eligible for TDR's.~~

POLICY 1.1.1.3 In addition to complying with Outstanding Florida Water (OFW) standards, all new subdivisions, planned unit developments, and commercial development in all land use districts shall utilize "low impact" development practices appropriate for such use including:

- (a) Landscaped biofiltration swales;
- (b) Use native plants adapted to soil, water and rainfall conditions;
- (c) Minimize use of fertilizers and pesticides;
- (d) Grease traps for restaurants;
- (e) Recycle storm water by using pond water for irrigation of landscaping;
- (f) Dry wells to capture runoff from roofs;
- (g) Porous pavements;
- (h) Maintain ponds to avoid exotic species invasions;
- (i) Aerate tree root systems (for example, WANE systems);
- (j) Vegetate onsite floodplain areas with native and/or Florida-friendly plants to provide habitat and wildlife corridors;
- (k) Rain barrels and green roofs where feasible; and
- (l) Use connected Best Management Practices (BMPs), (treatment trains flowing from one BMP into the next BMP) to increase nutrient removal.

Existing development shall be encouraged, but not required to use the above recommendations and shall not be considered nonconforming if they do not.

OBJECTIVE 1.1.2

Establish future land use district designations and adopt residential densities and non-residential intensities of use for each land use category designated on the Future Land Use Map, hereby incorporated and referenced as maps numbers 9A and 10A Town Future Land Use Map [FLUM] 2008-05, Urban Service Area Future Land Use Map [FLUM] 2008-05, and Urban Service Area Overlay Zones 2008-05.

POLICY 1.1.2.1

Residential Environmentally Sensitive land use district:

1.1.2.1.1 Purpose and Intent: the principal purpose of this land use district is to encourage preservation of open space and natural resources while providing for very low density development in coastal, island and marsh areas. Native vegetation, substantial wetlands, estuarine habitat, and archeological resources characterize this district. Clustered development is encouraged. Wetlands shall be maintained in a natural condition.

1.1.2.1.2 The maximum gross density for property shall be 1 dwelling unit per 10 gross (uplands and wetlands, but not submerged lands) acres of that 5 acres must be of uplands. The maximum net density for property shall be 1 dwelling unit per 5 acres of uplands. The minimum 5 acres of pre-development upland acreage used to calculate net density need not

be contiguous, but a minimum of at least 2 contiguous of natural pre-development upland acres of area must be present in the area utilized for dwelling unit(s). Notwithstanding the density and limitations above, one (1) single family dwelling unit shall be permitted on any Parcel of Record that has at least two (2) contiguous acres of Uplands in order to preserve reasonable economic use of private property.

1.1.2.1.3 Uplands" shall mean lands landward of all mean high water lines, ACOE, DEP, or SWFWMD wetlands jurisdictional delineation or demarcation lines.

1.1.2.1.4 A "Parcel of Record" shall mean any lot, portion of a lot, combination of lots, or parcel described by metes and bounds that was lawfully created individually or as part of a subdivision, and has been recorded in the Office of the Clerk of the Court of Levy County prior to June 10, 1991. ~~a designated parcel, tract, or area of land established by reference in the public records to a separate and distinct lot on a plat, metes and bounds description, Government Lot, or otherwise permitted by law to be used, developed, or built upon as a unit, that existed on or before June 1, 1989~~

1.1.2.1.5 No re-plats, vacation of plats, or new subdivision plats or divisions of parcels of record shall be permitted unless each parcel created complies with the requirement of a minimum of 10 gross acres with five (5) acres of Uplands within each parcel. The boundary line of Parcels of Record may, however, be adjusted so long as such adjustment does not increase the total number of Parcels of Record and so long as each resulting new Parcel of Record has at least two (2) contiguous acres of Upland.

No building shall exceed 27 feet in height from base flood elevation of the lowest habitable floor under federal, state and local regulations and in no event shall exceed 35 feet in height from the average existing natural grade. Where base flood elevation is ~~22~~ 18 feet or more, a building located on an island may exceed the height limit of 35 feet, but may not exceed a height limit of 25 feet above higher than base flood elevation. ~~of the lowest habitable floor.~~

1.1.2.1.6 No new publicly funded infrastructure for potable water, sewer, electricity, or roads shall be approved by the Town in this district,

1.1.2.1.7 The following additional standards apply to the Residential Environmentally Sensitive land use district:

- A. Sanitary wastewater treatment: See Policy 1.1.1.2.5. ~~Advanced sanitary OSDS providing at least secondary treatment and approved by Levy County Public Health shall be required.~~
- B. Clearing of vegetation: See Policy 1.1.1.2.6 ~~Clearing of native vegetation for all development shall be limited to ten percent of the total site. Clearing limitations shall not include pile supported, nonhabitable structures such as docks and walkways~~
- C. Nutrient buffer: See Policy 1.1.1.2.8. ~~150 foot buffer for nutrient sources (septic tank and fertilized landscaped areas) shall be retained adjacent to the Withlacoochee River, creeks, streams and wetlands. If a 150 foot nutrient sources buffer renders the property unusable for the purpose zoned, the nutrient sources buffer shall be incrementally reduced as necessary to accommodate the use (i.e.,~~

~~reduced as necessary to a distance between 150 feet and 50 feet) with Board of Adjustment approval.~~

~~All structures shall be set back 50 feet from the Withlacoochee River, streams, creeks and wetlands and a buffer of native vegetation of 50 feet shall be maintained. Only pile-supported, non-habitable structures such as docks, boardwalks and walkways may be allowed within the 50 foot buffer zone; and native vegetation shall be maintained under such pile supported structures in the buffer zone. Lots of record that were lawfully established as of January 22, 2007 and that are less than one acre in size shall be developed or re-built utilizing the 50 foot structural buffer if possible, but if a 50-foot buffer renders the property unusable for the purpose zoned, the wetlands buffer may be incrementally reduced as necessary to accommodate the use (i.e., reduced as necessary to a distance between 50 and 25 feet) with Board of Adjustment approval.~~

D. Structure setback- see Policy 1.1.1.2.7.

ED. Storm water: see Policy 1.1.1.2.9

~~All development shall provide on-site retention volume equivalent to 1" of depth over the entire site or lot; 4 to 6-inch deep grassed swales may be used, as long as equivalent storage is provided and shall utilize "low impact" development practices.~~

FE. Transfer of Units. Owners of lots or parcels of record in the Residential Environmentally Sensitive land use district, which have not been subdivided and have sufficient area to build in this district may build the units elsewhere between CR 40A and CR 40 as additional units in the DRRA above and beyond that permitted as-of-right on the other less sensitive parcel at a ratio of 1:1.5 (1 unit in this district can transferred to build 1.5 additional units in the DRRA area between CR 40A and CR 40). Once transferred, the right to build on the subject parcel is extinguished and shall be recorded as a conservation easement allowing the property owner of the subject parcel to reduce ad valorem tax burden on the subject parcel. The subject parcel may continue to be used for passive recreational uses only (one dock is an allowable use). Owners of lots or parcels of record in this land use district which do not have sufficient area to build may transfer one (1) unit to the DRRA another parcel between CR 40A and CR 40 at the same 1:1.5 ratio or file an application for a determination of vested rights or beneficial use. Once a Parcel of Record has been subdivided, development rights may no longer be transferred.

GF.,II. RECEIVING AREA STANDARDS

~~1) The Urban Receiving Area outside the Conservation Area shall be as follows: between CR 40A and CR 40 within the Urban areas, as defined on the Future Land Use Map 10; it shall be developed with traditional neighborhood design including grid street patterns that connect to the Town's street and road network and interconnect between parcels, plats and planned unit developments. As an incentive to transfer rights into the Urban Receiving Area, a 50 percent~~

bonus is applied, so that each TDR in the Conservation Area is worth 1.5 TDRs in the Urban Area.

~~2. Within the Urban Receiving Area, a 500-foot well-field protection radius shall be established which limits hazardous wastes, including septic tanks and sewage treatment plants.~~

~~3. Within the Urban Receiving Area, with the purchase or transfer of development rights, a maximum density of 1 dwelling unit per two acres shall be allowed. Aerobic septic tanks shall be required for any development in the Urban Receiving Area which has obtained development rights.~~

~~2. Owners of lots or parcels in the Residential Environmentally Sensitive land use district, which have sufficient area to build in this district may build the units elsewhere between CR 40A and CR 40 as additional units above and beyond that permitted as of right on the other less sensitive parcel at a ratio of 1:1.5 (1 unit in this district can transferred to build 1.5 additional units in the area between CR 40A and CR 40). Once transferred, the right to build on the subject parcel is extinguished and shall be recorded as a conservation easement allowing the property owner of the subject parcel to reduce ad valorem tax burden on the subject parcel. The subject parcel may continue to be used for passive recreational uses only (one dock is an allowable use). Owners of lots or parcels in this land use district which do not have sufficient area may transfer one (1) unit to another parcel between CR 40A and CR 40 at the same 1:1.5 ratio or file an application for a determination of vested rights or beneficial use.~~

G. A total of five acres of pre-development uplands shall be required for each dwelling unit. In order to determine the extent of uplands for a particular parcel site, the applicant must obtain DEP and U.S. Army Corps of Engineers (and Southwest Florida Water Management District, if applicable) approved jurisdictional delineation or demarcation line for the wetlands and uplands in question.

H The Residential Environmentally Sensitive district future land use category shall be subject to storm water management level of service standards of the Infrastructure Public Facilities Element and goals, objectives and policies of the Coastal Element, that prohibits construction of new publicly funded infrastructure in this area, including roads, potable water, and other public infrastructure,

I. No dredging or filling of wetlands or water bodies shall be allowed in order to obtain road access or increase island areas or meet the pre-development 5-acre upland minimum or two (2) contiguous acre pre-development upland minimum for an area where the dwelling will be constructed. and t The goals, objectives and policies of Coastal and Conservation Element regarding prohibition on dredge and fill activities.

J. Non-residential, Commercial, and Industrial uses, other than passive recreational activities, or those expressly specified above are prohibited.

POLICY 1.1.2.2

Residential Low Density land use district:

1.1.2.2.1 Purpose and Intent. The principal purpose of this district is to recognize lawfully platted lots and established subdivisions with existing roads that have sufficient uplands to accommodate residential uses, to allow transfer of units from sending areas, and to allow platting or planned unit developments on parcels that have sufficient uplands to accommodate residential uses.

1.1.2.2.2 Maximum density is 1 dwelling unit per 5 upland acres. No building shall exceed 27 feet in height from base flood elevation of the lowest habitable floor under federal, state and local regulations and in no event shall exceed 35 feet in height from the average existing natural grade.

1.1.2.2.3 All lawfully established parcels or lots of record located in this land use district as of Nov 7, 1989 June 10, 1991 shall be entitled to one dwelling unit regardless of parcel or lot size, however the minimum contiguous upland area for a structure containing a dwelling is two (2) contiguous acres of uplands.

1.1.2.2.4 All development must comply with a 500-foot well field protection radius that prohibits wastes that adversely affect groundwater quality and location of septic tanks.

1.1.2.2.5 All:

- (a) new planned unit residential developments or
- (b) new platted subdivisions of 2 or more units (construction of 1 single family dwelling unit or duplex is exempt) shall utilize "low impact" development practices for storm water management. Individual dwelling units and duplexes are encouraged to utilize those "low impact" development practices that may be required or recommended in the Land Development Regulations.

1.1.2.2.56 Commercial and industrial uses are prohibited.

1.1.2.2.7 Development Rights Receiving Area standards [DRRA]

A. The area generally between County Roads 40 and 40A is designated the Development Rights Receiving Area. It is designated an overlay zone as shown on the Urban Services Area Overlay zone Map 2008-2.

B. Within the Urban Development Rights Receiving Area, with the purchase of transfer of development rights, a maximum density of 1 dwelling unit per two acres shall be allowed.

C. Within the Urban Receiving Area, a 500-foot well field protection radius shall be established that limits hazardous wastes, including septic tanks and sewage treatment plants.

D. Transfer of Units. Development units from the Residential Environmentally Sensitive land use district may be sold or transferred to the DRRA at a ratio of 1: 1.5 (1 unit in the RES district can transferred to build 1.5 units in the DRRA.

POLICY 1.1.2.3

Residential Highest Density land use district:

1.1.2.3.1 Purpose and Intent. The principal purpose of this district is to recognize lawfully platted lots, and established subdivisions with infrastructure including roads and central potable water that have sufficient uplands to accommodate residential uses.

1.1.2.3.2 The maximum density is 2 dwelling units per acre. However, all lawfully established parcels or lots of record located in this land use district as of Nov 7, 1989 shall be entitled to one dwelling unit regardless of parcel or lot size. "Low impact" development best management practices for storm water management are required. No building shall exceed 27 feet in height from base flood elevation of the lowest habitable floor under federal, state and local regulations and in no event shall exceed 35 feet in height from the average existing natural grade.

1.1.2.3.3 Existing platted parcels are encouraged to utilize site suitable storm water management such as connecting to swales where available. All: (a) new planned unit residential developments or (b) new platted subdivisions of 2 or more units (construction of 1 single family dwelling unit or duplex is exempt) shall utilize "low impact" development practices for storm water management. Individual dwelling units and duplexes are encouraged to utilize those "low impact" development practices that may be required or recommended in the Land Development Regulations.

1.1.2.3.4 Commercial and Industrial uses are prohibited.

POLICY 1.1.2.4

Agriculture land use district:

1.1.2.4.1 Purpose and Intent. The principal purpose of this district is to provide areas for farming, aquaculture, grazing, and forestry.

1.1.2.4.2 Maximum density is 1 dwelling unit per 20 acres. No building shall exceed 27 feet in height from base flood elevation of the lowest habitable floor under federal, state and local regulations and in no event shall exceed 35 feet in height from the average existing natural grade.

1.1.2.4.3 Clustered development is encouraged to minimize impervious surface area and maximize open space.

1.1.2.4.4 The minimum parcel lot size for the dwelling is two contiguous acres of uplands.

1.1.2.4.5 All agriculture and silviculture activities shall utilize best management practices, including fertilizer controls, treatment of sanitary wastewater prior to release to streams or rivers. Wise use, selective harvesting to preserve habitat and tree canopy is required and clear-cutting tracts of indigenous native trees at one time is prohibited except for pine trees planted expressly for harvest. Selective harvesting is encouraged where possible to preserve some tree canopy and wildlife habitat values on all tracts. Activities must not adversely impact listed species or species of special concern.

1.1.2.4.6 Commercial and Industrial uses are prohibited.

POLICY 1.1.2.5

Public Use land use district:

1.1.2.5.1 Purpose and Intent. The principal purpose of this district is to provide buildings and grounds to accommodate non-habitable local, regional, state, and federal government uses. This district also allows facilities for educational, scientific, religious, social services, community services, cultural, and recreational activities. Prisons shall be prohibited within this land use district.

1.1.2.5.2 No single structure on a parcel shall exceed a gross floor space of 5,000 square feet and shall utilize "low impact" development practices.

1.1.2.5.3 No building shall exceed 27 feet in height from base flood elevation of the lowest habitable floor under federal, state and local regulations and in no event shall exceed 35 feet in height from the average existing natural grade, except for certain non-habitable public facility structures that due to their intrinsic nature, may require heights exceeding the specified limit. These include but are not limited to water storage tanks, telecommunication antennae, and utility transmission poles and lines. These facilities shall require review and approval as special exceptions by the Board of Adjustment that shall consider and determine that the location is appropriate and its height is no more than absolutely necessary to carry out its function.

1.1.2.5.4 Commercial and Industrial uses are prohibited.

POLICY 1.1.2.6

Resource Protection land use district:

1.1.2.6.1 Purpose and Intent. The principal purpose of this district is to provide for the perpetual protection of natural resources for land characterized by native vegetation with substantial habitat for threatened and endangered species, species of special concern, and regionally significant or rare plants and animals.

1.1.2.6.2 No density is allowed other than one on-parcel caretaker residence for the Withlacoochee Gulf Preserve and no new development is permitted other than pile supported non-habitable structures. All development shall utilize "low impact" development practices. No building shall exceed 27 feet in height from base flood elevation of the lowest habitable floor under federal, state and local regulations and in no event shall exceed 35 feet in height from the average existing natural grade.

1.1.2.6.3 Only educational and passive recreational activities are allowed.

1.1.2.6.4 Minimal weather shelter structures may be allowed on publicly owned lands.

1.1.2.6.5 Residential, Commercial and Industrial uses are prohibited.

POLICY 1.1.2.7

Neighborhood Commercial land use district:

1.1.2.7.1 Purpose and Intent. The principal purpose of this district is to provide for various types of small scale, neighborhood retail sales, services, offices, and restaurants. Intensities consistent with the community character and natural environment are permitted.

1.1.2.7.2 Only low intensity uses are allowed. Intensity refers to the measurement of nonresidential uses. Intensity means an objective measurement of the extent to which land may be developed or used, including the consumption or use of the land; the measurement of the use of or demand on natural resources; and the measurement of the use of or demand on facilities and services, including the floor area ratio, trip generation and level of service. Floor area ratio devoted to all uses on site parcel shall be limited to .07 for any parcel lot equal to or greater than 20760 square feet. For lots less than 20760 square feet see Table 1-1B.

In calculating density and intensity, the percentage of land utilized for determining retail commercial shall be deducted from the parcel size prior to calculating the number of transient units allowed on a parcel. Land utilized for calculating the number of transient units shall be deducted from the parcel prior to calculating the area available for commercial retail. A Transient Unit may contain more than one bedroom, however, each bedroom shall constitute a dwelling unit for density/intensity calculations. Floor Area shall mean and include the sum of the horizontal areas of the floors of a building or buildings on a given land area, measured from the exterior faces of exterior walls for nonresidential structures, and all covered, unenclosed areas used for commercial activities including outdoor seating areas, except for entrance and connecting walkways, entryways, parking and loading areas or drive-through canopies. Included within such sum shall be the areas of floors of attic spaces providing a vertical structural clearance of at least seven (7) feet, floors of interior balconies or mezzanines, and floors of any other space reasonably usable for any purpose, no matter where located within a building. Not included are outdoor storage and display areas, temporary uses, temporary structures, and space occupied by transient residential and institutional-residential principal uses. Floor area for transient residential structures is the sum of the horizontal areas of the floors of a building or buildings on a given land area, measured from the exterior faces of exterior walls. Included within such sum shall be the areas of floors of attic spaces providing a vertical structural clearance of at least seven (7) feet, floors of interior balconies or mezzanines, and floors of any other space reasonably usable for any purpose, no matter where located within a building. Not included shall be the floor area of garages, carports, patios, and porches, unless treated as air-conditioned space. "Floor Area Ratio (FAR)", shall mean the total floor area of the building or buildings on a parcel lot divided by the gross area of the parcel lot or site.

1.1.2.7.3 No single structure on a parcel shall exceed a gross floor space of 3,000 square feet

1.1.2.7.4 No building shall exceed 27 feet in height from base flood elevation of the lowest habitable floor under federal, state and local regulations and in no event shall exceed 35 feet in height from the average existing natural grade.

1.1.2.7.5 A minimum of 15 feet separation between buildings is required.

1.1.2.7.6 Impervious surface ratios shall not exceed 50% of the parcel. All development shall utilize "low impact" development practices.

1.1.2.7.7 Residential dwelling units are prohibited, except for a single dwelling unit located above, below or within the structure directly supporting the business operation if approved as a ~~Special Exception~~ Conditional Use by the Board of Adjustment. Commercial parcels lots that contain lawfully established residential development on the same parcel prior to September

2007 shall not be considered non-conforming structures or non-conforming uses until converted to commercial use.

1.1.2.7.8 On-site sewage disposal system treatment is required and must be permitted and approved by DHRS or DEP.

1.1.2.7.9. Low intensity neighborhood hotel, motel, resorts are permitted if the following standards are met:

- A. No single structure on a parcel shall exceed a gross floor space of 3,000 square feet; The total combined floor area of all buildings on a site parcel shall not exceed a floor area ratio of .07 for any parcel lot equal to or greater than 20760 square feet. For parcels lots less than 20760 square feet (see Table 1-1B)
- B. Overall site parcel density of hotel, motel, resort, and B&B bedrooms shall not to exceed 4 hotel, motel, or resort bedrooms, B&B bedrooms per acre that may be clustered. In calculating density and intensity, the percentage of land utilized for determining retail commercial shall be deducted from the parcel size prior to calculating the number of transient units allowed on a site parcel;
- C. Individual unit kitchens are prohibited. The individual hotel, motel, resort units may not include individual kitchen facilities, but may include restaurant or dining facilities;
- D. Accommodations or stays are limited to 30 days or less;
- E. On site management, check in and reservations desk shall be provided onsite.
- F. Residential use by permanent or seasonal resident unit owners for more than 30 days per year is prohibited because seasonal private occupancy and ownership does not enhance, promote or further the commercial purpose of transient neighborhood hotel/motel use and can be accommodated as true residential uses elsewhere;
- G. Sewage disposal systems shall be required on site parcel; and
- H. Parking spaces shall be provided on site parcel for all vehicles and boat trailers using the facility.

1.1.2.7.10 Refineries, fuel tank storage farms, fuel transport terminals and vessel fueling stations are prohibited.

1.1.2.7.11 Municipal Solid Waste Landfills, Incinerators and Construction and Demolition debris landfills shall be prohibited.

1.1.2.7.12 Traffic Study. All non-residential uses shall prepare a traffic study detailing not only impacts on transportation levels of service but what percentage trips generated by the use that will utilize each of the nearby streets and roads of Yankeetown. Proposed development shall prepare detailed traffic study including any proposed improvements to streets and roads necessary to accommodate the use. Intensity refers to the measurement of nonresidential uses. Intensity means an objective measurement of the extent to which land may be developed or used, including the consumption or use of the land; the measurement of the use of or demand on natural resources; and the measurement of the use of or demand on facilities and services, including the floor area ratio, trip generation and level of service. For trip generation, low

intensity means a nonresidential use that generates less than 50 average daily trips per 1,000 square feet of floor area, medium intensity means a nonresidential use that generates between 50 and 100 average daily trips per 1,000 square feet of floor area, and high intensity means a nonresidential use that generates greater than 100 average daily trips per 1,000 square feet of floor area as set forth in the Institute of Transportation Engineers Trip Generation Manual.

POLICY 1.1.2.8

Commercial Water-Dependent land use district:

1.1.2.8.1 Purpose and Intent. The principal purpose of this district is to provide for water-dependent land uses that facilitate, provide, and protect commercial fishing and recreational fishing and public access to the waterfront. Water dependent use means an activity that can only be conducted on, in, over, or adjacent to the water, and that involves, as an integral part of such activity, direct access to and use of coastal waters. Water dependent uses can take the form of a commercial business or a public facility. The following Commercial Water Dependent uses are allowed: marinas, commercial fishing, commercial fishing related uses, recreational fishing, fish houses for packing, smoking and sales of fish, marine scientific and biological uses, charter boat docks and related sales of recreational boating trips, boat rentals, canoe and kayak outposts.

1.1.2.8.2 Only low to medium commercial intensity uses are allowed. Impervious surface ratios shall not exceed 50% of the parcel. All development shall utilize "low impact" development practices. Intensity refers to the measurement of nonresidential uses. Intensity means an objective measurement of the extent to which land may be developed or used, including the consumption or use of the land; the measurement of the use of or demand on natural resources; and the measurement of the use of or demand on facilities and services, including the floor area ratio, trip generation and level of service.

1.1.2.8.3 No single structure on a parcel shall exceed a gross floor space of 3,000 square feet. The total combined floor area of all buildings on a parcel shall not exceed a floor area ratio of .07 for any parcel lot equal to or greater than 20760 square feet. For parcels lots less than 20760 square feet see Table 1-1B

1.1.2.8.4 In calculating density and intensity, the percentage of land utilized for determining retail commercial shall be deducted from the parcel size prior to calculating the number of transient units allowed on a site parcel. Land utilized for calculating the number of transient units shall be deducted from the parcel prior to calculating the area available for commercial retail. A Transient Unit may contain more than one bedroom; however, each bedroom shall constitute a dwelling unit for density/intensity calculations. Floor Area shall mean and include the sum of the horizontal areas of the floors of a building or buildings on a given land area, measured from the exterior faces of exterior walls for nonresidential structures, and all covered, unenclosed areas used for commercial activities including outdoor seating areas, except for entrance and connecting walkways, entryways, parking and loading areas or drive-through canopies. Included within such sum shall be the areas of floors of attic spaces providing a vertical structural clearance of at least seven (7) feet, floors of interior balconies or mezzanines, and floors of any other space reasonably usable for any purpose, no matter where located within a building. Not included are outdoor storage and display areas, temporary uses, temporary structures, and space occupied by transient residential and institutional-residential principal uses. Floor area for transient residential structures is the sum

of the horizontal areas of the floors of a building or buildings on a given land area, measured from the exterior faces of exterior walls. Included within such sum shall be the areas of floors of attic spaces providing a vertical structural clearance of at least seven (7) feet, floors of interior balconies or mezzanines, and floors of any other space reasonably usable for any purpose, no matter where located within a building. Not included shall be the floor area of garages, carports, patios, and porches, unless treated as a conditioned space. "Floor Area Ratio (FAR)", shall mean the total floor area of the building or buildings on a lot divided by the gross area of the parcel lot or site.

1.1.2.8.5 No building shall exceed 27 feet in height from base flood elevation of the lowest habitable floor under federal, state and local regulations and in no event shall exceed 35 feet in height from the average existing natural grade.

1.1.2.8.6 A minimum of 15 feet separation between buildings and a 15% contiguous, unobstructed view corridor to the waterfront are both required.

1.1.2.8.7 Hotels, motels, resorts:

Low intensity transient lodging facilities such as hotels, motels, resort units and Bed and Breakfast (B&B) accommodations (which are considered water-enhanced) are allowed if all of the following requirements are met:

- A. Buildings shall not exceed 3000 square feet gross floor area per building.
- B. Hotel, motel, resort, and B&B transient units shall be no larger than 500 interior square feet.
- C. Floor area ratio maximum is .07 for any lot equal to or greater than 20760 square feet. For lots less than 20760 square feet. See Table 1-1B.
- D. Overall parcel density of hotel, motel, resort, and B&B bedrooms shall not to exceed 2 hotel, motel, or resort bedrooms per acre that may be clustered on parcel. A Transient Unit may contain more than one bedroom; however, each bedroom shall be counted as a unit for density/intensity calculations. In calculating density and intensity, the percentage of land utilized for determining retail commercial shall be deducted from the parcel size prior to calculating the number of transient units allowed on a site parcel.
- E. Individual unit kitchens are prohibited. The individual hotel, motel, resort units may not include individual kitchen facilities or individual laundry facilities, but the complex may include centrally-located restaurant or dining facilities that are open to the public with a view of the waterfront.
- F. Accommodations or stays are limited to 30 days or less.
- G. On site management, check in and reservations desk shall be provided on site.
- H. Occupancy for more than 30 days per year is prohibited because long-term occupancy does not enhance, promote or further water dependency and seasonal residential uses can be accommodated elsewhere.
- I. Sewage disposal systems shall be required on site parcel.
- J. Parking spaces shall be provided on site parcel for all vehicles and boat trailers using the facility.
- K. To ensure that hotels, motels, resorts, B&Bs are truly water dependent or water enhanced uses that benefit and do not detract from true water dependent or water enhanced uses, all hotels, motels, resorts, B&B shall be set back from the actual waterfront and shall only be allowed if public access to (perpendicular) and along (parallel) to the waterfront is provided for fishing on the river and viewing of the scenic waterfront vistas.

- L. Public access to the waterfront may be provided in the form of riverwalks, boardwalks, sidewalks, and paved or unpaved pedestrian paths and may include water-enhanced food and beverage service areas open to the public.
- M. There shall be no net loss of public access to boat ramp facilities existing on site and available to the public for a fee.
- N. Design and architecture of hotels and motels in this district shall be enhanced to ensure that the building and structures further the Town's vision, scenic vistas, and natural beauty of the Withlacoochee River when viewed and experienced both from land and from the river.
- O. If waterfront dependent or enhanced access, uses or design are not met and provided, the Town Council shall review whether the hotels, motels, resorts and B&B as proposed is truly a water dependent or enhanced use or whether to apply a rebuttable presumption that such a use could be placed on another upland, non-waterfront parcel and still meet its basic purpose (e.g. Neighborhood Commercial).

1.1.2.8.8 Residential dwelling uses are prohibited except for a single affordable workforce dwelling unit that is located in, above or below the transient lodging units and directly supporting the business operation if approved by the Board of Adjustment.

