



**TOWN OF REDDICK
COMPREHENSIVE PLAN**

2011

PREPARED FOR:
TOWN OF REDDICK, FLORIDA

PREPARED BY:
UNIVERSITY OF FLORIDA
DEPARTMENT OF URBAN AND REGIONAL PLANNING

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INTRODUCTION

The Town of Reddick (hereafter referred to as the "Town") is a rural village located primarily on pasture land in northern Marion County, Florida. The Town occupies approximately 1.2 sq mi (3.2 km²). It is part of the Ocala Metropolitan Statistical Area. According to the 2000 U.S. Census, there were 571 people, 203 households, and 146 families residing in the Town. The population decreased by 98 residents between 1990 and 2000. The Town has low-density developments where the majority of the land uses are zoned as single-family, with some commercial, institutional and civic land uses.

The Town adopts this comprehensive plan in accordance with Section 163.3191, Florida Statutes.

GUIDING PRINCIPLES

The Town of Reddick will remain a balanced community defined by its unique character and rural quality of life by preserving its current boundaries; establishing policies to ensure that future development is consistent with this character; providing stewardship of natural resources; maintaining existing public facilities; and coordinating services with other agencies and entities.

FUTURE LAND USE

Objective 1.1: **The Town shall coordinate future development with appropriate topography, soil conditions, and the availability of facilities and services.**

Policy 1.1.1: The Town shall rely on Marion County to review proposed development according to Reddick Land Development Regulations. In addition, all permits from other appropriate regulatory agencies must be secured prior to receiving a building permit. The Town shall continue to rely on services of Marion County to review proposals for development, ensuring consistency of such development with topography, soils, and the availability of services. Development at densities up to two (2) units per acre requires a plan amendment.

Policy 1.1.2: New subdivisions shall be designed so that all individual lots have access to the internal street system. Lots along the periphery shall have a minimum twenty (20) foot buffer from major roads and incompatible land uses. It is preferable that the buffer consists of natural vegetation and tree cover or be planted with materials indigenous to the area.

Policy 1.1.3: All commercial developments shall include adequate off-street parking and loading facilities. In addition, site specific buffering and/or screening will be required to protect adjacent uses from glare, noise, and other nuisances.

Policy 1.1.4: Commercial development located adjacent to highways and roadways shall allow adequate distance to meet setback requirements and clearance to accommodate future roadway improvements.

Objective 1.2: **The Town intends that non-conforming structures and land uses shall be limited and eventually phased out in order to maintain compatibility with the Town neighborhoods.**

Policy 1.2.1: Nonconforming uses of land or structures may be continued where a structure lawfully existed prior to the adoption of this comprehensive plan, where such use would not be permitted to be built under this comprehensive plan by reason of the restrictions or requirements other than use concerning the structure. Such a structure may be continued as long as it remains otherwise lawful.

Policy 1.2.2: Nonconforming uses of land or structures as cited in 1.2.1 above are subject to discontinuance once the occupancy of the land or structures has ceased for a period of more than eighteen (18) months.

Policy 1.2.3: Individual, lawful parcels whose existing density/size does not conform to the density/size requirements of this comprehensive plan may not be developed at the existing density/size and shall conform to current regulations.

Objective 1.3: **The Town shall ensure the protection of natural and historic resources through implementation of the following policies.**

Policy 1.3.1: The developer/owner of any site shall be responsible for the on-site management of runoff in such a manner that post-development runoff rates and volumes do not exceed pre-development conditions.

Policy 1.3.2: The Town's land development regulations shall address and limit activities which have the potential to contaminate water, soil, or crops. Examples include gas stations and hazardous waste users.

Policy 1.3.3: Development and land uses which require septic tanks, buildings, and/or public utilities shall not be placed in or on soils which are unsuitable for such uses unless the soils on the site can be altered to meet state and local environmental and land use regulations without negatively impacting the surrounding areas.

Objective 1.4: The Town shall maintain Land Development Regulations which contain provisions for land use development techniques that promote flexibility and efficiency in site design to reduce infrastructure costs and improve internal circulation patterns.

Policy 1.4.1: The Town shall adopt land development regulations that shall contain specific and detailed provisions required to implement this comprehensive plan and which at a minimum:

- a. Regulate the subdivision of land;
- b. Regulate the uses of land and water consistent with this element and ensure the compatibility of adjacent land uses and provide for open space;
- c. Protect the special areas designated on the future land use map;
- d. Regulate areas subject to seasonal and periodic flooding and provide for drainage and stormwater management;
- e. Protect potable water wellfields and aquifer recharge areas;
- f. Regulate signage;
- g. Ensure safe and convenient on site traffic flow and vehicle parking needs; and
- h. Ensure that development orders and permits shall not be issued which result in a reduction of the levels of service for the affected public facilities below the level of service adopted in this comprehensive plan.

