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MEETING NOTICE

CLEARINGHOUSE COMMITTEE

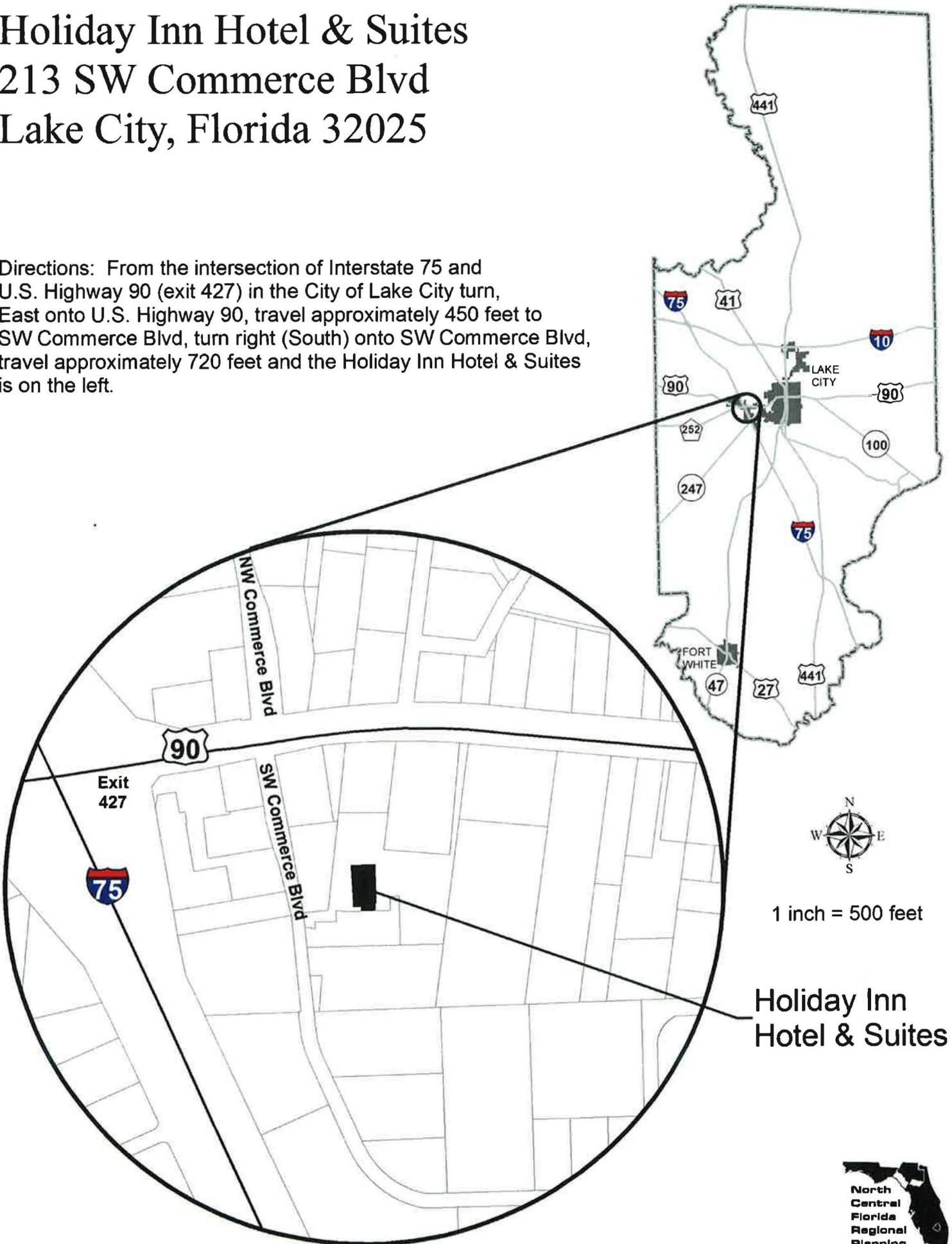
There will be a meeting of the Clearinghouse Committee of the North Central Florida Regional Planning Council on **December 12, 2013**. The meeting will be held at the **Holiday Inn Hotel & Suites, 213 SW Commerce Boulevard, Lake City**, beginning at **6:00 p.m.**

(Location Map on Back)

Holiday Inn Hotel & Suites

213 SW Commerce Blvd
Lake City, Florida 32025

Directions: From the intersection of Interstate 75 and U.S. Highway 90 (exit 427) in the City of Lake City turn, East onto U.S. Highway 90, travel approximately 450 feet to SW Commerce Blvd, turn right (South) onto SW Commerce Blvd, travel approximately 720 feet and the Holiday Inn Hotel & Suites is on the left.



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AGENDA

CLEARINGHOUSE COMMITTEE

Holiday Inn Hotel & Suites
Lake City, Florida

December 12, 2013
6:00 p.m.

	<u>PAGE NO.</u>
I. APPROVAL OF THE NOVEMBER 26, 2013 MEETING MINUTES	5
II. COMMITTEE-LEVEL REVIEW ITEMS	
<u>Comprehensive Plan Amendments</u>	
#7 - City of Gainesville Comprehensive Plan Adopted Amendment (DEO No. 13-3ESR)	9
#8 - Taylor County Comprehensive Plan Adopted Amendment (DEO No. 13-1ESR)	45

NORTH CENTRAL FLORIDA REGIONAL PLANNING COUNCIL

CLEARINGHOUSE COMMITTEE

MINUTES

North Central Florida Regional Planning Council Office
Gainesville, Florida

November 26, 2013
3:00 p.m.

MEMBERS PRESENT

Beth Burnham (via telephone)
Jim Catron (via telephone)
Donnie Hamlin (via telephone)
James Montgomery (via telephone)
Wesley Wainwright (via telephone)

MEMBERS ABSENT

Sandra Haas, Chair
Thomas Hawkins, Vice-Chair
Stephen Witt
Mike Williams

STAFF PRESENT

Steven Dopp

The Committee agreed by consensus to appoint Mr. Montgomery as acting Chair. Mr. Montgomery called the meeting to order at 3:05 p.m.

I. APPROVAL OF THE OCTOBER 24, 2013 MEETING MINUTES

ACTION: It was moved by Commissioner Catron and seconded by Commissioner Burnham to approve the October 24, 2013 minutes as circulated. The motion carried unanimously.

II. COMMITTEE-LEVEL REVIEW ITEMS

#6 - City of Newberry Comprehensive Plan Adopted Amendment (DEO No. 13-3ESR)

Mr. Dopp stated the staff report for the item finds that the local government comprehensive plan, if amended as proposed, may result in significant adverse impacts to a portion of State Road 26. He noted that the staff report recommends the City add Transportation Planning Best Practices contained in the North Central Florida Strategic Regional Policy Plan as goals and policies to the City Comprehensive Plan. Mr. Dopp further noted that the staff report recommends that the City replace its aquifer recharge map with the Alachua County Aquifer Vulnerability Area map and also replace references in various City Comprehensive Plan policies to the Suwannee River Water Management District map with references to the Alachua County map.

ACTION: It was moved by Commissioner Wainwright and seconded by Commissioner Catron to approve the staff report as circulated. The motion carried unanimously.

The meeting adjourned at 3:10 p.m.

Sandra Haas, Chair

12/12/13

COMMITTEE-LEVEL ITEMS

**FLORIDA REGIONAL COUNCILS ASSOCIATION
LOCAL GOVERNMENT COMPREHENSIVE PLAN AMENDMENT REVIEW FORM 01**

Regional Planning Council: North Central Fl
Review Date: 12/12/13
Amendment Type: Adopted Amendment

Regional Planning Council Item No.: 7
Local Government: City of Gainesville
Local Government Item No.: Ord. No. 121107
State Land Planning Agency Item No.: 13-3ESR

Date Mailed to Local Government and State Land Planning Agency: 12/13/13 (estimated)

Pursuant to Section 163.3184, Florida Statutes, Council review of local government comprehensive plan amendments is limited to adverse effects on regional resources and facilities identified in the strategic regional policy plan and extrajurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the region. A written report containing an evaluation of these impacts, pursuant to Section 163.3184, Florida Statutes, is to be provided to the local government and the state land planning agency within 30 calendar days of receipt of the amendment.

DESCRIPTION OF AMENDMENT

City Ordinance 121107 amends Future Land Use Element Policy 4.3.6 pertaining to the Butler Development Planned Use District. The amendment transfers specifics regarding the design of the subject properties to the City land development regulations. The ordinance also amends two Butler Development maps in the Future Land Use Map Series which depict the underlying land uses for the subject properties and also illustrate the boundaries of the Planned Unit Development Overlay district (see attached excerpts).

1. ADVERSE EFFECTS TO SIGNIFICANT REGIONAL RESOURCES AND FACILITIES IDENTIFIED IN THE STRATEGIC REGIONAL POLICY PLAN

The amendment does not change allowable uses or intensities of use. Therefore, the City Comprehensive Plan, as amended, is not anticipated to result in significant adverse impacts to the Regional Road Network or to Natural Resources of Regional Significance.

2. EXTRAJURISDICTIONAL IMPACTS INCONSISTENT WITH THE COMPREHENSIVE PLANS OF LOCAL GOVERNMENTS WITHIN THE REGION

The City Comprehensive Plan, as amended, is not anticipated to create significant adverse impacts to adjoining local governments.

Request a copy of the adopted version of the amendment?

Yes _____	No _____
Not Applicable	___X___

It is recommended that these findings be forwarded to the City and the Florida Department of Economic Opportunity.

**EXCERPTS FROM THE
CITY COMPREHENSIVE PLAN**

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ORDINANCE NO. 121107

An ordinance of the City of Gainesville, Florida, amending Policy 4.3.6 of the Future Land Use Element of the City of Gainesville Comprehensive Plan relating to the Butler Development Planned Use District (PUD) that is generally located north of Archer Road, west of SW 34th Street, east of I-75, and south of SW 24th Avenue; amending the Future Land Use Map Series in the Future Land Use Element of the Comprehensive Plan by deleting and replacing two maps depicting the Butler Development PUD and the underlying land use categories for the properties within the Butler Development PUD; providing directions to the City Manager; providing a severability clause; providing a repealing clause; and providing an effective date.

WHEREAS, the Planned Use District (PUD) land use category is an overlay land use district that may be applied to any specific property in the City to allow unique, innovative or narrowly construed land use proposals that might otherwise not be allowed in the underlying land use category; and

WHEREAS, each PUD land use overlay shall be adopted by an ordinance with land use regulations that address density and intensity, permitted uses, access by car, foot, bicycle, and transit, trip generation and trip capture, environmental features and, when necessary, buffering of adjacent uses; and

WHEREAS, upon the adoption of a PUD land use overlay, the underlying land use categories are neither abandoned nor repealed, but are inapplicable as long as the subject property is developed and used in accordance with the PUD land use overlay and the implementing Planned Development (PD) zoning ordinance; and

WHEREAS, on August 5, 2010, the City Commission adopted Ordinance No. 090537, which overlaid the PUD land use category on the subject property and established implementing

1 land use regulations through the creation of Policy 4.3.6 of the Future Land Use Element of the
2 City of Gainesville Comprehensive Plan; and

3 **WHEREAS**, on August 15, 2013, the City adopted Evaluation and Appraisal
4 Comprehensive Plan Amendment Ordinance No. 120370, which, among other things, amended
5 Policy 4.3.6 of the Future Land Use Element of the City of Gainesville Comprehensive Plan; and

6 **WHEREAS**, by initiation of a petition by the owners of the subject property, notice was
7 given as required by law that the subject property's PUD land use overlay and implementing land
8 use regulations be amended by amending Policy 4.3.6 of the Future Land Use Element of the City
9 of Gainesville Comprehensive Plan and the Future Land Use Map Series; and

10 **WHEREAS**, notice was given as required by law and a public hearing regarding the
11 petition was held by the City Plan Board on February 19, 2013; and

12 **WHEREAS**, notice was given as required by law and a public hearing regarding the
13 petition was held by the City Commission on May 29, 2013; and

14 **WHEREAS**, pursuant to law, an advertisement no less than two columns wide by 10
15 inches long was placed in a newspaper of general circulation and provided the public with at
16 least seven (7) days' advance notice of the first public hearing (transmittal stage) of this
17 ordinance to be held in the City Hall Auditorium located on the first floor of City Hall in the City
18 of Gainesville; and

19 **WHEREAS**, pursuant to law, after the public hearing at the transmittal stage, the City
20 transmitted copies of this proposed amendment to the reviewing agencies and any other local
21 government or governmental agency that requested same; and

22 **WHEREAS**, a second advertisement no less than two columns wide by 10 inches long
23 was placed in the aforesaid newspaper and provided the public with at least five (5) days'

-2-

Petition No. PB-12-148 CPA

CODE: Words ~~stricken~~ are deletions; words underlined are additions.