1.1.2.8.9 In order to protect the waterfront from nutrient pollution, all new commercial development shall utilize "low impact" development practices appropriate for such use including:

- (a) Landscaped biofiltration swales;
- (b) Use native and/or Florida Friendly plants adapted to soil, water and rainfall conditions;
- (c) Minimize use of fertilizers and pesticides;
- (d) Grease traps for restaurants;
- (e) ~~an advanced on-site sanitary wastewater treatment system (providing nutrient removal)~~
- (f) Recycle storm water by using pond water for irrigation of landscaping;
- (g) Dry wells to capture runoff from roofs;
- (h) Porous pavements;
- (i) Maintain ponds to avoid exotic species invasions;
- (j) Aerate tree root systems (for example, WANE systems);
- (k) Vegetate onsite parcel floodplain areas with native plants to provide habitat and wildlife corridors;
- (l) Rain barrels and green roofs where feasible; and
- (m) Use connected Best Management Practices (BMPs), (treatment trains flowing from one BMP into the next BMP) to increase nutrient removal.

Existing development shall be encouraged, but not required to use the above recommendations and shall not be considered non conforming if they do not.

1.1.2.8.10 Commercial water-enhanced land uses do not require a waterfront location in order to function, but is often essential to the efficient functioning of water dependent uses and can be an essential contributing factor to their economic viability. Further, water-enhanced uses often increase the public's enjoyment of the waterfront. A water-enhanced use can take the form of a commercial business or facility. The following Commercial Water-Enhanced Uses are allowed: Bait and tackle shops, outdoor recreation supply stores, boat sales, water-view seafood restaurants, art galleries, sail making, fishing net and trap making businesses.

1.1.2.8.11 Design and architecture of uses in this district shall ensure that the layout and design of the building and structures enhances the waterfront and furthers the Town's vision, history, scenic vistas, and natural beauty of the Withlacoochee River when viewed and experienced both from land and from the river.

1.1.2.8.12 Refineries, fuel tank storage farms and fuel transport terminals are prohibited.

1.1.2.8.13 Municipal Solid Waste Landfills, Incinerators and Construction and Demolition debris landfills shall be prohibited.

1.1.2.8.14 Traffic Study. All non-residential uses shall prepare a traffic study detailing not only impacts on transportation levels of service but what percentage trips generated by the use that will utilize each of the nearby streets and roads of Yankeetown. Proposed development shall prepare detailed traffic study including any proposed improvements to streets and roads necessary to accommodate the use. Intensity refers to the measurement of nonresidential uses. Intensity means an objective measurement of the extent to which land may be developed or used, including the consumption or use of the land; the measurement of the use of or demand on natural resources; and the measurement of the use of or demand on facilities and services, including the floor area ratio, trip generation and level of service. For trip generation, low intensity means a nonresidential use that generates less than 50 average daily trips per 1,000 square feet of floor area, medium intensity means a nonresidential use that generates between 50 and 100 average daily trips per 1,000 square feet of floor area, and high intensity means a nonresidential use that generates greater than 100 average daily trips per 1,000 square feet of floor area as set forth in the Institute of Transportation Engineers Trip Generation Manual.

POLICY 1.1.2.9

Light Industrial land use district:

1.1.2.9.1 Purpose and Intent. The principal purpose of this district is to provide for small scale, light industrial activities. Said industry shall be of such a nature that it can be operated so as to be not injurious or offensive or detrimental to the present or intended character of this district or vicinity by reason of, including but not limited to, the emission of noise, dust, glare, smoke, gas, fire, odors, vibration, toxic or noxious waste materials, or fumes. Allowable uses include distribution, assembly, manufacturing of products that are not noxious and do not pose a threat to the environment.

1.1.2.9.2 Impervious surface ratios shall not exceed 50% of the parcel. All development shall utilize "low impact" development practices.

1.1.2.9.3 No building shall exceed a floor area ratio of .07 and no structure shall exceed 3,000 square feet gross floor space.

1.1.2.9.4 No building shall exceed 27 feet in height from base flood elevation of the lowest habitable floor under federal, state and local regulations and in no event shall exceed 35 feet in height from the average existing natural grade, except for utility transmission poles and lines.

1.1.2.9.5 A minimum of 15 feet separation between buildings shall be required.

1.1.2.9.6 Residential dwelling uses shall be prohibited except for one (1) allowable single onsite parcel affordable workforce housing dwelling unit located above, below, or in the structure and directly supporting business operation if approved by the Board of Adjustment.

1.1.2.9.7 Sanitary wastewater treatment (see Policy 1.1.1.2.5 and 1.1.1.2.11). An advanced on-site sanitary wastewater treatment system providing at least secondary treatment shall be required

1.1.2.9.8 A spill containment and industrial waste management plan shall be required to ensure that no industrial wastes are accidentally or intentionally introduced to the groundwater through the advanced on-parcel sanitary wastewater treatment disposal system.

1.1.2.9.9 Refineries, fuel tank storage farms, fuel transport terminals are prohibited.

1.1.2.9.10 Municipal Solid Waste Landfills, Incinerators and Construction and Demolition debris landfills shall be prohibited.

1.1.2.9.11 Floor area ratio shall be limited to .07. Floor Area shall mean and include the sum of the horizontal areas of the floors of a building or buildings on a given land area, measured from the exterior faces of exterior walls for nonresidential structures, and all covered, unenclosed areas used for commercial activities including outdoor seating areas, except for entrance and connecting walkways, entryways, parking and loading areas or drive-through canopies. Included within such sum shall be the areas of floors of attic spaces providing a vertical structural clearance of at least seven (7) feet, floors of interior balconies or mezzanines, and floors of any other space reasonably usable for any purpose, no matter where located within a building. Not included are outdoor storage and display areas, temporary uses, temporary structures, and space occupied by transient residential and institutional-residential principal uses. Floor area for transient residential structures is the sum of the horizontal areas of the floors of a building or buildings on a given land area, measured from the exterior faces of exterior walls. Included within such sum shall be the areas of floors of attic spaces providing a vertical structural clearance of at least seven (7) feet, floors of interior balconies or mezzanines, and floors of any other space reasonably usable for any purpose, no matter where located within a building. Not included shall be the floor area of garages, carports, patios, and porches, unless treated as a conditioned space. "Floor Area Ratio (FAR)", shall mean the total floor area of the building or buildings on a lot divided by the gross area of the parcel lot or site.

1.1.2.9.12 Traffic Study. All non-residential uses shall prepare a traffic study detailing not only impacts on transportation levels of service but what percentage trips generated by the use that will utilize each of the nearby streets and roads of Yankeetown. Proposed development shall prepare detailed traffic study including any proposed improvements to streets and roads necessary to accommodate the use. Intensity refers to the measurement of nonresidential uses. Intensity means an objective measurement of the extent to which land may be developed or used, including the consumption or use of the land; the measurement of the use of or demand on natural resources; and the measurement of the use of or demand on facilities and services, including the floor area ratio, trip generation and level of service. For trip generation, low intensity means a nonresidential use that generates less than 50 average daily trips per 1,000 square feet of floor area, medium intensity means a nonresidential use that generates between 50 and 100 average daily trips per 1,000 square feet of floor area, and high intensity means a nonresidential use that generates greater than 100 average daily trips

per 1,000 square feet of floor area as set forth in the Institute of Transportation Engineers Trip Generation Manual.

Table 1-1A Land Use Densities and Intensities - [#] denotes footnote (below table)

<u>Land Use District</u>	<u>Density or transient units</u>	<u>Open Space %</u>	<u>Impervious Surface Ratio/lot coverage [11]</u>	<u>Height Max</u>	<u>Wetland/Water/Structure/Nutrient setback (feet) [5][12]</u>	<u>Intensity Limits</u>
<u>Residential Env. Sensitive</u>	1 DU/10 gross acres; 1 unit per 5 net upland acres (2 contiguous) [1]; [6]	90	10	[2]	50/150	n/a
<u>Residential Low</u>	1 DU per 5 [1]	85	15	35	50/50 25	n/a
<u>Residential Highest</u>	2 DU per Acre	50	50	35	50/50 25	n/a
<u>Agriculture</u>	1 DU per 20	90	10	35	50/150	n/a
<u>Public use</u>	N/A	25 [9]	75 [4]	35 [3]	50/50 25	5,000 sq. ft. total structure
<u>Resource Protection</u>	N/A	100		35	50/150 N/A	n/a
<u>Neighborhood Commercial</u>	4 bedrooms per acre [4] [8]	50 [9]	50	35	50/50	.07 FAR & Table 1-1B with Traffic Study 3,000 sq. ft. total structure [4][7][10]
<u>Commercial Water-dependent</u>	2 bedrooms per acre [4] [8]	50 [9]	50%	35	50/50 25	.07 FAR & Table 1-1B With Traffic Study 3,000 sq. ft. total structure [4][7][10]
<u>Light Industrial</u>	0 [8]	50 [9]	50%	35	50/50	.07 FAR Table 1-1B 3,000 sq. ft. total structure [4]

[note 1] Two (2) contiguous upland acres required as set forth in Policy 1.1.1.4.

[note 2] No building shall exceed 27 feet in height from base flood elevation of the lowest habitable floor under federal, state and local regulations and in no event shall exceed 35 feet in height from the average existing natural grade. Where base flood elevation is 22 18 feet or more, a building located on an island may exceed the height limit of 35 feet, but may not exceed a height limit of 25 feet higher than base flood elevation of the lowest habitable floor.

[note 3] Public Use district policy excepts water storage tanks, telecommunication antennae, and utility transmission poles and lines from the height limitation. Unless for public purpose, see additional policies

[note 4] Each bedroom shall be counted as a unit for density/intensity calculations. See policies for additional requirements

[note 5] See standards as defined in Policy 1.1.1.2.6 and 1.1.1.2.10. A 150 foot buffer for nutrient sources (septic tank and fertilized landscaped areas) shall be retained adjacent to the Withlacoochee River, creeks, streams and wetlands. If a 150 foot nutrient sources buffer renders the property unusable for the purpose zoned, the nutrient sources buffer may be incrementally reduced as necessary to prevent a taking accommodate the use (i.e., reduced as necessary to a distance between 50 meters and 75 feet) with Board of Adjustment approval. All structures shall be set back 50 feet from the Withlacoochee River, streams, creeks and wetlands and a buffer of native vegetation of 50 feet shall be maintained. Only pile-supported, non-habitable structures such as docks, boardwalks and walkways may be allowed within the 50 foot buffer zone; and native vegetation shall be maintained under such pile supported structures in the buffer zone. Lots of record that were lawfully established as of January 22, 2007 and that are less than one acre in size shall be developed or re-built utilizing the 50 foot structural buffer if possible, but if a 50 foot buffer renders the property unusable for the purpose zoned, the wetlands buffer may be incrementally reduced as necessary to accommodate the use (i.e., reduced as necessary to a distance between 50 and 25 feet) with Board of Adjustment approval.

[note 6]

Lot or parcel owners with buildable area, may build the units elsewhere between C-40 and C-40A as additional units above and beyond that permitted as-of-right on another less sensitive parcel at up to a ratio of 1.5:1 (for example, 1 unit in Res. Env Sensitive = 1.5 additional units in less sensitive area between C-40 and C-40A) extinguishing the right to build on the subject parcel and allowing a conservation easement to reduce ad valorem tax burden on the subject parcel and the subject parcel may continue to be privately owned and used for passive recreational uses. Owners of lots or parcels in this land use district which do not have sufficient area may transfer one (1) unit to another parcel between C-40 and C-40A at the same 1.5:1 ratio or file an application for a determination of vested rights or beneficial use.

Transfer of Units. Owners of lots or parcels of record in the Residential Environmentally Sensitive land use district, which have not been subdivided and have sufficient area to build in this district may build the units elsewhere between CR 40A and CR 40 as additional units in the DRRA above and beyond that permitted as-of-right on the other less sensitive parcel at a ratio of 1:1.5 (1 unit in this district can transferred to build 1.5 additional units in the DRRA area between CR 40A and CR 40). Once transferred, the right to build on the subject parcel is extinguished and shall be recorded as a conservation easement allowing the property owner of the subject parcel to reduce ad valorem tax burden on the subject parcel. The subject parcel may continue to be used for passive recreational uses only (one dock is an allowable use). Owners of lots or parcels of record in this land use district

which do not have sufficient area to build may transfer one (1) unit to the DRRA another parcel between CR-40A and CR-40 at the same 1:1.5 ratio or file an application for a determination of vested rights or beneficial use. Once a Parcel of Record has been subdivided, development rights may no longer be transferred.

[note 7] Traffic Study. All non-residential uses shall prepare a traffic study detailing not only impacts on transportation levels of service but what percentage trips generated by the use that will utilize each of the nearby streets and roads of Yankeetown. Proposed development shall prepare detailed traffic study including any proposed improvements to streets and roads necessary to accommodate the use. Intensity refers to the measurement of nonresidential uses. Intensity means an objective measurement of the extent to which land may be developed or used, including the consumption or use of the land; the measurement of the use of or demand on natural resources; and the measurement of the use of or demand on facilities and services, including the floor area ratio, trip generation and level of service. For trip generation, low intensity means a nonresidential use that generates less than 50 average daily trips per 1,000 square feet of floor area, medium intensity means a nonresidential use that generates between 50 and 100 average daily trips per 1,000 square feet of floor area, and high intensity means a nonresidential use that generates greater than 100 average daily trips per 1,000 square feet of floor area as set forth in the Institute of Transportation Engineers Trip Generation Manual.

[note 8] One (1) allowable single on site parcel affordable workforce housing dwelling unit located above, below , or in the structure and directly supporting business operation if approved by the Board of Adjustment.

[note 9] Where building size and parking space requirements would result in there being less than the allowable open space available the Board of Adjustment may allow up to 10% of the open space requirement to be made up of parking area that has a pervious surface.

[note 10] Table 1-1B Acre = 43,560 square feet 1/2Acre= 21780

Table 1-1B		
<u>Maximum lot size</u>	<u>Minimum lot size</u>	<u>Building maximum size</u>
	20760	.07 FAR or 3000
< 20760 ft ²	= to or > 18720 ft ²	1460 ft ²
< 18720 ft ²	= to or > 16680 ft ²	1380 ft ²
< 16680 ft ²	= to or > 14640 ft ²	1315 ft ²
< 14640 ft ²	= to or > 12600 ft ²	1253 ft ²
< 12600 ft ²	= to or > 10560 ft ²	1181 ft ²
< 10560 ft ²	= to or > 8520 ft ²	1156 ft ²
< 8520 ft ²		1050 ft ²

[Note 11]: All new and replacement development in all land use districts shall comply with Outstanding Florida Water Standards (62-25, F.A.C.) for storm water treatment.

[Note 12]: See standards as defined in Policy 1.1.1.2.7, 1.1.1.2.8 and 1.1.1.2.11. Setbacks exist for structures, septic, and nutrient buffer. Less than 200 undeveloped lots remain spread throughout the urban service area.

POLICY 1-3:

~~No mining activities shall be permitted within the corporate limits. The Town's ordinances shall provide for no mining activities.~~

POLICY 1-4

~~The following performance standards are mandatory for the very low density residential (1 du/10 acres category):~~

~~A. Limitations on clearing of native vegetation to 10 percent of the total site;~~

~~B. A 50 foot buffer of natural vegetation shall be retained adjacent to all water bodies and wetlands jurisdiction line, within which only shoreline access structures (docks, catwalks, piers) shall be allowed; and~~

~~C. All development shall provide on-site retention volume equivalent to 3/4" of depth over the entire site or lot; 4 to 6 inch deep grassed swales may be used, as long as equivalent storage is provided.~~

~~D. Aerobic septic tanks shall be required for all development.~~

~~E. These performance standards shall apply to all new development and redevelopment, including lot splits and subdivisions. Further, these standards shall be utilized to evaluate all future plan amendments affecting this area. This future land use category shall be subject to storm water management level of service standards of Policy 1-2-1 of the Infrastructure Element; Policy 13-2 of the Coastal Element, which prohibits construction of new publicly funded infrastructure in this area, including roads, potable water, etc.; and Policy 5-1 of the Coastal and Conservation Element regarding prohibition on dredge and fill activities.~~

~~POLICY 1-5 All parcels or lots that subdivide or split lots into densities that are greater than that occurring at plan adoption (November 6, 1989) shall be considered new development and therefore shall not be vested from the requirements of concurrency management, natural resources protection or any other requirements of the adopted comprehensive plan. In addition, any density increase shall be consistent with the Future Land Use Element. [Replaced with site specific Vested Rights Determinations, see vested rights determinations policies below]~~

OBJECTIVE 1.1.3

To adopt policies and land use restrictions for all land use districts on new development to ensure the protection of Yankeetown's natural and scenic resources, commercial fishing and Coastal High Hazard Area.

POLICY 1.1.3.1

Mining of mineral resources, fill rock, or sand extraction activities shall be prohibited within the Town of Yankeetown, but is allowed in more suitable areas of unincorporated Levy County.

POLICY 1-6: 1.1.3.2

No individual lots or parcels shall be created that consist of such a high proportion of wetlands that development on said lot/parcel is impossible without filling of said wetlands. Under no circumstances shall the Town approve a plat that creates an unbuildable lot/ parcel. The Town shall not approve plats/parcels for residential use unless a review of the proposed plat/parcel shows that the plat/parcel will meet all requirements of the comprehensive plan and land development regulations and shall require that, upon approval, all plats include the following notice:

NOTICE TO LOT PARCEL PURCHASERS AND ALL OTHER CONCERNED INDIVIDUALS

Purchase of a platted lot parcel shown hereon confers no right to build any structure on such lot parcel, nor to use the lot parcel for any particular purpose, nor to develop the lot parcel. The development or use of each lot parcel is subject to, and restricted by, the goals, objectives, and policies of the adopted comprehensive plan and land development regulations implementing the plan; therefore, no zoning approval by the Town and building permits shall be issued by the County unless the proposed structure or development complies with the Yankeetown comprehensive plan and land development regulations.

POLICY 1.1.3.3

No new Recreational Vehicle Parks shall be allowed within the CHHA within the Town of Yankeetown. The two (2) existing recreational vehicle parks in existence on August 24, 2007 may continue as a non-conforming use, but the number of units currently allowed in the RV Park and reflected in the coastal data and analysis shall not be increased.

POLICY 1.1.3.4

No accessory development other than fences, wells and residential docks shall be authorized or permitted prior to the development of a principal structure on a parcel. No fill shall be allowed on a parcel prior to the issuance of site plan approval by the Zoning Official and the issuance of a building permit by Levy County for the construction of a principal structure. Any fill placed as part of development that expires shall be removed within 90 days unless the development order is renewed or reissued.

POLICY 1.1.3.5 4

To preserve the scenic vistas and small village character of Yankeetown, all roads and streets in new platted subdivisions or planned developments shall be dedicated to the public and gates shall be prohibited.

POLICY 1.1.3.6 5

Preserve the existing commercial fishing operations through land development regulations and public education.

POLICY 1.1.3.7 6

Protect the health and safety of the citizens from flooding, hurricanes, wildfires, nuclear incident/accident, or other emergencies by not allowing an increase in the density or intensity of development within the CHHA and within the 5-mile radius of the Crystal River nuclear power plant. Yankeetown shall develop and implement a program of hazard mitigation and post-disaster redevelopment to increase public safety and reduce damages and public expenditures.

POLICY 1.1.3.8 7

Promote homeland security and the health, safety, and welfare of residents by providing land use restrictions on property within a five mile radius of the Crystal River Nuclear Power Plant.

POLICY 1.1.3.9 8

Yankeetown hereby adopts the attached map 8A within the Yankeetown Data and Analysis indicating the CHHA. The CHHA shall be defined as that area below the elevation of the Category 1 storm surge line as established by the SLOSH computerized storm surge model.

OBJECTIVE 2 1.1.4

Establish requirements in the land development code by June 1, 1990 that require appropriate land development techniques for protecting sensitive lands, lands unsuitable for development and natural

resources. These land development regulations shall allow and encourage the use of innovative land development techniques for protecting natural resources.

POLICY 1.1.4.2-1

Develop land use regulations, which direct development away from natural resources, consistent with the Future Land Use Element, through density limitations, minimum setbacks and buffers, and innovative site design techniques such as cluster housing.

POLICY 1.1.4. 2-2

~~All development activities shall be subject to site plan review by the Planning Commission, as directed by Town Council. No construction permit or zoning certificate for major projects may be issued unless the Planning Commission has certified that the site plan and other submitted documents are in compliance with this Comprehensive Plan. A major project is any commercial development or redevelopment or any residential development except for one single-family dwelling or one duplex two family detached dwellings on one parcel.~~

POLICY 1.1.4. 2-3

Species of flora and fauna listed in the Coastal and Conservation Element shall be protected through appropriate setbacks and site design which will not encroach upon or harm species habitat.

POLICY 1.1.4. 2-4

The Town will implement the objectives and policies of the Coastal and Conservation Element of this plan which provide protection and conservation of soil, mineral, vegetative communities, water, wildlife, estuarine and other resources.

OBJECTIVE 1.1.5-3

~~Adopt policies and procedures by June 1, 1990 which coordinate~~ All future land use map amendments, rezoning, and development order site selections shall be coordinated and matched with the appropriate topography and soils conditions, availability of services and facilities, and ensure the availability of suitable land² for placement of utilities and facilities necessary to support proposed development.

POLICY 1.1.5.3-1

Additional public facilities and services shall not be developed in the Coastal High Hazard area CHHA unless it is determined that post-disaster repairs and redevelopment would not require public expenditure of public funds.

POLICY 3.2 (Deleted) ~~Land development codes shall be adopted which provide for the following residential densities based upon the availability of facilities and services:~~

~~—A. With the use of septic tanks, establish a maximum density of 1 dwelling unit per 5 acres for undeveloped and previously unplatted areas having severe septic tank soil suitability ratings.~~

~~—B. All future development in the Conservation Area shall be required to use alternatives to septic tanks approved by FDHRS, such as aerobic Class I treatment systems.~~

~~—C. Maximum development densities for the Coastal High Hazard (Conservation) Area shall be 1 dwelling unit per 5 acres., consistent with the requirements for transfer of development rights listed in Section F of this Element.~~

~~—D. All new nonresidential uses shall be subject to a maximum impervious surface ratio of 50 percent. Intensity of use shall be further limited by sewage flow requirements for private on-site systems in accordance with the Florida Department of Health and Rehabilitative Services~~

POLICY 1.1.5.2-3.3

Issuance of all development orders and permits shall be based on public facilities and service being available at the adopted level of service standard concurrent with the impacts approval of the development. The Town shall cooperate with public utilities to ensure facilities that provide utility service are available at the same time as land uses which require those facilities are authorized.

POLICY 1.1.5.3-3.4

Future siting of public facilities and services shall maximize efficiency, while minimizing cost, potential storm damage and detrimental impacts on the environment and natural resources of Yankeetown and the surrounding area. In some cases, it may be beneficial to provide services in conjunction with Levy County and the City of Inglis to avoid CHHA constraints.

OBJECTIVE 1.1.6.4

Establish requirements in the land development code ~~within one year after plan submission (June 1, 1989)~~ which include appropriate land development techniques for protecting open space. These regulations shall allow and encourage the use of innovative land development techniques that protect or provide open space.

POLICY 1.1.6.4.1

The Town shall adopt after Plan submission, within the time frame as called for in Florida Statutes, land development regulations ~~which designate or acquire~~ for designation or acquisition open space and natural reservations, including the following:

1.1.6.1.1 open space shall be defined as "undeveloped land suitable for passive recreation and/or conservation uses."

1.1.6.1.2 minimum standards for new residential subdivisions, multifamily, hotel, motel and resort, industrial and commercial development to provide open space, wildlife habitat, increased storm water management through implementation of "low impact" development best management practices, maximum lot coverage provisions, height and setback limitations to provide protection of Yankeetown's scenic vistas, buffering requirements between adjacent uses and minimum right-of-way dedication.

1.1.6.1.3 provisions to designate or acquire natural reservations, through site design techniques such as cluster zoning and ~~transfer of development rights~~ innovative land development regulations aimed at protecting natural, estuarine, wetland, archaeological and historical resources, and dedication of easements for public access or conservation purposes.

1.1.6.1.4 provisions to allow private property owners to develop on portions of land which are not environmentally significant, while placing conservation easements or donating portions of land containing natural, estuarine, wetland, archaeological and historical resources to the State, federal or local government, or other non-governmental agencies that acquire or manage land for natural reservations.

OBJECTIVE 1.1.7-5

Establish requirements in the land development code ~~by June 1, 1990~~ that include appropriate land development techniques for protecting historical resources. These land development regulations shall allow and encourage the use of innovative land techniques for protecting historical resources.

POLICY 1.1.7-5.1

Develop land use regulations that direct development away from archaeological and historical resources, consistent with the Future Land Use Element, through density limitations, minimum setbacks and buffers, and innovative site design techniques such as cluster housing.

POLICY 1.1.7-5.2

~~All development activities shall be subject to site plan review by the Planning Commission. No construction permit or zoning certificate for major projects may be issued unless the Planning and Zoning Commission has certified that the site plan and other submitted documents are in compliance with this Comprehensive Plan. A major project is any commercial development or redevelopment or any residential development except for one single-family dwelling or one duplex two-family detached dwellings on one parcel.~~

POLICY 1.1.7-5.3

Development proposals and site plans for projects west of CR 40 and 40A intersection shall identify known resources and include provisions for protection of historical and archaeological sites based upon competent historical or archaeological professional review.

POLICY 1.1.7-5.4

Protect archaeological and historical sites by requiring a minimum 25-foot buffer zone or setback from the maximum extent of known resources, ~~set aside for open space, and/or internal site transfer of development rights.~~

POLICY 1.1.7-5.5

~~Seek~~ Consider the assistance of the State Division of Historic Resources for the establishment of historic preserves or parks at sites of known historical significance.

POLICY 1.1.7-5.6

In conjunction with ~~the Historical Society~~ local, regional, state, and federal historical agencies and non-governmental entities, encourage the establishment of a plan for the preservation of Chambers Island.

POLICY 1.1.7-5.7

The Town shall seek assistance from the State Division or Historical Resources under the Grants and Education Section of the Bureau of Historic Preservation, other historical preservation professionals, the local historical society and interested citizens in an inventory of pre-1940 architectural structures within the Town.

POLICY 1.1.7-5.8

The Town shall evaluate the need for designation of historic structures and historic district(s) within the Town of Yankeetown.

POLICY 1.1.7-5.9

Assist interested property owners of historically significant housing in applying for state and federal technical and economic assistance programs.

POLICY 1.1.7-5.10

Coordinate with the Historical Society in its efforts to develop and provide historical preservation programs and activities.

POLICY 1.1.7-5.11

Hold public information workshops in coordination with the Historical Society and Florida Division of Historical Resources to educate the public to available resources.

POLICY 1.1.7.5.12

If a potential archaeological or historic site is located during development activity, the developer shall be required to notify the Town and consult with the State Division of Historic Resources concerning procedures to be followed prior to completing additional work, which would impact the site.

POLICY 1.1.7.5.13

The Town shall develop criteria in the land development code regulating alteration, demolition, and relocation standards for identified historic structures.

OBJECTIVE 1.1.8.6

~~By 1995 develop~~ Implement policies and procedures, which may include grants, incentives, or subsidies for appropriate means to eliminate or reduce uses inconsistent with the community's character. This includes provision for redeveloping isolated instances of blight.

POLICY 1.1.8.6.1

The land development regulations shall contain provisions to implement redevelopment of blight.

POLICY 1.1.8.6.2

The zoning and subdivision regulations shall require that permits only be issued for development whose impacts are consistent with the existing residential character of the community, as well as compatible with adjacent land uses and fully consistent with the Comprehensive Plan.

POLICY 1.1.8.3

Nonconforming uses shall not be converted to other nonconforming uses even if such a nonconforming use is less non-conforming.

POLICY 1.1.8.4

If a nonconforming use is discontinued for more than 6 months, a nonconforming use must be brought into compliance and must be fully consistent with the Comprehensive Plan.

POLICY 1.1.8.5

Because Yankeetown is a fishing village and Yankeetown seeks to preserve this sense of place, with commercial vessels are seasonally docked and scattered throughout the various land use districts, Commercial vessels shall be considered a conforming use and any commercial vessel dockage in use and existence as of August 26, 2007 may continue as a conforming use for the specific number of vessels in use at the dockage of a commercial vessel regardless of land use district. Unloading of catch, fueling, loading and unloading of passengers or any related commercial activity related to the vessel is prohibited in all land use districts other than the Commercial Water Dependent District.

POLICY 1.1.8.6

If a nonconforming structure is voluntarily demolished, the structure shall be brought into compliance with all current land development code and shall be fully consistent with the Comprehensive Plan. Structures that are involuntarily destroyed may be replaced in the same footprint and shall comply with regulations to the greatest extent possible.