Objective 1.5: The Town establishes the land use categories shown on Map 1 – 2022 Future Land Use and Transportation and establishes the following regulations for the land uses.

Policy 1.5.1: The residential land use categories include single family detached and single family duplex housing types. Mobile home or mixed conventional/mobile home construction is permitted in any residential land use category. Two future land use categories are shown on the Future Land Use and Transportation Map: Residential-1 which allows

densities up to one (1) dwelling unit per acre, and Residential-2 which allows densities up to four (4) dwelling units per acre.

Policy 1.5.2: Parcels of land designated as residential land are intended to be used predominately for housing and shall be protected from intrusion of land uses that are incompatible with residential density or intensity of use.

Policy 1.5.3: Land designated for commercial use is intended for activities that are predominately associated with the sale, rental, and distribution of products, offices, and the performance of services. Buffering (i.e. sight, access, noise) shall be provided between commercial land uses and adjacent land uses of lesser density or intensity of use.

Policy 1.5.4: Land designated for institutional use is intended for churches or cemeteries.

Policy 1.5.5: Land designated for civic use is intended for schools, post offices, community centers, libraries, and similar public or civic activities.

Policy 1.5.6: An agricultural land use category is not established; however, agricultural activities may continue in all land use categories.

Objective 1.6: **The Town shall continue to recognize private property rights and consider the existence of private interests in land use.**

Policy 1.6.1: The Town will regulate the use of land only for valid public purposes in a reasonable manner, in accordance with due process of law.

HOUSING

Objective 2.1: The Town shall coordinate with Marion County and the Marion County Housing Authority as necessary to implement programs and policies which address the housing needs of all citizens of the Town, which includes adequate and affordable housing for very low, low and moderate income households, persons 60 years of age and older, and special needs households including group home and foster care facilities.

Policy 2.1.1: The Town shall coordinate with Marion County and the Housing Authority as necessary to utilize existing federal, state, nonprofit, and private sources of revenue to assist very low, low and moderate income families, special needs households, and individuals 60 years of age and older to meet their housing needs.

Policy 2.1.2: The Town shall coordinate with the Marion County Building Department (which provides building permit services for the Town) as necessary to review and amend where necessary all ordinances, codes, and permitting practices to ensure efficient housing delivery to the Town through a streamlined permitting process focused on minimizing costs and delays for affordable housing.

Policy 2.1.3: The Town shall adhere to the federal regulations pertaining to equal opportunity and non-discrimination in housing.

Objective 2.2: The Town shall coordinate with Marion County as necessary to implement programs to rehabilitate any existing substandard dwelling units or community infrastructure and to identify structures of historic or architectural significance and preserve and protect these resources of the Town.

Policy 2.2.1: The Town shall coordinate with Marion County as necessary regarding the use of available state and federal grant and aid programs designed to rehabilitate and improve residential dwellings.

Policy 2.2.2: The Town shall coordinate with Marion County to assist with neighborhood upgrading projects by providing code enforcement assistance, removing blighted influences, and providing improvements in such neighborhoods as necessary.

Policy 2.2.3: The Town shall coordinate with Marion County as necessary to request assistance from the State Department of Archives, History and Records Management to provide the Town and owners of structures with technical assistance in the identification and methods to protect historically significant structures.

Objective 2.3: The Town shall coordinate with Marion County's programs and code enforcement for the demolition of unsafe housing as stated in the interlocal agreement.

Policy 2.3.1: Maintain code enforcement activities through annual inspections of the housing stock in neighborhoods where code violations are more prevalent, and institute special concentrated code enforcement activities where warranted.

Policy 2.3.2: The Town shall continue to work with the Marion County Building Department in the enforcement of building codes, and in condemnation and demolition of unsafe, dilapidated structures in the Town as stated in the interlocal agreement.

PUBLIC FACILITIES

Transportation

Objective 3A.1: The Town shall ensure a safe, convenient, and efficient transportation system that meets the adopted level of service standard as depicted on Map 1 - 2022 Future Land Use and Transportation.

Policy 3A.1.1: The following level-of-service standards are adopted:

<u>Roadway</u>	<u>Peak Hour Standard</u>
County Road #316	C
County Road #25A	D

Policy 3A.1.2: Transportation improvement projects shall be evaluated and prioritized according to the following guidelines:

- a. Projects which maintain existing infrastructure.
- b. Projects which are necessary to protect the public health, safety, and welfare.
- c. Projects which improve existing infrastructure.