1 • *Environmentally Significant Land and Resources Map Series:*

- 2
- 3 ▪ 100-Year Floodplain
- 4 ▪ Wellfield Protection Zones
- 5 ▪ Floridan Aquifer High Recharge Area
- 6 ▪ Surface Waters & Wetlands
- 7 ▪ Strategic Ecosystems
- 8

9 • *Historic Preservation Map Series:*

- 10
- 11 ▪ Northeast Gainesville Residential Historic District
- 12 ▪ Pleasant Street Historic District
- 13 ▪ Southeast Gainesville Historic District
- 14 ▪ University Heights Historic District—North
- 15 ▪ University Heights Historic District—South
- 16 ▪ Designated Historically Significant Properties
- 17

18 **Section 3.** Policy 4.3.6 of the Future Land Use Element of the City of Gainesville

19 Comprehensive Plan, which shall govern and control the use and development of the Butler

20 Development Planned Use District (PUD) property described in Exhibit “A,” is deleted in its

21 entirety and replaced as follows:

22 ~~Policy 4.3.6—The property governed by this policy shall be known as the Butler Development~~

23 ~~“Butler Plaza.” Butler Plaza shall be divided into three (3) subareas as depicted on~~

24 ~~the map labeled “PUD Future Land Use Overlay” attached hereto as Exhibit “B”~~

25 ~~and made a part hereof as if set forth in full. Comprehensive Plan policies of~~

26 ~~general applicability shall apply to the subject property. In the event of express~~

27 ~~conflict or inconsistency between the general Comprehensive Plan policies and~~

28 ~~specific policies set forth below, the specific policies shall govern. Butler Plaza~~

29 ~~shall be governed by the following specific policies:~~

30

31 ~~a. Subareas 1, 2 and 3 shall be designated PUD (Planned Use District) on the~~

32 ~~Future Land Use Map.~~

33

34 ~~b. The maximum levels of intensity and allowable uses are established within~~

35 ~~each subarea below:~~

36

37 ~~Subarea 1: Commercial uses: 1,000,408 square feet~~

38 ~~Subarea 2: Commercial uses: 600,000 square feet~~

39 ~~Office uses: 50,000 square feet~~

40 ~~Hotel/motel uses: 100 rooms~~

41

42

1 Subarea 3: ~~Commercial uses: 900,000 square feet~~
2 ~~Office uses: 200,000 square feet~~
3 ~~Hotel/motel rooms: 400 rooms~~
4

5 e. ~~All subareas:~~
6

7 1. ~~A maximum of 1,000 residential units shall be allowed in Butler~~
8 ~~Plaza. The units may be allocated to any of the three subareas.~~
9 ~~Twenty percent of the residential units constructed, whether rental~~
10 ~~or owner occupied, shall be "eligible", "affordable housing" units~~
11 ~~for "very low income", "low income," or "moderate income"~~
12 ~~"persons or households" as those terms are defined in the City's~~
13 ~~Local Housing Assistance Program (LHAP) at the time of~~
14 ~~construction. The affordability of such units shall be maintained for~~
15 ~~a period of 10 years, shall run with the land and shall be~~
16 ~~enforceable by the City through recorded covenants or restrictions.~~
17

18 2. ~~Among the subareas that allow commercial uses or office uses, the~~
19 ~~owner may transfer up to 20% of the maximum allowable intensity~~
20 ~~between the same uses. By way of example, the owner may transfer~~
21 ~~120,000 square feet of commercial uses from subarea 2 to subarea~~
22 ~~1. However, the overall maximum intensity for the combined sub~~
23 ~~areas shall not be increased, and specific uses that are prohibited in~~
24 ~~certain subareas as provided below, are not permitted by a transfer~~
25 ~~of allowable intensity.~~
26

27 3. ~~The maximum cumulative development program for Butler Plaza~~
28 ~~(including existing development, redevelopment and development~~
29 ~~within all subareas) is also limited by the maximum trip generation~~
30 ~~which is not to exceed 37,591 average daily trips for all subareas.~~
31 ~~There are 12,224 average daily trips associated with the existing~~
32 ~~development in subarea 1; the owner may transfer up to 20% of~~
33 ~~those trips to the same use in another subarea. The planned~~
34 ~~development zoning ordinance for Butler Plaza (the "PD Zoning~~
35 ~~Ordinance") shall include a land use equivalency matrix that shows~~
36 ~~use substitutions based on trip generation rates using ITE Trip~~
37 ~~Generation 8th Edition.~~
38

39 4. ~~The actual densities, specific uses and phases of development shall~~
40 ~~be specified in the PD Zoning Ordinance.~~
41

42 5. ~~Transportation Mobility Provisions~~
43

44 (a). ~~The owner/developer and the City executed a TCEA Zone~~
45 ~~M Agreement dated January 3, 2012, which was prior to the~~
46 ~~second and final reading of the associated Butler Plaza PD~~

1 ordinance (Ordinance Number 090538). An Addendum to
2 the Agreement was executed November 29, 2012. The
3 Agreement and Addendum are on file with the City's
4 Planning and Development Services Department. The
5 timing of additional agreements is specified in the PD
6 Zoning Ordinance.
7

8 ~~(b). In accordance with Future Land Use Element (FLUE)~~
9 ~~Policy 3.4.5, the City recognizes that the TCEA Agreement,~~
10 ~~Addendum and associated terms and conditions remain~~
11 ~~valid as long as the Butler Plaza PD Zoning Ordinance~~
12 ~~(adopted January 5, 2012) remains an active final~~
13 ~~development order consistent with the transportation~~
14 ~~analysis and trip generation shown in Attachment 1 to the~~
15 ~~TCEA Zone M Agreement ("Butler Plaza Planned~~
16 ~~Development (Petition No. PB 09 84 PDV) Transportation~~
17 ~~Analysis Executive Summary"). Amendments to PD~~
18 ~~Ordinance No. 090538 that alter the trip generation or~~
19 ~~transportation analysis shall be subject to the transportation~~
20 ~~mobility requirements in effect at the time of PD~~
21 ~~amendment application.~~
22

23 ~~(c). In accordance with FLUE Policy 3.4.5, the owner/developer~~
24 ~~and the City agree that the TCEA Zone M Agreement (as~~
25 ~~modified by the Addendum executed November 29, 2012)~~
26 ~~satisfies the transit requirements for Phase 1A of the~~
27 ~~development, as defined in the Butler Plaza PD ordinance.~~
28 ~~In addition, the Agreement includes all of the non transit~~
29 ~~requirements for Phase 1 and Buildout as specified in~~
30 ~~Attachment 1 ("Butler Plaza Planned Development~~
31 ~~(Petition # PB 09 84 PDV) Transportation Analysis~~
32 ~~Executive Summary"). The owner/developer and the City~~
33 ~~agree that those requirements must be met by the time~~
34 ~~specified in PD Ordinance 090538 for those transportation~~
35 ~~modifications.~~
36

37 ~~(d). The owner/developer may choose to opt into the new~~
38 ~~Transportation Mobility Program subject to an updated~~
39 ~~transportation study and analysis that would allow the City~~
40 ~~to evaluate the development for compliance with the new~~
41 ~~program.~~
42

43 ~~(e). As defined in PD Ordinance No. 090538 (Condition 2),~~
44 ~~redevelopment in Subarea 1 that triggers a requirement for~~
45 ~~a PD amendment shall be subject to the transportation~~
46 ~~mobility requirements in effect at the time of development~~

1 plan approval. However, internal transfers of square
2 footage and average daily trips to Subarea 1 are allowed
3 subject to the Butler Plaza PUD Policy 4.3.6.c.2. and 3. and
4 the land use equivalency matrix adopted as part of the PD.
5 Any allowable average daily trip transfers to Subarea 1 may
6 utilize the transportation mobility analysis and requirements
7 established in the TCEA Zone M Agreement executed
8 January 3, 2012 (as modified by the Addendum executed
9 November 29, 2012).

10
11 (f). ~~Streetscaping is an important component of the City's~~
12 ~~transportation mobility planning because it enhances~~
13 ~~pedestrian comfort and visual aesthetics. Consistent with~~
14 ~~the Transportation Mobility Program policies in the~~
15 ~~Transportation Mobility Element, new development on~~
16 ~~public or private streets shall meet the 65-gallon street tree~~
17 ~~requirement on building frontages as well as take into~~
18 ~~consideration the Local Governments Manual of Uniform~~
19 ~~Minimum Standards for Design, Construction, and~~
20 ~~Maintenance for Streets and Highways Standards,~~
21 ~~Subsection 334.044(10)(A), F.S., Section 336.045, F.S., the~~
22 ~~MTPO Urban Design Standards for Landscaping, and GRU~~
23 ~~utility line clearance separation standards. Redevelopment~~
24 ~~sites shall be required to meet this policy for 50 percent of~~
25 ~~the required street trees for building frontages. In order to~~
26 ~~accommodate street trees, the front build to line may be~~
27 ~~modified if there are existing utility or right-of-way~~
28 ~~constraints.~~

29
30 d. ~~Subarea 1: Subarea 1 includes approximately 108 acres and may include~~
31 ~~the full range of commercial uses allowed in the City's Commercial land~~
32 ~~use category and may include Large Scale Retail. For purposes of this~~
33 ~~policy, Large Scale Retail is defined as a single retail use with a ground~~
34 ~~floor footprint exceeding 100,000 square feet. Except as specified in the~~
35 ~~PD Zoning Ordinance, this subarea shall be governed by the design~~
36 ~~standards in the Special Area Plan for Central Corridors in the City's Land~~
37 ~~Development Code. This subarea may include drive-throughs consistent~~
38 ~~with the requirements specified in the PD Zoning Ordinance. Special event~~
39 ~~automotive sales may be allowed in limited locations as specified in the~~
40 ~~PD Zoning Ordinance.~~

41
42 ~~Residential uses shall be permitted in any combination of vertical or~~
43 ~~horizontal mix or as a standalone use. The following conditions shall~~
44 ~~apply to Subarea 1:~~
45

- 1 1. ~~The PD Zoning Ordinance shall define “redevelopment” and~~
2 specify standards for redevelopment. The redevelopment standards
3 shall include specific measures to transform this subarea so that it
4 provides better transit, bicycle, and pedestrian access. The
5 redevelopment standards shall address building orientation, block
6 length, multi-modal transportation, open spaces, parking standards,
7 building heights, build to lines and/or setback buffers, building
8 articulation, building materials and colors, mechanical equipment,
9 trash and loading areas, landscaping and overall access through the
10 subarea.
- 11
- 12 2. ~~Redevelopment shall be consistent with the Comprehensive Plan~~
13 policies that encourage the conversion of conventional shopping
14 centers into more traditional, walkable centers.
- 15
- 16 3. ~~Redevelopment shall include design features to transform drive~~
17 aisles into a gridded, interconnected street network lined with
18 street-facing buildings that help to frame the street. As drive aisles
19 are transformed into streets, the parking areas shall require the
20 addition of multi-use paths, as deemed appropriate by the City
21 during development plan review. This shall apply to both public
22 and private streets.
- 23
- 24 4. ~~Redevelopment shall establish a connected grid of public streets,~~
25 private streets and private access streets creating an average block
26 size of less than or equal to 1,600 feet in perimeter. In no event
27 shall the perimeter block length exceed 2,000 feet. These block
28 size requirements shall not apply to shared stormwater facilities or
29 park (active or passive recreation/open space) areas.
- 30
- 31 5. ~~Redevelopment shall include pedestrian pathways from the street~~
32 to the fronts of buildings and to adjacent development as necessary
33 to ensure safe, direct and convenient access to building entrances
34 and off street parking. The pedestrian routes shall be direct and
35 shall minimize potential conflicts with vehicles. For pedestrian
36 safety and comfort, where a pedestrian route must go along or cross
37 a parking lot or driveway, a separate path shall be provided with
38 buffer landscaping and other amenities. In lieu of a separate path, a
39 highly visible crosswalk made of materials, acceptable to the City,
40 that provide a strong contrast between the pedestrian area and
41 vehicular surface may be used.
- 42
- 43 6. ~~When redevelopment occurs within this subarea adjacent to the~~
44 proposed Southwest 62nd Boulevard extension (currently
45 Southwest 37th Boulevard), the owner shall dedicate to the City 10
46 feet of additional right of way adjacent to, running parallel with

1 and on the eastern side of Southwest 62nd Boulevard extension
2 from Archer Road to Windmeadows Boulevard. The value of the
3 right of way shall be established by appraisal as of the date of
4 application for development plan review for the redevelopment.
5 The owner shall obtain the appraisal, at its sole expense, and shall
6 provide a copy to the City for its review and approval. If the
7 appraisal is approved by the City, the appraised value shall count
8 toward meeting the transportation mobility requirements in effect
9 at the time of development plan approval of the redevelopment.
10 The credit for transportation mitigation shall not be given until the
11 dedication occurs.

12
13 ~~7. The streetscape plan for this subarea shall be required in~~
14 ~~conjunction with redevelopment plans for that subarea.~~
15 ~~Redevelopment along the Archer Road corridor shall be required to~~
16 ~~meet the Transportation Mobility Program streetscaping standards~~
17 ~~in the Transportation Mobility Element, as well as take into~~
18 ~~consideration the Local Governments Manual of Uniform~~
19 ~~Minimum Standards for Design, Construction and Maintenance for~~
20 ~~Streets and Highways Standards, Subsection 334.0441(10)(A),~~
21 ~~F.S., and Section 336.045 F.S., the MTPO Urban Design Standards~~
22 ~~for Landscaping, and GRU utility line clearance separation~~
23 ~~standards.~~

24
25 ~~e. Subarea 2: Subarea 2 includes approximately 49 acres and may include the~~
26 ~~full range of commercial uses allowed in the City's Commercial Land Use~~
27 ~~category and may include Large Scale Retail uses (as defined in Policy~~
28 ~~4.3.6.d.). This subarea may include drive throughs consistent with the~~
29 ~~requirements specified in the PD Zoning Ordinance. Monopole and/or~~
30 ~~camouflaged cellular towers may also be allowed, subject to the land~~
31 ~~development regulations in effect at the time of development plan~~
32 ~~approval. Automotive sales, including special event sales, are prohibited in~~
33 ~~this subarea. Residential uses shall be permitted in any combination of~~
34 ~~vertical or horizontal mix or as a stand alone use. The following~~
35 ~~conditions shall apply to Subarea 2:~~

36
37 ~~1. Loading docks and outdoor uses shall be buffered from adjacent~~
38 ~~uses outside of Butler Plaza in accordance with the landscape~~
39 ~~buffer requirements of the City's Land Development Code.~~

40
41 ~~2. Large Scale Retail uses in this subarea may have parking facilities~~
42 ~~located outside the front door of these retail uses. Developments~~
43 ~~located on out parcels shall be designed with parking to the rear or~~
44 ~~sides of buildings.~~

3. ~~The PD Zoning Ordinance shall specify standards for building orientation, build to lines, building articulation, glazing, parking, garden walls, landscaping, pedestrian and transit facilities.~~
4. ~~Development shall include sidewalks, pathways, crosswalks and pedestrian nodes that shall be integrated within the overall Butler Plaza development to provide for a defined, interconnected system.~~
5. ~~Bicycle lanes and/or routes shall be provided from bus stops and adjacent areas (including areas outside of Butler Plaza) to the buildings within this subarea.~~
6. ~~This subarea shall develop consistent with the standards and guidelines for subarea 3, including a gridded, interconnected street network lined with street facing buildings that help to frame the street. This shall not apply to the development of Large Scale Retail (as defined in Policy 4.3.6.d).~~
7. ~~Development in this subarea shall establish a connected grid of public streets, private streets and private access streets creating an average block size of less than or equal to 1600 feet in perimeter.~~

f. ~~Subarea 3: Subarea 3 includes approximately 110 acres and may include the full range of office uses allowed in the City's Office Land Use category, general retail, eating places, hotels, theaters, sporting goods stores, residential and civic spaces. Large Scale Retail uses (as defined in Policy 4.3.6.d.) are prohibited. Gas stations, automotive sales (including special event sales), automotive repair, and car washes are prohibited. Design standards for drive through uses shall be specified in the PD Zoning Ordinance. Residential uses shall be permitted above non-residential uses or as stand alone uses. The following conditions shall apply to subarea 3:~~

1. ~~Development within this subarea shall include the following urban design characteristics:~~
 - ~~Building facades pulled up close to the street, facing the street, and generally aligned.~~
 - ~~Building facades aligned to form squares or plazas.~~
 - ~~Relatively high density mixed use, compactly designed to accommodate walking.~~
 - ~~One to six stories shall be permitted, with a maximum height of 75 feet. At least eighty percent (80%) of the~~

1 building height adjacent to the primary private street within
2 the Towne Centre (as such area is designated in the PD
3 Zoning Ordinance) and for all buildings along 24th Avenue
4 shall be at least two stories or a minimum of one story of 24
5 feet in height measured to the top of the parapet or median
6 roof line, to create the appropriate scale and urban form.