Policy 1.1.8.7

Nonconforming structures may be expanded provided that portion of the structure that creates the non conformity is not increased. For example, a structure that intrudes into a front lot line set back may increase the foot print of the structure on the rear and sides, but may not increase the portion of the structure that intrudes into the front set back. Lots that cannot meet all other regulations would still be

required to obtain a variance from the BOA. Structures that are non conforming as to flood plain elevation must comply with the floodplain ordinance.

OBJECTIVE 1.1.9.7

Through implementation of the Future Land Use map and land development regulations, direct future development primarily to the existing urban service area throughout the planning time frame.

POLICY 1.1.9.7.1

Land development regulations shall promote development in the urban service area, while limiting development outside in the non-urban service area. Development will be limited unless public services and facilities including central water are available, and environmental quality is protected, in accordance with the goals of the Coastal and Conservation Element.

OBJECTIVE 1.1.10.8

To coordinate at all times with appropriate resource planning or management plans prepared pursuant to Chapter 380, F.S., and other natural resource management programs.

POLICY 1.1.10.8.1

All future land use in the coastal area shall be evaluated for consistency with the Department of Natural Resources' Aquatic Preserve, State Preserve and the Department of Environmental Regulation's Outstanding Florida Water and Coastal Management plans and programs.

POLICY 1.1.10.8.2

The Town shall maintain intergovernmental coordination with the DNR, DER, USACOE, SWFWMD and other agencies having resource management plans.

OBJECTIVE 1.1.11

Determination and Protection of Property Rights.

Yankeetown hereby adopts the following procedures and criteria for the determination of vested rights or beneficial use (to avoid a taking of all beneficial use by regulation) and for the effect of such determinations.

POLICY 1.1.11.1

Property Rights Determination Procedures; a determination of vested rights or beneficial use shall require:

1. An application to a Board of Adjustment (BOA) who shall give notice, schedule, and conduct a public hearing on the application.
2. The preparation of a proposed BOA Recommended Determination including findings of fact and conclusions of law that shall be submitted to the Town Council.
3. A final Determination that shall specify the development rights that are vested or the beneficial use to which the landowner is entitled, including:
 - a) The geographic scope of the Determination in relation to the total area of the development site.
 - b) The duration of the Determination and an expiration date;
 - c) The substantive scope of the Determination, including, but not limited to, whether the development is vested for density, concurrency, and building permit allocation.
 - d) The applicability of existing and future County land development regulations,

- e) Verification that construction timely commences and quarterly reporting requirements to ensure that the development is continuing in good faith,
- f) Such other limitations and conditions necessary to assure compliance with the Comprehensive Plan.

POLICY 1.1.11.2

Vested Rights Determination Standards

1. A determination of vested rights shall be based upon one or more valid, unexpired permits or approvals issued by Yankeetown prior to the effective date of this Comprehensive Plan.
2. The determination of vested rights shall be limited to the development expressly contemplated by said permits or approvals and to those aspects of development which meet the standards and criteria of this Policy.
3. The applicant for a vested rights determination shall have the burden of proving that:
 - a) The applicant has reasonably relied upon an official act by the Town of Yankeetown. For the purposes of a vested rights determination pursuant to this Comprehensive Plan, any of the following may constitute an official act:
 - (1) One or more valid, unexpired permits or approvals issued by Yankeetown, provided that the zoning or land use designation of property shall not be deemed to constitute a permit or approval for the purpose of a determination of vested rights; or
 - (2) A subdivision plat recorded in the official records of Levy County that fulfills the criteria established in Section 380.05(18), F.S.; or
 - (3) An unexpired determination of vested rights granted by Yankeetown;
or
 - (4) A valid, unexpired building permit issued prior to the effective date of this Comprehensive Plan; and
 - b) The applicant acting in good faith, has made such a substantial change of position or has incurred such extensive obligations and expenses that it would be highly inequitable or unjust to affect such rights by requiring the applicant to now conform to the comprehensive plan and land development regulations. Substantial changes of position or expenditures incurred prior to the official Town act upon which the vested rights claim is based shall not be considered in making the vested rights determination; and
 - c) That the development has commenced and has continued in good faith without substantial interruption.
4. From and after the effective date of this Comprehensive Plan, landowners with a valid, unexpired Development of Regional Impact approval granted by the County shall be vested, but only with respect to the portion of the Development of Regional Impact expressly covered by such approval.

POLICY 1.1.11.3

A vested rights determination shall not preclude the Town from subjecting the proposed development to Town land development regulations in effect on the date of the vested rights determination or adopted subsequent to the vested rights determination unless the development is shown to be vested with regard to the subject matter addressed by a prior development order and the specific requirements.

POLICY 1.1.11.4

A vested rights determination shall specify an expiration date by which all building permits necessary for development shall have been issued. The expiration date shall be reasonable and in no event later than the date specified in the original development order.

POLICY 1.1.11.5Beneficial Use Determination Standards

1. It is the policy of Yankeetown that neither the provisions of this Comprehensive Plan nor the Land Development Regulations shall deprive a property owner of all reasonable economic use of a parcel of real property that is a lot or parcel of record as of the date of adoption of this Comprehensive Plan June 10, 1991. Accordingly, Yankeetown shall adopt a beneficial use procedure under which an owner of real property may apply for relief from the literal application of applicable land use regulations or of this plan when such application would have the effect of denying all economically reasonable use of that property unless such deprivation is shown to be necessary to prevent a nuisance or to protect the health, safety and welfare of its citizens under Florida Law. For the purpose of this policy, all reasonable economic use shall mean the minimum use of the property necessary to avoid a taking within a reasonable period as established by current land use case law.

2. The relief to which an owner shall be entitled may be provided through the use of one or a combination of the following:
 - a) granting of a permit for development in order to prevent an unconstitutional taking by inverse condemnation arising from implementation of the Plan or LDC as applied to the specific property, that renders it wholly unbuildable;

 - b) building the units elsewhere between C-40 and C-40A as additional units above and beyond that permitted as-of-right on another less sensitive parcel at up to a ratio of 1.5:1 (for example, 1 unit in Res. Env Sensitive = 1.5 additional units in less sensitive area between C-40 and C-40A) extinguishing the right to build on the subject parcel and allowing a conservation easement to reduce ad valorem tax burden on the subject parcel and the subject parcel may continue to be privately owned and used for passive recreational uses;
Transfer of Units. Owners of lots or parcels of record in the Residential Environmentally Sensitive land use district, which have not been subdivided and have sufficient area to build in this district may build the units elsewhere between CR 40A and CR 40 as additional units in the DRRA above and beyond that permitted as-of-right on the other less sensitive parcel at a ratio of 1:1.5 (1 unit in this district can transferred to build 1.5 additional units in the DRRA area between CR 40A and CR 40). Once transferred, the right to build on the subject parcel is extinguished and shall be recorded as a conservation easement allowing the property owner of the subject parcel to reduce ad valorem tax burden on the subject parcel. The subject parcel may continue to be used for passive recreational uses only (one dock is an allowable use). Owners of lots or parcels of record in this land use district which do not have sufficient area to build may transfer one (1) unit to the DRRA another parcel between CR 40A and CR 40 at the same 1:1.5 ratio or file an application for a determination of vested rights or beneficial use.

Once a Parcel of Record has been subdivided, development rights may no longer be transferred.

- c) Government swap or purchase of all or a portion of the lots or parcels upon which all beneficial use is prohibited. This alternative shall be the preferred alternative when beneficial use has been deprived by application of the Land Development Regulations;
- d) Such other relief as the Town may deem appropriate and adequate. The relief granted shall be the minimum necessary to avoid a "taking" of the property under state and federal law.

- 3. Development approved pursuant to a beneficial use determination shall be consistent with all other objectives and policies of the Comprehensive Plan and Land Development Regulations unless specifically exempted from such requirements in the final beneficial use determination.

OBJECTIVE 9 1.1.12 - SCHOOL SITING

Land Development Regulations shall continue to allow siting of public schools at Residential, Mixed-use and Planned Unit Development sites identified on the Future Land Use Map and the Town shall coordinate school siting with other jurisdictions.

Policy 9-1 1.1.12.1

The Town shall collaborate with other jurisdictions including, but not limited to, the LCSB to evaluate existing or proposed sites within the town or providing school services to town residents.

Policy 9-2 1.1.12.2

The collaborative planning process for school siting shall include consideration of the following criteria:

- A. Population Projections and identified urban growth areas.
- B. Expansion of existing sites whenever feasible.
- C. Collocation with a park, library or community center.
- D. Compatibility with surrounding land uses.
- E. Concurrency Issues and Level of Service Impacts.
- F. Site Suitability and Safety Issues

GOAL 1.2

Yankeetown shall maintain the traditional fishing village-like community character with its cracker style architecture and protect citizens' rights to quiet solitude and enjoyment of the land while preserving the distinctive river, coastal marsh and island natural resources. Historic Riverside Drive with its narrow winding path through the trees shall symbolize the community and the tree canopy of the town shall be maintained and enhanced.

OBJECTIVE 1.2.1

Growth management decisions and changes to the Future Land Use Map shall provide for the protection of Yankeetown's natural resources, fishing village, residential community, and recreation based economy and shall ensure the compatible distribution of residential highest, low and environmentally sensitive districts governing density and intensity of land uses that recognize the environmental limitations resulting from a location in a CHHA subject to storm tidal surge and repeat flooding, wildfires and those areas located a 5 mile radius proximity to the Crystal River Nuclear Power Plant.

POLICY 1.2.1.1

Commercial vessel dockage shall be considered a conforming use and any commercial vessel dockage in use and existence as of August 26, 2007 may continue as a conforming use for the dockage of commercial vessels regardless of land use district. Unloading of catch, fueling, loading and unloading of passengers or any related commercial activity related to the vessel is prohibited in all land use districts other than the Commercial Water Dependent District. Commercial fishing vessels shall be given access to reserved and first come first served dockage at the same or lower rates as offered to other vessels.

POLICY 1.2.1.2

No structure within Yankeetown shall exceed height limitations as described in land use district Policies. 27 feet in height from base flood elevation of the lowest habitable floor under federal, state and local regulations and in no event shall exceed 35 feet in height from the average existing natural grade. — However, some public facilities, due to their intrinsic nature, may require heights exceeding the specified height limit. These include but are not limited to water storage tanks, telecommunication antennae, and utility transmission poles and lines. These facilities shall require review and approval as special exceptions by the Board of Adjustment which shall consider and determine that the location is appropriate and its height is no more than absolutely necessary to carry out its function.

POLICY 1.2.1.3

Platted subdivisions and Planned Unit Developments shall not be replatted or further divided to exceed the existing densities that were originally approved for development, except to accommodate transfers into the development rights receiving area.

POLICY 1.2.1.4

Proposed changes to the future land use map shall only be approved after a determination is made that the land uses can coexist in relative proximity to each other while preserving natural resources, promoting, protecting and improving the health, safety and welfare of the surrounding community and ensuring each use has sufficient air, light, and view.

GOAL 1.3

The trees of Yankeetown are a special component of what makes the Town beautiful. Yankeetown shall protect its tree canopy to maintain the quaint character, the pleasing aesthetic value, the energy conservation benefits of shade, the contribution of oxygen to air quality, visual buffers to non compatible land uses, and to assist in storm water management.

OBJECTIVE 1.3.1

Yankeetown shall maintain and enhance the tree canopy of the town by regulating tree removal and implementing a planting program to maintain and increase the existing canopy.

POLICY 1.3.1.1

Live Oak and Bald Cypress trees shall be given special protection in the Town's land development regulations.

POLICY 1.3.1.2

The town shall adopt an ordinance that emphasizes the protection of the tree canopy and includes replacement of trees that are removed.

POLICY 1.3.1.3

Applications for tree clearing associated with development must contain a vegetation survey identifying the location and extent of trees that are greater than 4 inches DBH. Clearing of native vegetation in all land use districts, including that for all non-habitable structures, is limited to the percentage of the parcel as specified in the land use district for impervious surface. Clearing limitations shall include that upland area used for pile-supported, nonhabitable structures such as docks and walkways. All development shall limit clearing to no more than 50 percent of the parcel and should attempt to cluster development on the portion of the parcel least environmentally sensitive. All development activities shall be designed and constructed to preserve and restore native and/or Florida Friendly vegetation.

POLICY 1.3.1.4 Heritage Trees

All

- (a) pine trees greater than 18-24 inches diameter at breast height (DBH) except pines planted for commercial harvest, and
- (b) hardwood trees greater than 24-30 inch diameter at DBH, or
- (c) trees with a minimum age of 80-100 years

shall be protected and shall not be removed unless they are determined by the Town Council (after review and recommendations by an arborist, staff and Planning Commission to be diseased and is endangering public safety. All such trees are declared to be heritage trees important to wildlife, the ecosystem and history of Yankeetown.

POLICY 1.3.1.5 Tree Protection.

The Town shall adopt a Tree protection and replacement ordinance establishing standards and criteria governing protection, removal and replacement of trees and protecting the native trees that provide a street canopy, scenic vista and unique sense of place to the Riverside Drive scenic corridor.

The following maps and figures are hereby incorporated into the Future Land Use Element by reference and are inserted at end of Chapter 1:

-Town Map 9A-Future Land Use Map 2008-052 2010 [2030] — Amended 2007

-Urban Service Area Map 10A-Future Land Use Map 2008-02-2010 [2030] — Amended 2007

-Urban Service Area Overlay Zones 2008-02

Yankeetown Archeological Resources

Figure 4 [Yankeetown Mineral Resources], Figure 5 [Yankeetown General Soils], Figure 6 [Yankeetown Wet Lands],

-Map 8A Coastal High Hazard Map [SLOSH]

Yankeetown Flood Plain

CHAPTER TWO
TRAFFIC CIRCULATION ELEMENT
EXECUTIVE SUMMARY

The support document contains a description of the transportation circulation system, an analysis of the existing conditions, and projections of future traffic volumes. Traffic counts are only available for CR 40 at the East City Limits of the Town. From this information it was determined that the existing level of service on this road is a level of service 'A' that represents a free flow condition. Based on the 1987 volume of traffic, compared to the maximum capacity for the roadway, CR 40 is operating at 34% of its level of service C capacity.

There were no identified deficiencies in the transportation circulation system. Projected land use needs, and projected population through the year ~~2010~~ 2020 for the Town, do not result in an increased demand that cannot be met by the existing system at a more than satisfactory level of service.

The future transportation circulation system is shown in Map 3 on the following page.

GOALS, OBJECTIVES, AND POLICIES

GOAL 2.1

To provide a safe, convenient and efficient traffic circulation system within Yankeetown for both residents and visitors.

OBJECTIVE 2.1.1

There are no additional right-of-way needs anticipated throughout the planning time frame. However, it is the Town's objective to ensure that existing and future right-of-way are protected throughout the planning time frame. The Town will adopt land development regulations by the statutory deadline which protect right-of-way from encroachment by structures or ancillary uses inconsistent with the designation as a right-of-way.

POLICY 2.1.1.1

Include provisions in the Yankeetown Land Development Code to limit use of and encroachment into the right-of-way by structures or ancillary uses.

POLICY 2.1.1.2

As a means to acquire right-of-way necessary for roads that serve new development, the Town shall require that new development dedicate land necessary for right-of-way, or pay fees in lieu of land as a condition of plat approval.

POLICY 2.1.1.3

New roads shall be designed according to minimum standards of the State of Florida and Levy County.

POLICY 2.1.1.4

Promote the implementation of bicycle paths, walking trails, carpooling, and other alternative modes of transportation where economically feasible, in the planning of new transportation facilities, and improvements to existing facilities.

POLICY 2.1.1.5

All development and redevelopment shall provide adequate on-site parking areas within or on a parcel immediately contiguous and adjacent to and on the same side of any public street as the parcel of land containing the principal use. Roads and water shall interrupt contiguity. Yankeetown shall not allow the use of public right of way to meet development parking requirements. No structures, other than for public use or franchised utilities, shall be allowed within the Town right-of-way.

OBJECTIVE 2.1.2

Ensure that transportation system needs are coordinated with land use designations; planning for land use and transportation shall be closely correlated.

POLICY 2.1.2.1

Amendments to the Yankeetown Comprehensive Plan involving the Future Land Use Element, and especially the Future Land Use Plan Map, should consider the associated impact on the transportation system.

POLICY 2.1.2.2

The Land Development Code shall contain provisions regulating site design and subdivision layout, consistent with the density, intensity, and character of the district, as defined in the Future Land Use Element.

~~A.~~ 2.1.2.2.1

The regulations shall regulate access drives, number, and location of roadway connections, based upon smooth traffic flow and the need to serve the site.

~~B.~~ 2.1.2.2.2

Regulations shall include design requirements for safe and convenient on-site traffic circulation and ratios to establish parking requirements according to land use.

OBJECTIVE 2.1.3

Continuing transportation planning for Yankeetown shall consider and be coordinated with appropriate local and state agencies.

POLICY 2.1.3.1

Through implementation of policies adopted in the Intergovernmental Coordination Element, maintain coordination among Yankeetown, Inglis, Levy County, and the Florida Department of Transportation for future transportation needs within or adjacent to Yankeetown.

OBJECTIVE 2.1.4

There are currently no roadway deficiencies in the Town, based on the existing data available. Nor are any deficiencies projected to result from development designated on the Future Land Use Map. However, it is the Town's objective to ensure that new development does not result in a lowering of level of service from those standards adopted in this plan, from the time of adoption of this plan to the year 2020 ~~2040~~.

POLICY 2.1.4.1

Peak hour level of service standard C shall be maintained for all roads in the Town. Development applications for commercial development or for residential developments of more than 2 dwelling units (single family dwellings and duplexes are exempt) shall submit a traffic study prepared by a certified engineer. The study shall provide data regarding the current traffic demand and excess capacity of

County Road 40, the projected number of new trips per day that will be generated, a statement indicating whether or not the traffic from the proposed development will reduce the adopted level of service "C." The study shall additionally indicate the impact of the development on emergency evacuation.

POLICY 2.1.4.2

The land development regulations shall ensure that future development in Yankeetown does not result in a lower level of service than level C. As required by state law, the Code shall also contain provisions to withhold development permits unless a development application demonstrates that all roads in Yankeetown will function at LOS C or better at peak hour.

POLICY 2.1.4.3

Yankeetown shall coordinate with the Withlacoochee River Regional Planning Council to establish the regional emergency evacuation time and will reduce or maintain the time to evacuate in the event of hurricane, nuclear plant disaster or other emergencies through the planning horizon.

OBJECTIVE 2.1.5

The Town will ensure a safe, convenient, and efficient motorized and non-motorized transportation system throughout the planning time frame to the year ~~2010~~ 2020.

POLICY 2.1.5.1

The Town shall annually evaluate traffic counts and accident frequency data for CR 40 and (CR 40A, if available) to ensure level of service standards are being maintained.

POLICY 2.1.5.2

New residential subdivisions and nonresidential development shall provide handicapped, pedestrian and bicycle access, as well as bicycle circulation and parking.

POLICY 2.1.5.3

New residential subdivisions and nonresidential development shall be reviewed during the site plan review process to ensure access does not reduce safety or efficiency of existing roadways.

POLICY 2.1.5.4

The construction and design of new roadways shall be consistent with FDOT design standards.

POLICY 2.1.5.5

All requests for future land use density increases shall be based upon the ability to safely evacuate the citizens on a limited road network within short periods of time in response to emergency conditions associated with high winds and tides, flash flooding, hurricanes, wildfires, and a potential accident at the Crystal River Nuclear Power Plant.

GOAL 2.2

Maintain the transportation network compatible with the small village character of Yankeetown as characterized by Riverside Drive.

OBJECTIVE 2.2.1

Riverside Drive shall be preserved as a historic and scenic roadway and shall be maintained to preserve its character.

POLICY 2.2.1.1

The town shall take action to designate Riverside Drive a State historic and scenic roadway by 2011.

POLICY 2.2.1.2

Include provisions in the land development regulations to designate Riverside Drive as a historic and scenic roadway.

POLICY 2.2.1.3

The existing tree canopy on Riverside Drive shall be maintained and enhanced to the maximum extent possible.

POLICY 2.2.1.4

The existing winding and narrow-width character of the Riverside Drive roadway shall be maintained.

POLICY 2.2.1.5

No development shall be approved that would require widening or straightening Riverside Drive, or that relies upon the use of the public right-of-way to meet site plan approval requirements.

POLICY 2.2.1.6

All commercial traffic and delivery vehicles to a commercial establishment on Riverside Drive shall use the side street that accesses County Road 40 that is nearest that commercial establishment.

OBJECTIVE 2.2.2

Yankeetown roadways shall be maintained to preserve the Town character.

POLICY 2.2.2.1

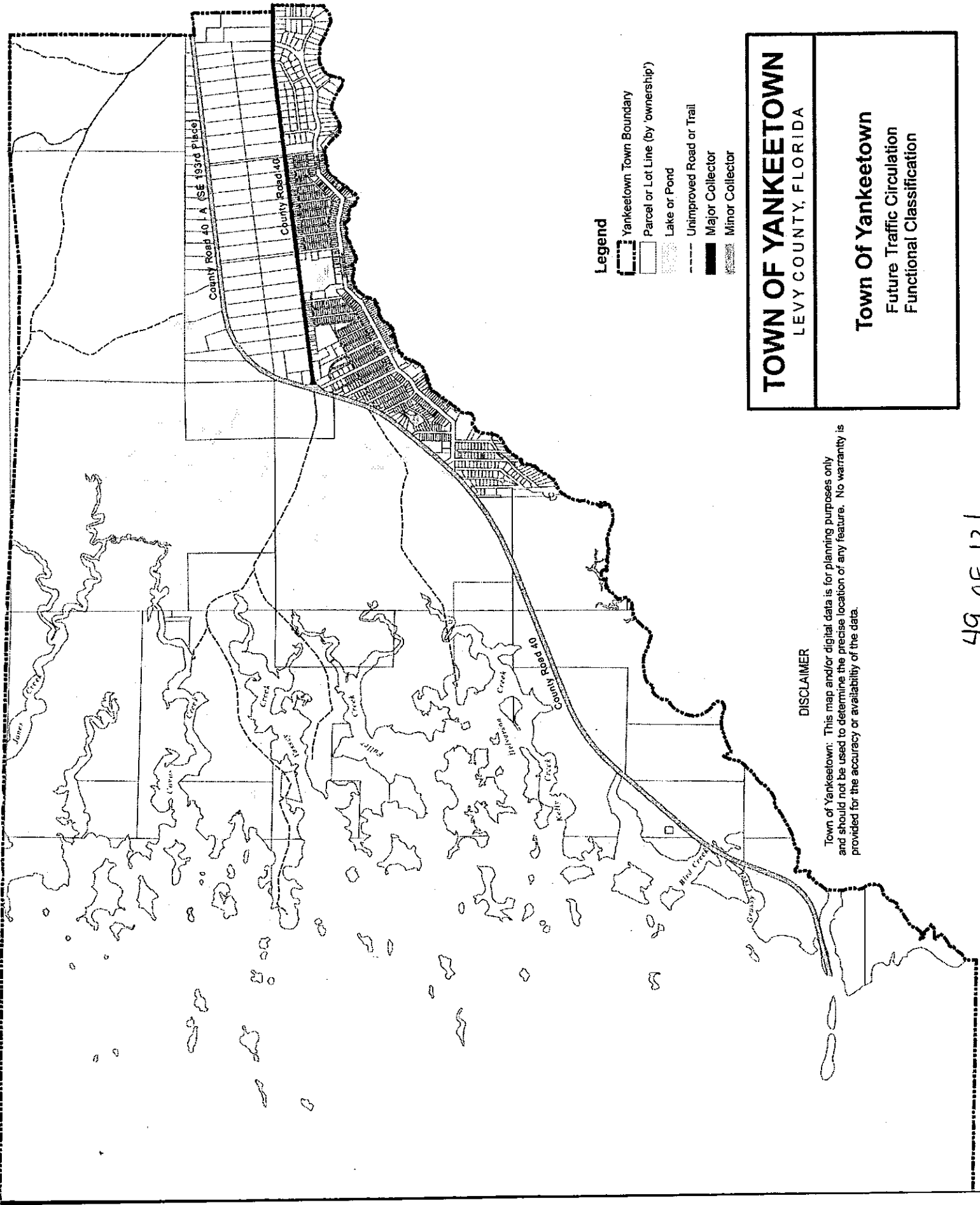
The existing tree canopy shall be maintained and enhanced to the maximum extent possible.

POLICY 2.2.2.2

No development shall be approved that would alter the character of, or require widening or straightening of roadways, or that relies upon the use of the public right-of-way to meet site plan approval requirements.

POLICY 2.2.2.3

Traffic Study. All non-residential uses shall prepare a traffic study detailing not only impacts on transportation levels of service but what percentage trips generated by the use that will utilize each of the nearby streets and roads of Yankeetown. Proposed development uses shall prepare detailed traffic study including any proposed improvements to streets and roads necessary to accommodate the use. Intensity refers to the measurement of nonresidential uses. Intensity means an objective measurement of the extent to which land may be developed or used, including the consumption or use of the land; the measurement of the use of or demand on natural resources; and the measurement of the use of or demand on facilities and services, including the floor area ratio, trip generation and level of service. For trip generation, low intensity means a nonresidential use that generates less than 50 average daily trips per 1,000 square feet of floor area, medium intensity means a nonresidential use that generates between 50 and 100 average daily trips per 1,000 square feet of floor area, and high intensity means a nonresidential use that generates greater than 100 average daily trips per 1,000 square feet of floor area as set forth in the Institute of Transportation Engineers Trip Generation Manual.



- Legend**
- Yankeetown Town Boundary
 - Parcel or Lot Line (by 'ownership')
 - Lake or Pond
 - Unimproved Road or Trail
 - Major Collector
 - Minor Collector

TOWN OF YANKEETOWN
LEVY COUNTY, FLORIDA

Town Of Yankeetown
Future Traffic Circulation
Functional Classification

DISCLAIMER

Town of Yankeetown: This map and/or digital data is for planning purposes only and should not be used to determine the precise location of any feature. No warranty is provided for the accuracy or availability of the data.

CHAPTER THREE
HOUSING ELEMENT
EXECUTIVE SUMMARY

Yankeetown's 1986 2000 current population, per census count, consists of 634 629 residents. Projections for the 20-year planning horizon in 5-year increments to the year 2010 2020 are as follows:

1990	670
1995	725
2000	780 629** 681*
2005	825 734743***
2010	875 752 815
2015	827 895
2020	908 981

*(SU-99-5) Population Estimates and Population Change: April 1, 1990 to July 1, 1999
Source: Population Estimates Program, Population Division, U.S. Census Bureau,
Washington, DC 20233; Contact: Statistical Information Staff, Population Division, U.S.
Census Bureau, (301) 457-2422 pop@census.gov (Please include telephone number with
email correspondence) Release Date: October 20, 2000

**2000 Census

*** The Bureau of Economic and Business Research, University of Florida Estimates of
Population 2005 lists Yankeetown's 2005 population at 743 below previously estimated growth
(Estimates of Population by County and City in Florida: April 1, 2005). Population estimates
for yearly growth from

Population growth estimates for the years between 2000 and 2004 are depicted below:

Geographic Area	Population estimates					April 1, 2000	Estimates base	2000 Census
	July 1, 2004	July 1, 2003	July 1, 2002	July 1, 2001	July 1, 2000			
Yankeetown	672	657	648	636	632	629	629	

Table 4: Annual Estimates of the Population for Incorporated Places in Florida, Listed
Alphabetically: April 1, 2000 to July 1, 2004 Source: Population Division, U.S. Census
Bureau Release Date: June 30, 2005 [http://www.census.gov/popest/cities/tables/SUB-](http://www.census.gov/popest/cities/tables/SUB-EST2004-04-12.xls)
EST2004-04-12.xls

* The BEBR future population growth rate of 1.9% is based on medium growth projections for Levy
County by the University of Florida, Florida Statistical Abstract 2004 and to be conservative, was
used to project Yankeetown growth. This value is reasonable in comparison to the historical data.
BEBR population data to the planning horizon, 2020, is therefore included. BEBR Florida Estimates
for Municipalities was the source for the Yankeetown 2005 population figure. BEBR projections are
corroborated by Schimberg data, which predict growth in Yankeetown itself, but only in 5-year

increments. Schimberg data, provided for comparison and corroborative support only, is set forth in the right-hand column.