Policy 3A.1.3: New roadway projects shall be deferred until projects designed to correct existing deficiencies are scheduled.

Policy 3A.1.4: Access to public roadways shall be managed by:

- a. Limiting construction permits for roadway access points to the minimum necessary for the project.
- b. Allowing the use of shared access points by adjacent properties.
- c. Requiring that parcels located along two or more roadways establish the access point along the roadway of the lower functional class.

Policy 3A.1.5: The Town may require dedication of rights-of-way as a condition of site plan or plat approval.

Policy 3A.1.6: The Town shall permit the voluntary dedication of rights-of-way for existing roadways to provide perpetual public access and allow for maintenance and improvement.

Other Public Facilities

Objective 3B.1: The Town shall correct existing public facility deficiencies, as well as coordinate future public facility improvements, as determined by projected demand.

Sanitary Sewer

Policy 3B.1.1: The Town hereby establishes the following level of service standard for sanitary sewer facilities:

<u>Facility Type</u>	<u>Level of Service Standard</u>
Individual septic tanks	Every development shall have an onsite septic tank for treatment and disposal of wastewater. The septic system shall be permitted by the Marion County Health Department consistent with State law and rules.

Policy 3B.1.2: The Town shall coordinate with the Bureau of Onsite Sewage Programs in the Florida Department of Health and the Marion County Health Department to ensure that the installation of septic tanks in locations with soils that do not meet installation requirements is prohibited.

Policy 3B.1.3: The Town shall have information available for residents regarding appropriate septic tank maintenance.

Solid Waste

Policy 3B.1.4: The Town hereby establishes the following level of service standards for solid waste disposal facilities.

<u>Facility Type</u>	<u>Level of Service Standard</u>
Solid waste landfill	6.2 pounds per capita per day

Policy 3B.1.5: The Town shall continue the interlocal agreement with Marion County for the disposal of solid waste in county landfills.

Drainage

Policy 3B.1.6: The Town shall continue to protect surface water quality by requiring the treatment of storm water runoff while maintaining the Town's natural drainage ditches.

Policy 3B.1.7: The Town shall continue to coordinate with the St. Johns River Water Management District and Marion County to ensure that requirements for the protection of surface water quality and the treatment of storm water runoff are met through the permitting processes of these agencies.

Potable Water

Policy 3B.1.8: The Town hereby establishes the following level of service standards for potable water:

<u>Facility Type</u>	<u>Level of Service Standard</u>
Private individual wells	150 gallons per capita per day

Policy 3B.1.9: All applicable federal, state, and local regulations pertaining to potable water supply shall be met in public and private design, construction, and operation.

Recreation and Open Space

Policy 3B.1.10: The Town shall have information available for residents detailing the recreation sites available at nearby locations, including Marion County’s ball fields, basketball courts, and children’s parks, and nearby natural sites for boating, fishing, camping and hiking.

Policy 3B.1.11: The Town shall ensure public access to recreation sites within the Town, including tennis courts, basketball courts, and other recreational facilities located at the school, and shall maintain a handicapped accessible entrance to the Town’s park.

CONSERVATION

Objective 4.1: **The Town shall coordinate with Marion County to meet or exceed the minimum air quality standards established by the Florida Department of Environmental Protection.**

Policy 4.1.1: The Town shall ensure that new facilities which discharge gases or particulates into the air comply with all applicable air quality standards.

Objective 4.2: **The Town shall conserve, appropriately use, and protect the quality and quantity of water sources and waters that flow into estuarine waters, including protection of the aquifer, and provide for the emergency conservation of water resources.**

Policy 4.2.1: The Town shall endorse the emergency water conservation measures promulgated by the St. Johns River Water Management District.

Policy 4.2.2: The Town shall continue to coordinate with the St. Johns River Water Management District (SJRWMD) and Marion County to ensure adequate recharge of the aquifer.

Policy 4.2.3: The Town shall ensure that development is designed in such a manner as to protect natural water bodies from pollution resulting from storm water runoff.

Objective 4.3: **The Town shall conserve and appropriately manage all ecological communities and wildlife identified for protection, especially endangered, threatened, and rare species.**

Policy 4.3.1: The Town shall ensure that topography, hydrology, and vegetative cover factors are evaluated during the County's development review process to protect the natural functions of soils and ecological communities.

Policy 4.3.2: The Town shall use the following methods to protect endangered, threatened and/or rare species and their habitat by:

- a. Consulting with the FGFWFC to determine alternatives and/or mitigation practices to conserve species and habitat.
- b. Protecting the lands through reservation requirements and/or conservation easements.