7
8 ~~First floors of buildings that incorporate levels of~~
9 ~~articulation and glazing in order to promote pedestrian~~
10 ~~interest.~~

11
12 ~~A connected network of wide sidewalks that promotes~~
13 ~~safety, comfort and convenience for pedestrians by linking~~
14 ~~streets, parking areas, buildings, and adjacent development.~~

15
16 ~~Shade trees along all streets.~~

17
18 ~~Terminated vistas.~~

19
20 ~~On street parking.~~

21
22 ~~Off street parking located at the side or rear of buildings~~
23 ~~and away from pedestrian areas.~~

24
25 ~~Restrictions on auto-oriented uses and uses that generate~~
26 ~~significant noise, odor, or dust.~~

27
28 ~~A connected grid of public streets, private streets and~~
29 ~~private access streets creating an average block size of less~~
30 ~~than or equal to 1,600 feet in perimeter. In no event shall~~
31 ~~the block perimeter length exceed 2,000 feet for a single~~
32 ~~block. These block size requirements shall not apply to~~
33 ~~shared stormwater facilities or park (active or passive~~
34 ~~recreation/open space) areas.~~

35
36 2. ~~Urban design standards that ensure compatibility among the various~~
37 ~~allowed uses shall be specified in the PD Zoning Ordinance.~~
38 ~~Additional standards may be required to address noise and lighting~~
39 ~~to further assure compatibility. The PD Zoning Ordinance shall,~~
40 ~~through design and performance standards, provide a quality~~
41 ~~pedestrian experience by regulating building type, scale, overall~~
42 ~~building appearance and orientation, placement and function of~~
43 ~~parking, loading, waste disposal, access points, outdoor uses and~~
44 ~~mechanical equipment, block size, signage and landscaping.~~
45

1 ~~g. General Provisions: All three subareas shall be subject to the following~~
2 ~~standards:~~

3
4 ~~1. The PD Zoning Ordinance shall specify appropriate "low impact~~
5 ~~development" (LID) techniques to be implemented in Butler Plaza.~~
6 ~~Prior to second and final reading of the PD Zoning Ordinance, the~~
7 ~~owner shall provide legally enforceable documents that establish~~
8 ~~that a responsible entity will permanently provide for proper~~
9 ~~maintenance of the LID functional landscape. LID is a site design~~
10 ~~strategy for maintaining or replicating the pre-development~~
11 ~~hydrologic regime through the use of design techniques that create~~
12 ~~functionally equivalent hydrologic landscape. Reclaimed water~~
13 ~~shall be used for irrigation if and when it becomes available.~~

14
15 ~~2. Prior to development plan approval within a subarea, the owner~~
16 ~~shall provide a master plan for stormwater management and open~~
17 ~~space for that entire subarea for review and subject to approval by~~
18 ~~the City. The PD Zoning Ordinance shall specify design standards~~
19 ~~for stormwater retention/detention facilities to ensure they are~~
20 ~~aesthetically pleasing, such as designed in curvilinear shapes. The~~
21 ~~owner shall dedicate, at no cost to the City, right of way or provide~~
22 ~~easements to the City for the shared stormwater facilities. Open~~
23 ~~space requirements shall be based on the entire subarea instead of~~
24 ~~specific parcel development. A minimum of twenty percent (20%)~~
25 ~~of each subarea shall be set aside as open space. Open space may~~
26 ~~include active and passive recreational areas, natural waterways,~~
27 ~~retention/detention facilities (if designed for public use and~~
28 ~~access), open space/native habitat areas, trails and picnic areas.~~

29
30 ~~3. The owner shall construct the extension of Southwest 62nd~~
31 ~~Boulevard from Archer Road to the northwesternmost extent of the~~
32 ~~PUD where subareas 2 and 3 adjoin to the specifications in the~~
33 ~~MTPO approved cross section (alternative 4B-3) dated March 2,~~
34 ~~2009. The incremental cost of construction (i.e., the cost of~~
35 ~~construction that is above and beyond the cost the owner would~~
36 ~~incur to construct a private 3 lane access drive per City standards,~~
37 ~~including sidewalks and bike lanes) calculated based on the Florida~~
38 ~~Department of Transportation generic cost per mile shall count~~
39 ~~toward meeting the agreed upon transportation requirements in the~~
40 ~~TCEA Zone M Agreement executed on January 3, 2012 (as~~
41 ~~modified by the Addendum executed November 29, 2012) as~~
42 ~~shown in Attachment 1 ("Butler Plaza Planned Development~~
43 ~~(Petition PB-09-84 PDV) Transportation Analysis Executive~~
44 ~~Summary"). Upon completion of construction, the right of way~~
45 ~~shall be dedicated to the City. The value of the land shall be~~
46 ~~established by appraisal as of the date of the development plan~~

-12-

Petition No. PB-12-148 CPA

CODE: Words ~~stricken~~ are deletions; words underlined are additions.

1 approval for Phase 1. The owner, at its expense, shall obtain the
2 appraisal and shall provide a copy of the appraisal to the City for
3 its review and subject to its approval. If the appraisal is approved,
4 the appraised value (less the credit described below) shall count
5 toward meeting the agreed upon transportation requirements in the
6 above mentioned TCEA Zone M Agreement (as modified by the
7 Addendum executed November 29, 2012). The City shall be given
8 credit, at the same appraised value, for any right-of way that the
9 City vacates for this road extension project. There shall be no
10 direct access to Southwest 62nd Boulevard for out parcels, all
11 access shall be from an internal road network and/or shared
12 driveways. The owner shall maximize vehicular cross access
13 connections within development areas in Butler Plaza.
14

15 4. ~~All major and main roadways that are not public streets in the~~
16 ~~development shall be constructed and maintained at the cost and~~
17 ~~expense of the owner in accordance with City standards for public~~
18 ~~streets.~~
19

20 5. ~~The PD Zoning Ordinance shall include landscaping conditions.~~
21

22 6. ~~The PD Zoning Ordinance shall include requirements, as specified~~
23 ~~by the Gainesville Regional Transit System, for conveniently~~
24 ~~located and highly visible transit stops in each subarea that include~~
25 ~~amenities for rider convenience and comfort, such as but not~~
26 ~~limited to, shelter, lighting, seating, trash receptacles and bicycle~~
27 ~~racks. In addition, the PD Zoning Ordinance shall specify the~~
28 ~~requirements (including design, size, cost and location) for the~~
29 ~~owner to construct, at its expense, a transit transfer station and a~~
30 ~~park and ride lot within subarea 2, as approved by the Gainesville~~
31 ~~Regional Transit System. The park and ride lot shall provide at~~
32 ~~least 50 park and ride spaces in one location for transit users. The~~
33 ~~transit transfer station shall include restroom facilities, bicycle~~
34 ~~storage, a route map kiosk, and bays for a minimum of six (6)~~
35 ~~buses and shall be constructed, inspected and approved prior to the~~
36 ~~first certificate of occupancy being issued in subarea 2 or 3. Upon~~
37 ~~completion, the park and ride lot and the transit transfer station~~
38 ~~shall be conveyed, at no cost, to the City.~~
39

40 7. ~~Parking requirements may be reduced below the required parking~~
41 ~~standards in the Land Development Code to encourage alternative~~
42 ~~modes of travel and to reduce the amount of surface parking.~~
43 ~~Parking spaces provided in a parking structure shall not count~~
44 ~~against the maximum number of allowable parking spaces when~~
45 ~~the parking structure is replacing surface parking area. When~~
46 ~~facing a public street, the first floor of a stand alone parking~~

1 structure shall contain office or retail uses that line at least 50% of
2 the first floor façade or are shielded by liner building(s). Structured
3 parking that is integrated with and connected to commercial,
4 office, or residential buildings shall not be required to contain
5 office or retail uses. Integrated/connected parking structures shall
6 meet design standards specified in the PD Zoning Ordinance to
7 ensure that building facades have sufficient articulation, especially
8 on the ground floor level.
9

10 ~~8. In accordance with the PD Zoning Ordinance, the owner has~~
11 ~~coordinated with FDOT to address transportation impacts that~~
12 ~~affect FDOT facilities and has agreed to satisfy the FDOT~~
13 ~~requirements listed below. Proof of satisfying these requirements~~
14 ~~shall be provided to the City in the form of a letter or other written~~
15 ~~documents issued by the FDOT.~~

16
17 ~~When the estimated net, new cumulative average daily trip~~
18 ~~generation, based on square footage, reaches a threshold of~~
19 ~~9,775 trips, the owner/developer shall perform an~~
20 ~~Interchange Modification Report (IMR) consistent with~~
21 ~~FDOT IMR typical procedures. This IMR would evaluate~~
22 ~~alternatives and determine a feasible long term plan for the~~
23 ~~Archer Road (SR 24)/I 75 interchange. The cost of the IMR~~
24 ~~shall count toward meeting the agreed upon transportation~~
25 ~~requirements in the TCEA Zone M Agreement executed on~~
26 ~~January 3, 2012 (as modified by the Addendum executed~~
27 ~~November 29, 2012).~~

28
29 ~~Before issuance of the first certificate of occupancy in any~~
30 ~~subarea, the owner shall construct, at its sole expense, a~~
31 ~~third southbound left turn lane on the I 75 southbound off-~~
32 ~~ramp. This may or may not require a new mast arm pole,~~
33 ~~pending design requirements. FDOT shall provide the~~
34 ~~existing right of way for this turn lane at no cost to the~~
35 ~~owner. This improvement is a site related operational and~~
36 ~~safety modification.~~

37
38 ~~9. The PD Zoning Ordinance shall specify operational and safety~~
39 ~~modifications required due to impacts on transportation facilities.~~
40 ~~Modifications required for operational and safety impacts that are~~
41 ~~site related shall not count toward meeting the agreed upon~~
42 ~~transportation requirements in the TCEA Zone M Agreement~~
43 ~~executed on January 3, 2012 (as modified by the Addendum~~
44 ~~executed November 29, 2012).~~
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- ~~10. Butler Plaza shall provide both internal and external transportation connections to surrounding development.~~
 - ~~11. Transportation mobility provisions for the Butler Plaza PD are established in Policy 4.3.6.c.5.~~
 - ~~12. The owner shall dedicate at least 90 feet and up to 100 feet of right of way to the City along the southern edge of SW 1 (as depicted in the PD Zoning Ordinance) and 90 feet from the southeastern corner of SW1 to Southwest 42nd Street. Appropriate temporary construction easements shall be provided at no cost to the City. The value of the land shall be established by appraisal as of the date of the final adoption of the PD Zoning Ordinance. The owner, at its expense, shall obtain the appraisal and shall provide a copy of the appraisal to the City for its review and subject to its approval. If the appraisal is approved, the appraised value of the land shall count toward meeting the agreed upon transportation requirements specified in the TCEA Zone M Agreement executed on January 3, 2012 (as modified by the Addendum executed November 29, 2012). A 2 lane roadway, with bike lanes and sidewalks shall be constructed by owner, along this section, connecting Southwest 40th Boulevard to Southwest 42nd Street. In lieu of a sidewalk, a 12 foot multi-use path may be constructed along this section. Upon completion of construction, the right of way and road improvements shall be dedicated to the City. The roadway improvements along the southern edge of SW 1 shall count toward meeting the agreed upon transportation requirements specified in the TCEA Zone M Agreement executed on January 3, 2012 (as modified by the Addendum executed November 29, 2012). The road improvements from the southeastern corner of SW1 to Southwest 42nd Street shall be constructed at the sole expense of the owner. Future connectivity is envisioned to the Alachua County's proposed Southwest 30th Avenue I 75 Bridge project shown in the County's Capital Improvements Element. The County's proposed cross section for the roadway consists of a two-lane divided roadway with bike lanes, two dedicated lanes for rapid transit and a 12-foot multi-use path.~~
 - ~~13. The owner shall allow Alachua County to use the stormwater areas within subarea 2 for staging for construction of the County's Southwest 30th Avenue I 75 Bridge; provided the County agrees to return the stormwater area to its preexisting condition upon completion of Southwest 30th Avenue I 75 Bridge or to modify it, if such modification is agreed to by the City, owner and the County.~~

1 ~~14. Butler Plaza shall maximize pedestrian/bicycle connections among~~
2 ~~all uses, subareas, and external areas, and shall maximize~~
3 ~~pedestrian safety and comfort. Bicycle racks shall be located close~~
4 ~~to the main building entrances. Pedestrian facilities shall link~~
5 ~~streets, buildings, parking and open space areas within and among~~
6 ~~the subareas. A network of sidewalks and street trees shall be~~
7 ~~provided on all internal streets (public and private). Sidewalks and~~
8 ~~pathway connections shall be made from the internal pedestrian~~
9 ~~system to the public right-of-way adjoining the Planned Use~~
10 ~~District.~~

11
12 4.3.6 This policy shall regulate the Planned Use District (PUD) known as the “Butler
13 Development.” The Butler Development PUD, including its division into four (4)
14 subareas, is depicted on the map titled “Butler Development PUD Future Land Use
15 Overlay” in the Future Land Use Map Series located in this element. The properties
16 within the Butler Development PUD have underlying future land use categories as shown
17 on the map titled “Butler Development Underlying Future Land Use” in the Future Land
18 Use Map Series located in this element.