	<u>BEER</u>	<u>BEER</u>	<u>Schimberg</u>
<u>Year</u>	<u>% Growth</u>	<u>Population</u>	<u>Population</u>
<u>2005</u>	<u>1.90%</u>	<u>743</u>	<u>744</u>
<u>2006</u>	<u>1.90%</u>	<u>757</u>	
<u>2007</u>	<u>1.90%</u>	<u>771</u>	
<u>2008</u>	<u>1.90%</u>	<u>786</u>	
<u>2009</u>	<u>1.90%</u>	<u>800</u>	
<u>2010</u>	<u>1.90%</u>	<u>815</u>	<u>801</u>
<u>2011</u>	<u>1.90%</u>	<u>830</u>	
<u>2012</u>	<u>1.90%</u>	<u>846</u>	
<u>2013</u>	<u>1.90%</u>	<u>862</u>	
<u>2014</u>	<u>1.90%</u>	<u>878</u>	
<u>2015</u>	<u>1.90%</u>	<u>895</u>	<u>857</u>
<u>2016</u>	<u>1.90%</u>	<u>912</u>	
<u>2017</u>	<u>1.90%</u>	<u>929</u>	
<u>2018</u>	<u>1.90%</u>	<u>945</u>	
<u>2019</u>	<u>1.90%</u>	<u>963</u>	
<u>2020</u>	<u>1.90%</u>	<u>981</u>	<u>911</u>

The seasonal population of Yankeetown is not anticipated to significantly contribute to the area's housing needs. There exist sufficient number of undeveloped platted lots and additional metes and bounds parcels available for additional residential dwelling units to supply housing stock for the expected growth in both permanent and seasonal population.

The age composition of Yankeetown's population is the most striking characteristic of the community, with 40.0% of the population of age 65 or over. Analysis of median age for Yankeetown with Levy County finds the Town's population to have a median age of 61.1 years, while the County's population has a median age of 34.5 years. The slow rate of population increase in this Town is due to immigration of predominantly retirees rather than natural increase. The nationwide trend toward an increasingly older population will make the need for elderly housing Yankeetown's most pressing need. A variety of residential living environment offering a varying degree of independence will be needed and may include congregate care facilities.

The predominance of the retirement age population is reflected in the income statistics of the area. Analysis of income statistics for 1980 show 87.2% of the area's household income is less than \$22,499, and the median household income in 1979 was \$10,639. It is anticipated that the primary sources of future household income for Yankeetown residents will come from Social Security, pension, and transfer funds.

Housing is the dominant land use in Yankeetown, with a total of 423 450 housing units within the corporate boundaries. Percentages for each type of housing unit as of 1986 are:

- Single Family Conventional 82%
- Mobile Homes 16%
- Multiple Family 2%

It is anticipated that these percentages will remain fairly constant through ~~2010~~ 2020.

Over 97% of Yankee-town's housing units are within the defined "urban service area," which lies between the Withlacoochee River and CR 40. The residential density of the urban service area is 1 dwelling unit per acre, and that of the non-urban service area is extremely low (less than 0.01 dwelling unit per acre).

Conditions of the current housing stock are excellent, with 99% of the stock considered sound. This finding is quite significant, given the fact that over 50% of the current housing stock was built during the 40's, 50's and 60's. Major rehabilitation, demolition and replacement should not be of concern in the immediate future, although policies should address maintenance of existing homes, many of which will be 50 60 years or older by the year ~~2010~~ 2020. A sizable number of homes may be of historical significance due to age, and a professional survey should be considered to identify homes suitable for historic preservation efforts. Interior structural conditions were found to be predominately sound for Yankeetown, and overcrowding was not found to be a problem. The only national criteria for substandard interior condition was found to be a lack of central heating, that is not considered significant given Florida's climate.

Analysis of projected housing units revealed the need for ~~460~~ 105 additional units by ~~2010~~ 2020. It is anticipated that housing should be designed to accommodate the older age households, which typically require low maintenance, and smaller one or two bedroom homes. The household income data indicates a large percentage of households in lower income brackets, which would normally suggest a need for a supply of low and moderate-income housing. However, as discussed previously, household income in Yankeetown may not be a valid indicator of the population's housing needs, because so many receive income from sources other than wages and salaries. This is further supported by the large proportion of homeowners who are not paying mortgages.

The need for Community Based Residential Facilities (CBRF, i.e., group, foster care or ACLF) especially for the elderly may be needed. It is recommended that given the low-density single-family land use patterns of Yankeetown, that except along CR 40, any CBRF be of the "minor family" type defined in the Housing Supportive Material document. Such factors as hurricane evacuation and location outside the five-mile radius of the nuclear plant should be an important locational determinant for any dependant or semi-dependant residential facility. The infrastructure of Yankeetown to support projected housing needs based upon population growth can keep pace due to the slow rate of growth.

GOALS, OBJECTIVES, AND POLICIES

GOAL 3.1

To perpetuate the availability and delivery of affordable, decent, safe, and sanitary housing opportunities for existing and future residents of Yankeetown while maintaining the character and quality of this unique, historic, residential community.

OBJECTIVE 3.1.1

Assist the private sector through policy and regulatory means in providing ~~460~~ 105 affordable and adequate housing units of various types and other housing implementations programs that will meet the needs of all of Yankeetown's existing and anticipated population by the year ~~2010~~ 2020.

POLICY 3.1.1.1

Provide information to the private sector on the population's needs, including households with special housing needs, to promote development that will serve those needs.

POLICY 3.1.1.2

Facilitate communication and partnerships with the private and nonprofit sectors involved in housing production to improve and expand the capacity of the housing delivery system.

POLICY 3.1.1.3

Re-examine the Town's housing and building codes to improve, where possible, the community's standards for quality housing.

POLICY 3.1.1.4

Streamline the review process and incorporate provisions in the Land Development Regulations to foster the private sector's development of housing, especially the special needs of the elderly and handicapped residents.

POLICY 3.1.1.5

Monitor biannually the number of seasonal and part year residents for changes affecting the type and number of housing units required in Yankeetown (see page 19 of Support Material).

POLICY 3.1.1.6

Allocate sufficient acreage in the Future Land Use Plan to meet the projected housing need identified through the year 2010-2020, the timing of that will be controlled by the adequacy of utilities and facilities.

POLICY 3.1.1.7

Explore new land use planning tools to reduce housing cost, especially use of flexible unit sizes and materials as well as development layouts.

POLICY 3.1.1.8

Ensure that all new residential development is adequately served by utilities and facilities (i.e. roads, water, sewer, drainage, etc.), through the concurrency management system provided in the land development code, adopted by the statutory deadline. This system shall ensure that development orders and permits shall not be issued unless public facilities that meet or exceed the adopted level of service standards are available concurrent with the impacts of development.

POLICY 3.1.1.9

Approve only those developments that do not cause financial burden on the Town, considering the analysis of infrastructure.

POLICY 3.1.1.10

Allow new attached housing and/or high density residential development (4 or more dwelling units per acre) only when and where central water and a public sewer system becomes is available or can be provided to the site and a plan amendment that increases density is approved by DCA. (Refer to analysis of ~~infrastructure~~ Public Facilities Chapter 4)

POLICY 3.1.1.11

Allow new residential development to be served by individual well and sanitary OSDS wastewater systems not to exceed 1 dwelling unit per acre, taking into account soils, wetlands, and floodplain. (Refer to analysis of infrastructure). Homes on pre-platted lots may utilize on-site sewage disposal performance-based septic systems that provide advanced secondary treatment equivalent to 10 milligrams per liter maximum Nitrogen, subject to DHRS approval and any additional conditions established by land use district as set forth in the Future Land Use Element.

OBJECTIVE 3.1.2

Eliminate the five substandard housing units in Yankeetown by 1995 and maintain existing housing for structural and aesthetic integrity.

POLICY 3.1.2.1

Develop a schedule to place priorities on eliminating the existing identified substandard housing through enforcement of adopted housing codes.

POLICY 3.1.2.2

Seek federal and state assistance, including funding, for the conservation, improvement and rehabilitation of the community's older housing.

POLICY 3.1.2.3

Promote and encourage public and/or joint venture neighborhood projects, which will upgrade substandard housing while contributing to the maintenance of the residential character of the neighborhood, such as: code enforcement assistance, seeking rehabilitation or demolition grants, removing blight influences, and concentrating capital or operating budget improvements in such neighborhoods.

POLICY 3.1.2.4

Promote and encourage private and/or joint venture neighborhood projects, which will upgrade substandard housing while contributing to the maintenance of the residential character of the neighborhood.

POLICY 3.1.2.5

Survey housing conditions at least every 5 years to ensure housing stock remains safe and decent.

OBJECTIVE 3.1.3

By 1995, the Town shall identify and inventory all historic resources in the Town.

POLICY 3.1.3.1

The Town shall seek assistance from the State Division of Historical Resources under the Grants and Education Section of the Bureau of Historic Preservation, other historical preservation professionals, the local historical society and interested citizens in an inventory of pre-1940 architectural structures within the Town.

POLICY 3.1.3.2

The Town shall submit the completed inventory to the Division of Historical Resources, Master Site File to assist in their research efforts.

POLICY 3.1.3.3

The Town shall seek the assistance from the State Division of Historical Resources, the local historical society and interested citizens in the nomination of inventoried structures to the National Register of Historic Places.

POLICY 3.1.3.4

The Town shall assist local homeowners seeking placement of structures on the National Register and/or the establishment of a Historical District.

POLICY 3.1.3-5

The Town shall evaluate the need for designation of an historic district within the Town.

POLICY 3.1.3.6

Assist interested property owners of historically significant housing in applying for state and federal technical and economic assistance programs.

POLICY 3.1.3.7

Coordinate with the Historical Society in its efforts to develop and provide historical preservation programs and activities.

POLICY 3.1.3.8

Hold public information workshops in coordination with the Historical Society and Florida Division of Historical Resources to educate the public to available resources.

OBJECTIVE 3.1.4

The Town shall adopt requirements in the land development code ~~by June 1, 1990~~ that include appropriate land development techniques for protecting historical resources.

POLICY 3.1.4.1

The Town shall review options available for rehabilitation and maintenance of historically significant housing, and develop criteria in the land development code regulating alteration, demolition, and relocation standards for identified historic structures.

POLICY 3.1.4.2

The Town shall encourage the preservation of historically significant housing primarily for residential purposes, unless alterations needed for conversion to residential use do not significantly alter the historical integrity of the structure.

POLICY 3.1.4.3

Development proposals and site plans for projects located in close proximity to those archaeological sites identified on the Future Land Use Map shall identify known resources and include provisions for protection of such resources, based upon competent professional review.

POLICY 3.1.4.4

If a potential archaeological or historic site is located during development activity, the developer shall be required to notify the Town and consult with the State Division of Historic Resources concerning procedures to be followed prior to completing additional work that would impact the site.

POLICY 3.1.4.5

The Town shall develop criteria in the land development code regulating alteration, demolition, and relocation standards for identified historic structures.

OBJECTIVE 3.1.5

Provide adequate sites for low and moderate-income housing, manufactured housing (i.e., mobile homes), and those with special housing needs such as group homes, and housing for the elderly.

POLICY 3.1.5.1

Through the provisions of the Future Land Use and the Housing elements, expand non-discriminatory standards and criteria guiding the suitable locations of housing for elderly households, low and moderate-income families, manufactured housing (including mobile homes), group homes, and foster care facilities, and other households with special housing needs.

POLICY 3.1.5.2

Amend the Zoning Ordinance during the preparation of the Land Development Regulations by incorporating within residential districts location criteria for low and moderate income housing, manufactured housing (including mobile homes), elderly, group and foster care homes, and such other resident special need groups on the basis of safety, land use compatibility, accessibility, convenience, and infrastructure availability.

POLICY 3.1.5.3

Allow group homes for special needs population within those portions of the Town lying outside the five-mile radius of the nuclear power facility and high hazard V-Zone as defined by FEMA.

POLICY 3.1.5.4

Consider amending the Zoning Ordinance when developing the Land Development Regulations to provide for mother-in-law, community based residential facilities such as group homes, foster care or ACLF's and other innovative housing products especially designed for a growing elderly population.

POLICY 3.1.5.5

Due to the floodplain, restrict the location of new non-DCA certified manufacturing housing (i.e. mobile homes) to areas outside the High Hazard Zones of the community.

POLICY 3.1.5.6

Support and work cooperatively with the Levy County Housing Authority in developing programs for housing of low and moderate-income persons.

CHAPTER FOUR

PUBLIC FACILITIES ELEMENT

(SANITARY SEWER, SOLID WASTE, DRAINAGE, POTABLE WATER, AND
NATURAL GROUNDWATER AQUIFER RECHARGE ELEMENT)

EXECUTIVE SUMMARY

There is no public sanitary wastewater collection and treatment facility in Yankeetown. Individual septic tanks account for collection and treatment of all sewage within the Town limits. Suitability of soils for septic tank absorption fields is rated as severe for 87.5% of the land area of the Town. This information has been one of the determinants of recommendations for future land use activities in the Future Land Use Element of this plan.

Solid waste collection and disposal within the Town is handled by contract with a private company. Mandatory collection is required by Town ordinance. Solid waste is disposed at the Levy County landfill, which is estimated to be adequate for 25 years.

The existing drainage system consists of ditches maintained by the Levy County Mosquito Control Department. There are no facilities for storm water treatment prior to discharge into the Withlacoochee River. It is recommended that minimum design and construction standards be adopted for new development to ensure appropriate storm water management. It is further recommended that existing drainage outfalls be redesigned with detention basins or vegetated swales prior to discharge into the river.

The Town owns a potable water system that serves the developed (urban service) area of Town plus an elementary school in Inglis adjacent to the Town limits. Analysis of existing and projected demand compared to capacity of the system indicates that the supply and storage system are more than adequate for the planning period. Funding has been obtained to improve water treatment and expand capacity.

The Southwest Water Management District has not yet completed a determination of prime recharge areas for the Yankeetown area. However, information that is now available indicates that Yankeetown falls within the category of very low to moderate recharge. There is some potential for contamination of the Floridan aquifer through saltwater intrusion and other point and non-point sources. Protection of the Town's well field and monitoring of the closed landfill and discontinued petroleum storage facilities are essential for protection of water quality.

GOALS, OBJECTIVES, AND POLICIES

GOAL 4.1

To provide adequate and appropriate public facilities and services based upon the community's need for environmental quality and financial health.

OBJECTIVE 4.1.1

Maximize use of existing facilities, through the adoption of land development regulations that limit future development to the urban service area. Land development regulations shall be adopted by the statutory deadline.

POLICY 4.1.1.1

Maintain continued coordination with Levy County to ensure that the Town's adopted level of service standards for solid waste disposal can be met by the county landfill.

POLICY 4.1.1.2

Establish and promote community recycling programs to reduce landfill needs.

POLICY 4.1.1.3

Implement the policies for conservation of potable water resources in this element and the Coastal and Conservation Element.

POLICY 4.1.1.4

Through the Land Development Regulations, limit density and intensity of future development to the urban service area, where existing services are available.

POLICY 4.1.1.5

Require that customers be connected to central facilities as they become available.

OBJECTIVE 4.1.2

Adopt by the statutory deadline land development regulations that ensure the use of adopted level of service standards. Such regulations shall ensure that existing and projected needs are met through provisions which ensure that development orders are not issued which degrade the adopted level of service.

POLICY 4.1.2.1

The following level of service standards are hereby adopted for the Town, ~~including the Coastal Area:~~

I. Potable Water Facilities - 125 gallons per capita per day

II. Solid Waste Facilities - 2.5 pounds per capita per day

III. Drainage Facilities -

All new development and expansion of existing residential development greater than 300 square feet of additional impervious coverage shall meet requirements under Chapter 62-25, F.A.C. for Outstanding Florida Waters.

~~A. Existing Facilities - The following interim levels of service standards are adopted for existing facilities:~~

~~Water Quantity: Conveyance Systems - No action shall be taken that degrades the ability of existing facilities such as Swales, ditches, roadway culverts and cross-drains to function shall convey runoff generated by 5-year, 24-hour storm without flooding the edge of pavement of an adjacent roadway or adjoining property.~~

~~B. Retrofit of Existing Facilities - The 1993 Storm water Management Study shall be reevaluated by the Town and SWFWMD to determine drainage deficiencies, and recommend rehabilitation projects for quantity and quality enhancement.~~

~~Rehabilitation and retrofitting shall be based upon the following minimum standards:~~

~~Water Quantity:~~

~~Conveyance Systems~~ - Open swale drainage systems shall convey the runoff from a 10-year, 24-hour storm without flooding adjacent pavement or adjoining property.
Roadway culverts and cross-drains shall convey the runoff from a 25-year, 24-hour storm.

Water Quality:

~~Storm water Management Systems~~ - Storm water management systems shall be designed to either retain on-site the runoff generated by a 25-year, 24-hour storm or detain and discharge the runoff from a 25-year, 24-hour storm at peak discharge rates which do not exceed predevelopment rates.

Water quality treatment, in general, shall be provided for a volume equivalent to ~~3/4~~ 1 inch of depth over the entire ~~disturbed, cleared, or developed part of the site~~ or the runoff from the first 1 1/2 inches of rainfall on the entire site, consistent with Chapter 17-25.025(9), FAC, design criteria for Outstanding Florida Waters.

~~C. New Development~~ - All new development and redevelopment³ shall conform to the following level of service standards:

1. ~~All single-family, duplex, triplex and quadruplex residential units, which are not part of a larger development, and do not otherwise require compliance with SWFWMD permitting rules, shall meet the following standards:~~

a. ~~Lots shall be graded in such a manner as to provide on-site retention volume equivalent to 3/4" of depth over the entire site or lot.~~

b. ~~Impervious surface ratios shall be limited to 30%.~~

e. ~~Erosion and sediment control such as staked straw bales or fabric silt fences shall be used during construction to prevent transportation of soil or sediment off-site.~~

d. ~~In the Conservation Area, all development shall provide on-site retention volume equivalent to 1" of depth over the entire lot or site; grassed swales may be used, as long as equivalent storage is provided.~~

e. ~~In the Conservation Area, clearing of native vegetation for all development shall be limited to ten percent of the total site.~~

³ ~~The term redevelopment, when used in determining storm water level of service standards, shall be defined as projects where the estimated value of construction exceeds fifty percent (50%) of the appraised value of the existing improvements on the property.~~

2. ~~All other development and redevelopment, not described in 1) above, shall meet the following standards: All new commercial development and commercial redevelopment and Planned Unit Development projects shall meet the following standards:~~

Water Quantity:

~~Conveyance Systems~~ - All drainage swales and ditches shall be designed to convey, detain and treat to the maximum extent possible the runoff generated from a 25-year, 24-hour storm event.

~~On collector roads, culverts and cross-drains shall convey the runoff from a 10-year, 24-hour storm.~~

~~On local roads and internal subdivision roads, culverts and cross-drains shall be designed to convey the runoff from a 10-year, 24-hour storm.~~

~~Water Quality:~~

~~Storm water Management Systems -- Storm water management systems shall be designed to either retain on-site the runoff generated by a 25-year, 24-hour storm or detain and discharge the runoff from a 25-year, 24-hour storm at peak discharge rates that do not exceed pre-development rates.~~

~~Water quality treatment, in general, shall be provided for a volume equivalent to 3/4 1 inch of depth over the entire disturbed, cleared, or developed part of the site or the runoff from the first 1 1/2 inches of rainfall on the entire site, consistent with Chapter 17-25.025(9), FAC, design criteria for Outstanding Florida Waters.~~

~~Site-specific conditions may require other design criteria to be satisfied in order to obtain Water Management District construction permits. To ensure compliance with these requirements, a copy of a valid Water Management District permit or exemption letter shall be presented before building permits or development approvals are granted.~~

IV. Sanitary Sewer Facilities -

A. General Standards:

Private on-site disposal systems shall meet or exceed the requirements set by the Florida Department of Health and Rehabilitative Service, Chapter 10D-6, Sections 10D-6.041, 10D-6.042, 10D-6.043, 10D-6.045, 10D-6.046, 10D-6.047, 10D-6.048, 10D-6.049, 10D-6.050, 10D-6.051, 10D-6.052, 10D-6.053, 10D-6.054, 10D-6.055, 10D-6.056, 10D-6.057, 10D-6.058, V.5, F.A.C.

B. Yankeetown shall require that all new or replacement sanitary sewage systems in all land use districts the CHHA meet the following requirements:

- a) All new or replacement sanitary sewage systems shall be designed and constructed to minimize or eliminate infiltration of floodwaters into the system and discharge from the system into floodwaters. Joints between sewer drain components shall be sealed with caulking, plastic or rubber gaskets. Backflow preventers are required.
- b) All new or replacement sanitary sewage systems shall be located and constructed to minimize or eliminate damage to them and contamination from them during flooding.
- c) The DCA has objected and recommended, and Yankeetown has concurred that all new and replacement septic systems are to be performance-based certified to provide secondary treatment equivalent to 10 milligrams per liter maximum Nitrogen.

~~B. Standards within the Conservation Area: Residential Environmentally Sensitive District:~~

~~All development within the Conservation Area, as defined on the Future Land Use Map, shall be required to use advanced sanitary OSDS providing at least secondary treatment as approved by FDHRS Class I or other Florida Department of Health and Rehabilitative Service approved aerobic treatment systems.~~

~~C. Standards within the Urban Receiving Area~~

~~All development within the Urban Receiving Area, as defined on the Future Land Use Map, shall be required to use Class I or other Florida Department of Health and Rehabilitative Service approved aerobic treatment systems if additional development rights are obtained under the Transfer of Development Rights program.~~

POLICY 4.1.2.2

The Town will amend the comprehensive plan to revise the drainage level of service standard if the storm water management study determines that the presently adopted level of service standards are not appropriate.

POLICY 4.1.2.3

Implement provisions in the Land Development Regulations which ensure that development orders are not issued which lower level of service standards below adopted standards, in conformance with the concurrency requirements adopted in the Capital Improvement Element.

POLICY 4.1.2.4

Follow the five-year schedule of capital improvement needs for public facilities and services adopted in the Capital Improvement Element that include:

4.1.2.4.1. Development and adoption of a Storm water Management Plan by 1993

4.1.2.4.2. Engineering and design by 1995 for reconstruction of existing drainage outfall.

POLICY 4.1.2.5

Adopt Land Development Regulations which ensure development orders are not issued which lower adopted level of service standards, in accordance with the concurrency requirement in the Capital Improvement Element.

POLICY 4.1.2.6

The Town shall consider, and adopt as appropriate, a means to ensure that new development shares proportionate responsibilities in the provision of facilities and services to meet the needs of that development and maintain adopted level of service standards.

POLICY 4.1.2.7

Development orders shall not be issued prior to demonstration that appropriate permits for on-site sanitary wastewater treatment systems have been obtained from the Levy County Health Department in accordance with DHRS Chapter 10D-6, F.A.C., and other federal, state and local agencies.

POLICY 4.1.2.8

Development within Yankeetown shall continue to be constrained by the vast amount of development that has already occurred within the 100-year floodplain and the Coastal High Hazard Area. No publicly or privately funded, central collection sanitary WWTFs shall be constructed within the Coastal High Hazard Area of the Town. Yankeetown shall continue to pursue a regional sanitary wastewater treatment system that can be developed in conjunction with the neighboring town of Inglis and Levy County, and constructed outside the Coastal High Hazard Area east of US Highway 19.

POLICY 4.1.2.9

All sanitary wastewater shall be treated on-site until a publicly funded central sewer system exists to serve the Town of Yankeetown.

POLICY 4.1.2.10

New and replacement sanitary OSDS shall be installed and maintained in accordance with Levy County Health Department requirements.

POLICY 4.1.2.11

Prior to the issuance of zoning official's site plan approval, applicants shall be required to obtain permits from the Levy County Health Department for on-site sanitary wastewater disposal and certification from the Town of Yankeetown indicating that potable water supply is available at the time of development or prior to the issuance of a Certificate of Occupancy.

POLICY 4.1.2.12

For any development, permits or letters of approval, exemption or coordination from appropriate agencies shall be required prior to approval from the Zoning Official.

Policy 4.1.2.13:

Established Storm Water Drainage Committee shall monitor storm water facilities in town, oversee maintenance functions, and evaluate and recommend capital improvements projects and funding sources.

Policy 4.1.2.14:

Yankeetown shall adopt a storm water utility fee ordinance and establish storm water utility fees by December 31, 2009 to provide necessary funding for capital improvements to the Town's stormwater drainage facilities and maintenance of storm water drainage facilities.

Objective 4.1.3 - Central Wastewater Treatment

By 2005 or thereafter, contingent upon economic feasibility, availability of funds, and voter approval of any long-term debt, the town shall provide central wastewater collection, treatment and disposal facilities for town residential and other uses.

POLICY 4.1.3.1 - Joint Planning for Wastewater Treatment

The Town shall enter into a joint planning agreement with the Town of Inglis and Levy County for determining the feasibility of a shared wastewater treatment plant and facilities.

POLICY 4.1.3.2 - WWTP Plan Implementation

Upon a determination of feasibility, the Town will cooperate in the implementation of plans for a WWTP through jointly or severally agreed upon financing, construction, and operational mechanisms.

POLICY 4.1.3.3 -Facilities Funding

The Town will amend its Capital Improvements Element and Plan as necessary to achieve funding for a central sewer feasibility study and construction of facilities.

GOAL 4.2

To conserve the Town's potable water resources, natural aquifer recharge areas and drainage features.

OBJECTIVE 4.2.1

To conserve and protect potable water resources and natural aquifer recharge areas from adverse impacts through adoption of land development regulations and coordination with federal, state, and local agencies. These measures shall be implemented by June 1, 1990. Development of a plan to identify and recommend corrective actions for existing drainage facility deficiencies shall be completed by 1993. The plan shall also address the analysis needs required for drainage in 9J-5, F.A.C.

(Note to DCA: Existing document has no Policy 4-2-1-1)

POLICY 4.2.1.2

Establish a minimum 200-foot protection buffer zone around the Town's well fields in which development will be prohibited. Within 500 feet of the Town's wellheads, a well field protection zone is established in which no land use, which stores handles or generates hazardous wastes, including landfills, septic tanks or sewage treatment plants shall be allowed.

Yankeetown shall map protective cones of influence based on groundwater travel times. Based upon mapping data the 500-foot minimum well field protection zone may be increased.

Yankeetown shall adopt a well field protection ordinance based on modeling of the well field, which will be conducted for water use permitting. The well field protection ordinance will be based on zones of influence based on travel time and will prohibit or limit uses that can adversely impact groundwater quality. At a minimum, the following restriction shall apply to well fields:

a zone of prohibition on all development activities shall be no less than 500 feet from the wellhead.

POLICY 4.2.1.3

Seek the assistance of the FDERP to develop and fund a plan for assessing and monitoring of ambient groundwater quality at or surrounding the former Town dump site.

POLICY 4.2.1.4

Participate in water conservation and protection programs of the SWFWMD, and seek assistance in the development of a water shortage plan, which establishes preparations for emergency water supply interruptions.

POLICY 4.2.1.5

Encourage use of native and drought resistant vegetation in landscaping, by obtaining a list of such species from the Southwest Florida Water Management District, posting that list on the Town Bulletin Board, and supplying such information during the development approval process.

POLICY 4.2.1.6

Cooperate with no-watering restrictions of the county and SWFWMD during drought conditions, through intergovernmental coordination mechanisms with those entities and enforcing no-water restrictions as required by the County and District.

POLICY 4.2.1.7

Enforce the Storm water Management Plan, once adopted.

POLICY 4.2.1.8 ~~2-1-8~~

Seek assistance from the FDEP ~~R~~ and SWFWMD for information concerning measures to protect the Town's potable water source from saltwater intrusion.

POLICY 4.2.1.9

Coordinate with SWFWMD in the protection of aquifer recharge areas after such information on prime recharge areas is made available.

POLICY 4.2.1.10

To protect the functions of natural groundwater aquifer recharge areas, the land development regulations, ~~adopted by the statutory deadline~~, shall regulate land use and development through limitations for new residential development consistent with table 1-1A, ~~limiting density from 2 dwelling units per acre in the Urban Area, to a maximum of 1 dwelling unit per 5 acres for all areas outside the Urban Area, and other density limitations consistent with the Transfer of Development Rights Program; and other intensity limitations for nonresidential development, which limit the impervious surface ratio to 50 percent. Further, both residential and nonresidential uses shall be subject to the size and design limitations of septic tanks according to Chapter 10D-6, F.A.C.~~

POLICY 4.2.1.11

In the event of a local water shortage event, the Town will enforce the restrictions adopted in the Southwest Florida Water Management District's Water Shortage Plan, and other restrictions placed by the District.

POLICY 4.2.1.12

The land development regulations shall enforce state law requiring low volume plumbing fixtures for new construction.

POLICY 4.2.1.13

The storm water management study shall address design capacity surplus capacity, geographic study area, facility capacity analysis and other analysis to address 9J-5 requirements for drainage facilities.

