

CHAPTER 5 (9J-5.005)

GENERAL REQUIREMENTS

Section 5.01 Format: This Ordinance follows the format of Chapter 9J-5 F.A.C. and section numbers of Chapter 9J-5, F.A.C. are shown in parentheses for clarity and ease of review for compliance determination.

Section 5.02 Combined Elements: The Coastal Management Element and the Conservation Element have been combined into the Coastal Management and Conservation Element. The requirements of Chapters 163.3177 and 163.3178, F.S., and Chapter 9J-5 F.A.C. have been met within these combined elements. These elements have been combined in order to avoid repetition and provide clarity.

Section 5.03 Support Documents: Support data, analysis, and documents are not adopted as part of this Ordinance. Support data, analysis and documents are available for public inspection at the Niceville City Hall (reference Foundation Documents).

Support data, analysis, and other documentation are found in the Foundation Documents. This ordinance contains references to various chapters, appendices or contents of the Foundation Documents. The references are included for clarity and ease of review by the reader. The reference is not to be construed as making the Foundation Document or causing the Foundation Document contents to be made part of this Ordinance or the City's Comprehensive Plan.

Section 5.04 Preparation Date: The preparation of the original Plan began in January 1987 and continued through January 1990 with public hearings and workshops. The original Plan was adopted by the Niceville City Council on July 18, 1990. As a result of the findings and conclusions found in the adopted Evaluation and Appraisal Report, and the Department of Community Affairs Objections, Recommendations and Comments Report, the Plan was modified to reflect changed conditions and circumstances. This Ordinance, which constitutes the revised Comprehensive Plan of the City, was adopted on March 14, 2000, by the Niceville City Council.

Section 5.05 Name of Preparer: This Ordinance was prepared by the Niceville Local Planning Agency. Support documentation has been prepared on behalf of the Local Planning Agency during the Evaluation and Appraisal process by the City Administration with professional and technical assistance by J. E. Dorman & Associates, Inc. Also, technical assistance was provided by Fray Municipal Securities, Inc. for portions of the Capital Improvements Element.

Section 5.06 Data and Analysis: Copies or summaries of foundation and support data, analysis, and documents shall be submitted to the Florida Department of Community Affairs together with the Comprehensive Plan when the plan is submitted for compliance review.

Section 5.07 Population Projections: This Ordinance is based upon resident population projections only. There is no seasonal fluctuation in the population of Niceville. The population projections are included within the Foundation Documents supporting this Comprehensive Plan. The projections may be found at Table 3-1 of the Foundation Document and a description of the methodology employed to develop the projections accompanies Table 3-1. All projections have been prepared in accordance with Subsection 9J-5.005(2)(e), F.A.C. Population projections are updated annually as new reports are issued by the Bureau of Economic and Business Research of the University of Florida or the U.S. Bureau of the Census.

Section 5.08 Level of Service Standards: Level of service (LOS) standards are as established in the Chapters of this Ordinance relating to roads, sanitary sewer, solid waste, stormwater, potable water and recreation. Chapter 15 of this Ordinance provides a summary of adopted levels of service for each of these facilities.

Section 5.09 Planning Time Frame: The time frames for planning used in this Ordinance are from the year 1998 through the year 2010.

Section 5.10 Internal Consistency: Each Chapter of this Ordinance represents an Element of the City's Comprehensive Plan. Each Chapter (Element) herein is consistent with the other Chapters (Elements) and this Ordinance shall be construed in its entirety as the City's Comprehensive Plan. The Future Land Use Maps included as a part of this Ordinance reflect goals, objectives and policies contained within the ordinance.

Section 5.11 Plan Implementation: This Comprehensive Plan shall be implemented by the adoption or amendment of the Land Development Code and other land development regulations of the City of Niceville. In addition to the requirements in Chapter 163.3202, F.S. the LDC shall address regulations of specific items contained within the goals, objectives and policies of this ordinance. Further, the LDC shall require adherence to the policies within the LDC as well as this ordinance.

Section 5.12 Monitoring and Evaluation: An Evaluation and Appraisal Report (EAR) shall be prepared as required by Florida Statutes. In addition, continuous monitoring shall be maintained through the Concurrency Management System. The Capital Improvements Element and various portions of this plan shall be reviewed on an annual basis pursuant to Section 14.06 of this Ordinance.

Section 5.13 Procedural Requirements: This Comprehensive Plan shall be considered, adopted, and amended pursuant to the procedural requirements of Chapters 163.3161-.3215 F.S. Refer to Chapter 4, Public Participation, for notice and public hearing requirements.

Any applicant requesting an amendment to this Ordinance shall be responsible for and pay all costs associated with the amendment, including any required evaluation and appraisal reports, advertisements or other expenses incidental to the amendment.