19
20 Comprehensive Plan policies of general applicability shall apply to the Butler
21 Development PUD. In the event of express conflict or inconsistency between the general
22 Comprehensive Plan policies and any specific policies as set forth below, the specific
23 policies shall govern.

24
25 a. The following conditions shall apply to the entirety of the Butler Development
26 PUD:

27
28 1. The properties within subareas 1, 2, 3, and 4 shall be designated PUD on
29 the Future Land Use Map.

30
31 2. The allowable uses and maximum levels of intensity, which may be
32 allocated to any of the four (4) subareas, shall be as follows:

33
34 Commercial uses: 2,500,408 square feet
35 Office uses: 250,000 square feet
36 Hotel / Motel uses: 500 rooms
37 Multi-Family Residential uses: 1,000 units

38
39 The specific allowable uses and development program shall be specified in
40 the Planned Development (PD) zoning ordinance.

41
42 3. The maximum cumulative development program for Butler Development
43 (including existing development, new development and redevelopment)
44 shall be limited to a maximum trip generation not to exceed 37,591
45 average daily trips. There are 12,224 average daily trips associated with
46 the existing development as documented in the traffic study.

- 1
2 4. Multi-family residential uses shall be permitted in any combination of
3 vertical or horizontal mix or as a stand-alone use. 20% of the multi-family
4 residential units constructed, whether rental or owner-occupied, shall be
5 affordable housing units for workforce housing as defined in Section
6 380.0651(3)(h), F.S., or moderate-income, low-income or very low-
7 income persons or households as those terms are defined in the City's
8 Local Housing Assistance Program (LHAP). The affordability of such
9 units shall be maintained for a period of 10 years following construction,
10 shall run with the land, and shall be enforceable by the City through
11 recorded covenants or restrictions.
12
13 5. Maximum building height shall be eight (8) stories.
14
15 6. Development and redevelopment within the Butler Development PUD
16 shall require Low Impact Development (LID) techniques. Prior to final
17 development plan approval, the owner/developer shall provide legally
18 enforceable documents establishing a responsible entity to permanently
19 provide maintenance of the LID functional landscape. LID is a site design
20 strategy for maintaining or replicating the pre-development hydrologic
21 regime through the use of design techniques that create functionally
22 equivalent hydrologic landscape. Reclaimed water shall be used for
23 irrigation if and when it becomes available.
24
25 7. Stormwater management facilities shall be aesthetically pleasing and shall
26 meet the requirements of the City's Engineering Design and Construction
27 Manual. The owner/developer shall, at no cost to the City, dedicate right-
28 of-way or provide easements to the City for the shared stormwater
29 facilities.
30
31 8. Prior to the first final development plan being approved in either Subarea 1
32 or Subarea 2, a master plan for stormwater management and open space
33 for the entire Butler Development PUD shall be provided, subject to
34 approval by the City. This master plan shall include the written consent of
35 all property owners within the Butler Development PUD.
36
37 9. Design standards specified in the PD zoning ordinance shall address:
38 building orientation, build-to lines, building articulation, glazing, parking,
39 garden walls, landscaping, pedestrian and transit facilities, a gridded,
40 interconnected street network and limitations on the maximum size of
41 single-occupant, single-story buildings.
42
43 10. Development shall include sidewalks, pathways, crosswalks and
44 pedestrian nodes that shall be integrated within the overall Butler
45 Development PUD to provide for a defined, interconnected system.
46

- 1 11. Redevelopment shall be consistent with the Comprehensive Plan policies
2 that encourage the conversion of conventional shopping centers into more
3 traditional, walkable centers.
- 4
- 5 12. Properties located outside of the Butler Development PUD shall be
6 buffered from loading docks and outdoor uses that are within the Butler
7 Development PUD.
- 8
- 9 13. The PD zoning ordinance shall establish standards for automobile-oriented
10 uses such as drive-through facilities and structured parking to create and
11 maintain the multi-modal character of the Butler Development PUD.
- 12
- 13 14. Individual service bays for automobile-oriented uses, including but not
14 limited to gasoline and alternative fuel service stations, shall be located to
15 the rear and/or interior side of buildings. A single entrance to interior
16 service bays may be located on the side of the building.
- 17
- 18 15. The PD zoning ordinance shall identify the subareas where gasoline and
19 alternative fuel service stations are allowed and the maximum allowed
20 number of such service stations and associated fueling positions. New
21 construction of gasoline and alternative fuel service stations that front
22 public or private streets shall be designed to:
- 23
- 24 (a). Enhance safe pedestrian and bicycle circulation and access to any
25 retail or restaurant facilities on site. Sidewalk connections or
26 marked pedestrian crosswalks shall be shown on the development
27 plan to ensure pedestrian safety and comfort;
- 28
- 29 (b). Provide a pedestrian entry from sidewalks on the property frontage;
- 30
- 31 (c). Minimize the number and width of driveways;
- 32
- 33 (d). Include cross access or joint driveway connections to adjacent
34 developments;
- 35
- 36 (e). Locate off-street parking to the rear and/or interior side of
37 buildings;
- 38
- 39 (f). Locate fueling positions to the rear of buildings. Individual service
40 bay doors shall not face a public or private street and shall be
41 located to the rear and/or side interior of buildings; and
- 42
- 43 (g). Include architectural and site design that enhances the site area and
44 promotes the City's multi-modal and design goals. At the
45 development plan review, the design shall be reviewed for details
46 such as, but not limited to, facade treatment, colors, glazing at

1 pedestrian level, lighting, roof detail, signage, landscaping,
2 building and gas canopy height, building location relative to the
3 street, and location of access points.
4

5 16. Structured parking that fronts on public streets shall be designed to include
6 office or commercial uses on the first floor. Structured parking that is
7 integrated with and connected to commercial, office, or multi-family
8 residential buildings shall not be required to contain office or retail uses on
9 the first floor. Integrated/connected parking structures shall meet design
10 standards specified in the PD zoning ordinance to ensure that building
11 facades have sufficient articulation, especially on the ground floor level.
12

13 17. The PD zoning ordinance shall be consistent with the City's transportation
14 mobility policies as adopted in the Comprehensive Plan.
15

16 18. Pedestrian/bicycle safety and comfort and pedestrian/bicycle connections
17 among all uses, subareas, and external areas shall be maximized
18 throughout the Butler Development PUD. Bicycle racks shall be located
19 close to the main building entrances. Pedestrian facilities shall link streets,
20 buildings, parking and open space areas within and among the subareas. A
21 network of sidewalks and street trees shall be provided on all internal
22 streets (public and private). Sidewalks and pathway connections shall be
23 made from the internal pedestrian system to the public right-of-way
24 adjoining the Butler Development PUD.
25

26 19. Bicycle lanes and/or routes shall be provided to all bus stops and buildings
27 within the Butler Development PUD as well as to bus stops and
28 development adjacent to the Butler Development PUD.
29

30 20. Parking requirements may be reduced below the required parking
31 standards in the Land Development Code to encourage alternative modes
32 of travel and to reduce the amount of surface parking. Parking spaces
33 provided in a parking structure shall not count against the maximum
34 number of allowable parking spaces when the parking structure is
35 replacing surface parking area.
36

37 21. The Butler Development PUD shall include internal transportation
38 connections within the Butler Development PUD as well as external
39 transportation connections to development adjacent to the Butler
40 Development PUD.
41

42 22. All private streets shall be constructed and maintained at the cost and
43 expense of the owner in accordance with City standards for public streets.
44 Main streets in town centers and maneuvering lanes shall not be required
45 to be built to public street standards.
46

1 23. Maneuvering lanes shall be allowed in all subareas and shall contribute to
2 the internal grid-system framework. Maneuvering lanes shall be defined
3 as vehicle use areas that connect off-street parking areas and that provide
4 sidewalks and street trees on at least one side. On the side of a
5 maneuvering lane that includes sidewalks and street trees, perpendicular
6 vehicular access to parking areas shall be separated by at least 180 feet as
7 measured from centerline to centerline in order to enhance pedestrian
8 comfort and safety. If a sidewalk and street trees are provided on only one
9 side of a maneuvering lane, parking shall be allowed along only one side.
10 If a sidewalk and street trees are provided on both sides of a maneuvering
11 lane, parking shall be allowed along both sides.

12
13 24. Transportation Mobility Provisions.

14
15 (a). S. Clark Butler Properties, LTD., and the City entered into a TCEA
16 Zone M Agreement on January 3, 2012. An addendum to the
17 agreement was executed on November 29, 2012.

18
19 (b). The City recognizes that the TCEA Agreement remains valid, and
20 transportation mitigation shall be required consistent with such, as
21 long as the Butler Development has an adopted and valid PD
22 zoning ordinance. Any amendments to this Comprehensive Plan
23 policy or the Butler Development PD zoning ordinance that alter
24 the trip generation or transportation analysis provided in
25 Attachment 1 to the TCEA Zone M Agreement entered into on
26 January 3, 2012, (“Butler Plaza Planned Development (Petition #
27 PB-09-84 PDV) Transportation Analysis Executive Summary”)
28 shall be subject to the transportation mobility requirements in
29 effect at the time of amendment.

30
31 (c). S. Clark Butler Properties, LTD., and the City agree that the TCEA
32 Zone M Agreement satisfies the transit requirements for Phase 1A
33 of the development (defined as 134,784 square feet of
34 development). In addition, the Agreement includes all of the non-
35 transit requirements for Phase 1 and Buildout as specified in
36 Attachment 1 (“Butler Plaza Planned Development (Petition # PB-
37 09-84 PDV) Transportation Analysis Executive Summary”). S.
38 Clark Butler Properties, LTD., and the City agree that those
39 requirements must be met by the times specified in the
40 “Development Schedule” portion of the PD zoning ordinance.

41
42 (d). S. Clark Butler Properties, LTD., and its successors and assigns,
43 may choose to opt into the City’s Transportation Mobility Program
44 (TMP) subject to an updated transportation study and analysis that
45 would allow the City to evaluate the development for compliance
46 with the TMP.

1
2 (e). Streetscaping is an important component of the City's
3 transportation mobility planning because it enhances pedestrian
4 comfort and visual aesthetics. Consistent with the Transportation
5 Mobility Program policies in the Transportation Mobility Element,
6 new development on public or private streets shall meet the 65-
7 gallon street tree requirement on building frontages as well as take
8 into consideration the Local Governments Manual of Uniform
9 Minimum Standards for Design, Construction, and Maintenance
10 for Streets and Highways Standards, Subsection 334.044(10)(A),
11 F.S., Section 336.045, F.S., the MTPO Urban Design Standards for
12 Landscaping, and GRU utility line clearance separation standards.
13 Redevelopment sites shall be required to meet this policy for 50
14 percent of the required street trees. The front build-to line may be
15 modified if there are existing utility or right-of-way constraints.
16

17 25. The Butler Development PUD shall provide operational and safety
18 modifications required due to impacts on transportation facilities.
19 Modifications required for operational and safety impacts that are site
20 related shall not count toward meeting the agreed upon transportation
21 requirements in the TCEA Zone M Agreement executed on January 3,
22 2012 (as modified by the Addendum executed November 29, 2012).
23

24 26. The PD zoning ordinance shall define the construction timeframe, design
25 details, and extent of the SW 62nd Boulevard extension through the Butler
26 Development PUD consistent with the intent of the MTPO design
27 elements (alternative 4B-3) dated March 2, 2009. The incremental cost of
28 construction (i.e., the cost of construction that is above and beyond the
29 cost that would be incurred to construct a private 3-lane access drive per
30 City standards, including sidewalks and bike lanes) calculated based on the
31 Florida Department of Transportation generic cost per mile shall count
32 toward meeting the agreed upon transportation requirements in the TCEA
33 Zone M Agreement executed on January 3, 2012 (as modified by the
34 Addendum executed November 29, 2012). Upon completion of
35 construction, the right-of-way shall be dedicated to the City subject to
36 inspection and approval by the City. Within 90 days following the date of
37 final adoption of the PD zoning ordinance, S. Clark Butler Properties,
38 LTD., and its successors and assigns, shall at its expense obtain an
39 appraisal of the land and shall provide a copy of the appraisal to the City
40 for its review and approval. If the appraisal is approved, the appraised
41 value (less the appraised value for any right-of-way that the City vacates
42 for this road extension project) shall count toward meeting the agreed
43 upon transportation requirements in the TCEA Zone M Agreement
44 executed on January 3, 2012 (as modified by the Addendum executed
45 November 29, 2012). There shall be no direct access to the Southwest 62nd

1 Boulevard extension for outparcels; all access shall be from an internal
2 road network and/or shared driveways.

3
4 27. Vehicular cross-access connections within development areas shall be
5 maximized throughout the Butler Development PUD.

6
7 28. The PD zoning ordinance shall allow the Gainesville Regional Transit
8 System to review all development plans affecting transit routes for the
9 potential addition of new transit stops or improvements to existing transit
10 facilities. In addition, the PD zoning ordinance or a Transit Transfer
11 Station Agreement shall specify the requirements (including design, size,
12 cost, timing of completion and location) for S. Clark Butler Properties,
13 LTD., and its successors and assigns, to construct, at its expense, a transit
14 transfer station and a park and ride lot within the Butler Development
15 PUD, as approved by the Gainesville Regional Transit System. The park
16 and ride lot shall provide at least 50 park-and-ride spaces in one location
17 for transit users. The transit transfer station shall include restroom
18 facilities, bicycle storage, a route map kiosk, and bays for a minimum of
19 six (6) buses. Upon completion, the park and ride lot and the transit
20 transfer station improvements and associated land shall be conveyed to the
21 City at no cost.

22
23 29. In accordance with the PD zoning ordinance, S. Clark Butler Properties,
24 LTD., and its successors and assigns, shall coordinate with FDOT to
25 address transportation impacts that affect FDOT facilities and satisfy the
26 FDOT requirements listed below. Proof of satisfying these requirements
27 shall be provided to the City in the form of a letter or other written
28 documents issued by the FDOT.