OBJECTIVE 4.2.2

By 1993, implement procedures to ensure that existing and future land use does not adversely impact natural drainage features and functions.

POLICY 4.2.2.1

Prepare, adopt, and implement a storm water management plan that identifies drainage existing deficiencies, and provides implementation measures towards upgrading level of service for deficient facilities. The plan shall further consider the financial feasibility of enlisting engineering staff to enforce regulations for development, which falls below the regulatory threshold of the Southwest Florida Water Management District.

POLICY 4.2.2.2

The land development regulations, adopted by the statutory deadline, shall require:

A4.2.2.2.1 Minimum design and construction standards for new subdivisions, planned unit developments, and commercial development that will ensure that post-development runoff rates do not exceed predevelopment runoff rates and encourage low impact development practices including:

- (a) Landscaped biofiltration swales;
- (b) Use native plants adapted to soil, water and rainfall conditions;
- (c) Minimize use of fertilizers and pesticides;
- (d) Grease traps for restaurants;
- (e) Recycle storm water by using pond water for irrigation of landscaping;
- (f) Dry wells to capture runoff from roofs;
- (g) Porous pavements;

- (h) Maintain ponds to avoid exotic species invasions;
- (i) Aerate tree root systems (for example, WANE systems);
- (j) Vegetate onsite floodplain areas with native and/or Florida-friendly plants to provide habitat and wildlife corridors;
- (k) Rain barrels and green roofs where feasible; and
- (l) Use connected Best Management Practices (BMPs), (treatment trains flowing from one BMP into the next BMP) to increase nutrient removal.

Existing development shall be encouraged, but not required to use the above recommendations and shall not be considered non conforming if they do not use the above practices.

- B. 4.2.2.2.2 New development shall provide storm water detention/retention areas or other approved storm water management systems to filter out pollutants before entering the estuary of river, in accordance with DERP and SWFWMD rules.
- C. 4.2.2.2.3 Require that new development utilize appropriate techniques during construction to minimize erosion.
- D. 4.2.2.2.4 Require that all necessary federal, state and county permits for storm water and surface water management are obtained prior to issuance of development orders.

POLICY 4.2.2.3

Encourage the use of pervious pavement for parking and establish maximum lot coverage provisions in the update of the Land Development Regulation.

POLICY 4.2.2.4

The Town shall enforce state anti-litter and pesticide application rules through the code enforcement officer.

POLICY 4.2.2.5

Land development regulations shall be adopted that provide for the following residential densities based upon the availability of facilities and services:

- A. 4.2.2.5.1 Where central water is provided, and septic tanks are used, density shall be limited to 2 dwelling units per acre. Where private potable water wells and septic tanks are utilized, densities shall be limited to 1 dwelling unit per acre.
- B. 4.2.2.5.2 All future development in the Conservation Area Residential Environmentally Sensitive all land use districts shall be required to use alternatives to septic tanks approved by DHRS, such as aerobic Class-I treatment systems performance based septic systems that provide secondary treatment equivalent to 10 milligrams maximum per liter of Total Nitrogen.

OBJECTIVE 4.2.3

Through cooperation and coordination of solid waste and recycling programs, assist Levy County in the goal of extending the capacity of the County's solid waste disposal facilities, and reducing all volume of solid waste requiring disposal by 30 percent by 1994.

POLICY 4.2.3.1

The Town should establish an inter-local agreement with the county to ensure adequate future capacity to the Town and ensure that the county's recycling programs are implemented in the Town.

POLICY 4.2.3.2

Yankeetown shall establish a liaison person to ensure that the Town's suggestions and concerns are addressed during the recycling program's development and implementation, and promote public awareness programs on recycling.

POLICY 4.2.3.3

Yankeetown shall establish a contract with its waste pickup contractor that provides for recycling methods compatible with the County program.

GOAL 4.3

The Withlacoochee River was designated an "Outstanding Florida Water" by the Florida Legislature. An Outstanding Florida Water, (OFW), is a water designated worthy of special protection because of its natural attributes including heightened standards and criteria for permitting such as meeting a no degradation of water quality below that existing when the OFW was designated and a clearly in the public interest test. Therefore Yankeetown shall work to measure, maintain and improve the water quality of the Withlacoochee River and the aquifer.

OBJECTIVE 4.3.1

Yankeetown shall initiate water quality monitoring programs by January 2009 to ensure that new development does not jeopardize or degrade the classification of the Withlacoochee River as Outstanding Florida Water.

POLICY 4.3.1.1

New and replacement septic systems and on-site sanitary WWTF systems shall be set back from mean high water line or ordinary high water line or wetland demarcation line in all districts per DHRS and OFW requirements.

~~No new drain field shall be located within 50 feet of wetlands or mean high water or within DHRS requirements, whichever is stricter and affords additional protection for the OFW. Lots of record that were lawfully established and where the application of this policy would result in a taking may apply to the Board of Adjustment for a variance to allow the minimal adjustment necessary to prevent a taking of the land.~~

POLICY 4.3.1.2

The town shall implement an educational program to emphasize the importance of septic system maintenance and inspection.

OBJECTIVE 4.3.2

Regulate development to prevent the loss of floodway conveyance and retention capacity, to prevent silting and the direct conveyance of untreated storm water to the Withlacoochee River.

POLICY 4.3.2.1

Land development regulations shall require developers to protect the functions of natural drainage features by minimizing lot coverage, requiring coastal setbacks as provided in Conservation and Coastal Management Element policies 5.1.5.5, 5.1.5.6 and 5.1.5.7 5.1.6.4, 5.1.6.6, 5.1.6.7, 5.1.6.8, 5.1.6.9, and 5.1.6.10, providing for natural filtration through vegetative cover buffer zones, requiring porous pavements, and mitigating any increase in predevelopment runoff levels through swales or lot depressions or other best management practices to slow or retain runoff.

POLICY 4.3.2.2

All new development shall bring storm water management systems into compliance with Florida Administrative Code and shall implement BMPs consistent with "low-impact" development. No alteration of the land shall be allowed that results in the transfer of storm water from one parcel to another, unless permitted by the Southwest Florida Water Management District. Modifications to the surface of the land that includes filling or excavation must first receive a permit from the Town of Yankeetown to ensure that storm water is not diverted to another parcel, but instead is treated and retained on-site to the greatest extent possible.

POLICY 4.3.2.3

All applications for residential development that increase the amount of lot coverage or impervious surfaces on existing construction shall be encouraged to provide a site plan that utilizes storm water BMPs to retain storm water on the parcel. All:

- (a) new planned unit residential developments, and
- (b) new platted subdivisions of 2 or more units (construction of 1 single family dwelling unit or duplex is exempt) must utilize "low impact" development practices.

POLICY 4.3.2.4

All non-residential development that increases the amount of parcel lot coverage or percent of impervious surfaces on existing construction or new construction shall bring the parcel into compliance with the current storm water management regulations of the Florida Administrative Code and its amendments.

POLICY 4.3.2.5

Small isolated wetlands may be incorporated into storm water management systems and enhanced with native plantings to restore function.

CHAPTER FIVE
CONSERVATION AND COASTAL MANAGEMENT ELEMENT
EXECUTIVE SUMMARY

The entire area encompassing Yankeetown's established boundary has been defined as "coastal," thus the issues of importance concerning Yankeetown's future are based on its coastal features.

The existing water-related and water-dependent uses are limited by the size, scale and needs of a small community like Yankeetown. Water-dependent and water-related uses are limited to recreation and industrial docking. There are currently no conflicts among shoreline uses, and no blighted areas along the coast in need of redevelopment consideration. ~~In addition, virtually all the undeveloped (and west of the developed urban area of the Town, including the shoreline of the estuary and river), has been designated as X-1 zoning, which permits non-urban uses such as recreational, wildlife management, agriculture, etc.~~ The controlling nature of this district could be expanded upon to support new water-dependent and water-related uses found necessary by the Town's future growth, while preventing the potential for shoreline conflicts. The marine and freshwater resources of Yankeetown support the Town's economic base, providing fin fishing and shell fishing industries, and a potential tourist industry. Other existing resource utilization includes ongoing silviculture practices of the Georgia-Pacific Corporation.

There are twelve archaeological sites located in Yankeetown, according to the Florida Division of Historical Resources. Although the Town contains numerous older homes, as reported in the Housing Element, to date no buildings or sites have been listed in the National Register of Historic Places. The sites have been classified as prehistoric shell middens. The location of some of these sites may on state-owned sovereign submerged lands, and thus would fall under State laws providing some protection. However, the protection of these resources on privately owned land is the responsibility of the Town, since it controls type, density, and location of development through land development regulations. Protection of these areas is needed, through such provisions as site plan review, special purpose districts, purchasing of sites, ~~and transfer of development rights~~. A preservation plan for Chambers Island, the former site of a thriving island community dependent on the phosphate industry, is also necessary.

All of Yankeetown lies within the 100-year floodplain and the Coastal High Hazard Area as determined by FEMA. Those lands within Yankeetown lying approximately west of the CR 40 and CR 40A intersection fall within the Coastal High Hazard Zone velocity zone. Base flood elevation requirements range from east to west at the Gulf frontage from 11 feet to 21 feet, respectively. Future development in Yankeetown must be addressed in terms of the impacts of coastal flooding and high wave energy.

Natural Resources of Yankeetown

Yankeetown's mineral resources are limited to limestone. Preliminary soils data provided by the Soil Conservation Service indicated 16 soil types. Suitability ratings for buildings without basements were found to be severe in 75% of the soils, and ratings for septic tank absorption fields were severe for 93% of the soils. The future land use plan should consider these soil limitations.

Yankeetown supports a wide variety of flora and fauna that inhabit the following ecological communities: upland hardwoods, that includes cabbage palm flatwoods, mixed hardwoods, pine, and oak hammocks; flatwoods, including live oak and slash pine; freshwater wetland forests, dominated by laurel, live and water oaks, magnolia, cabbage palm, red cedar and sweet gum; freshwater marshes, characterized by grasses, sedges, and rushes; and salt marsh estuarine system, characterized by grasses and algae.

An inventory of endangered, threatened and species of special concern was completed from U.S. Fish and Wildlife Service, Wildlife Inventory maps, and official lists of endangered and potentially endangered fauna and flora in Florida, September 1986. The inventory found the following numbers of species considered indigenous to the Yankeetown area: 10 reptile, 1 amphibian, 2 fish, 13 bird, 2 plant, and 2 mammal species. Included in the list of endangered mammals is the West Indian manatee, which has been observed in the Withlacoochee River and Bay. Data from Technical Report No. 7, Proposed Research Management Plan for Crystal River Manatees, Vol. II, December 1983, indicates the area to be an important berthing and feeding area and summer habitat for the manatee and its young. The U.S. Fish and Wildlife Service has identified the lower Withlacoochee River as a "Core Area Destination", attracting a large number of manatees from April to October. "Core Areas" support feeding, mating, resting, and calving for the endangered West Indian Manatee. Protection of the manatee, as well as the other species identified as endangered, threatened, or of special concern, should be incorporated in the Conservation and Coastal Management Element.

Potable water needs were determined by Henigar & Ray, in July 1987. The Town currently has two operating wells; protection of the potable water can be accomplished through the establishment of buffer zones around these well fields.

Of special concern to the Town is the water quality of the Withlacoochee Bay Estuary, that supports the Town's economic base and provides numerous recreational opportunities. Water quality of the Bay has been classified by the EPA as "good," and DER has classified the Bay as a "Class II" water, as established by Florida Administrative Code. A small area at the mouth of the Withlacoochee River and southwest has been classified as Class III. The Withlacoochee River is designated and Outstanding Florida Water (OFW) as a result of its "exceptional ecological and recreational significance". "Exceptional ecological significance" means that a water body is part of an ecosystem of unusual value.

Most of the marine wetlands and open water within the area are part of the Big Bend Seagrasses Aquatic Preserve and therefore are under the management of the Department of Natural Resources. The Aquatic Preserve designation signifies that these waters have exceptional scientific, recreational, biological and aesthetic value and shall be maintained in their existing condition. This area has also been designated by DER as an Outstanding Florida Water (OFW), which provides further protection from the lowering of ambient water quality. Future land use plans should be evaluated for consistency with DNR and DER's management plans.

Because several of Yankeetown's environmentally sensitive areas fall under jurisdiction of several State, Federal, and local agencies, coordination with these agencies is essential.

The Withlacoochee River frontage comes under the jurisdiction of four local governments, the Towns of Yankeetown and Inglis, and the counties of Citrus and Levy. The river west of Lake Rousseau is pending consideration for OFW designation. If approved, the water quality of the river will be provided a higher degree of protection. Of special consideration to the water quality of the river is the soil suitability for septic tank absorption fields, especially in the area of small lots characteristic of Yankeetown's urban service area. Methods to minimize this potential pollution source include controlling development densities, particularly in areas where central sewer facilities are not available, setbacks from the mean high water line, and buffer zone protection areas. An additional method which may prove effective would be the development of an environmental assessment program for all future development which considers environmental constraints.

Another potential non-point source of pollution existing in Yankeetown is the lack of a storm water management program. Future development of areas without proper management and control of storm water runoff could result in erosion problems and flooding of urban service areas, as well as contribute to degradation of water quality.

An existing identified source of pollution in Yankeetown is the dredging of manmade canals for purposes of river access to new residential areas. These canals may contribute to lowering of water quality of both surface waters and the groundwater, which provides the Town's potable water supply.

There are several areas, which are potential point sources of pollution. The Saxon petroleum storage facilities is no longer in operation and the storage tanks have been cleaned and rented. Therefore, this parcel is no longer considered a point source of pollution. Other potential point sources include the parcel of the former Town dump. Future monitoring of this area may be needed. Agriculture has not been found to be a non-point pollution source in Yankeetown.

The current hurricane evacuation plan for Yankeetown is based on the evacuation study for Levy County prepared by the Withlacoochee Regional Planning Council, July 1987. From this study, it has been determined that all of Yankeetown's residents would be required to evacuate during a Category 3 hurricane. The one evacuation shelter in close proximity to Yankeetown has been determined to be inadequate because it is subject to flooding, according to the Levy County Director of Disaster Preparedness. This shelter, therefore, will not be used in the future. This is the only known deviation from WRPC's Hurricane Evacuation Plan.

The main road to be utilized by evacuees is CR 40, which is currently operating at Level of Service "C." This route has the capacity to handle current as well as projected traffic from future populations, without decreasing the Level of Service. A special program for evacuation of elderly, handicapped, or other residents who may not be able to evacuate without assistance has been developed by WRPC, the Levy County Director of Disaster Preparedness, and Yankeetown government. The plan provides for transport of these special needs individuals to a Williston area nursing home.

According to the Director of Disaster Preparedness, the evacuation procedures during Hurricane Elena found no traffic or evacuation time problems other than the shelter discussed earlier. Therefore, no additional measures have been recommended for adoption as necessary to reduce evacuation times. Existing infrastructure and improvements within the High Hazard Area, as defined by FEMA are limited to 63 conventional homes, 3 mobile homes, 1 county maintained road, 2 county owned boat ramps, and 1 county owned beach. There are no coastal or shore protection structures along Yankeetown's coastline and no dune systems. Post disaster redevelopment should, therefore, be minimal, but future development plans should consider redevelopment costs.

GOALS, OBJECTIVES, AND POLICIES

GOAL 5.1

To conserve, protect and manage Yankeetown's valuable and scenic ecological communities and habitats by balancing man's activities with sound environmental practices and special attention to coastal areas for the protection of life and property, and maintenance of access to waterways.

OBJECTIVE 5.1.1

Maintain the current high standards of air quality in Yankeetown so as to not drop below minimum standards as established by the Florida Department of Environmental Regulation (FDER).

POLICY 5.1.1.1

Cooperate with any local, state, or federal agency programs, which monitor or otherwise contribute to air quality.

POLICY 5.1.1.2

Promote the implementation of bicycle paths, walking trails, carpooling, and other alternative modes of transportation where economically feasible.

OBJECTIVE 5.1.2

Maintain minimum groundwater and potable water quality standards as established by the FDEPR.

POLICY 5.1.2.1

Establish a minimum 500-foot protection buffer zone around the Town's well fields to prohibit any land use involving hazardous, toxic, or potential pollution materials, substances, or by-products, including landfills, septic tanks, or sewage treatment plants.

POLICY 5.1.2.2

The Town shall seek the assistance of the FDEPR to develop a plan for monitoring of ambient water quality at and surrounding the former Town dump site.

OBJECTIVE 5.1.3

The Town shall implement regulations in the land development code, adopted by the statutory deadline, towards conserving the Town's potable water source towards meeting a goal by 1995 to reduce average daily per capita consumption the state average of 125 gallons per day, or lower.

POLICY 5.1.3.1

Establish a no-watering policy during drought conditions, when the Water Management District establishes restrictions for this portion of Levy County.

POLICY 5.1.3.2

Encourage use of native vegetation in landscaping, that requires minimum of watering.

POLICY 5.1.3.3

Participate in water conservation programs of the Southwest Florida Water Management District.

POLICY 5.1.3.4

By 1995, seek the assistance of FDER and Southwest Florida Waste Management District to develop a program for assessing the effects of new water uses on salt water intrusion at the well field.

POLICY 5.1.3.5

No dredging of any canals be permitted along the Withlacoochee River, unless the applicant demonstrates that dredging activity will not contribute to water pollution or saltwater intrusion of the potable water supply.

OBJECTIVE 5.1.4

The quality of the Withlacoochee River and its associated wetlands shall be maintained according to the minimum standards declared by FDEPR, as for an Outstanding Florida Water.

POLICY 5.1.4.1

The Town shall implement storm water management regulations for new development and redevelopment in the land development code, ~~adopted by the statutory deadline~~, and shall develop a

evaluate the storm water management plan by 1993,2008 in coordination with the infrastructure element, for purposes of water quality enhancement which establishes at the minimum the following:

- A- 5.1.4.1.1 The land development code shall enforce minimum design and construction standards for new development that will ensure that post-development runoff rates do not exceed predevelopment runoff rates, consistent with Chapter ~~17-25~~ 62-25, F.A.C.
- B- 5.1.4.1.2 The land development code shall require that new development provide storm water detention/retention areas or other approved storm water management systems to filter out pollutants before entering the estuary or river, in accordance with FDEPR and SWFWMD Chapter ~~17-25~~ 62-25, F.A.C.
- C- 5.1.4.1.3 ~~Prepare~~ Evaluate engineering and design plans by ~~1995~~ December 2008 for reconstruction as needed of existing drainage outfalls along the river and to the estuary with detention basins and vegetated swales prior to discharge into the river.
- D- 5.1.4.1.4 Require that new development utilize appropriate techniques during construction to minimize erosion.
- E- 5.1.4.1.5 Require that all necessary federal, state, and county permits for storm water and surface water management are obtained prior to issuance of development orders.

POLICY 5.1.4.2

In the update of the Land Development Regulations, establish maximum lot coverage provisions, and encourage the use of pervious pavement for parking, through incentives such as reduced number of required parking spaces.

POLICY 5.1.4.3

Amend and implement land development regulations, which limit residential density in the estuary and coastal island area in the V-Zone of the 100-Year Floodplain in accordance with the Future Land Use Element to one dwelling unit per five acres. as long the requirements of the Transfer of Development Rights Program listed in Section F of the Future Land Use Element e be met.

POLICY 5.1.4.4

Evaluate the need and methods ~~for methods~~ for funding central sewer facilities ~~within the urban area~~ in conjunction with Inglis and Levy County.

POLICY 5.1.4.5

For all new development or septic system replacement, require the use of performance-based septic systems that provide secondary treatment equivalent to 10 milligrams per liter maximum Nitrogen

~~Encourage the use of alternative systems such as aerobic wastewater systems in areas where soil has been rated as "severe" for septic tank absorption fields. Development in the Conservation Area shall be required to use class I aerobic systems, or other alternative systems approved by FDHRS.~~

POLICY 5.1.4.6

Develop Use an environmental assessment checklist for all future development in the coastal areas which address such environmental constraints as wetlands, vegetation floodplain, depth to the water table, soil suitability, availability of potable water, central sewer, and approved performance-based septic systems that provide secondary treatment equivalent to 10 milligrams per liter maximum of Nitrogen-alternative sanitary wastewater treatment systems in determining residential use and density requirements. (see checklist attached).

OBJECTIVE 5.1.5

Through implementation of the land development regulations, adopted by the statutory deadline, the Town will ensure that all new development and redevelopment, from the time of plan adoption and throughout the planning period, utilizes optimal means to reduce erosion and silting, and provides for stabilization of the shoreline.

POLICY 5.1.5.1

~~Prohibit all new dredge and fill activities, including construction of new canals, along the river and coastal areas except where demonstrated to be necessary to the public interest, and applicant to demonstrate activities shall not negatively impact water quality or manatee habitat. Allow maintenance dredge for existing canals only.~~

Prohibit all new dredge and fill activities, including construction of new canals, along the river and coastal areas. Maintenance dredging of existing canals, previously dredged channels, existing previously dredged marinas, and commercial and public boat launch ramps shall be allowed to depths previously dredged only when the applicant demonstrates that dredging activity will not contribute to water pollution or saltwater intrusion of the potable water supply. Applicant must also demonstrate that development activities shall not negatively impact water quality or manatee habitat. Maintenance dredging is prohibited within areas vegetated with established submerged grass beds except for maintenance dredging in public navigation channels.

POLICY 5.1.5.2

All natural riverbanks and shorelines shall be preserved. Erosion may be controlled by use of riprap embankments and natural vegetation, prohibiting construction of seawalls. Further, replacement of existing seawalls due to natural hazard or complete deterioration, shall be with sloped vegetative shoreline and riprap embankment, unless it is determined that this method would be totally unsuccessful.

POLICY 5.1.5.3

Prohibit the removal of trees 4 inches or greater in diameter at breast height (DBH) within 25 feet of the mean high water line.

POLICY 5.1.5.4

Limit trimming of limbs of trees of 4 inches DBH located within 25 feet of the mean high water line to the lower 25% of the trunk.

POLICY 5.1.5.5 Deleted/redundant (was exactly the same as Policy 5.1.6.4)

~~A 150 foot buffer for nutrient sources (tank and fertilized landscaped areas) shall be retained adjacent to the Withlacoochee River, creeks, streams and wetlands. If a 150 foot nutrient sources buffer renders the property unusable for the purpose zoned and, the nutrient sources buffer shall be incrementally reduced as necessary to accommodate the use (i.e., reduced as necessary to a distance between 150 feet and 50 feet) with Board of Adjustment approval.~~

~~All structures shall be set back 50 feet from the Withlacoochee River, streams, creeks and wetlands and a buffer of native vegetation of 50 feet shall be maintained. Only pile supported, non-habitable structures such as docks, boardwalks and walkways may be allowed within the 50 foot buffer zone; and native vegetation shall be maintained under such pile supported structures in the buffer zone. Lots of record that were lawfully established as of January 22, 2007 and that are less than one acre in size shall be developed or re-built utilizing the 50 foot structural buffer if possible, but if a 50 foot buffer renders the property unusable for the purpose zoned, the wetlands buffer may be incrementally reduced as necessary to accommodate the use (i.e., reduced as necessary to a distance between 50 and 25 feet) with Board of Adjustment approval. Such lawfully established structures shall not be considered non-conforming.~~

POLICY 5.1.5.56

~~No structure other than pile supported structures such as docks, elevated access walkways and observation structures shall be located within/over wetlands or surface water. Only pile-supported, nonhabitable structures such as docks and walkways, not exceeding 4 feet in width and constructed in accordance with OFW and Aquatic Preserve regulations, are allowed within wetlands without the beneficial use determination. However, any area used for this purpose shall not count towards fulfilling the open space requirement and shall be included in the impervious surface requirement of its respective land use district.~~

POLICY 5.1.5.67

~~Clustered development is encouraged on the least environmentally sensitive portion of a lot to avoid disturbance of isolated wetlands and regionally significant native vegetation.~~

POLICY 5.1.5.78

~~Wetlands in Residential Environmentally Sensitive and Resource Protection land use districts shall not be filled. Wetlands in all other land use districts shall not be filled unless DEP approval and a beneficial use determination is obtained from the Board of Adjustment [See objective 1.1.11].~~

~~Only pile-supported, nonhabitable structures such as docks and walkways, not exceeding 4 feet in width and constructed in accordance with OFW and Aquatic Preserve regulations, are allowed within wetlands without the beneficial use determination. However, any area used for this purpose shall not count towards fulfilling the open space requirement and shall be included in the impervious surface requirement of its respective land use district.~~

~~No new parcel shall be created outside the Residential Highest Density District that consists of less than two acres of uplands. Wetlands greater than 1/2 acre shall not be permitted to be filled on any parcel. Wetlands shall be protected by clustering development and maintaining an undisturbed vegetated buffer to filter pollutants. Wetlands shall be maintained as open space to the greatest extent practical.~~

POLICY 5.1.5.89

~~Construction, weed control, and other human based activities need to be neutral or beneficial in terms of their impact upon the manatee, both directly and indirectly, due to the Withlacoochee River's designation as an essential manatee habitat.~~

OBJECTIVE 5.1.6

Maintain or improve the water quality of the Withlacoochee Bay Estuary according to the minimum standards declared by the Department of Natural Resources in its designation of the area as an aquatic preserve, and the FDER in its designation of the area as an Outstanding Florida Water.

POLICY 5.1.6.1

All future land use in the coastal area shall be evaluated for consistency with DNR's Aquatic Preserve and FDEPR's OFW management plans.

POLICY 5.1.6.2

Prohibit new point sources of pollution into the estuary.

POLICY 5.1.6.3

Permit no structures or fill that would restrict circulation of estuarine waters.

POLICY 5.1.6.4

~~Any new development in the coastal islands area shall require a 25-foot buffer of natural vegetation from the approved jurisdictional wetland line as established by the DER, DNR or SWFWMD, but no less than 50 feet from the mean high water line.~~

~~A 150 foot buffer for nutrient sources (septic tank and fertilized landscaped areas) shall be retained adjacent to the Withlacoochee River, creeks, streams and wetlands. If a 150 foot nutrient sources buffer renders the property unusable for the purpose zoned, the nutrient sources buffer shall be incrementally reduced as necessary to accommodate the use (i.e., reduced as necessary to a distance between 150 feet and 50 feet) with Board of Adjustment approval.~~

~~All structures shall be set back 50 feet from the Withlacoochee River, streams, creeks and wetlands and a buffer of native vegetation of 50 feet shall be maintained. Only pile supported, non-habitable structures such as docks, boardwalks and walkways may be allowed within the 50 foot buffer zone; and native vegetation shall be maintained under such pile supported structures in the buffer zone. Lots of record that were lawfully established as of January 22, 2007 and that are less than one acre in size shall be developed or re-built utilizing the 50 foot structural buffer if possible, but if a 50 foot buffer renders the property unusable for the purpose zoned, the wetlands buffer may be incrementally reduced as necessary to accommodate the use (i.e., reduced as necessary to a distance between 50 and 25 feet) with Board of Adjustment approval. Such lawfully established structures shall not be considered non-conforming.~~

~~There shall be a setback for nutrient sources (i.e. fertilized, landscaped areas, livestock sources - See Policy 1.1.1.2.11 for septic system setback) of 150 feet in the Residential Environmentally Sensitive, Agriculture, and Resource Protection land use districts and 50 feet in all other districts from the mean or ordinary high water line or wetland demarcation lines of the Withlacoochee River, creeks, streams and wetlands.~~

~~This setback may be reduced to 75 feet in the Residential Environmentally Sensitive, Residential Low Density, and Resource Protection land use districts upon BOA approval and a showing of satisfactory mitigation.~~

~~BOA approval is contingent upon applying the following standards criteria:~~

- ~~(1) There are substantial practical difficulties and hardships in carrying out the setback contained, and that these difficulties and hardships are due to existing special conditions and unique circumstances peculiar to the specific property involved and which are not generally applicable to other properties or structures in the same district;~~

- (2) The condition giving rise to the requested variance is due to unique circumstances not created by the applicant or any person presently having an interest in the property;
- (3) The variance request is not based exclusively upon a desire to reduce the cost of developing the site;
- (5) The proposed variance is the minimum modification of the regulation at issue that will afford viable relief;
- (6) The effect of the proposed variance is in harmony with the general intent of the comprehensive plan, this plan, and the specific intent of the subject area of the provision.