Objective 4.4: **The Town shall be adequately prepared for redevelopment and relief in the event that the Town experiences a disaster.**

Policy 4.4.1: The Town shall coordinate with Marion County regarding post-disaster redevelopment as described in the Intergovernmental Coordination element.

Objective 4.5: **The Town shall continue to manage hazardous materials to prevent their improper handling and/or disposal in order to protect natural resources within its jurisdiction.**

Policy 4.5.1: The Town shall ensure that all facilities which produce hazardous materials adhere to applicable regulations by coordination with Marion County.

INTERGOVERNMENTAL COORDINATION

Objective 5.1:

The Town shall coordinate its comprehensive planning activities with the Marion County School Board, the St. Johns Water Management District, Ocala/Marion County Transportation Planning Organization, the Marion County Soil and Water Conservation District, the Withlacoochee Regional Planning Council, Town of McIntosh, and other agencies and other adjacent local governments, other units of local government providing services but not having regulatory authority over the use of land in the Town.

Policy 5.1.1: The Town Council shall advise other local agencies, upon request, when this comprehensive plan is amended in order to coordinate and monitor all planning activities within the Town.

Policy 5.1.2: The Town shall solicit participation of other agencies, as needed, when potential resolution of an issue will affect the goals of this comprehensive plan. In case of conflicts, the Town shall request the assistance of the Withlacoochee Regional Planning Council to resolve conflicts such as, but not limited to, level of service issues through the informal mediation process.

Policy 5.1.3: The Town shall review all plans and programs being proposed by other government entities in locations within the Town in order to assess the known or potential impacts on the Town.

Policy 5.1.4: The Town shall maintain established interlocal agreements with Marion County for the provision of services including public school facility planning and maintenance of unpaved roads. The Town shall establish other interlocal agreements as required to meet future needs.

Policy 5.1.5: The Town shall establish and maintain communication and coordination, as needed, with Marion County and other adjacent local governments for any planning issues within the Town to ensure consistency of development activity as needed.

Objective 5.2:

The Town shall provide other agencies, including but not limited to, the St. Johns Water Management District, the Withlacoochee Regional Planning Council, and the Florida Department of Economic Opportunity, the opportunity to comment on amendments to this comprehensive plan.

Policy 5.2.1: As new development is proposed, the Town shall consider the relationship of such proposed development with regard to the development in any areas immediately adjacent to the county (as shown in the Marion County Future Land Use Map and the Future Land Use element of its Comprehensive Plan).

Objective 5.3: **The Town will coordinate Level of Service Standards for public facilities with the State, regional or adjacent counties and municipalities or local entities with operational and maintenance responsibility for such facilities.**

Policy 5.3.1: The Town will coordinate with the Florida Department of Transportation and the Marion County, the Withlacoochee Regional Planning Council, for any operational and maintenance needs and responsibility within the town limits.

Policy 5.3.2: The Town will fully cooperate with the St. Johns River Water Management District for identification of water sources for future needs.

CAPITAL IMPROVEMENTS

Objective 6.1: **The Town shall maintain a capital improvements element that coordinates timing, and prioritizes the delivery of services needed in the community as identified in the other elements of this comprehensive plan.**

Policy 6.1.1: The Town will maintain a 5-year capital improvement program to maintain existing facilities, to correct deficiencies, and to accommodate the community's current way of life.

Policy 6.1.2: The Town shall keep a 5-year schedule of improvements for this comprehensive plan; the projects will be listed in Table 1. This list should be reviewed annually for project updates and any changes to the table will be accomplished by ordinance.

Table 1
Projected Capital Improvements (Next 5 Years)