29
30 (a). The PD zoning ordinance shall establish thresholds and a
31 timeframe for the completion of an Interchange Modification
32 Report (IMR) consistent with FDOT IMR typical procedures.
33 This IMR would evaluate alternatives and determine a feasible
34 long term plan for the Archer Road (SR 24)/I-75 interchange. The
35 cost of the IMR shall count toward meeting the agreed upon
36 transportation requirements in the TCEA Zone M Agreement
37 executed on January 3, 2012 (as modified by the Addendum
38 executed November 29, 2012).

39
40 (b). Prior to issuance of the first certificate of occupancy (CO) for any
41 new building in Subarea 1 or 2 or issuance of certificates of
42 occupancy for net, new additional square footage associated with
43 development or redevelopment in Subareas 3 or 4 that
44 cumulatively result in 500 net, new p.m. peak hour trips of adjacent
45 street traffic as calculated using the latest edition of the ITE Trip

1 Generation Manual, S. Clark Butler Properties, LTD., and its
2 successors and assigns, shall:

3
4 (i) Construct a third southbound left turn lane at the Archer
5 Road / I-75 interchange, subject to review and approval by
6 the Florida Department of Transportation (FDOT); or

7
8 (ii) Execute an agreement with FDOT that includes payment
9 from S. Clark Butler Properties, LTD., and its successors
10 and assigns, to the FDOT to construct or have constructed
11 the appropriate Archer Road / I-75 interchange
12 modifications as determined by FDOT staff.

13
14 This improvement is a site-related operational and safety
15 modification.

16
17 30. Future connectivity between the Butler Development PUD and the area
18 west of I-75 is in the MTPO adopted Long Range Transportation Plan.
19 The PD zoning ordinance shall specify details regarding the timing,
20 dedication of right-of-way to the City and roadway design and
21 construction (including sidewalks, bike lanes, or a multi-use path) for SW
22 30th Avenue from SW 40th Boulevard to SW 42nd Street. The PD zoning
23 ordinance shall also include design and timing requirements for
24 connection of this road segment to the proposed SW 30th Avenue bridge
25 street system east of I-75. S. Clark Butler Properties, LTD., and its
26 successors and assigns, shall dedicate at least 90 feet and up to 100 feet of
27 right-of-way to the City for SW 30th Avenue between SW 40th Boulevard
28 and SW 42nd Street along the Butler Development PUD's southern
29 boundary, except where it is contiguous to the Transit Transfer Station
30 parcel in which case it shall be along that parcel's northern boundary. S.
31 Clark Butler Properties, LTD., and its successors and assigns, shall obtain
32 an appraisal at its expense and shall provide a copy to the City for its
33 review and approval within 90 days of the date of final adoption of the PD
34 zoning ordinance. The dedication of right-of-way and construction costs
35 for the SW 30th Avenue improvements between SW 40th Boulevard and
36 SW 42nd Street shall count toward meeting the agreed upon transportation
37 requirements specified in the TCEA Zone M Agreement executed on
38 January 3, 2012 (as modified by the Addendum executed November 29,
39 2012).

40
41 b. Subarea 1. In addition to the conditions that apply to the entirety of the Butler
42 Development PUD, the following additional conditions shall apply to Subarea 1:

43
44 1. Development in this subarea shall establish a connected grid of public
45 streets, private streets, and maneuvering lanes with a maximum block size
46 of 3.200 feet in perimeter. Property boundaries adjacent to the PUD may

1 be used to establish one or more sides of a block. The block size
2 requirement shall not apply to shared stormwater facilities or park areas
3 (active or passive recreation/open space).

4
5 2. A minimum of 20% of Subarea 1 shall be designated as open space. This
6 open space requirement shall be based on the entire subarea rather than
7 specific parcel development. Open space may include, but is not limited
8 to, stormwater management facilities when the perimeter includes public
9 space or amenities such as parks, trails or paths, landscape or hardscape,
10 plazas, squares, public commons, and/or open-air malls.

11
12 3. Large scale retail uses (defined for purposes of the Butler Development
13 PUD as a retail use with a single-story building footprint that exceeds
14 100,000 square feet) in this subarea may have parking facilities located
15 outside the front door of these retail uses.

16
17 c. Subarea 2. In addition to the conditions that apply to the entirety of the Butler
18 Development PUD, the following additional conditions shall apply to Subarea 2:

19
20 1. Design standards specified in the PD zoning ordinance shall establish a
21 development pattern that is compatible with and transitions appropriately
22 to the nearby Urban Village.

23
24 2. This subarea shall contain a connected grid of public streets, private
25 streets, and maneuvering lanes with a maximum block size of 2,000 feet in
26 perimeter. Property boundaries adjacent to the PUD may be used to
27 establish one or more sides of a block. The block size requirement shall
28 not apply to shared stormwater facilities or park areas (active or passive
29 recreation/open space).

30
31 3. A minimum of 20% of Subarea 2 shall be designated as open space. This
32 open space requirement shall be based on the entire subarea rather than
33 specific parcel development. Open space may include, but is not limited
34 to, stormwater management facilities when the perimeter includes public
35 space or amenities such as parks, trails or paths, landscape or hardscape,
36 plazas, squares, public commons, and/or open-air malls.

37
38 4. Off-street parking shall not be located in front of buildings that front on
39 SW 24th Avenue. The location of off-street parking on other streets shall
40 be regulated by the PD zoning ordinance.

41
42 d. Subarea 3. In addition to the conditions that apply to the entirety of the Butler
43 Development PUD, the following additional conditions shall apply to Subarea 3:

44
45 1. All new development and redevelopment of existing buildings within
46 Subarea 3 shall meet the design standards established in the PD zoning

1 ordinance. The PD zoning ordinance shall establish a threshold that limits
2 new development building square footage in Subareas 1 and 2 until a
3 minimum amount of new square footage consistent with the town center
4 design standards is under construction in Subarea 3.

5
6 2. Development within Subarea 3 shall meet the following design standards,
7 as may be more particularly described in the PD zoning ordinance:

8
9 (a). Standards that ensure compatibility among allowable uses and that
10 provide a quality pedestrian experience by regulating building type,
11 scale, overall building appearance and orientation, loading, waste
12 disposal, access points, outdoor uses and mechanical equipment,
13 signage and landscaping, and location of parking.

14
15 (b). A connected grid of public streets, private streets, and maneuvering
16 lanes with a maximum block size of 2,000 feet in perimeter. The
17 block size requirement shall not apply to shared stormwater
18 facilities or park areas (active or passive recreation/open space).

19
20 (c). A connected network of wide sidewalks that promotes safety,
21 comfort, and convenience for pedestrians by linking streets,
22 parking areas, buildings, and adjacent development.

23
24 (d). Compact design to encourage and accommodate walking.

25
26 (e). Building facades that are close to and facing the street, and
27 generally aligned.

28
29 (f). Shade trees along all public and private streets in accordance with
30 Comprehensive Plan policies.

31
32 (g). First floors of buildings shall incorporate levels of articulation and
33 glazing to promote pedestrian interest.

34
35 (h). Terminated vistas.

36
37 (i). On-street parking where feasible and appropriate to building area
38 and street type.

39
40 (j). Off-street parking located at the rear and/or side of buildings and
41 away from pedestrian areas. Buildings fronting Archer Road may
42 be allowed up to a double-loaded row of parking in front of a
43 building front face.

44
45 (k). Design and architectural requirements for drive-through facilities
46 that provide pedestrian safety and comfort, and establish a

1 maximum number of drive-through lanes for any drive-through
2 facility in the town center.

3
4 3. A minimum of 10% of Subarea 3 or town center areas shall be designated
5 as open space. This open space requirement shall be based on the entire
6 subarea rather than specific parcel development. Open space may include,
7 but is not limited to, stormwater management facilities when the perimeter
8 includes public space or amenities such as parks, trails or paths, landscape
9 or hardscape, plazas, squares, public commons, and/or open-air malls.

10
11 e. Subarea 4. In addition to the conditions that apply to the entirety of the Butler
12 Development PUD, the following additional conditions shall apply to Subarea 4:

13
14 1. Redevelopment shall include design features to transform drive aisles into
15 a gridded, interconnected street network that may include maneuvering
16 lanes. As drive aisles are transformed into public or private streets and/or
17 maneuvering lanes, the parking areas shall include sidewalks, as deemed
18 appropriate by the City during development plan review.

19
20 2. Redevelopment shall establish a connected grid of public streets, private
21 streets, and maneuvering lanes to establish a pedestrian-scaled street
22 network. Pedestrian scale blocks may vary in size but should be generally
23 no larger than 1,600 feet in perimeter. The maximum block size shall be
24 2,000 feet in perimeter. The block size requirement shall not apply to
25 shared stormwater facilities or park areas (active or passive
26 recreation/open space). The PD zoning ordinance shall establish
27 thresholds associated with redevelopment of this subarea that include
28 requirements for a street layout plan to establish the new street grid
29 system.

30
31 3. A minimum of 20% of Subarea 4 shall be designated as open space. This
32 open space requirement shall be based on the entire subarea rather than
33 specific parcel development. Open space may include, but is not limited
34 to, stormwater management facilities when the perimeter includes public
35 space or amenities such as parks, trails or paths, landscape or hardscape,
36 plazas, squares, public commons, and/or open-air malls.

37
38 4. Redevelopment shall include pedestrian pathways from the street to the
39 fronts of buildings and to adjacent development as necessary to provide
40 safe, direct and convenient access to building entrances and off-street
41 parking. The pedestrian routes shall be direct and shall minimize potential
42 conflicts with vehicles. For pedestrian safety and comfort, where a
43 pedestrian route must proceed alongside or cross a parking lot or driveway,
44 a separate path shall be provided with buffer landscaping and other
45 amenities. In lieu of a separate path, a highly visible crosswalk made of

1 materials acceptable to the City and that provides a strong visual contrast
2 between the pedestrian area and vehicular surface may be used.

3
4 5. A streetscape plan shall be required in conjunction with redevelopment
5 plans for this subarea. Redevelopment along the Archer Road corridor
6 shall be required to meet Comprehensive Plan streetscaping standards, as
7 well as take into consideration the Local Governments Manual of Uniform
8 Minimum Standards for Design, Construction and Maintenance for Streets
9 and Highways Standards, Subsection 334.044(10) (A), F.S., and Section
10 336.045, F.S., the MTPO Urban Design Standards for Landscaping, and
11 GRU utility line clearance separation standards.

12
13 6. The PD zoning ordinance shall specify the details and timeframe for the
14 dedication of additional right-of-way along both sides of the SW 62nd
15 Boulevard extension from Archer Road to Windmeadows Boulevard as
16 redevelopment occurs within this subarea that is adjacent to the extension.
17 The value of the right-of-way shall be established by an appraisal that is
18 submitted for review concurrent with an application for development plan
19 review for development that is adjacent to the extension. S. Clark Butler
20 Properties, LTD., and its successors and assigns, shall obtain the appraisal,
21 at its sole expense, and shall provide a copy to the City for review and
22 approval. If the appraisal is approved by the City, the appraised value shall
23 count toward meeting the transportation mobility program requirements in
24 effect at the time of development plan approval of the redevelopment. The
25 credit for transportation mitigation shall not be given until the dedication
26 occurs.

27
28 **Section 4.** A Planned Development (PD) zoning ordinance is required to implement the
29 PUD land use overlay, and must be adopted by the City Commission within 18 months of the
30 effective date of this amendment as provided in Section 10 of this ordinance. The underlying
31 future land use categories of the properties as depicted on the map titled "Butler Development
32 Underlying Future Land Use" in Exhibit "A" and made a part hereof are neither abandoned nor
33 repealed; such categories are inapplicable as long as the property is developed and used in
34 accordance with the implementing PD zoning ordinance. If the aforesaid time period expires
35 without the adoption of an implementing PD zoning ordinance, the PUD land use overlay and its
36 policies shall automatically be null and void and of no further force and effect and shall be
37 ministerially removed from the Future Land Use Map and from the Future Land Use Element of

-27-

Petition No. PB-12-148 CPA

CODE: Words ~~stricken~~ are deletions; words underlined are additions.

1 the Comprehensive Plan, leaving the underlying land use categories in place. A written request
2 for an extension that is filed with the Clerk of the Commission prior to the expiration date shall
3 toll the expiration date until final City Commission action on the extension application.

4 **Section 5.** It is the intent of the City Commission that the provisions in Sections 1
5 through 3 shall become and be made a part of the City of Gainesville Comprehensive Plan and
6 that the sections and paragraphs of this ordinance may be renumbered in order to accomplish
7 such intentions.

8 **Section 6.** The City Manager or designee is authorized and directed to make the
9 necessary changes to the text, maps and other data in the City of Gainesville Comprehensive
10 Plan in order to comply with this ordinance.

11 **Section 7.** Within ten (10) working days of the transmittal (first) hearing, the City
12 Manager or designee is authorized and directed to transmit this plan amendment and appropriate
13 supporting data and analyses to the reviewing agencies and to any other local government or
14 governmental agency that has filed a written request for same with the City. Within ten (10)
15 working days of the adoption (second) hearing, the City Manager or designee is authorized and
16 directed to transmit this plan amendment and appropriate supporting data and analyses to the
17 state land planning agency and any other agency or local government that provided timely
18 comments to the City.

19 **Section 8.** If any word, phrase, clause, paragraph, section or provision of this ordinance
20 or the application hereof to any person or circumstance is held invalid or unconstitutional, such
21 finding shall not affect the other provisions or applications of this ordinance that can be given
22 effect without the invalid or unconstitutional provision or application, and to this end the
23 provisions of this ordinance are declared severable.

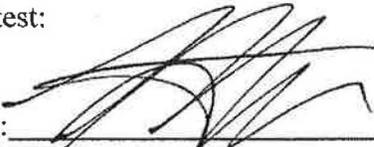
1 **Section 9.** All ordinances or parts of ordinances in conflict herewith are to the extent of
2 such conflict hereby repealed on the effective date of this plan amendment.