Satisfactory mitigation that could allow nutrient sources to be closer to the water without lowering water quality or causing pollution includes, but is not limited to:

- (1) Landscaped biofiltration swales and berms;
- (2) Use of native or Florida-friendly plants adapted to soil, water, and rainfall conditions;
- (3) Minimal use of fertilizers and pesticides;
- (4) Recycling storm water by using pond water for irrigation of landscaping;
- (5) Dry wells to capture runoff from roofs;
- (6) Porous pavements;
- (7) Maintaining ponds to avoid exotic species invasions;
- (8) Aerating tree root systems (for example, WANE systems);
- (9) Vegetating onsite floodplain areas with native plants to provide habitat and wildlife corridors;
- (10) Rain barrels, cisterns, gutters and green roofs where feasible; and
- (11) Using connected Best Management Practices (BMPs), (treatment trains flowing from one BMP into the next BMP) to increase nutrient removal.

POLICY 5.1.6.5

In order to protect the Withlacoochee Bay estuary, the Town shall develop coordination mechanisms with Citrus County and Levy County, regarding estuarine pollution, surface water runoff, protection of living marine resources, reduction of exposure to natural hazards and ensuring public access. Coordination mechanisms shall include consideration of an informal agreement between all entities that each will notify the other jurisdictions upon receipt of development proposals along the Withlacoochee shoreline (adjacent to Yankeetown) and estuary, which may affect the above topics. Further, all entities should notify each other upon proposals for plan amendments affecting those areas.

POLICY 5.1.6.6

Clearing of native vegetation for all development in all land use districts, including that for all non-habitable structures, is limited to the percentage of the total site as specified in the land use districts as impervious surface requirement.

Clearing limitations shall include that upland area used for pile-supported, nonhabitable structures such as docks and walkways. They shall not exceed 4 feet in width, and be constructed in accordance with OFW and Aquatic Preserve regulations.

POLICY 5.1.6.7

Structures shall be set back 50 feet from the Withlacoochee River, streams, creeks, and wetlands.

A buffer of native and/or Florida-friendly vegetation of 50 feet shall be maintained in all land use districts.

Only pile-supported, nonhabitable structures such as docks and walkways that shall not exceed 4 feet in width, and constructed in accordance with OFW and Aquatic Preserve regulations are allowed within the 50-foot setback zone.

Only native and/or Florida-friendly vegetation shall be maintained under such pile-supported structures in the setback zone.

POLICY 5.1.6.8

DCA has objected and recommended, and Yankeetown has concurred that all new and replacement septic systems are to be performance-based certified to provide secondary treatment equivalent to 10 milligrams per liter maximum Nitrogen.

New and replacement septic systems and on-site sanitary WWTF systems shall be set back from mean high water line or ordinary high water line or wetland demarcation line in all districts per DHRS and OFW requirements.

POLICY 5.1.6.9

All development shall provide on-site storm water retention volume consistent with Outstanding Florida Water regulations F.A.C 62-25.

POLICY 5.1.6.10

Wetlands in Residential Environmentally Sensitive and Resource Protection land use districts shall not be filled. Wetlands in all other land use districts shall not be filled unless DEP approval and a beneficial use determination is obtained from the Board of Adjustment [See objective 1.1.11].

Only pile-supported, nonhabitable structures such as docks and walkways, not exceeding 4 feet in width and constructed in accordance with OFW and Aquatic Preserve regulations, are allowed within wetlands without the beneficial use determination. However, any area used for this purpose shall not count towards fulfilling the open space requirement and shall be included in the impervious surface requirement of its respective land use district.

OBJECTIVE 5.1.7

Protect ecological communities and wildlife, especially species determined to be of special status by the Florida Game and Freshwater Fish Commission, Florida Department of Agriculture and Consumer Services, and United States Fish and Wildlife Service, through implementation of development regulations and intergovernmental coordination mechanisms including coordinated agency review of

development applications and implementation of recommended development conditions of fish and wildlife agencies, all adopted by June 1, 1990.

POLICY 5.1.7.1

Develop land use regulations which direct development away from sensitive environment habitats and discourage fragmentation of large ecological community associations.

POLICY 5.1.7.2

As one method of promoting protection for wetlands, estuaries, rivers, and species of endangered, threatened or special concern status, and their associated habitat, the Town will cooperate with management plans of the Florida Game and Freshwater Fish Commission, Florida Department of Agriculture and Consumer Services, United States Fish and Wildlife Service, Department of Environmental Regulation's Outstanding Florida Water management plans, the Department of Natural Resources' Aquatic Preserve management plans and other federal, state and local programs. Further, the Town will cooperate with public and private agencies, which acquire such land, such as the Department of Natural Resources' CARL Program, the Nature Conservancy and SWFWMD's Save Our Rivers Plan.

POLICY 5.1.7.3

Through the development approval process, require that wetlands, as defined under the jurisdiction of permitting programs of one or more of the following: the State of Florida Department of Environmental Regulation, Southwest Florida Water Management District and the U.S. Army Corps of Engineers, be preserved and maintained through site design.

POLICY 5.1.7.4

Native and/or Florida-friendly landscaping shall be the preferred alternative.

POLICY 5.1.7.5:

Harmful exotic plants such as punktrees (*Melaleuca leucadendra*) Brazilian pepper (*Schinus terebinthifolius*), and Australia pine (*Casuarina equisetifolia*) are expressly prohibited for use in landscaping in Yankeetown.

POLICY 5.1.7.6

Preserve all live oak trees along Riverside Drive within 25 feet of the edge of right-of-way lines as a "scenic corridor."

POLICY 5.1.7.7

Coordinate with federal, state, and local agencies in enforcement of regulations applying to listed species and species of special status (endangered threatened or special concern), including enforcement of speed zones in manatee areas.

POLICY 5.1.7.8

The Florida Game and Freshwater Fish Commission will be consulted prior to the approval of any development over 20 acres in size or 100 units, whichever is less, that may adversely impact areas that function as native wildlife habitat, or impact habitat of listed species or species of special status.

POLICY 5.1.7.9

Employ the establishment of local, state, or federal conservation easements and preservation areas aimed at protecting and managing ecological habitats.

POLICY 5.1.7.10

Work to establish with appropriate regulatory bodies and use of no-wake zones in critical areas of manatee habitat.

POLICY 5.1.7.11

Coordinate with private landowners in the education, management, and protection of endangered species. Educational materials on coastal and marine resource conservation, and manatees in particular, shall be disseminated to boaters and displayed in areas where both manatees and humans congregate.

POLICY 5.1.7.12

Permit applications for all boating facilities, including single-family docks and dry storage, shall be evaluated in the context of cumulative impacts on manatees and marine resources.

OBJECTIVE 5.1.8

Through regulation of future development and redevelopment in the land development code, adopted by the statutory deadline, it is the Town's objective to ensure that all development activity which occurs throughout the planning time frame preserves the soils, minerals and other natural resources of Yankeetown.

POLICY 5.1.8.1

No mining activities shall be permitted within the corporate limits of Yankeetown.

POLICY 5.1.8.2

Site plans of new developments shall demonstrate that soils, topography, and vegetative cover have been integrated and are in accordance with the land development codes. ~~Suitability Checklist at the end of this section.~~

POLICY 5.1.8.3

All landscaping as shown on the site plan for new development shall be completed within six months of completion of construction to ensure re-stabilization of soils.

POLICY 5.1.8.4

Construction near wetlands shall require the use of approved silt screens to prevent erosion and silting.

POLICY 5.1.8.5

Native vegetation and riprap shall be used in stabilization of river stream banks.

OBJECTIVE 5.1.9

The objective of the Town is that through proper management, no hazardous waste generated, handled, or stored will pose a threat to environmental quality, health, safety, and welfare of Yankeetown's population. Through the land development regulations adopted by the statutory deadline, the Town shall ensure that all hazardous waste is properly generated, stored, or handled in accordance with Department of Environmental Regulation Chapter 17-30, F.A.C. and the Environmental Protection Agency, Chapter 403, F.S.

POLICY 5.1.9.1

Promote the collection and recycling of hazardous wastes by providing public information on programs such as Amnesty Days and the locations of approved recyclers.

POLICY 5.1.9.2

Prior to site approval of any activity that stores, uses or produces toxic matter, the responsible party shall:

- A-5.1.9.2.1 Develop an emergency response plan addressing accidents involving hazardous waste.
- B-5.1.9.2.2 Ensure that location of the site will not degrade quality of ground or surface water or other natural resources.
- C-5.1.9.2.3 Ensure FDEPR standards for transfer and storage of hazardous waste are implemented.
- D-5.1.9.2.4 Coordinate with State, regional, and County officials to demonstrate that compliance with elements of this section will satisfy all regulations and policies.

POLICY 5.1.9.3

Yankeetown shall cooperate with any state, federal, or local programs concerning hazardous waste, including radon study.

OBJECTIVE 5.1.10

Historical and archaeological resources in Yankeetown shall be protected, preserved or sensitively reused, through adoption of land development regulations by June 1, 1990, that regulate development containing such resources.

POLICY 5.1.10.1

Development proposals and site plans for projects west of CR 40 and 40A intersection shall identify known resources and include provisions for protection of historical and archaeological sites based upon competent historical or archaeological professional review.

POLICY 5.1.10.2

Protect archaeological and historical sites by requiring a minimum 25-foot buffer *zone* or setback from the maximum extent of known resources, and set aside for open space. ~~and/or internal site transfer of development rights.~~

POLICY 5.1.10.3

Consider with the assistance of the State Division of Historic Resources the establishment of historic preserves or parks at sites of known historical significance.

POLICY 5.1.10.4

In conjunction with the Historical Society, encourage the establishment of a plan for the preservation of Chambers Island.

POLICY 5.1.10.5

The Town shall seek assistance from the State Division of Historical Resources under the Grants and Education Section of the Bureau of Historic Preservation, other historical preservation professionals, the local historical society and interested citizens in an inventory of pre-1940 architectural structures within the Town.

POLICY 5.1.10.6

The Town shall evaluate the need for designation of an historic district within the Town.

POLICY 5.1.10.7

Assist interested property owners of historically significant housing in applying for state and federal technical and economic assistance programs.

POLICY 5.1.10.8

Coordinate with the Historical Society in its efforts to develop and provide historical preservation programs and activities.

POLICY 5.1.10.9

Hold public information workshops in coordination with the Historical Society and Florida Division of Historical Resources to educate the public to available resources.

POLICY 5.1.10.10

If a potential archaeological or historic site is located during development activity, the developer shall be required to notify the Town and consult with the State Division of Historic Resources concerning procedures to be followed prior to completing additional work, which would affect the site.

POLICY 5.1.10.11

The Town shall develop criteria in the land development code regulating alteration, demolition, and relocation standards for identified historic structures.

OBJECTIVE 5.1.11

Establish shoreline land use priority areas, along with criteria, which give priority to water-dependent and water-related uses, through adoption of the Future Land Use Map, and land development regulations, which provide criteria for siting of such land uses. Priority shall be given to water-related and water-related uses meeting the following criteria: increasing the amount of public access to beaches and shorelines, consistent with public need, while providing protection of wetlands, manatees, other endangered species and their associated habitat; and improving or maintaining surface, estuarine and groundwater quality.

POLICY 5.1.11.1

Establish standards for site approval of water-related uses, which consider effects on estuarine water quality.

POLICY 5.1.11.2

~~Future- Redevelopment of existing~~ marinas shall be sited to prevent the need for dredge and fill at locations which ensure compatibility with adjacent land uses. ~~Construction and expansion~~ Redevelopment of multislip docking facilities and boat ramps shall be ~~directed-~~ limited to locations where there is quick access to deep, open water, where the associated increase in boat traffic will be outside the areas of high manatee concentration, and where wetlands supporting manatee habitat will not be disturbed.

POLICY 5.1.11.3

Water-related uses, ~~including marinas,~~ along the estuarine shoreline should be limited to public facilities or recreational uses.

POLICY 5.1.11.4

Water-related uses shall be approved only for upland areas which do not require dredging and filling ~~except where applicant demonstrates~~ so there will be no impact to water quality or manatee habitat.

POLICY 5.1.11.5

Adopt and implement a plan to manage the passive recreational opportunities for use of the Yankeetown Wilderness Preservation Area.

POLICY 5.1.11.6

Investigate the need for the improvement and expansion of the existing recreational facilities along the water which provide public access to the beach and shoreline.

POLICY 5.1.11.7

The land development regulations shall give priority to proposals for development along the shoreline to water-related and water-related uses meeting the following criteria: increasing the amount of public access to beaches and shorelines, consistent with public need, while providing protection of wetlands, manatees, other endangered species and their associated habitat; and improving or maintaining surface, estuarine and groundwater quality, and providing adequate transportation, pedestrian or parking facilities for shoreline access.

POLICY 5.1.11.8

Yankeetown shall protect and maintain public access to the waterfront. Vacation or sale of streets, roads, alleys, or dedicated areas that provide access to the waterfront or potential parking for waterfront access shall be prohibited.

POLICY 5.1.11.9

All marinas shall set aside/designate a percentage of appropriately located and sized wet slips and make them available as demand warrants for rent for commercial fishing boats and charter sport fishing boats if working waterfront designation is desired. Existing marinas that are redeveloped shall conform to this policy as a condition of redevelopment.

POLICY 5.1.11.10

Preserve the existing commercial fishing operations through public education and land development regulations.

POLICY 5.1.11.11

Yankeetown shall develop land development codes to ensure that marina public wet slip capacity along the linear riverfront footage of the Withlacoochee River is maintained. However, no new boat ramps or marina wet slip area (overall square footage and configuration) shall be approved. An inventory shall be taken of current available wet slips by January 2008.

POLICY 5.1.11.12

Nonconforming residential dockage may be converted to Commercial Fishing dockage within the Commercial Water Dependent land use district. Additional boats may be stored in dry slips meeting all height and other requirements where such uses are designated as allowable, such as in the Commercial Water Dependent land use district and no new dredging is required.

OBJECTIVE 5.1.12

It is the Town's objective to protect the population from the effects of hurricane storm damage, by maintaining or reducing hurricane evacuation times. There are no level of service deficiencies projected for Yankeetown's roads which would increase hurricane evacuation times. However, in order to improve or maintain hurricane evacuation times, the Town shall implement the following policies upon the adoption of this plan.

POLICY 5.1.12.1

Coordinate with Levy County and the ~~WRPC Withlacoochee Regional Planning Council~~ to maintain or improve hurricane evacuation times.

POLICY 5.1.12.2

Provide public information to educate new and existing residents of hurricane evacuation procedures.

POLICY 5.1.12.3

Continue to provide programs for the hurricane evacuation of special needs groups.

POLICY 5.1.12.4

Coordinate with Levy County in determining additional site locations for public hurricane shelters as the population demands.

OBJECTIVE 5.1.13

In order to minimize public safety hazards, and the costs of redevelopment resulting from hurricane storm damage to property and infrastructure, it is the Town's objective to direct future populations away from known or predicted coastal high hazard areas. To meet this objective, the Future Land Use Map, the land development regulations, and associated policies in this and other elements, adopted by the statutory deadline, will limit new residential development in coastal high hazard areas to ~~1 dwelling unit per 5 acres~~, and ensure there will be no public expenditures that subsidize development in the coastal high hazard areas (except for restoration or enhancement of natural resources).

POLICY 5.1.13.1

There is no coastal construction line designated for Levy County and no structurally controlled inlets; and no public facilities have been undermined by coastal storms, according to Yankeetown and Levy County Officials. ~~Further, there is no information available at this time defining those areas scientifically predicted to experience damage from storm surge by the Category 1 evacuation zone. Until such information becomes available, the Town shall define its coastal high hazard area to be the area defined by the Velocity Zone of the Federal Emergency Management Agency FIRM maps. The~~ Town shall establish by policy review and within the Land Development Regulations provisions regulating development and infrastructure for the coastal high hazard area:

- ~~A.~~ 5.1.13.1.1 Construction standards, including prohibition on non-DCA approved manufactured housing.
- ~~B.~~ 5.1.13.1.2 Post-disaster redevelopment costs of proposed development.
- ~~C.~~ 5.1.13.1.3 ~~Maximum development densities for the area not to exceed 1 dwelling unit per 5 acres in the V-Zone (High Hazard Area), consistent with the Transfer of Development Rights Program.~~
- ~~D.~~ 5.1.13.1.3 Monitoring cumulative impact of future development on evacuation clearance times.
- ~~E.~~ 5.1.13.1.4 Flood proofing of new sanitary sewer facilities, including the fitting of backflow preventers on new septic tanks.

POLICY 5.1.13.2

Prohibit the construction of new publicly funded facilities or facilities offered for maintenance in the coastal high hazard area (including roads, water, sewer, or other infrastructure).

POLICY 5.1.13.3

The Town will continue its policy to not provide potable water or infrastructure to the islands, consistent with coastal resource protection and safe evacuation.

POLICY 5.1.13.4

Policies for future land use limit densities outside the Town's urban service (developed) area. It is further the Town's policy not to extend public infrastructure to support (re)development outside the urban service (developed) area, based upon the need to protect coastal resources and ensure the ability of residents to evacuate safely.

OBJECTIVE 5.1.14

In order to reduce or eliminate exposure of human life and public and private property to natural hazards, the Town will coordinate with the County and Withlacoochee Regional Planning Council towards: preparation of a post-disaster plan, or adoption of the County or Regional Plan, by 1991. The following policies shall become effective upon adoption of this plan as interim measures prior to adoption of a formal post-disaster plan.

POLICY 5.1.14.1

Coordinate with the Levy County Director of Disaster Preparedness prior to re-entry of the area by residents. Prior to reentry, the Town Mayor and building official shall coordinate with the Disaster Director to determine unsafe conditions.

POLICY 5.1.14.2

Post-disaster repairs to potable water, wastewater, and power facilities and other actions, which protect the health and safety of residents, shall receive first priority.

POLICY 5.1.14.3

Coordinate with county, state, and federal agencies for redevelopment assistance.

POLICY 5.1.14.4

Consider alternatives to rebuilding of structures that show repeated damage after flood events.

POLICY 5.1.14.5

Ensure that all new development complies with the elevation requirements of the Yankeetown Floodplain Ordinance, and other federal, state, and local requirements for construction of flood-prone areas.

POLICY 5.1.14.6

Require all proposals for development (~~other than one single family unit~~) in the ~~conservation area~~ Residential Environmentally Sensitive land use district to submit a hurricane plan which addresses safety and maintaining evacuation times.

POLICY 5.1.14.7

The recommendations of any interagency hazard mitigation report, which addresses future flood losses ~~and is prepared in response to a Presidential Disaster Declaration~~ shall be incorporated into the Town's Disaster Plan. Hazard Mitigation Projects identified by the town shall be included in the 5-Year Schedule of Capital Improvements with current cost estimates and potential funding sources identified.

POLICY 5.1.14.8

The land development regulations shall include building standards for identifying areas needing redevelopment, and enforcement procedures to eliminate unsafe conditions and inappropriate uses.

OBJECTIVE 5.1.15

Level of service standards, service areas, and phasing for public infrastructure in the coastal area shall be adopted according to the Future Land Use Map by the statutory deadline for plan adoption.

POLICY 5.1.15.1

The following level of service standards apply to the coastal area, which by definition, includes the entire Town limits.

1. For the area described on the Future Land Use Map as the "urban service area," public funding for infrastructure shall be consistent with the levels of service adopted in the ~~Infrastructure-Public Facilities Elements, Policy 1-2-1, and the Traffic Circulation Element, Policy 4-4.~~ When improvements within this area are necessary, construction shall be timed and phased in order that all public facilities be available by the time they are needed to serve new development. Further, private development shall be subject to the same standards.
2. Areas outside the urban service area shown on the Future Land Use Map are not included as Service Areas for Potable water service and Roads. However, private development shall be required to meet the above-adopted level of service standards. Timing and phasing of private development shall ensure that all public facilities be available by the time they are needed to serve new development.

OBJECTIVE 5.1.16

Avoid adverse impacts from development and redevelopment to the natural state and functions of the Town's wetlands and surface water systems.

POLICY 5.1.16.1

Yankeetown shall monitor development to ensure no loss of wetlands and no degradation of surface water quality. The open space requirement shall be one hundred (100) percent for the following types of onsite habitats:

- (a) Submerged aquatic vegetation
- (b) Undisturbed salt marsh wetlands
- (c) Salt flats / salt ponds
- (d) Fresh water wetlands
- (e) Fresh water ponds
- (f) Maritime coastal hammock

POLICY 5.1.16. 2 Yankeetown hereby adopts the attached map 8A within the Yankeetown Data and Analysis indicating the CHHA. The CHHA shall be defined as that area below the elevation of the Category-1 storm surge line as established by the SLOSH computerized storm surge model.

CHAPTER SIX
RECREATION/OPEN SPACE ELEMENT
EXECUTIVE SUMMARY

Yankeetown is fortunate in having an abundance of resource-based recreational opportunities, in the form of parks, preserves, and a wildlife management area, as well as a public beach owned by Levy County. Activity-based recreational areas are limited in number; however, according to a survey conducted by the Yankeetown Planning Commission, these parks are adequate to serve the needs of the Town's citizens. Using the Department of Natural Resources guidelines for acreage of parks, it was found that Yankeetown has a surplus of parks in the categories of neighborhood park, Community Park, and equipped play area, for both the existing population and the projected population to the year ~~2010~~ 2020. All recreation facilities have been determined to be accessible to both handicapped and elderly users.

The Town is blessed with an abundance of open space, including the Withlacoochee River that is an Outstanding Florida Water, the Gulf of Mexico, preserves, a management area, and lands owned by the Town for preservation purposes. The pastoral open space lands are one of the most attractive attributes giving Yankeetown its rural atmosphere, an atmosphere that is fast disappearing from this region but has left Yankeetown unspoiled.

It is recommended that future efforts be directed toward adopting land development regulations that ensure that the Town keeps its rural atmosphere through ensuring adequate open space in conjunction with any future development. It is further recommended that the Town take necessary action to maintain its existing parks and natural resources. Existing recreation areas in Yankeetown should not be allowed to deteriorate; the Town should take care that valuable natural resources, that are the foundation of most of the recreation opportunities, are as clean in ~~2010~~ 2020 as they are today.

GOALS, OBJECTIVES, AND POLICIES

GOAL 6.1

To maintain existing recreational facilities and opportunities while taking care to strive for only those wanted recreational items that the residents are willing to be taxed to obtain or can be obtained by grants.

Park and Recreation Facility Provision Objective and Policies

OBJECTIVE 6.1.1:

To continue to coordinate public and private resources in order to meet adopted levels of service standards for recreation throughout the planning time frame.

POLICY 6.1.1.1

The Town hereby adopts the following level of service standards for recreational facilities:

- Neighborhood Parks: 2 acres per 1000 population
- Community Parks: 2 acres per 1000 population
- Equipped tot play area: 0.5 acres per 1000 population

POLICY 6.1.1.2

Preserve and maintain existing recreational opportunities by the Town budgeting process.

POLICY 6.1.1.3

A recreation and Park Committee created to monitor existing recreational opportunities and to seek funding sources, that could help prevent unforeseen recreational deficiencies during the period of the planning horizon.

Open Space Provision Objectives and Policies

OBJECTIVE 6.1.2

Lands designated as Open Space shall be protected from undesirable land uses and shall remain intact through the planning horizon to 2010-2020 and beyond.

POLICY 6.1.2.1

The Town shall adopt after Plan submission, within the time frame as called for in Florida Statutes, a land development regulations that designate or acquire open space and natural reservations, including the following:

1. Open space shall be defined as "undeveloped land suitable for passive recreation and/or conservation uses."
2. Minimum standards for new residential subdivisions, multifamily and commercial development to provide open space, such as maximum lot coverage provisions, height limitations to provide view protection, buffering requirements between adjacent uses and minimum right-of-way dedication.
3. Provisions to designate or acquire natural reservations, through site design techniques such as cluster zoning and transfer of development rights aimed at protecting natural, estuarine, wetland, archaeological and historical resources, and dedication of easements for public access or conservation purposes.
4. Provisions to allow private property owners to develop on portions of land that are not environmentally significant, while donating portions of land containing natural, estuarine, wetland, archaeological and historical resources to the State, federal or local government, Nature Conservancy or other agencies that acquire land for natural reservations.

POLICY 6.1.2.2

The Town, already blessed with an abundance of open space, shall nevertheless monitor environmentally sensitive lands as to the possibility of their being included in any state purchase of such lands.

POLICY 6.1.2.3

The Town shall explore ways to encourage the provision of open space areas within areas to be developed in the future.

OBJECTIVE 6.1.3

To ensure and continue unimpeded access to all recreational opportunities

POLICY 6.1.3.1

To maintain in its present state the vest pocket park at the end of 56th Street as a source of passive recreation to enjoy the natural beauty of the Withlacoochee River.

POLICY 6.1.3.2

To continue to cooperate with the County in regards to its beach on the Gulf and monitor complaints from Town residents if beach access becomes a problem.

Public/Private Coordination Objectives and Policies

OBJECTIVE 6.1.4

Establish communication between County, State and local government, the quasi-public sector and the private sector to enhance the possibility of new or existing recreational opportunities.

POLICY 6.1.4.1

The Parks and Recreation Committee will be the vehicle to carry out Objective 6.1.4.

POLICY 6.1.4.2

Yankeetown may enter into inter-local agreements for joint use of a facility or site such as the school or such other sites as deemed appropriate.

CHAPTER SEVEN
INTERGOVERNMENTAL COORDINATION ELEMENT

EXECUTIVE SUMMARY

The need for intergovernmental coordination is of crucial importance to small towns such as Yankeetown. Modest financial resources mean that many services are provided through contractual arrangements with service providers and/or volunteer assistance from Town citizens. A great number of services are provided by other units of government - Levy County, the State of Florida, or a variety of State agencies. It is therefore important that the Town identify the specific needs for coordination of activities with other entities to ensure that the Town's needs are well and properly met. The Intergovernmental Coordination Element meets this need by identifying the issues requiring coordination and recommending specific action to meet the Town's needs.

GOALS, OBJECTIVES, AND POLICIES

GOAL 7.1

To establish processes that respond to the needs for coordination among Town, local, regional, state, and federal governments and private entities resulting from the implementation of Yankeetown's comprehensive plan and any incompatible goals, objectives and policies proposed in other local, regional, or state plans.

SERVICE AGREEMENTS

OBJECTIVE 7.1.1

Analysis shows that service agreements currently exist for electrical utilities, telephone service, cable television service, and emergency medical service. In order to ensure that these services continue to be provided, the agreements that currently exist shall be maintained, providing that adequate service has been provided for the period of the agreement.

POLICY 7.1.1.1

Maintain the existing service agreement for electric power delivery with the Central Florida Electric Cooperative or other power distributor, as market conditions and availability dictate.

POLICY 7.1.1.2

The existing agreement between Yankeetown and Southern Bell is in effect until 2007. Therefore, this agreement shall be monitored throughout the planning period.

POLICY 7.1.1.3

Yankeetown has a franchise ordinance with Mickelson Media Inc for delivery of cable television service through 1999. This agreement shall be monitored until that time, and re-evaluated upon expiration.

POLICY 7.1.1.4

Continue the inter-local agreement with Levy County to provide emergency medical service and police protection to Yankeetown until or unless a more economically feasible means of providing this service is identified.

POLICY 7.1.1.5

Continue existing coordination mechanisms with the Sheriff's department.

HOUSING ELEMENT

OBJECTIVE 7.1.2

Analysis indicates that Yankeetown relies on the private sector for delivery of housing. In order to better inform builders of the specific needs in Yankeetown, communication shall be established between the Town and the private sector, within one year after a notice of intent is received by the Town from DCA that will advise the public sector on the needs of the Town.

POLICY 7.1.2.1

Disseminate public information to the private sector for the purpose of informing them of the special housing needs of Yankeetown.

POLICY 7.1.2.2

Schedule presentations at public meetings and in coordination with special interest groups such as the Historical Society and the Chamber of Commerce in order to inform them of existing conditions and needs in Yankeetown.

POLICY 7.1.2.3

Apply for grant assistance programs for housing rehabilitation, if needed.

POLICY 7.1.2.4

Establish a mechanism, such as public advertisement, to ensure that the private sector is notified of any grants for housing construction received by the Town.

OBJECTIVE 7.1.3

Analysis shows a growing concern for potentially historical structures in the Town. In order to preserve these structures, communication shall be established with all interested parties, by the statutory deadline for adoption of the land development regulations, for the purpose of preservation and protection of historically significant structures.

POLICY 7.1.3.1

The Town shall examine the need for a historic survey of the Town.

POLICY 7.1.3.2

Communication shall be established with the Florida Department of State, Division of Historic Resources to examine funding resources and to identify approved historic professionals to conduct the survey.

POLICY 7.1.3.3

Designate a liaison between the Town Council and the Historic Society in order to establish a means of direct communication between the two bodies.

OBJECTIVE 7.1.4

Analysis shows a need for programs for provision of housing for low- to moderate-income households in the Town. By 1995, the Town will identify programs for assistance to households in this income range.