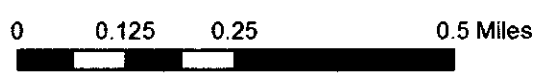
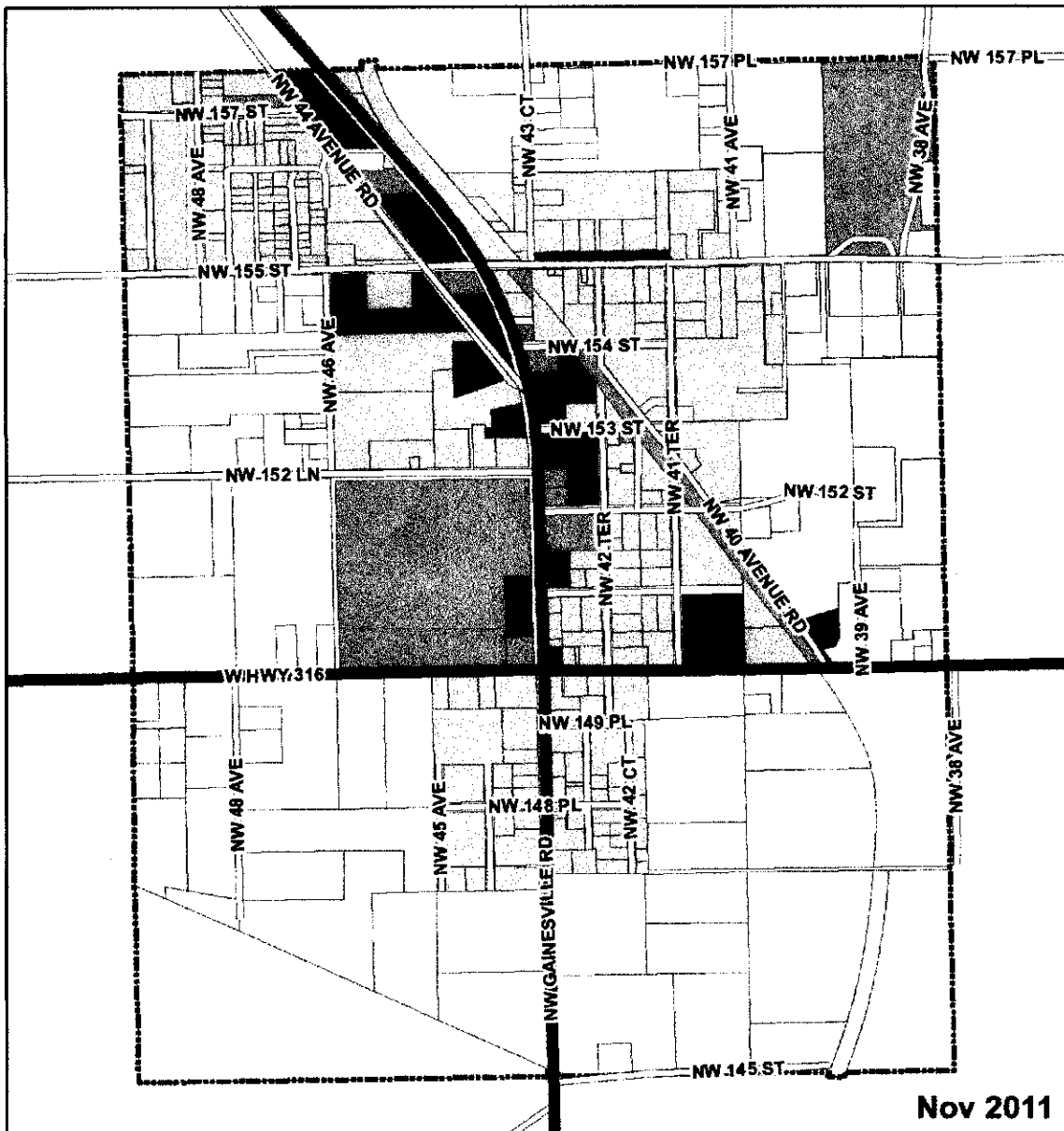
*No projects are currently projected.

Objective 6.2: **The Town shall maintain the levels of service as established in each plan element.**

Objective 6.3: **The Town will maintain a concurrency management system to ensure that the public facilities and services needed to support the town are available.**

Policy 6.3.1: The Town has adopted levels of service that are defined in the Public Facilities element.

Town of Reddick Future Land Use and Transportation Map



- | | |
|--|--------------------|
| Future Land Use Classifications | Major Roads |
| Commercial | Major Roads |
| Civic | Streets |
| Institutional | Town of Reddick |
| Residential 1 (1 DU per acre) | |
| Residential 2 (up to 4 DU per acre) | |

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The University of Florida Department of Urban and Regional Planning, the Department of Planning and Community Development, and the Department of Transportation and Infrastructure Planning, in partnership with the Town of Reddick, prepared this Future Land Use and Transportation Map. The map is intended to provide a vision for the future of the Town of Reddick and to guide the development of the Town's Comprehensive Plan. The map is not intended to be used as a legal document and should not be used to make any legal claims.

APPROXIMATE USE: THIS MAP IS INTENDED TO BE USED AS A GENERAL GUIDE ONLY. IT IS NOT INTENDED TO BE USED AS A LEGAL DOCUMENT. FOR MORE INFORMATION, CONTACT THE TOWN OF REDDICK AT (352) 391-1234.