3 **Section 10.** This ordinance shall become effective immediately upon adoption; however,
4 the effective date of this amendment to the City of Gainesville Comprehensive Plan, if the
5 amendment is not timely challenged, shall be 31 days after the state land planning agency notifies
6 the City that the plan amendment package is complete in accordance with Section 163.3184, F.S.
7 If timely challenged, this amendment shall become effective on the date the state land planning
8 agency or the Administration Commission enters a final order determining this adopted
9 amendment to be in compliance with Chapter 163, F.S. No development orders, development
10 permits, or land uses dependent on this amendment may be issued or commenced before this plan
11 amendment has become effective.

12 **PASSED AND ADOPTED** this 21st day of November, 2013

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EDWARD B. BRADDY
MAYOR

Attest:

By: _____
KURT LANNON
CLERK OF THE COMMISSION

Approved as to form and legality:

By: _____
NICOLLE M. SHALLEY
CITY ATTORNEY

This ordinance passed on first reading this 19th day of September, 2013.
This ordinance passed on second reading this 21st day of November, 2013.

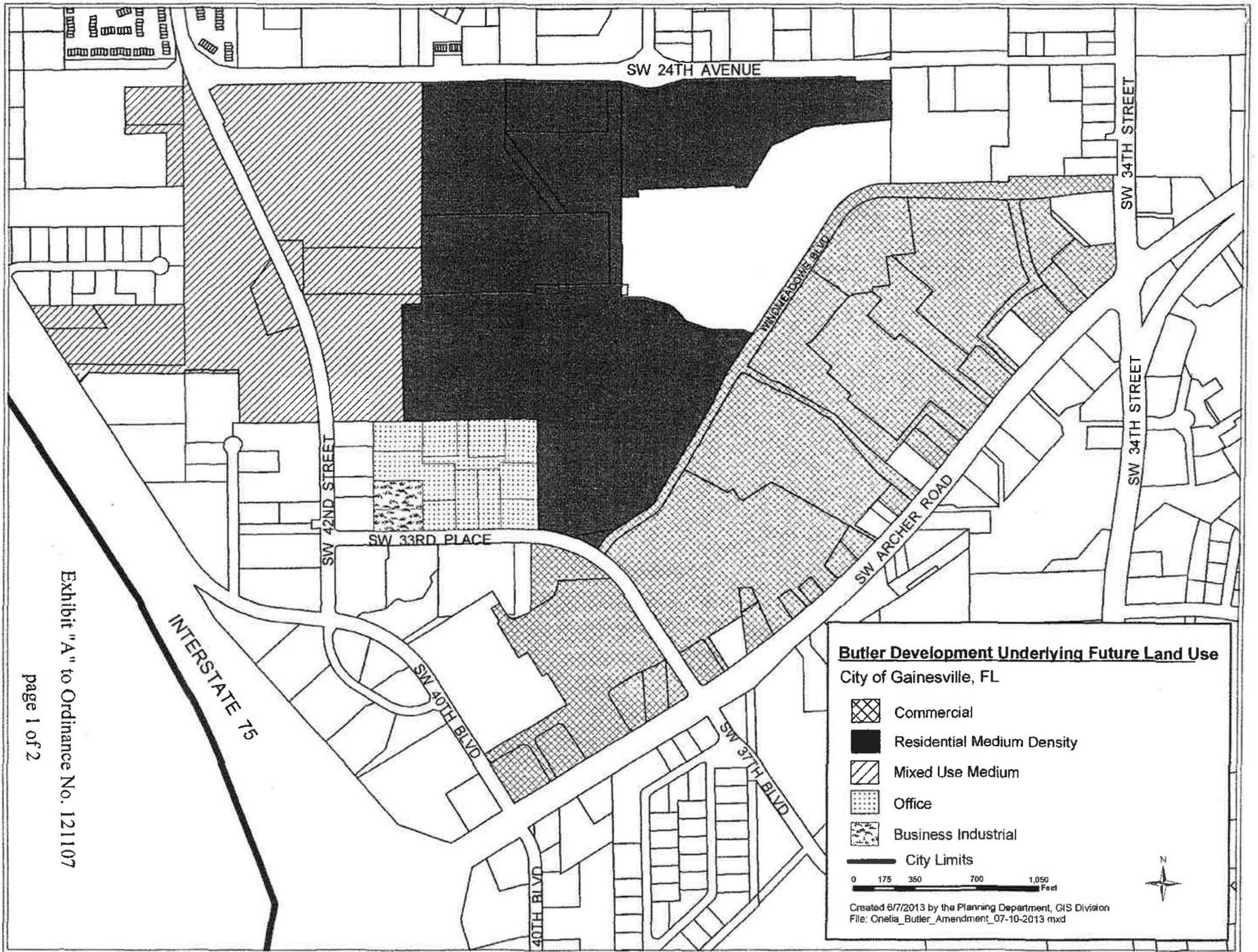


Exhibit "A" to Ordinance No. 121107
page 1 of 2

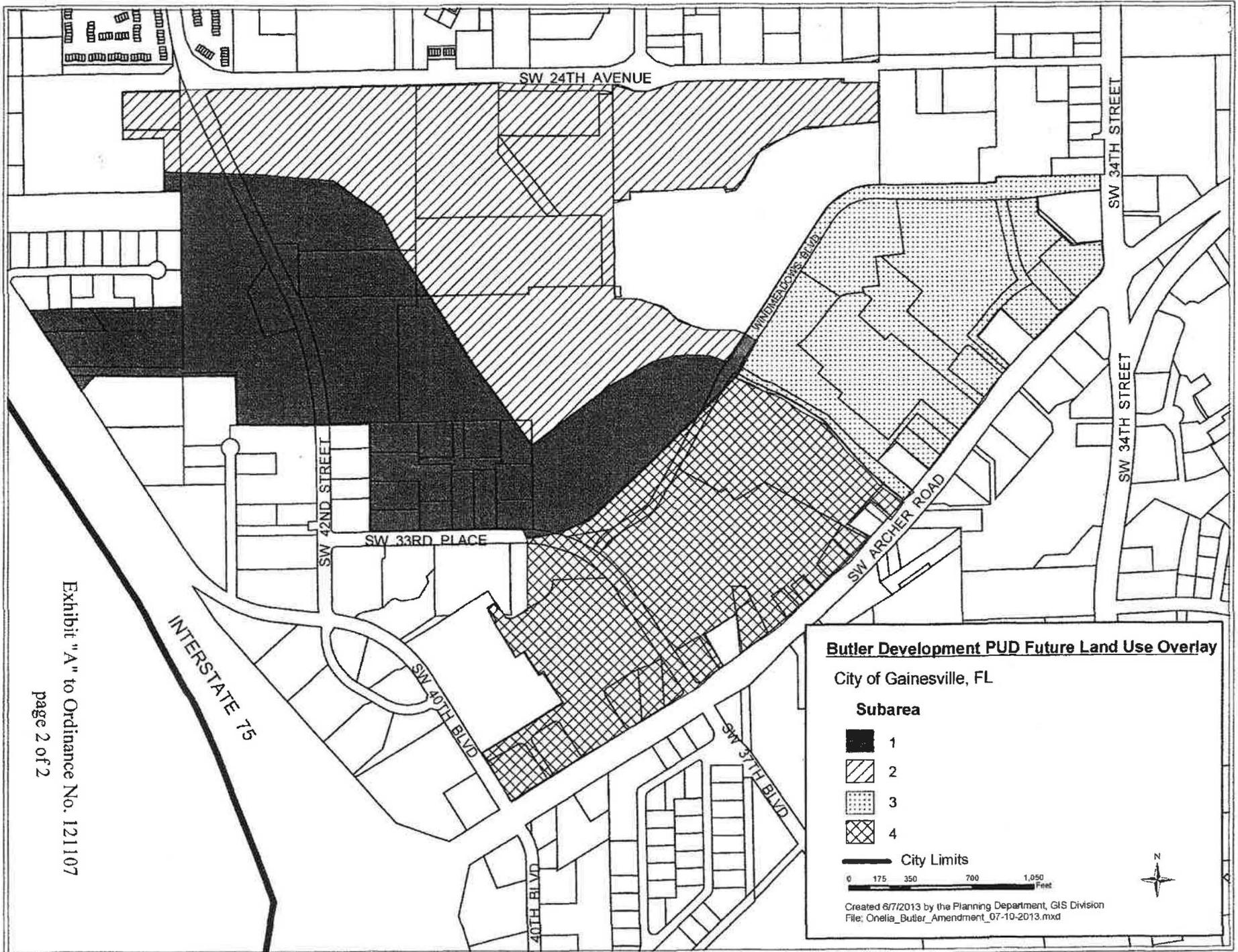


Exhibit "A" to Ordinance No. 121107
 page 2 of 2

**FLORIDA REGIONAL COUNCILS ASSOCIATION
LOCAL GOVERNMENT COMPREHENSIVE PLAN AMENDMENT REVIEW FORM 01**

Regional Planning Council: North Central FI
Review Date: 12/12/13
Amendment Type: Adopted Amendment

Regional Planning Council Item No.: 8
Local Government: Taylor County
Local Government Item No. CPA 12-01
State Land Planning Agency Item No: 13-1ESR

Date Mailed to Local Government and State Land Planning Agency: 12/13/13 (estimated)

Pursuant to Section 163.3184, Florida Statutes, Council review of local government comprehensive plan amendments is limited to adverse effects on regional resources and facilities identified in the strategic regional policy plan and extrajurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the region. A written report containing an evaluation of these impacts, pursuant to Section 163.3184, Florida Statutes, is to be provided to the local government and the state land planning agency within 30 calendar days of receipt of the amendment.

DESCRIPTION OF AMENDMENT

The amendment:

Amends Goal I of the Future Land Use Element to add the phrase, “the County shall”;

by deleting Policy I.1.3 and Policy I.1.10 of the Future Land Use Element, renumbering subsequent policies sequentially;

by amending the newly renumbered Policy I.1.4 to allow depiction of commercial, residential and industrial land uses on the Future Land Use Map to be based on real estate markets rather than projected future populations;

by amending Policy I.3.2 of the Future Land Use Element to include other water oriented commercial uses as allowed uses in the Sweetwater Resort Community land use category and delete the requirement that marinas obtain a Comprehensive Plan amendment to modify the development area subarea description (Subsection 2.a), master plan (Figure 4), and density/intensity development program (Subsection 3.b);

by adding Policy I.3.6 to the Future Land Use Element to allow the transfer of development rights using sending and receiving areas as part of a Future Land Use Map amendment;

by amending Policy I.6.3 of the Future Land Use Element to change the lot acreage standard from 5 acres to 10 acres for the lot length to width ratio of three-to-one;

by amending Policy I.18.2 of the Future Land Use Element to add the requirement for a Comprehensive Plan amendment for density transfer;

by amending Policy I.18.9 of the Future Land Use Element to reflect the changed name of the Department of Community Affairs to the Department of Economic Opportunity;

by amending Table I-2 of the Future Land Use Element to change the allowable square footage for Maximum Industrial/Warehousing, SF (2) in Area 11 from 600,000 to 2,000,000 square feet, in Area 12 from 1,000,000 to 2,000,000 square feet and in Area 18 from 3,000,000 to 5,600,000 square feet;

by amending Policy IV.2.4 of the Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element to allow package wastewater facilities on an interim basis consistent with Policy IV.2.4 when centralized potable water is not available within the Sweetwater Resort Community, Coastal Villages, Coastal Village Centers and Suburban Villages and Regional Employment Centers;

by amending Policy IV.2.6 of the Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element to allow package facilities on an interim basis consistent with Policy V.2.4 when centralized potable water and wastewater systems are not available within urban Planning Areas;

by amending Policy IV.5.2 of the Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element to specify that residential densities in excess of two dwelling units per acre but less than four dwelling units per acre must be located within areas served by centralized potable water systems, and residential densities in excess of four dwelling units per acre must be located within areas served by centralized potable water and centralized sanitary sewer systems to add the statement, "except as otherwise provided in the Comprehensive Plan;"

by amending Policy V.2.4 of the Conservation Element of the Comprehensive Plan to change the 35-foot natural buffer around all wetlands to a 25-foot buffer;

by amending Policy V.4.1 of the Conservation Element of the Comprehensive Plan to change the 35-foot natural buffer around all wetlands to a 25-foot buffer;

by amending Goal VIII, Objective VIII.1, Policy VIII.4.1 and the Implementation Long Term List of Improvements to the Capital Improvements Element to remove the financially feasible reference;

by amending the Concurrency Management System of the Capital Improvements Element to state that the County opts out of the parks and recreational facility concurrency and the transportation concurrency requirements; and by amending the Concurrency Determination Procedures of the Capital Improvement Element to delete references to parks and recreational facility concurrency and transportation concurrency; and

by amending Table VIII-2, Long-Term List of Improvements to add road improvement projects increasing the number of lanes from two to four on portions of U.S. Highway 221 and State Road 51 (see attached).

1. ADVERSE EFFECTS TO SIGNIFICANT REGIONAL RESOURCES AND FACILITIES IDENTIFIED IN THE STRATEGIC REGIONAL POLICY PLAN

The following wetlands and surfacewaters identified and mapped in the North Central Florida Strategic Regional Policy Plan as Natural Resources of Regional Significance are located within the County: Big Bend Salt Marsh, Coastal Freshwater Wetlands, Aucilla River and Aucilla River Sinks, Econfina River, Fenholloway River, Steinhatchee River, Spring Warrior Swamp, San Pedro Bay and Mallory Swamp.

The amendment reduces the minimum required vegetative buffer from wetlands from 35 feet to 25 feet. While the regional plan does not contain a quantitative minimum setback, it includes Policy 4.2.4, which states, "Minimize the impacts of development activities which occur within and/or adjacent to the coastal wetlands." Regional Policy 4.2.12 states, "Ensure that local government comprehensive plans, developments of regional impact, and requests for federal and state funds for development activities reviewed by the Council include adequate provisions for the protection of the Big Bend Salt Marsh and the Big Bend Seagrass Beds." Additionally, Regional Goal 4.7 states, "Maintain the quantity and quality of the region's surface water systems in recognition of their importance to the continued growth and development of the region.

The County contains the following roads which are identified in the North Central Florida Strategic Regional Policy Plan as part of the Regional Road Network: U.S. Highway 19, U.S. Highway 27, U.S. Highway 27A, U.S. Highway 98, and U.S. Highway 221. In accordance with Section 163.3180, Florida Statutes, the County is eliminating transportation concurrency requirements from its local government comprehensive plan.