POLICY 7.1.4.1

The Town will designate a liaison between the Town Council or the Planning Commission and the Levy County Housing Authority to ensure that Yankeetown is included in any housing-related programs developed by the authority.

PUBLIC FACILITIES ELEMENT

OBJECTIVE 7.1.4

(Notice to DCA: the existing plan has two Objective 4's and is not renumbered for this amendment. Final correction will take place during the EAR)

Through cooperation and coordination of solid waste and recycling programs, assist Levy County in the goal of extending the capacity of the County's solid waste disposal facilities, and reducing all volume of solid waste requiring disposal by 30 percent by 1994.

POLICY 7.1.4.1

The Town should establish an inter-local agreement with the county to ensure adequate future capacity to the Town and ensure that the county's recycling programs are implemented in the Town.

POLICY 7.1.4.2

Yankeetown shall establish a liaison person to ensure that the Town's suggestions and concerns are addressed during the recycling program's development and implementation, and promote public awareness programs on recycling.

POLICY 7.1.4.3

Yankeetown shall establish a contract with its waste pickup contractor that provides for recycling methods compatible with the County program.

OBJECTIVE 7.1.5

Analysis shows a potential for groundwater contamination in the area of the former landfill. In order to address this concern, the Town shall examine ways to monitor the existence of pollution problems near the former dumpsite by 1995.

POLICY 7.1.5.1

Town Council should contact the Department of Environmental Regulation and hold informal meetings to discuss financial and other aspects of a monitoring plan.

OBJECTIVE 7.1.6

In coastal communities like Yankeetown, maintenance of a stable water supply is a significant concern. In order to address this concern, Yankeetown shall participate in the Southwest Florida Water Management District's (SWFWMD) water conservation program and examine prime aquifer recharge protection measures by the statutory deadline for adoption of the land development regulations.

POLICY 7.1.6.1

Yankeetown shall seek assistance from SWFWMD in order receive input regarding development of a water shortage plan.

POLICY 7.1.6.2

The Town shall designate a liaison to continue written and verbal communication with SWFWMD concerning new programs and the availability of additional data regarding water conservation.

POLICY 7.1.6.3

Yankeetown shall maintain communication with SWFWMD to discuss the feasibility for protection of its potable water supply from saltwater intrusion to meet Yankeetown's needs.

OBJECTIVE 7.1.7

Yankeetown shall develop a process, by the statutory deadline for adoption of the land development regulations, to ensure the proper storm water or surface water management permits are obtained prior to issuance of development orders.

POLICY 7.1.7.1

The Town shall develop a checklist, in coordination with the County Building Department, to ensure that development orders are not issued until proper permits have been obtained.

OBJECTIVE 7.1.8

Levy County maintains all drainage structures within the Town. In order to keep the county abreast of maintenance problems in the Town, it is the Town's objective to extend communication between Yankeetown and the county for the upkeep of drainage structures.

POLICY 7.1.8.1

The Town shall establish an inter-local agreement with the county to maintain drainage structures in the Town.

POLICY 7.1.8.2

Yankeetown shall maintain ongoing written and verbal communication with the county regarding any drainage problems in the Town.

POLICY 7.1.8.3

The Town shall seek technical assistance from the county in the development of a storm water management plan and ensure the plan is compatible with county drainage policy.

TRAFFIC CIRCULATION ELEMENT

OBJECTIVE 7.1.9

The Town shall develop a coordination mechanism with other local governments and FDOT, by the statutory deadline for adoption of land development regulations, to ensure that the level of service on shared roadways does not exceed the adopted level of service.

POLICY 7.1.9.1

The Town shall maintain communicative relationships with Inglis, Levy County, and FDOT to ensure that impacts of future transportation plans on other jurisdictions are addressed.

POLICY 7.1.9.2

Yankeetown shall establish informal agreements with neighboring jurisdictions to develop a procedure to ensure that proposed developments and/or proposed road projects are consistent with Yankeetown's plan.

POLICY 7.1.9.3

The Town shall maintain ongoing written and verbal contact with FDOT concerning the state's transportation plans that may affect Yankeetown.

OBJECTIVE 7.1.10:

Yankeetown has established a level of service "C" on CR 40 that is a shared facility with the county. It is the Town's objective to maintain this level of service throughout the planning time frame, through measures that ensure immediate coordination with the county as problems arise with this facility.

POLICY 7.1.10.1

The Town will maintain coordination through periodic updates between the Mayor's Office and county road personnel.

POLICY 7.1.10.2

The Town shall maintain telephone communication with the county road supervisor regarding problems needing immediate attention.

POLICY 7.1.10.3

Yankeetown shall review and participate in the emergency evacuation clearance plan and model being developed by the Withlacoochee River Planning Council. Upon completion, Yankeetown shall adopt and implement plans to maintain the evacuation plan clearance times established for the region.

POLICY 7.1.10.4

Yankeetown will coordinate with Levy and Citrus Counties to ensure that all emergency evacuation plans for the area are compatible.

RECREATION AND OPEN SPACE

OBJECTIVE 7.1.11

In order to meet the future recreation needs of the Town, communication shall be established between the Town, county, and ~~Department of Natural Resources (DNR)~~ FDEPR in order to determine the best means of establishing new facilities.

POLICY 7.1.11.1

Establish a Parks and Recreation Committee to oversee issues regarding future recreation in the Town.

POLICY 7.1.11.2

Notify the above bodies of the existence and role of the committee and request notice of their programs.

OBJECTIVE 7.1.12

There are several county-owned recreation facilities located in Yankeetown. Due to this fact, the Town shall set up communications between the Town and the County in order to keep the county abreast of maintenance and upkeep problems.

POLICY 7.1.12.1

Establish a liaison between the Parks and Recreation Committee and the county to keep the county abreast of any problems in Yankeetown.

LAND USE ELEMENT

OBJECTIVE 7.1.13

By the statutory deadline for adoption of land development regulations, the Town shall explore ways to rehabilitate areas or remove isolated incidence of blight in the Town.

POLICY 7.1.13.1

Direct the Yankeetown Grants Investigator to research and make recommendations regarding the possibility of the Town receiving grants for rehabilitation or redevelopment for the Town, if needed.

OBJECTIVE 7.1.14

Ensure that the plans of Yankeetown remain consistent with the plans of the Department of Environmental Regulation (DER), Southwest Florida Water Management District (SWFWMD), U.S. Army Corps of Engineers (ACOE) and the ~~Department of Natural Resources (DNR)~~ Florida Department of Environmental Protection (DEP) regarding their plans for the coastal area and resource management.

POLICY 7.1.14.1

The Town shall adopt a monitoring and evaluation program that will insure that any amendments to the plan will be in compliance with the various regional plans and agency state plans.

OBJECTIVE 7.1.15

In order to confirm that the Town remains in compliance with the regional policy plan and the state plan, coordination mechanisms will be established among the Town, regional planning council and the state by 1993.

POLICY 7.1.15.1

A liaison between the Town, State, and regional planning council should be established in order to ensure that the Town's plan and subsequent amendments do not conflict with local, state, or regional policy plans.

OBJECTIVE 7.1.16

There are currently no methods of coordinating the Town's comprehensive plan with the plans of Inglis, Levy and Citrus County, or school boards that serve Yankeetown. The Town shall establish policies considering annexation issues, future land uses, and conflict on issues regarding the future use of land. By 1994, the Town shall establish appropriate mechanisms for coordination.

POLICY 7.1.16.1

The Town shall, through verbal and written communication, keep in contact with the Levy, Marion, and Citrus County School Boards.

POLICY 7.1.16.2

The Town shall establish a coordination mechanism with Levy County, Citrus County, and Inglis regarding future land uses and any changes to the future land use map. The purpose of this coordination is to ensure that changes in future land use in Yankeetown are compatible with land uses in the adjacent jurisdictions.

POLICY 7.1.16.3

The Town shall work with Levy County to establish procedures to ensure that future annexations by the Town are appropriate and in the best interests of the Town and County.

POLICY 7.1.16.4

When conflict between the Town and adjacent jurisdictions cannot be resolved through normal negotiations, the Town will employ the assistance of the WRPC's informal mediation process.

CAPITAL IMPROVEMENTS ELEMENT

OBJECTIVE 7.1.17

Establish coordinating mechanisms, by the adoption of a FY 1990 budget, for notification of concerned citizens and all other interested parties of proposed improvements to the infrastructure or services in the community.

POLICY 7.1.17.1

The Town will notify the public regarding the availability of documents used when decisions regarding capital facilities are discussed.

POLICY 7.1.17.2

The Town will coordinate with the county to allow for joint actions on projects that affect Yankeetown.

COASTAL MANAGEMENT/CONSERVATION ELEMENT

OBJECTIVE 7.1.18

Yankeetown shall establish communications with the ~~FDEP Department of Environmental Regulation Protection (DERP)~~, Bureau of Air Quality Management, by 1991, in order to notify the Town council of potential problems.

POLICY 7.1.18.1

The Town shall appoint a liaison to the FDEP Department of Environmental Regulation (DERP) to monitor developments in air quality in the area.

OBJECTIVE 7.1.19

Analysis shows that various sensitive wildlife communities, including the Withlacoochee River Bay and Estuary, are located within Yankeetown. In order to protect these communities the Town shall establish intergovernmental coordination mechanisms, commencing upon adoption of this plan, towards minimizing adverse impacts to such resources.

POLICY 7.1.19.1

The Town shall contact the agencies above that have programs for protection of vulnerable communities such as the Conservation and Recreation Lands (CARL) program, in order to assess the possibility of inclusion of certain lands into the programs.

POLICY 7.1.19.2

The Town shall establish, through the land development regulations, conservation easements, buffers, and preservation areas aimed at preserving and managing ecological communities.

POLICY 7.1.19.3

Request technical assistance from the ~~Florida Game and Fresh Water Fish Commission (FGFWFC)~~ Fish and Wildlife Conservation Commission (FWCC) and the ~~FDEP Department of Natural Resources (DNR)~~ in order to identify and adopt possible preservation options that are currently available.

POLICY 7.1.19.4

In order to protect the Withlacoochee Bay estuary, the Town shall develop coordination mechanisms with Citrus County and Levy County, regarding estuarine pollution, surface water runoff, protection of living marine resources, reduction of exposure to natural hazards and ensuring public access. Coordination mechanisms shall include consideration of an informal agreement between all entities that each will notify the other jurisdictions upon receipt of development proposals along the Withlacoochee shoreline (adjacent to Yankeetown) and estuary that may affect the above. Further, all entities should notify each other upon proposals for plan amendments affecting those areas.

OBJECTIVE 7.1.20

Analysis indicates that a number of species of special status are located in the Yankeetown area. In order to protect these species, steps must be taken, through the land development regulations, to adopt policies geared toward their protection.

POLICY 7.1.20.1

The Town shall disseminate information, through press releases or other types of advertisement, to private landowners to inform them on the species that exist in the area, methods of protection, and regulations that are required to be followed.

POLICY 7.1.20.2:

The Town shall consult the ~~Florida FWCC Game and Fresh Water Fish Commission (EGFWFC)~~ prior to approval of any development that may adversely affect species of special status (over 20 acres in size or 100 units).

OBJECTIVE 7.1.21

The Town of Yankeetown is located entirely in the ~~hurricane velocity zone~~ CHHA. Due to this fact, evacuation is an important topic for the community. Continuing coordination is necessary to educate the public and keep the county aware of the existing situation in Yankeetown. The Town shall evaluate the existing coordination with the county in order to maintain a functional relationship regarding evacuation.

POLICY 7.1.21.1

Continue the coordination mechanisms presently in place between the Mayor's office and the Levy County Director of Disaster Preparedness to coordinate evacuation routes and to provide the county with updated lists of residents who require special assistance in evacuation.

POLICY 7.1.21.2:

Provide public information to educate new and existing residents of hurricane evacuation procedures.

POLICY 7.1.21.3:

Coordinate with Levy County in determining additional sites for public hurricane shelters as the population demands.

POLICY 7.1.21.4

Identify all local, state, and federal agencies that provide disaster relief assistance in order to hasten the relief and redevelopment process

OBJECTIVE 7.1.22 - CONSIDERATION OF OTHER PLANS & JOINT PLANNING

The Town shall identify the affects of the plans of other jurisdictions and shall cooperate in the implementation of processes for coordination of those plans with the local plan.

POLICY 7.1.22.1 ~~Policy 22-4~~ - Special Districts

The Town will review the plans and facility reports of SWFWMD and any other independent special district plans and resolve any conflicts with the local plan, including concurrency issues, through the amendment process.

POLICY 7.1.22.2 ~~Policy 22-2~~ - Annexation and Service Areas

The Town will coordinate any proposed annexation with the Levy County Planning Department (LCPD) and other appropriate jurisdictions in order to ensure a comprehensive and integrated annexation and service area (MSD) process that includes consideration of the following:

- Advance notice to respective parties of interest

- A delineation of areas eligible to be annexed or designated as an MSD.
- Alternatives to annexation.
- An accurate legal description of areas proposed to be annexed.
- A pre-determination of the town's ability to provide services to the area.
- Consistency with county land uses allowed at the time of annexation.
- Compliance with all applicable state laws
- Coordination with state and regional land planning agencies.

The Town will provide a certified mail copy of its published or posted notice of proposed annexation to Levy County and any other jurisdiction within one-quarter mile of the area proposed to be annexed.

POLICY 7.1.22.3 Policy 22-3 - Population Projections

The Town will participate in a collaborative decision making process with the LCPD to determine or revise population projections in the local plan and shall enter into a memorandum of agreement, which shall provide for the utilization of consistent and coordinated population projections.

POLICY 7.1.22.4 Policy 22-4 - School Siting

The Town shall enter into an Interlocal Agreement with the LCSB and other applicable jurisdictions to implement the school siting objectives, policies and collaborative planning process identified in the Future Land Use Element of this plan. (Ref. FLU Objective 9, Policies 9-1, 9-2)

POLICY 7.1.22.5 Policy 22-5 - Facilities Subject to Concurrency

The Town will annually by written memorandum, mutually coordinate with the LCPD and applicable adjacent jurisdictions on the location, extension, expansion, contraction or other proposed change affecting public facilities subject to concurrency, including water and recreational facilities located within the Town.

POLICY 7.1.22.6 Policy 22-6 - Non-Jurisdictional or Shared Facilities

The Town will continue to coordinate with Levy County and other appropriate jurisdictions through interlocal agreements or memoranda of agreement for joint planning and coordination processes for the provision of county or shared facilities within or providing services to the Town, including, but not limited to the following:

- Solid Waste/Landfill facilities
- Emergency Operations
- Transportation facilities
- Recreational facilities
- Storm water/Drainage facilities
- Central Wastewater Treatment Plant Facilities (WWTP)

POLICY 7.1.22.7 Policy 22-7 - Problematic Land Uses

The Town will collaborate with the county and adjacent jurisdictions in the collective development of guidelines and processes for the identification, review and coordination of standards for the regulation or siting of problematic land uses which may affect the Town or adjacent jurisdictions including, but not limited to, the following:

- Adult Entertainment Facilities
- Industrial and Mining Uses
- Group, Homeless or Low-Income Housing or Facilities
- Power, Gas or Water Transmission Facilities
- Telecommunication Towers
- Wastewater Treatment or Disposable Waste Facilities

- Water Dependent or related uses on the Withlacoochee River.

CHAPTER EIGHT

CAPITAL IMPROVEMENTS ELEMENT

EXECUTIVE SUMMARY

The Capital Improvements Element has been developed to coordinate public facility needs with the Town's financial capability to provide those needs. The Element contains an evaluation of the needs for facilities, an estimate of costs, an analysis of fiscal capability of the Town, designed to correct existing deficiencies and maintain adopted levels of service.

The only deficiency is the need for a stormwater management plan, and the reconstruction of existing drainage outfalls, at a combined cost for the plan, design of the outfalls, and reconstruction of the outfalls of \$215,000.00. The management plan will provide the basis for handling new drainage needs due to growth; the design and construction of the outfalls will correct an existing deficiency.

The assessment of projected revenues and expenditures assumes a continuation of the past growth trend resulting in increases in property values, modest increases in the ad valorem millage rate, and continued increases in expenditures. The Town has historically operated on a pay-as-you-go basis, currently having no debt service obligations. It has been estimated, therefore, that the Town would not budget for the stormwater management plan until FY 93, and would budget for the design of the drainage outfalls in FY 95, with actual construction to occur in the following five-year period.

GOALS, OBJECTIVES, AND POLICIES

GOAL 8.1

Public facility and public service needs of Yankeetown citizens shall be met while maintaining the financial health of the community.

OBJECTIVE 8.1.1:

To provide capital improvements to correct existing deficiencies by 2000 and accommodate future growth as outlined in the list of needs within this element. Upon adoption of this plan, the Capital Improvements Element shall ensure that there will be no public expenditures that subsidize future increases for development in the coastal high hazard areas (except for restoration or enhancement of natural resources). Public expenditures to maintain the current infrastructure based upon the adopted future land use map will continue as identified in the 5 year plan.

POLICY 8.1.1.1

Capital improvement projects shall be budgeted and programmed after evaluation which measures the need for the project against recommendations in all appropriate elements of the Yankeetown Comprehensive Plan. In order to carry out this policy an evaluation system will be established to include such items as fiscal considerations, other agency plans, demands of growth, existing deficiencies, and public safety.

POLICY 8.1.1.2

The annual budget process shall have a capital budget component, including adequate provisions for renewal and replacement of capital facilities under the control of Yankeetown. Corrections, and modifications concerning costs, revenues, or acceptance of facilities pursuant to dedications of funds which are consistent with the plan and are adopted by ordinance must be submitted to the

Department of Community Affairs. An annual amendment to the plan is required to update the schedule and to eliminate, defer, or delay the construction for any facility listed in the 5 year schedule.

POLICY 8.1.1.3

The Town shall include provisions in the annual monitoring and evaluation program for the Capital Improvements Element provisions to ensure adequate public facilities and services for developments approved prior to the adoption of the Yankeetown Comprehensive Plan.

OBJECTIVE 8.1.2

To ensure that continuing coordination is maintained throughout the planning period for decisions regarding land use (including special consideration for coastal area needs), land development requirements, annual budget, and provision of public facilities and services.

POLICY 8.1.2.1

The Town's annual budget process shall include a review of infrastructure Level of Service and other consideration of policies of the Yankeetown Comprehensive Plan in order to ensure that capital expenditures further the objectives of this plan.

POLICY 8.1.2.2

The Town's fiscal planning shall include appropriate management of debt, based upon the Town's modest revenue stream and ability to finance borrowing. Each year, the Town Council shall review the level of service standards for infrastructure and identify deficiencies and projected needs to ensure that level of service standards are achieved and maintained. A list of needed improvements as well as current and projected costs and revenue sources shall be prepared. The annual budget and the five year projected budget shall be incorporated into a comprehensive plan amendment and submitted to the Florida Department of Community Affairs.

OBJECTIVE 8.1.3

To meet and maintain adopted levels of service through correction of existing deficiencies as well as requiring new development to bear its share of costs for new facilities and services on the basis of the benefits received by the existing and future residents. Capital improvements to be funded by a developer must be financially feasible and shall be guaranteed in a binding, executable agreement. These agreements and interlocal agreements shall be reflected in the schedule of capital improvements if the capital improvement is necessary to serve development within the 5 year schedule. If planned revenue sources require referenda or other actions to secure the revenue source, the capital improvements plan shall identify other revenue sources that will be used to fund the capital improvements to ensure financial feasibility.

POLICY 8.1.3.1

The following level of service standards, as identified in each element of the Yankeetown Comprehensive Plan, shall be the primary consideration in decisions regarding the provision of public facilities and services:

1. Infrastructure:

Potable Water Facilities - 125 gallons per capita per day

Solid Waste Facilities - 2.5 pounds per capita per day

Stormwater Drainage Facilities - All development shall meet SWFWMD requirements under Chapter 62-25, F.A.C. for Outstanding Florida Waters (OFW), with the following exception:

Expansion of existing residential development of less than 300 square feet of additional impervious coverage shall provide site-suitable stormwater management in accordance with land development regulations, stormwater standards and criteria that the Town shall adopt by January 2009.

A. The following interim levels of service standards are adopted for existing facilities:-

Water Quantity:-

Conveyance Systems - Swales, ditches, roadway culverts and cross-drains shall convey the runoff from a 5-year, 24-hour storm without flooding adjacent pavement or adjoining property.-

B. Retrofit of Existing Facilities - The 1993 Stormwater Management Study shall determine drainage deficiencies, and recommend rehabilitation projects for quantity and quality enhancement. Rehabilitation and retrofitting shall be based upon the following minimum standards:-

Water Quantity:-

Conveyance Systems - Open swale drainage systems shall convey the runoff from a 10-year, 24-hour storm without flooding adjacent pavement or adjoining property.-

Roadway culverts and cross-drains shall convey the runoff from a 25-year, 24-hour storm.-

Water Quality:-

Stormwater Management Systems - Stormwater management systems shall be designed to either retain on-site the runoff generated by a 25-year, 24-hour storm or detain and discharge the runoff from a 25-year, 24-hour storm at peak discharge rates which do not exceed predevelopment rates.-

Water quality treatment, in general, shall be provided for a volume equivalent to 3/4 inch of depth over the entire site or the runoff from the first 1-1/2 inches of rainfall on the entire site, consistent with Chapter 17-25.025(9), FAC, design criteria for Outstanding Florida Waters.-

C. New Development - All new development and redevelopment shall conform to the following level of service standards:-

1. All single family, duplex, triplex and quadruplex residential units, which are not part of a larger development, and do not otherwise require compliance with SWFWMD permitting rules, shall meet the following standards:-

a. Lots shall be graded in such a manner as to provide on-site retention volume equivalent to 3/4 of depth over the entire site or lot.-

b. Impervious surface ratios shall be limited to 30%.-

c. Erosion and sediment control such as staked straw bales or fabric silt fences shall be used during construction to prevent transportation of soil or sediment off-site.-



d. In the Residential Environmentally Sensitive Land Use District Conservation Area, all development shall provide on-site retention volume equivalent to ¾ inch of depth over the entire lot or site; grassed swales may be used, as long as equivalent storage is provided.

e. In the Conservation Area, Clearing of native vegetation for all development shall be limited to ten percent of the total site.

3. The term redevelopment, when used in determining stormwater level of service standards, shall be defined as projects where the estimated value of construction exceeds fifty percent (50 %) of the appraised value of the existing improvements on the property.

2. All other development and redevelopment, not described in 1) above, shall meet the following standards:

Water Quantity:

Conveyance Systems - All drainage swales and ditches shall be designed to convey the runoff generated from a 25-year, 24-hour storm event.

On collector roads, culverts and cross-drains shall convey the runoff from a 10-year, 24-hour storm.

On local roads and internal subdivision roads, culverts and cross-drains shall be designed to convey the runoff from a 10-year, 24-hour storm.

Water Quality:

Stormwater Management Systems - Stormwater management system shall be designed to either retain on-site the runoff generated by a 25-year, 24-hour storm or detain and discharge the runoff from a 25-year, 24-hour storm at peak discharge rates which do not exceed predevelopment rates.

Water quality treatment, in general, shall be provided for a volume equivalent to ¾ inch of depth over the entire site or the runoff from the first 1-1/2 inches of rainfall on the entire site, consistent with Chapter 17-25.025(9), FAC, design criteria for Outstanding Florida Waters.

Site-specific conditions may require other design criteria to be satisfied in order to obtain Water Management District construction permits. To ensure compliance with these requirements, a copy of a valid Water Management District permit or exemption letter shall be presented before building permits or development approvals are granted.

Sanitary Sewer Facilities -

A. General Standards:

Private on-site disposal systems shall meet or exceed the requirements set by the Florida Department of Health and Rehabilitative Services, Chapter 10D-6, Sections 10D-6.041, 10D-6.042, 10D-6.043, 10D-6.044, 10D-6.045, 10D-6.046, 10D-6.047, 10D-6.048, 10D-6.049, 10D-6.050, 10D-6.051, 10D-6.052, 10D-6.053, 10D-6.054, 10D-6.055, 10D-6.056, 10D-6.057, 10D-6.058, V.5, FAC.

Due to the location of the town within the 100 year flood plain and within the Coastal High Hazard Area (CHHA), there are no plans to provide central wastewater treatment until a regional system can be developed in conjunction with the neighboring town of Inglis and Levy County, and constructed outside the Coastal High Hazard Area east of U.S. Highway 19.

In the interim period before a regional central wastewater system is available, the Town shall require in all land use districts:

- a. Yankeetown shall develop a strategy to participate in water quality monitoring of the Withlacoochee River;
- b. develop an educational program to encourage inspection (and pump-out if needed) of existing septic tanks;
- c. all new and replacement septic tanks shall meet performance based standards (10mg/l nitrogen).

~~B. Standards within the Conservation Area~~

~~All developments within the Conservation Area, as defined on the Future Land Use Map, shall be required to use Class I or other Florida Department of Health and Rehabilitative Service approved aerobic treatment systems.~~

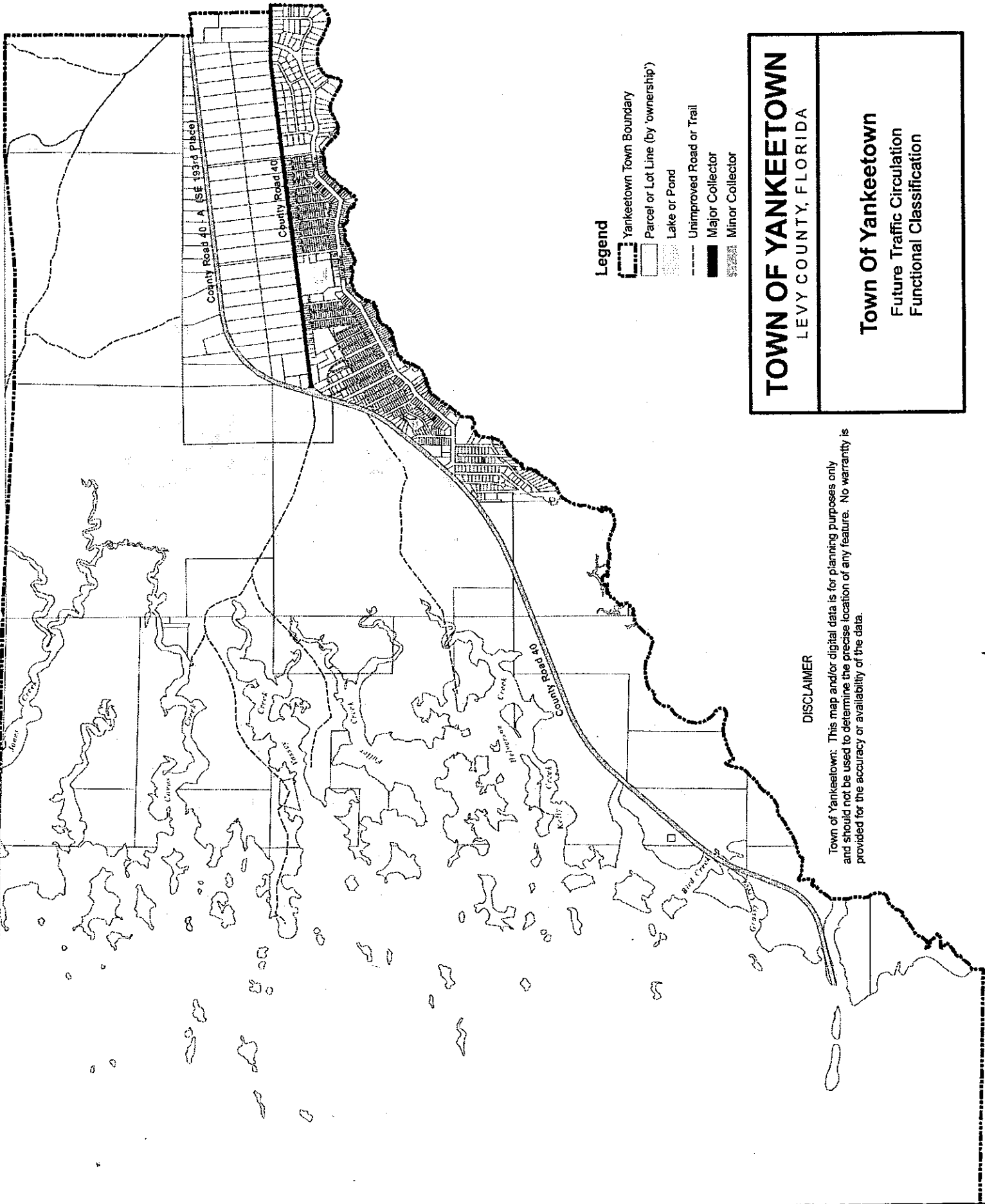
~~C. Standards within the Development Rights Urban Receiving Area~~

~~All development within the Urban Receiving Area, as defined on the Future Land Use Map, shall be required to use Class I or other Florida Department of Health and Rehabilitative Service approved aerobic treatment systems if additional development rights are obtained under the Transfer of Development Rights program.~~







2. Roads Peak hour level of service standard.

Level of Service C shall be maintained for all roads in Yankeetown.