The North Central Florida Strategic Regional Policy Plan Policies 5.1.1 through 5.1.4 establish minimum level of service standards for segments of the regional road network (see attached). Minimum level of service standards identify a level of service where traffic volumes which exceed the standard constitute an adverse impact to the Regional Road Network. As the County grows, adverse impacts may occur at some point in the future to the Regional Road Network should development in the County reach levels which cause these roads to operate below the minimum level of service planning standards contained in the regional plan.

Regional Policy 5.1.1 considers impacts to Regional Road Network to be adequately mitigated within municipalities, urban service areas, and urban development areas where the local government comprehensive plan contains goals and policies which implement Transportation Best Practices. Transportation Best Practices are discussed in pages V-34 through V-36 of the regional plan (see attached). Regional Policy 5.1.2 of the regional plan establishes a minimum level of service standard of E for municipalities, urban service areas, urban development areas and rural areas where the local government comprehensive plan does not implement Transportation Best Practices.

It is recommended that the County incorporate Transportation Best Practices as goals and policies in its Comprehensive Plan to mitigate potential adverse impacts to the Regional Road Network.

2. EXTRAJURISDICTIONAL IMPACTS INCONSISTENT WITH THE COMPREHENSIVE PLANS OF LOCAL GOVERNMENTS WITHIN THE REGION

Local governments adjoining the County include the City of Perry, Madison County, Lafayette County and Dixie County. All of these local government comprehensive plans contain minimum level of service standards for roads. As development occurs in the County, adverse impacts may occur at some point in the future to the both regional and local roads located in these adjacent jurisdictions which may cause such roads to operate below the minimum level of service planning standards contained in their respective local government comprehensive plans.

Request a copy of the adopted version of the amendment?

Yes _____ No _____
Not Applicable _____X_____

It is recommended that these findings be forwarded to the County and the Florida Department of Economic Opportunity.

EXCERPTS FROM COUNTY COMPREHENSIVE PLAN AMENDMENT

Words bolded and underlined are added

Words struck through are deleted

FUTURE LAND USE GOAL, OBJECTIVES AND POLICIES

GOAL I - IN RECOGNITION OF THE IMPORTANCE OF CONSERVING THE NATURAL RESOURCES AND ENHANCING THE QUALITY OF LIFE IN THE COUNTY, **THE COUNTY SHALL** DIRECT DEVELOPMENT TO THOSE AREAS WHICH HAVE IN PLACE, OR HAVE AGREEMENTS OR POTENTIAL TO PROVIDE, THE LAND AND WATER RESOURCES, FISCAL ABILITIES AND SERVICE CAPACITY TO ACCOMMODATE GROWTH IN AN ENVIRONMENTALLY ACCEPTABLE MANNER.

OBJECTIVES AND POLICIES FOR MIXED USE URBAN DEVELOPMENT AREAS

Urban development areas are those areas shown on the County's Future Land Use Plan Map.

These areas are not urban services areas for public facilities, but are areas to which higher density agricultural, residential (single family, multi-family, and mobile homes) and commercial and industrial uses are to be directed so that at such time as public facilities may be provided, they can be done so in an efficient and economical manner.

- OBJECTIVE I.1 The County shall continue to direct future population growth and associated urban development to urban development areas through the establishment of such urban development areas within this Comprehensive Plan.
- Policy I.1.1 The County shall limit the location of higher density residential and high intensity commercial and industrial uses to arterial or collector roads identified on the County Future Traffic Circulation Map where public or private facilities are available or are an integral part of a development proposal to support such higher density or intensity
- Policy I.1.1.b The County shall seek an interlocal agreement with the City which would provide for expansion of the City's water and sewer systems into the County's Urban Development Area, as economically feasible. Particular emphasis shall be placed on the provision of sewer services to a proposed June 2010 I-5 industrial park at the Perry-Foley airport. In the absence of such an agreement, the County shall review proposed water and sewer system extensions by the City on a case by case basis, including, for example, review of right-of-way needs.
- Policy I.1.2 The County's land development regulations shall be based on and be consistent with the following standards for residential densities:
- A. No public water or sewer system is required.
 Residential low density of less than or equal to 2.0 dwelling units per acre;
 - B. Either a public water or sewer system is required.
 Residential medium density of greater than 2.0 dwelling units per acre, but less than or equal to 4.0 dwelling units per acre;
 - C. Both public water and sewer systems are required.
 Residential medium-high density of greater than 4.0 dwelling units per acre, but less than or equal to 8.0 dwelling units per acre; and
 - D. Both public water and sewer systems are required.
 Residential high density of greater than 8.0 dwelling units per acre, but less than or equal to 20.0 dwelling units per acre.

Words bolded and underlined are added

Words struck through are deleted

Within the Steinhatchee Area, residential density within those areas served by both public water and sewer systems shall not exceed 12 dwelling units per acre. In addition, the building height within the Steinhatchee Area shall not exceed 32 feet.

The Steinhatchee Area is described, as follows: Commence at the point of intersection of the North June 2010 I-6 boundary line of McCain Tower Road and the West boundary line of State Road 51, located in Section 18, Township 9 South, Range 10 East, Taylor County, Florida; thence run East to the West boundary line of the Steinhatchee River for a Point of Beginning; thence run West to the point of intersection of the West boundary line of State Road 51 and the North boundary line of McCain Tower Road; continue West along said North boundary line of McCain Tower Road through Section 18, Township 9 South, Range 10 East and Sections 13, 14 and 15, Township 9 South, Range 9 East to the intersection of County Road 361 (Beach Road); continue West across County Road 361 and through Sections 15 and 16, Township 9 South, Range 9 East to the half section line of Section 16, Township 9 South, Range 9 East; thence run South through Sections 16 and 21, Township 9 South, Range 9 East to the Gulf of Mexico; thence run Southerly, Easterly and Northerly along the shore line of the Gulf of Mexico and the Northwesterly boundary of the Steinhatchee River back to the Point of Beginning.

Policy I.1.3 ~~The County shall designate land uses for residential, commercial, industrial, public and recreation to meet the needs of the existing and projected future populations.~~

Policy I.1.43 The County shall base the designation of residential, commercial and industrial lands depicted on the Future Land Use Plan Map upon acreage **necessary to allow the operation of real estate markets to provide adequate choices.** ~~which can be reasonably expected to develop by the year 2035 based upon: (1) best available population data; and (2) best available housing need data.~~

Policy I.1.54 The County shall prior to action on a site and development plan, provide specific standards which may include, but may not be limited to, screens and buffers to preserve internal and external harmony and compatibility with uses inside and outside the proposed development to minimize the impact of proposed development adjacent to agricultural or forested areas, or environmentally sensitive areas (including but not limited to wetlands and floodplain areas).

Policy I.1.65 The County shall regulate future urban development within designated urban development areas in conformance with the land topography and soil conditions, and within areas which are or will be served by public facilities and services to established Level of Service Standards.

Policy I.1.76 The County shall permit neighborhood commercial districts to be located within those areas designated on the Future Land Use Plan Map as Urban Development Areas to provide small scale retail and service establishments, each not to exceed 5,000 square feet in floor space, which will serve the convenience needs of residential neighborhoods.

Words bolded and underlined are added

Words struck through are deleted

- Policy I.1.~~87~~ The County shall examine the Perry-Foley Airport industrial sites and prepare a special study area plan for industrial, commercial, airport and aviation related uses. The Comprehensive Plan shall be amended accordingly when such plan is adopted by the County.
- Policy I.1.~~98~~ If property has been determined by the State of Florida, through final agency action, to be sovereign lands, density may not be transferred from those sovereign submerged lands for the purpose of private development.
- ~~Policy I.1.10~~ **With the assistance of the State of Florida, Department of Community Affairs, the County will conduct a comprehensive planning analysis for the coastal high hazard area. This analysis shall be completed by February 2010 and shall address patterns of existing development, the need for future development, protection of natural resources, provision of public facilities, and hurricane evacuation and sheltering. By February 2012, the County shall address the problems and opportunities identified in the planning analysis and will consider proposed amendments to its Comprehensive Plan pursuant to Florida law. As a part of the comprehensive planning analysis and comprehensive plan amendment process, the County will emphasize public participation and community collaboration.**
- Policy I.1.~~119~~ The 14.00 acre parcel, lying in Section 12, Township 8 South, Range 7 East, Taylor County, Florida, being more particularly described, as follows, commence at the Northwest corner of Government Lot Number 4 of said Section 12; thence South 690.00 feet to a point; thence East 1,050.00 feet to the Point of Beginning; thence South 64°31'16" West 163.37 feet; thence South 79°14'00" West 41.94 feet; thence South 54°23'05" West 334.05 feet; thence South 35°31'34" West 159.17 feet; thence South 27°29'40" East 60.54 feet; thence South 27°13'52" East 147.90 feet; thence South 57°58'42" East 38.02 feet; thence South 36°42'44" East 84.34 feet; thence South 32°04'06" East 99.29 feet; thence South 75°25'52" East 43.61 feet; thence North 89°37'42" East 99.74 feet; thence South 89°29'08" East 106.09 feet; thence North 82°34'36" East 143.06 feet; thence North 55°25'22" East 472.91 feet; thence North 22°22'06" East 217.46 feet; thence North 01°22'11" West 35.79 feet to the right-of-way line of Fish Creek Highway; thence continue, along the right-of-way line of said Fish Creek Highway, North 19°12'45" West 225.00 feet to the Point of curvature of a 1,096.28 foot radius curve to the left; thence, along the arc of the right-of-way curve through a chord bearing and distance of North 20°10'07" West, 36.58 feet; thence West, 453.46 feet to the Point of Beginning, changed from Agriculture/Rural Residential to Mixed Use-Urban Development shall be subject to the following condition. Until such time as centralized sanitary sewer service is provided to said parcel, the maximum allowable density shall be 4 units per acre. Upon centralized sanitary sewer service being made available to said parcel, a maximum of 10 dwelling units per acre shall be permissible on said parcel.
- Policy I.1.~~1210~~ The 3.36 acre parcel, lying in Section 12, Township 8 South, Range 7 East, Taylor County, Florida, being more particularly described, as follows, commence at the Northwest corner of Government Lot 4 of said Section 12; thence 00°11'52" East 507.97 feet to; thence North 86°58'18" West 474.31 feet to the Point of Beginning; thence, along the Gulf of Mexico through the following chord bearings and distances, South 55°22'10" West 34.59 feet; thence South 83°03'46" West 61.89 feet; thence South 83°50'25" West 45.97 feet; thence South 77°24'31" West 42.44 feet; thence South 66°54'55" West 41.14 feet; thence South 77°30'32" West 33.85

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feet; thence South 80°52'31" West 45.56 feet; thence South 81°13'59" West 46.72 feet; thence South 89°39'57" West 45.29 feet; thence North 81°48'08" West 46.49 feet; thence North 82°59'11" West 41.95 feet; thence South 89°51'31" West 46.02 feet; thence North 89°44'44" West 47.05 feet; thence North 86°57'15" West 46.20 feet; thence North 78°04'33" West 45.33 feet; thence North 76°03'50" West 48.77 feet; thence North 79°53'20" West 49.28 feet; thence North 80°10'19" West 46.96 feet; thence North 71°40'13" West 65.98 feet; thence North 49°41'01" West 20.17 feet; thence North 62°03'06" West 31.01 feet; thence North 60°25'44" West 44.40 feet; thence North 64°37'16" West 42.58 feet; thence North 43°46'38" West 21.62 feet; thence North 61°37'45" West 46.11 feet; thence North 60°14'39" West 35.34 feet; thence North 44°11'09" West 42.52 feet; thence North 41°31'21" West 52.89 feet; thence North 32°06'55" West 42.01 feet; thence North 22°39'31" West 27.85 feet; thence North 14°14'42" East 74.89 feet to the waters edge of a canal; thence, along said waters edge through the following chord bearings and distances, South 74°51'34" East 79.03 feet; thence South 50°25'37" East 50.57 feet; thence South 52°40'45" East 33.03 feet; thence South 59°08'08" East 50.91 feet; thence South 51°28'37" East 53.27 feet; thence South 61°50'24" East 63.57 feet; thence South 74°18'03" East 88.48 feet; thence South 75°29'30" East 100.37 feet; thence South 71°12'45" East 106.52 feet; thence South 70°11'56" East 86.61 feet; thence South 73°41'55" East 78.15 feet; thence South 76°55'52" East, 59.27 feet; thence North 88°31'05" East 76.85 feet; thence North 81°21'19" East 88.21 feet; thence North 72°50'53" East 210.68 feet; thence leaving said water, South 00°00'00" East 87.34 feet to the Point of Beginning, changed from Agriculture-2 and Conservation to Mixed Use-Urban Development shall be subject to the following condition. Until such time as centralized sanitary sewer service is provided to said parcel, the maximum allowable density shall be 4 units per acre. Upon centralized sanitary sewer service being made available to said parcel, a maximum of 10 dwelling units per acre shall be permissible on said parcel.

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OBJECTIVES AND POLICIES

FOR BOTH URBAN DEVELOPMENT AREAS AND RURAL AREAS

OBJECTIVE I.3 The County shall continue to maintain land development regulations to implement the Comprehensive Plan.

Policy I.3.1 The County's land development regulations shall continue to contain specific and detailed provisions to manage future growth and development to implement the Comprehensive Plan which shall contain at a minimum the following provisions to:

- (a) Regulate the subdivision of land;
- (b) Regulate the use of land and water consistent with this Element and ensure the compatibility of adjacent land uses and provide for open space;
- (c) Protect environmentally sensitive lands identified within the Conservation Element;
- (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 onsite traffic flow and vehicle parking space; and
- (h) Provide that development orders and permits shall not be issued which result in a reduction of the level of service standards adopted in this Comprehensive Plan.