County Road 40 and 40-A shall be maintained as LOS C in accordance with Levy County's adopted comprehensive plan.



Legend

-  Yankeetown Town Boundary
-  Parcel or Lot Line (by ownership)
-  Lake or Pond
-  Unimproved Road or Trail
-  Major Collector
-  Minor Collector

TOWN OF YANKEETOWN
LEVY COUNTY, FLORIDA

Town Of Yankeetown
Future Traffic Circulation
Functional Classification

DISCLAIMER

Town of Yankeetown: This map and/or digital data is for planning purposes only and should not be used to determine the precise location of any feature. No warranty is provided for the accuracy or availability of the data.

3. Recreation and Open Space

Neighborhood Parks: 2 acres per 1,000 population

Community Parks: 2 acres per 1,000 population

Equipped play lots: 0.5 acres per 1,000 population

POLICY 8.1.3.2

Level of service standards identified in each element of the Yankeetown Comprehensive Plan shall be the primary consideration in decisions regarding the provision of public facilities and services.

POLICY 8.1.3.3

The Yankeetown Land Development Code shall contain provisions to ensure that development orders are not issued for development activities which degrade the level of service below the adopted standard as identified in each comprehensive plan element. Such provisions may allow for provision of facilities and services in phases, so long as such facilities and services are provided concurrent with the impacts of development.

POLICY 8.1.3.4

The Town shall consider, and adopt as appropriate, a means to ensure that new development shares a proportionate cost on a pro rata basis in the provision of facilities and services necessitated by that development in order to maintain the Town's adopted level of service standards. Proportionate costs shall be based upon, but not limited to:

1. Cost for extension of water mains, including connection fees.
2. Costs for all circulation and right-of-way related improvements to accommodate the development for local roads not maintained by Levy County. Costs to maintain County Road 40 and 40 A and any other road within the town that are maintained by Levy County shall be governed by the Levy County Proportionate Share Ordinance and Yankeetown will continue to adopt and ensure the level of service is maintained coordination mechanisms between the two planning departments.
- 3 Costs for drainage improvements.
4. Costs for recreational facilities, open space provision, fire protection, police services, and stormwater management.

POLICY 8.1.3.5

The Town shall consider implementing a program for mandatory dedications or fees -in lieu of- as a condition of plat approval for the provision of recreation and open space.

POLICY 8.1.3.6

The Town shall evaluate public facility demands by new development or redevelopment on a project by project basis to assure that capital facilities are provided concurrent with development.

IMPLEMENTATION

The requirements for implementation of the capital improvements component of the Yankeetown Comprehensive Plan are contained within earlier sections of this element. They are:

1. Schedule of Capital Improvements See Table 1, below

Table 1: Yankeetown Five-Year Schedule of Capital Improvements Expenditures

Project Number	Project Name	FY 2008 (Current Budget)	FY 2008-2009	FY 2009-2010	FY 2010-2011	FY 2011-2012	Total Project Cost
PARKS & RECREATION							
1	Withlacoochee Gulf Pathways Park, WGP (Note 1)	\$569,500					\$569,500
2	WGP Building Renovations (Note 2)	\$29,915					\$29,915
<i>Parks Total</i>		\$599,415	\$0	\$0	\$0	\$0	\$599,415
INFRASTRUCTURE							
1	New Water Treatment Plant (Note 3)	\$3,921,200	\$1,163,600				\$5,084,900
2	Debt Service WTP (Note 4)	\$3,921,200	\$1,163,600	\$38,100	\$38,100	\$38,100	\$5,199,200
<i>Water Plant Total</i>							
STORM WATER DRAINAGE							
1	50 th ST Project (Note 5)	\$0	\$0	\$0	\$0	\$120,000	\$120,000
<i>Storm Water Drainage Total</i>		\$0	\$0	\$0	\$0	\$120,000	\$120,000
TOTAL ALL CATEGORIES		\$4,520,615	\$1,163,700	\$38,100	\$38,100	\$158,100	\$5,918,615

TABLE 1 NOTES
CAPITAL IMPROVEMENT PLAN FUNDING SOURCES

- (1) FRDAP Grants (100%) Florida Recreational Development Assistance Program
- | | | |
|----|----------------------|-----------|
| a. | FRDAP Grant # F05135 | \$189,900 |
| b. | FRDAP Grant # F07093 | \$189,800 |
| c. | FRDAP Grant # F07100 | \$189,800 |
- (2) Felburn Foundation (donation) \$29,915
- (3) DEP State Revolving Fund (SRF)
- o DEP SRF Project Grant # DW 3806010 of \$5,084,921 over 2 years. 3.2 million in FY 07-08 with remainder, approximately 1.8 million, in FY 08-09
 - o An 85% grant with the balance a loan from SRF at a 2.77% rate for 30yrs.
 - o Loan repayment paid from Water Fund.
 - o Florida Rural Water provides interim financing for excess expenditures from FY 07-08 thru FY 08-09. Upon final receipt of DEP grant/loan in FY 08-09 Florida Rural Water financing will be repaid from DEP grant/loan funds and terminated. Proposed expenditures estimate based upon managing engineer cost projections.
- (4) Annual Debt Service will extend for 30 years.
- (5) 50th St. Project
Anticipated to be funded by a 75% / 25% matching grant from SWFWMD, DEP, or DCA. The matching (town) funds will be obtained from the proposed stormwater improvement fund. If no grants can be obtained and the stormwater improvement fund is not approved the project will be funded from the general fund reserve and long term loans.

TABLE 1-

Capital Improvements 1991 - 1995

<u>Project</u>	<u>Estimated Cost</u>
	<u>(thousands)</u>
<u>Stormwater Management Plan</u>	<u>40.0</u>
<u>Engineering and design to reconstruct</u>	<u>25.0</u>
<u>existing drainage outfalls</u>	
<u>Source: Honigar & Ray Engineering Associates, Inc., 1988.</u>	

2. Consistency with other plan elements - Described in the section entitled "Public Facility Needs."

3. Costs and revenue sources indicated in data and analysis Table 1 contains cost information; revenue sources are described in Table 5, below.

NOTE TO DCA: The following table from the original Plan is hereby deleted. We are unable to strike the text as we are unable to convert the picture format to text.

TABLE 5

Reassessment of Projected Revenues and Expenditures
FY1990-91 through FY1994-95*

FUND	Amount (thousands)				
	FY91	FY92	FY93	FY94	FY95
General Fund					
Ad Valorem Rev.	33.4	38.6	44.6	51.5	59.5
Other revenues	116.6	118.4	120.3	122.2	124.1
Expenditures	135.5	142.4	149.4	156.9	164.7
Capital Projects	0	0	40.0	0	0
Balance	14.5	14.6	(24.5)	16.8	(6.1)
Water Dept. Fund					
Revenues	68.0	69.0	70.0	71.0	72.0
Expenditures	68.0	69.0	70.0	71.0	72.0
Balance	0	0	0	0	0

Source: Henigar & Ray Engineering Associates, Inc.

4. Programs and procedures to be adopted to ensure that goals, objectives, and policies of the Capital Improvements Element are met or exceeded:

The Town of Yankeetown will adopt a Concurrency Management System, provided in Chapter 9. The Town will also:

- a. Adopt and implement the goals, objectives, and policies of the individual elements of this comprehensive plan, in compliance with Chapter 163, F.S. and Rule 9J-5.
- b. Adopt the capital budget and Capital Improvement Program (CIP) annually

The capital budget will identify in detail the costs and revenue sources for projects shown in the first year of the five year capital improvements program. As projects are completed during the current budget year, they will be removed from the CIP and a new fifth year of projects added.

- c. Adopt land development regulations, which are consistent with the comprehensive plans within one year of the plan's submission date.
- d. Establish a monitoring system to ensure concurrency.

The adopted programs and procedures shall provide that levels of service shall not fall below those established in this Comprehensive plan, commencing upon adoption of this plan.

The Town shall not issue development orders and permits ~~Development orders and permits shall not be issued by the Town~~ unless public facilities that meet or exceed the adopted level of service standards are available concurrent with the impacts of development. No development order or development permit shall be issued which results in a reduction in the levels of service below the level of service standards established as part of this comprehensive plan, adopted by the statutory deadline.

Previous Capital Improvements Amendments that have never been implemented and are deleted

**TOWN OF YANKEETOWN COMPREHENSIVE PLAN
CAPITAL IMPROVEMENTS ELEMENT**

"SCHEDULE OF CAPITAL IMPROVEMENT" (PROPOSED REVISIONS 9/00) draft 6100 TABLE 1, PAGE 80, VOL. II, CHAPTER 8 as amended 9/99, change as follows:

**TABLE 1
5-YEAR CAPITAL IMPROVEMENTS PLAN 2001-2005
(Prospective funding sources identified in footnotes)**

FY Endings 2001 2002 2003 2004 2005

**PLAN ELEMENT
and Projects:**

RECREATION:

BIKE PATH/TRAIL	50,000 (1)		50,000 (1)	50,000 (1)
BOATING		50,000 (1)		
IMPROVEMENTS PARK				
IMPROVEMENTS				

**CONSERVATION &
COASTAL MGMT.:**

RELOCATION OF				
EMERGENCY		500,000 (2)		
HAZARD MITIGATION PROJECTS (3) 5-YEAR TOTAL/ AS AVAILABLE			2,160,000 (3)	

INFRASTRUCTURE

DRAINAGE sub-element:

STORMWATER PLAN/ENGINEERING	200,000 (4)		
DRAINAGE PLAN IMPLEMENTATION			
PHASE 1		500,000 (5)	
PHASE 2			500,000 (6)

SEWER sub-element:

SEWER FEASIBILITY STUDY	150,000 (7)
SEWER ENGINEERING	150,000 (7)

SEWER SYSTEM CONSTRUCTION

5,000,00 (8)

WATER sub-element:

~~STORAGE TANK 250,000 (9) LINE~~

~~UPGRADES 250,000 (9)~~

~~TOTALS 550,000 550,000 550,000 550,000 7,660,000~~

SEE ACCOMPANYING FOOTNOTES FOR POTENTIAL FUNDING SOURCES.

SEE EXISTING DATA/ANALYSIS & GOP IN AMENDMENTS 96-02 and 99-1

Page 2. TOWN OF YANKEETOWN

CAPITAL IMPROVEMENT PLAN (CIP) 2001-2005 revised 9100

FOOTNOTES

PROSPECTIVE FUNDING SOURCES
and Notes

- (1) ~~FRDAP FLORIDA RECREATIONAL DEVELOPMENT ASSISTANCE PROGRAM (NOTE: BOATING IMPROVEMENT TRUST FUND, THROUGH LEVY COUNTY, MAY BE USED IN A JOINT PROJECT FOR BOATING IMPROVEMENTS)~~
- (2) ~~DEM/EMPATE/EMCGP DIVISION OF EMERGENCY MANAGEMENT PREPAREDNESS & ASSISTANCE TRUST FUND, COMPETITIVE GRANT PROGRAM and CDBG (NOTE: CDBG FOR FIRE STATION PART OF RELOCATION)~~
- (3) ~~HAZARD MITIGATION PROJECTS (NOTE: SEE 99-1 DATA ANALYSIS)~~
 - 4. ~~Purchase vacant land, \$1,000,000, FLORIDA COMMUNITIES TRUST, SWFWMD.~~
 - 5. ~~Radio Tower/repeater, \$ 500,000, HAZARD MITIGATION GRANT PROGRAM, CDBG,~~
 - 6. ~~Elevate wells \$ 200,000, HMGP, CDBG~~
 - 7. ~~Ditch Maintenance, \$ 100,000, HMGP, CDBG~~
 - 8. ~~Public Education \$ 5,000,~~
 - ~~MUNICIPAL COMPETITIVE GRANT PROGRAM~~
 - 9. ~~Rescue vehicle \$ 50,000, MCGP~~
 - 10. ~~Elevate LMI Homes \$ 300,000, FLOOD MITIGATION ASSISTANCE PROGRAM~~
 - 11. ~~Hand radios \$ 5,000, MCGP~~
 - ~~TOTAL ESTIMATE \$2,160,000, SUBJECT TO FUND AVAILABILITY/TIME~~
- (4) ~~ACOE/SWFWMD/GF Army Corps of Engineers/Southwest Florida Water Management District/General Fund.~~
- (5) ~~HMGP/CDBG Hazard Mitigation Grant Program (Flood Insurance Reform Act of 1994)/Community Development Block Grant.~~
- (6) ~~HMGP/CDBG/Local stormwater utility fee or dedicated ad valorem taxes subject to affirmative~~

Public Referendum.

(7) ~~DEP/CDBG/EPA/MD-Department of Environmental Protection/ CDBG/ Environmental Protection Agency/ water management district. (NOTE: Engineering and construction successive phases subject to feasibility study recommendations)~~

(8) ~~RGD/DEP/and others- Rural Community Development/DEP/other GRANT/LOAN SOURCES; (NOTE: debt subject to public referendum.)~~

(9)CDBGAW

MD/DEP-GRANTS AS AVAILABLE.

POLIC 14-7:

The recommendations of any interagency hazard mitigation report which ~~that~~ addresses future flood losses and is prepared in response to a Presidential Disaster Declaration shall be incorporated into the Town's Disaster Plan. **Hazard Mitigation Projects identified by the town shall be included in the 5-Year Schedule of Capital Improvements with current cost estimates and potential funding sources identified.**

TABLE 1					
5-YEAR CAPITAL IMPROVEMENTS PLAN 2003-2007S					
(Prospective funding sources identified in footnotes)					
FY Ending>	20031	20042	20054	20064	20075
PLAN ELEMENT					
and Projects:					
elit 40					
Bike Path/Trail	50,000(1)				
Boating Improvements		50,000(1)			
Park Improvements			50,000(1)	50,000(1)	
Yacht Basin Improvements					
Construct a new Nature Trail	15,000 (1)				
Construct new Picnic	10,000 (1)				
Construct a Fishing Pier	25,000				
Renovate the Boat Ramp	90,000 (1)				
Add Additional Park Lighting	5,000 (1)				
Renovate the Existing	5,000 (1)				
Light the boat Ramp	10,000 (1)				
Light the Fishing Pier	15,000				
Construct a new Picnic	25,000				
Extend the Nature Trail	10,000 (1)				

	Dredge the Basin	75,000			
	Install Park Signage with Landscaping	15,000 (1)			
	Withlaenochee - Gulf Pathways Protect!				
	Construct new Picnic Facilities			10,000	
	Construct new Bicycle Trail			25,000	
	Construct new Nature Trail			20,000	
	Construct new Canoe Launch and Boating Facility			25,000 (1)	
	Renovate the Fishing Pier			15,000	
	Renovate the Boating Facility			25,000	
	Renovate the Nature Trail			15,000	

TABLE 1					
5-YEAR CAPITAL IMPROVEMENTS PLAN 20031-20075					
(Prospective funding sources identified in footnotes)					
FY Ending>	20031	2004	20053	20064	20075
Construct new Restrooms			30,000 (1)		
Improve Lighting			10,000 (1)		
Renovate Fencing			10,000 (1)		
Renovate Parking Facilities			15,000 (1)		
CON					
Relocation of Emergency Operations/ Preparedness Center - Fire		500,000(2)			
Hazard Mitigation Projects (3) 5-Year Total/As Available					1,440,700(3) 1,955,000(3)
-ETIMki					
DRAINAGE sub-element:					
Stormwater Plan/Engineering	150,000(4)		200,000(4)		
Drainage Plan Implementation					
Phase				500,000(5)	
Phase					500,000(6)
SEWER sub element:					
Sewer Feasibility Study			150,000(7)		
Sewer Engineering			150,000(7)		
Sewer System Construction					5,000,000(8)
WATER sub element:					

	Storage Tank	250,000(9)	250,000(9)			
	Line Upgrades	250,000(9)	600,000(9)	600,000(9)	600,000(9)	600,000(9)
	New Potable Water System		2,516,230			
	Preconstruction Cost		a)) 204,000			
			acr)			
TOTALS		1,000,000 1,000,000	650,000 4,120,230	550,000 1,350,000	550,000 600,000 1,150,400	8,055,000

See accompanying footnotes for potential funding sources.
See Existing Data/Analysis & GDP in Amendments 96, 92 and 99, 1.

FOOTNOTES

**PROSPECTIVE FUNDING SOURCES
and Notes**

FRDAP—Florida Recreational Development Assistance Program (note: Boating Improvement Trust Fund, through Levy County, may be used in a joint project for boating improvements)

DEMIEWIPATIVEMCGP—Division of Emergency Management Preparedness & Assistance Trust Fund, Competitive Grant Program and CDBG (note: CDBG for fire station part of relocation)

HAZARD MITIGATION PROJECTS (note: see 99-1 Data Analysis)

~~Purchase vacant land, \$1,000,000, Florida Communities Trust, SWFWMD
Radio Tower/repeater, \$ 500,000, Hazard Mitigation Grant Program, CDBG
Ditch Maintenance, 100,000, IIMGP, CDBG
Public Education, 5,000, Municipal Competitive Grant Program
Elevate LM1 Home \$ 50,000, MCGP; \$ 300,000, Flood Mitigation Assistance Program
\$2460,000, subject to fund availability/time 51-955-000~~

(4) ~~ACOE/S¹MVIVID/GF Army Corps of Engineers/Southwest Florida Water Management District/General Fund.~~

(5) ~~1111.1GIVCDBG—Hazard Mitigation Grant Program (Flood Insurance Reform Act of 1994)/Community Development Block Grant, and General Fund.~~

(6) ~~IDIGP/CDBG/Local stormwater utility fee or dedicated ad valorem taxes subject to affirmative Public Referendum, and General Fund.~~

(7) ~~DEP/CMG/EPATWIVID—Department of Environmental Protection/CDBG/Environmental Protection Agency/water management district. (Note: engineering and construction successive phases subject to feasibility study recommendations.)~~

~~(8) RCD/DEP and others - Rural Community Development/DEP/other grant/loan sources; (note; debt subject to public referendum.)~~

~~(9) CDBG/WIVID/DEP grants as available.~~

~~(10) DEP State Revolving Fund - Statewide fund for water system improvements. Additional funding sources may be added when identified~~

~~(11) CHAPTER TABLE 1~~

~~(12) CAPITAL IMPROVEMENT PROGRAM~~

ITEM	SOURCE OF FUNDING	FY 2006-2007
1. Withlacochee Gulf Pathway Project Phase II	FRDAP	\$200,000.00
2. Withlacochee Gulf Pathway Project Phase III	FRDAP	\$200,000.00
Total Expenditures		\$ 00,000.00

Note: Prepared as a part of the Comprehensive Plan Update Revised , 2005.

CHAPTER NINE

MONITORING AND EVALUATION PROGRAM

The Yankeetown Comprehensive Plan will be evaluated on an annual basis during the preparation of the annual budget in connection with the evaluation of the Capital Improvements Element. In addition, a program has been developed for the annual review of the plan to determine whether it is effectively guiding Yankeetown in decisions about growth and development. This program provides for monitoring on an annual basis as well as a more detailed evaluation after five years or as required by Florida Law.

The annual monitoring program is designed to consider accomplishments and obstacles encountered by Yankeetown in all areas covered by the Comprehensive Plan. At the end of the fiscal year a monitoring report will be prepared that includes a brief statement of the following:

1. Activities or programs undertaken and/or completed within the immediately past fiscal year that implement one or more provisions of the Comprehensive Plan
2. Actions initiated or completed during the fiscal year that were contrary to the Comprehensive Plan, together with a justification. Where such actions were reasonable and justified, consideration shall be given to the need to amend the Comprehensive Plan.
3. Review of development authorized during the fiscal year and whether that development conformed to the provisions of the Comprehensive Plan. Where it is determined that development approvals were contrary to the Comprehensive Plan, consideration shall be given to the need to amend the Comprehensive Plan.
4. Problems encountered during the fiscal year that require plan amendment for reasonable solution.
5. Recommendations regarding future actions, programs, or plan amendments in response to the findings in (1) through (4) above. Recommendations shall address whether data must be updated, goals/objectives/policies added or modified, and estimate the time and cost for carrying out the recommendations.
6. A brief summary of the development and redevelopment that has occurred in Yankeetown during the fiscal year.
7. A brief statement of the relationship of development within Yankeetown to the adopted levels of service.

The annual monitoring report shall be presented to the Yankeetown Town Council after review and comment by the Local Planning Agency (LPA). Consideration of the monitoring report shall be at a regular meeting of the Council.

Following the fifth anniversary of the adoption of the Yankeetown Comprehensive Plan, an Evaluation and Appraisal Report (EAR) shall be completed as required by Florida Law. This EAR shall be designed to summarize the annual monitoring reports, addressing each of the seven items described above for the total five-year period, and, in addition, including the following provisions:

1. A program for citizen participation in the evaluation process. The citizen participation program shall be the same as or substantially comparable to the program used for the initial completion and

adoption of the Yankeetown Comprehensive Plan. If particular problems or obstacles have occurred during the five-year period since initial plan adoption, consideration shall be given to an expanded citizen participation program to address those problems. The citizen participation program shall be described in the EAR.

2. An updated data base including, at a minimum, revised population estimates and projections based upon 1990 Census data. The updated data shall be used for appropriate revisions to projected needs for the various land uses, housing needs projections, and traffic volume projections. This requirement shall not be construed to mean that the entire plan and all data within the plan shall be studied anew. Yankeetown shall determine the areas of importance at the time of update, in addition to those mentioned above. The EAR shall contain a complete methodology and explanation of the basis for determining updated data needs.

3. Recommendations for actions, programs, or plan amendments as a result of the cumulative findings from the annual monitoring reports, or the updated data and analysis.

NOTE to DCA: When CPA 08-01 was transmitted to DCA, the following previously adopted plan amendment (Ordinance 2002-01) adding this optional Element was inadvertently omitted. The text follows and has been modified and brought up to date as indicated with strike-through and underline.

CHAPTER X TEN

FISHERIES and the ECONOMY

GOALS, OBJECTIVES, POLICIES

GOAL X 10.1

To foster a mutually beneficial, sustainable and user friendly economy that creates or retains jobs, wealth and environmental integrity consistent with the future land use and conservation/coastal management objectives of the adopted plan.

OBJECTIVE X-1 10.1.1

Effective with adoption of this plan element, land use decisions shall assess the impact of development on the town's principal industries, including fisheries, tourism, and real estate and on the town's property tax base. Protection of riverine and coastal waters shall be a priority issue in assessment of impacts.

POLICY X-1-1 10.1.1.1

Land Development Regulations (LDRs) and applications for development shall require and document the consideration of individual and cumulative impacts on the sustainability of fisheries, tourism and real estate values including an estimate of the impact on property tax revenue for proposed development.

POLICY X-1-2 10.1.1.2

The town shall adopt a coastal and riverine construction setback line (CSL) fifty (50) feet landward of the mean high water line (MEWL MHWL) for all development. ~~that is not water dependent~~The area between the MHWL and CSL shall be considered a Protection Zone for renewable fishery resources, scenic river maintenance, storm and flood impacts, and protection of property values.

POLICY X-1-3 10.1.1.3

Case-by-case variances from the CSL may be granted when the setback would prohibit any reasonable development or redevelopment of a parcel and would constitute a taking. Reasonable development shall mean development comparable to other uses within the same neighborhood and zoning category.

POLICY X-1-4 10.1.1.4

Native and/or Florida-friendly vegetation shall be preserved in the Protection Zone, except for clearing necessary for water-dependent or water-related uses. A berm or swale to allow percolation of storm water runoff shall be required at the landward edge of the protection zone for all new construction or substantial reconstruction.

POLICY X-1-5 10.1.1.5

The use of herbicides, pesticides or chemical fertilizers, the parking or storage of vehicles or fuels, the housing of domestic animals and the introduction of nonnative species of vegetation in the Protection Zone shall be prohibited in LDRs.

POLICY X-1-6: 10.1.1.6

The enjoyment of the Protection Zone for passive recreational, water-dependent uses or water-related scenic enjoyment shall not be enjoyed by LDRs.

OBJECTIVE X-2 10.1.2

By 2002, the town shall have initiated measures to implement infrastructure objectives and policies that protect river and coastal waters.

POLICY X-2-1 10.1.2.1

The Mayor and Town Council shall invite representatives of the Levy County Board of County Commissioners, Town of Inglis Town Commission, DEP, SWFWMD, and other regional, state, and federal agencies to join into an advisory group to consider and plan a South Levy Central Sewer District.

POLICY X-2-2 10.1.2.2

The Town of Yankeetown shall cooperate in the formation of a Special Sewer District under mutually agreeable terms that consider, but are not limited to, area(s) of service, ad valorem tax assessments, allocation of capacity, capitalization, governance, management, and operating costs.

POLICY X-2-3 10.1.2.3

In furtherance of this objective, the town's capital improvements plan shall be regularly updated to include funding for infrastructure improvements through grant and loan funds when available as required, including individual, or joint or several applications for funding as appropriate to funding agencies.

OBJECTIVE X-3-10.1.3

The Town Council shall maintain regular contact with county, regional, state, and federal agencies in order to provide comment on issues affecting the economic and ecologic environment of the town.

POLICY X-3-1 10.1.3.1

Until resolved, the town shall encourage the Levy County Board of County Commissioners to address the parking congestion and safety hazard problem at the county boat ramp at the western end of CR40.

POLICY X-3-2 10.1.3.2

The town shall request the FWC to re-assess the downriver impacts of herbicide use on Lake Rousseau, including the effects on manatee habitat, native vegetation, and fishery resources.

POLICY X-3-3 10.1.3.3

In order to reduce traffic congestion and storm impacts on the Withlacoochee River, the town shall request that the Division of Emergency Management, Office of Greenways and Trails, FWC, FEMA, ACOE and other appropriate agencies, assess and consider the creation of a "safe harbor" for large commercial vessels on the decommissioned Cross Florida Barge Canal or an appropriate alternative location.

OBJECTIVE X-4 10.1.4

Effective with adoption of this chapter, the town shall adopt a "Declaration of Commitment" to the fishing industry, reading substantially as follows: "The Town of Yankeetown, recognizing the long history of the fishing industry and its contributions to the heritage of our community, hereby reaffirms its support of the commercial fishing industry as a

vital part of our community."

POLICY X-4-1 10.1.4.1

The town shall commit to the enforcement of existing state and local laws and regulations and the enactment of new regulations that take a balanced approach towards maintaining the rights of all people with special regard for the potential economic impact of regulations that affect fisheries, tourism, and real estate values. The vested rights of commercial fishing operations shall not be abrogated by local ordinances.

POLICY X-4-2 10.1.4.2

The Town Council hereby designates the pocket park located on 63rd Street at the Withlacoochee River as "Fisherman's Park" and shall invite fishermen and interested citizens to subscribe to the placement of an historic marker so designating the area as "Fisherman's Park" and inscribing the town's "Declaration of Commitment." to its fishing heritage in a public and visible manner that enhances tourism and citizen appreciation of the industry's contribution to development of the town.

OBJECTIVE X-5-10.1.5

Consistent with the resource protection policies in the Conservation and Coastal Management Elements of this plan, the town will actively work to attract, encourage, and support new and expanding niche and value added industries to create jobs that complement the existing local and regional economy.

POLICY X-5-1 10.1.5.1

Niche and value added industries will focus on the potential for the development of low-impact and low-intensity aquaculture, eco-tourism, recreational fishing, scenic tours, and the marketing of local seafood products and tourism services.

POLICY X-5-2 10.1.5.2

The town shall request that the Institute of Food and Agricultural Sciences at the University of Florida, the Florida Department of Agriculture and Consumer Services - Division of Aquaculture and other appropriate agencies study and make recommendations regarding the potential for commercially viable aquaculture in the Yankeetown area.

POLICY X-5-2 10.1.5.3

Land development codes and the future land use map shall be amended as necessary to allow sensitive and sustainable economic growth mutually beneficial to aquaculture, fisheries, low-impact eco-tourism, and real estate interests while maintaining the quality of life enjoyed by residents.

POLICY X-5-3 10.1.5.4

The town shall actively support the cultural-heritage and eco-tourism objectives of the "Florida's Nature Coast" theme of local, regional, and state agencies as a vehicle for environmental education, conservation, and sustainable tourism.

POLICY X-5-4 10.1.5.5

The town will request investigate funding for an historic survey as a first step in considering historic preservation as an economic and community enhancement resource.