Policy I.3.2 The County shall maintain the rural character of rural areas by limiting development activity to those areas whose intensities are characteristic of and compatible with rural areas. Land use definitions specifying densities and intensities of residential and nonresidential uses in rural and urban development areas will be specified by policy and are as follows:

Agriculture 1

Areas now used and appropriate for continued use primarily in very large-scale agricultural activities, primarily timber-producing lands. Agricultural uses may include, but are not limited to, crop production, pasture lands, silviculture, orchards and groves and forestry. Dwellings and associated accessory farm buildings are allowable. New residential development is allowable, not to exceed one unit per twenty acres; however, transfer of property to members of the principal owner's immediate family is allowable without regard to the density limitations, provided that all other applicable requirements are met during development. Density is calculated on a gross basis. In order to preserve the working landscape, residential units could be clustered on one portion of the property (minimum lot size one (1) acre), leaving the balance of the property to continue to operate as a working farm. Cluster development is allowed subject to the requirements set forth in the objectives and policies of the comprehensive plan and provided that the maximum gross density is not exceeded. The open space ratio shall be 75%. Public uses may be allowed, subject to appropriate land development regulations to ensure compatibility and harmony of scale and character. Intensity, as measured by land coverage, shall not exceed 25%.

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Agriculture 2

Areas now used and appropriate for continued use primarily in medium to large-scale agricultural activities. This includes areas appropriate for a variety of agricultural uses, including but not limited to crop land, pasture land, orchards and groves, or forestry. Dwellings and associated accessory farm buildings are allowable. Density for residential use shall not exceed 1 unit per 10 acres, except the transfer of property to members of the principal owner's immediate family is allowable without regard to the density limitation, provided that all other applicable requirements are met. Density is calculated on a gross basis. In order to preserve the working landscape, residential units could be clustered on one portion of the property, leaving the balance of the property to continue to operate as a working farm. Cluster development is allowed subject to the requirements set forth in the objectives and policies of the comprehensive plan and provided that the maximum gross density is not exceeded. The open space ratio shall be 75%. Very limited neighborhood commercial or public use may be allowed, subject to appropriate land development regulations to ensure compatibility and harmony of scale and character. Intensity, as measured by land coverage, shall not exceed 25%. Rural neighborhoods are allowed to continue and infill within such areas is allowed. These neighborhoods are usually found at a rural crossroads and typically include at least two of the following elements within a one-half mile radius: a cluster of ten or more homes, a church, a cemetery, an old schoolhouse, and/or a general store.

Agricultural/Rural Residential

Areas now used and appropriate for continued use primarily in small to medium-scale agricultural activities. This includes areas appropriate for a variety of agricultural uses, including but not limited to crop land, pasture land, orchards and groves, or forestry. Dwellings and associated accessory farm buildings are allowable. Density for residential use shall not exceed 1 unit per 5 acres, except the transfer of property to members of the principal owner's immediate family is allowable without regard to the density limitation, provided that all other applicable requirements are met. Density is calculated on a gross basis. In order to preserve the working landscape, residential units could be clustered on one portion of the property, leaving the balance of the property to continue to operate as a working farm. Cluster development is allowed subject to the requirements set forth in the objectives and policies of the comprehensive plan and provided that the maximum gross density is not exceeded. The open space ratio shall be 60%. Very limited neighborhood commercial or public use may be allowed, subject to appropriate land development regulations to ensure compatibility and harmony of scale and character. Intensity, as measured by land coverage, shall not exceed 40%. Rural neighborhoods are allowed to continue and infill within such areas is allowed. These neighborhoods are usually found at a rural crossroads and typically include at least two of the following elements within a one-half mile radius: a cluster of ten or more homes, a church, a cemetery, an old schoolhouse, and/or a general store.

Conservation

Area with extremely limited development potential due to environmental sensitivity, publicly owned natural reservations, or other lands identified for such

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protective treatment. Limited use for passive recreation is appropriate, only as may be consistent with protection of the area; existing silviculture is also allowable subject to Best Management Practices. Residential use may be allowable not to exceed one unit per 40 acres.

Mixed Use: Rural Residential

The rural residential classification is intended for rural areas which are undergoing transition from primarily agricultural to a mixed use and eventually will be predominantly residential; associated business activity is also appropriate. Residential uses will account for approximately 75% of the total land use in these areas, while the remaining land use may consist of a mix of commercial, small-scale industrial and public uses. To ensure a compatible mix of uses, landscaped buffer areas will be required between residential and non-residential uses. The land development regulations will also have standards for building placement. Density ranges up to 1 unit per 2 acres. The intensity, as measured by land coverage, shall not exceed 50 percent for all uses. In addition, public, charter, and private elementary and middle schools are permitted within the mixed use rural residential land use classification.

Mixed Use: Urban Development Residential Medium-High Density

This land use category is intended for a mix of residential and business uses generally adjacent to existing and urbanizing areas. It is designed to accommodate the needs of residents in the unincorporated area and the areas adjacent to incorporated municipalities. This is a more intense mixed use category than the rural residential classification, allowing more business use and somewhat higher to medium density residential development. To ensure the compatibility of land uses, the land development regulations will include standards for land coverage, building placement and landscaped buffers. Densities up to 2 units per acre are allowable. If either or both central water and sewer are provided units may be clustered for greater density on a parcel, but shall not exceed gross density of 8 units per acre. Public uses are also permissible. The intensity of development, as measured by impervious surface ratio, shall not exceed 60 percent for all uses. In addition, public, charter and private elementary, middle and high schools are permitted within this land use classification.

Mixed Use Medium-High Density is a land use classification intended for a mix of moderate density residential, recreational, public and commercial uses as a unified development. Lands classified as Mixed Use consist of areas used for a mix of residential, recreational, public and commercial uses subject to the following:

- (a) Residential land uses shall comprise a minimum of 50 percent and not exceed 75 percent of the gross acreage. Residential units may be clustered for greater density on a parcel, but not to exceed the gross allowable density for the land use classification of the parcel.
- (b) Commercial land uses shall comprise a minimum of 10 percent and not exceed 25 percent of the gross acreage. Commercial uses shall be clustered within nodes or centers and not more than 25 percent of the frontage of arterial roadway shall be used for commercial use. The commercial nodes shall be interconnected with other land uses to minimize the need to use external roads to access the commercial uses. Access to roadways classified within this Comprehensive Plan as arterial roadways

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shall be minimized to prevent a strip development pattern, unless frontage roads are utilized;

- (c) Recreation land uses shall comprise a minimum of 5 percent and not exceed 15 percent of the gross acreage of the development. The recreational uses shall provide either resource based or activity based recreation facilities for the residents of the development, but may also provide such activities to other residents of the County at large;
- (d) Public and institutional land uses may comprise up to 25 percent of the total acreage. Locations for public uses such as U.S. Post Offices, government buildings and schools, as well as institutional uses, such as houses of worship and civic organizations are encouraged, but not required. Public and institutional land uses shall be located within or adjacent to a commercial node, if possible;
- (e) All development within the Mixed Use classification shall be required to connect to a central potable water system when available. When a sanitary sewer system with adequate capacity is available to the development (available is defined as within one-quarter of a mile of the development) all residential, commercial, recreational and public buildings shall connect to both water and sanitary sewer systems. If, within the designated mixed use urban development area of the coastal high hazard area central sewer is not available conventional septic tank systems shall not be permitted and only performance based septic systems that can produce a treatment standard of 10 milligrams per liter of nitrogen or less shall be installed. This shall be limited to new construction or replacement of a failed septic tank system.

Mixed Use: Urban Development

This land use category is intended for a mix of residential and business uses generally adjacent to existing urbanized areas. It is designed to accommodate the needs of residents in the unincorporated area and the adjacent incorporated municipalities. This is a more intense mixed use category than the rural residential classification, allowing more business use and somewhat higher density residential development. To ensure the compatibility of land uses, the land development regulations will include standards for land coverage, building placement and landscaped buffers. Densities up to 2 units per acre are allowable. If either or both central water and sewer are provided units may be clustered for greater density on a parcel, but shall not exceed gross density as outlined in the Future Land Use element of this Comprehensive Plan. Public uses are also permissible. The intensity of development, as measured by land coverage, shall not exceed 60 percent for all uses. In addition, public, charter and private elementary, middle and high schools are permitted within the mixed use: urban development land use classification.

Mixed Use (Urban Development) is a land use classification intended for a mix of moderate density residential, recreational, public and commercial uses as a unified development. Lands classified as Mixed Use consist of areas used for a mix of residential, recreational, public and commercial uses subject to the following:

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- (a) Residential land uses shall comprise a minimum of 50 percent and not exceed 75 percent of the gross acreage. Residential units may be clustered for greater density on a parcel, but not to exceed the gross allowable density for the land use classification of the parcel.
- (b) Commercial land uses shall comprise a minimum of 10 percent and not exceed 25 percent of the gross acreage. Commercial uses shall be clustered within nodes or centers and not more than 25 percent of the frontage of arterial roadway shall be used for commercial use. The commercial nodes shall be interconnected with other land uses to minimize the need to use external roads to access the commercial uses. Access to roadways classified within this Comprehensive Plan as arterial roadways shall be minimized to prevent a strip development pattern, unless frontage roads are utilized;
- (c) Recreation land uses shall comprise a minimum of 5 percent and not exceed 15 percent of the gross acreage of the development. The recreational uses shall provide either resource based or activity based recreation facilities for the residents of the development, but may also provide such activities to other residents of the County at large;
- (d) Public and institutional land uses may comprise up to 25 percent of the total acreage. Locations for public uses such as U.S. Post Offices, government buildings and schools, as well as institutional uses, such as houses of worship and civic organizations are encouraged, but not required. Public and institutional land uses shall be located within or adjacent to a commercial node, if possible;
- (e) All development within the Mixed Use classification shall be required to connect to a central potable water system when available. When a sanitary sewer system with adequate capacity is available to the development (available is defined as within one-quarter of a mile of the development) all residential, commercial, recreational and public buildings shall connect to both water and sanitary sewer systems. If, within the designated mixed use urban development area of the coastal high hazard area central sewer is not available conventional septic tank systems shall not be permitted and only performance based septic systems that can produce a treatment standard of 10 milligrams per liter of nitrogen or less shall be installed. This shall be limited to new construction or replacement of a failed septic tank system.

Water Oriented Commercial

This land use category is primarily designed for commercial uses related to water oriented activities including, but not limited to, tourism-oriented hotels and motels, restaurants, recreational vehicle parks, boat ramps, bait and tackle shops, campgrounds, and marine-related specialty retail shops. Docking space, accessory to a permitted use and limited to transient use except for the owner, employee, lessee, custodian or watchman living in a permitted accessory dwelling unit as described below, may be permitted by special exception subject to approval of all applicable outside agency permits by all such agencies. One dwelling unit for use by either the owner, an employee, lessee, custodian, or watchman (including immediate family) may be permitted as an accessory use as

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part of an approved site plan where such dwelling unit is located on the same lot or parcel. Public uses are also permissible. The intensity of non-residential development, as measured by land coverage, shall not exceed 50 percent. Where an accessory use for a single residential unit has been approved pursuant to the above limitations, the land coverage shall not exceed 60 percent.

Industrial

This category of land use is intended for industry such as wood product processing, warehousing, storage, manufacturing, airport and aviation related uses, as well as public, charter and private schools teaching industrial arts curriculum. Limited commercial uses are also permissible consistent with the industrial character of the area. One dwelling unit for use by either the owner, an employee, lessee, custodian, or watchman (including immediate family) may be permitted as an accessory use as part of an approved site plan where such dwelling unit is located on the same lot or parcel. Public uses are also permissible. The intensity of non-residential development, as measured by land coverage, shall not exceed 75 percent. Where an accessory use for a single residential unit has been approved pursuant to the above limitations, the land coverage shall not exceed 80 percent. The floor area ratio (FAR) shall not exceed .25.

Public

This land use category provides for educational uses, recreation uses, conservation and public facilities. Uses in this category include only institutional, recreation, conservation and public service/utility. Intensity, as measured by land coverage shall not exceed 50 percent for institutional uses, and 25 percent for all other allowed uses. The floor area ratio (FAR) shall not exceed .25.

Aviation Related Commercial

Permissible uses in this land use category are limited to those uses which are characterized by the aviation industry or provide necessary services to aviation-related uses. Such uses may be of industrial, commercial, institutional or office character if related to aviation. Government uses, other public uses and essential services such as utilities and communications are also permissible. Intensity, as measured by land coverage, shall not exceed 60 percent. The floor area ratio (FAR) shall not exceed .25.

Sweetwater Resort Community

- 1) Purpose and intent. The Sweetwater Resort Community future land use category shall apply to approximately 1,291 acres of land, situated along Dekle Beach Road and County Road 361, as depicted on the Taylor County Future Land Use Map. The area shall not be the subject of a small scale comprehensive plan amendment at any time in the future. The land use category provides for a compact, integrated mixed-use resort community that is designed with connectivity among the uses in order to promote a pedestrian/biking/golf cart transportation network. Proposed development is primarily clustered in upland areas to create large tracts of open space, protect environmentally sensitive areas, and promote ecotourism. The community shall be served by central water and sewer. The Sweetwater Resort Community shall provide a positive fiscal impact

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for Taylor County which is designated as a Rural Area of Critical Economic Concern.

- 2) Sub-area Descriptions. Within the Sweetwater Resort Community land use category, three general sub-areas as shown on Figure 4 will apply to the land as follows:
 - a) Development Area. The development area will consist of nodes of development (A, B, C, D, E, and F), including a mixed-use town center (E and F), with access to County Road 361 where residential, commercial, hotel/conference center, recreation, civic/public uses, roads, trails, boardwalks, kayak launching facility, and supporting infrastructure will occur. This area occupies approximately 127 acres.
 - b) Golf Course Area. The golf course area will be limited to an 18-hole golf course, 12,000 square foot clubhouse, 6,500 square foot maintenance facility, and supporting infrastructure. This area occupies approximately 147 acres.
 - c) Conservation Area. The conservation area is the remainder of the land that is not developed and shall be designated conservation with the following allowable uses: fishing, passive recreation including boardwalks and park areas, water resources utilization, and preservation/conservation. This area occupies approximately 1,017 acres.
- 3) Development Standards. The following development standards shall apply to development within the Sweetwater Resort Community land use category and shall be implemented in a manner consistent with the purpose and guidelines of this policy.
 - a) Permitted Uses. Permitted uses shall be limited to the following: residential, hotels/conference centers, commercial uses, golf course, civic/public uses, roads, utilities and other infrastructure services, silvicultural uses except in the Conservation Area, recreation and conservation/preservation uses. **Other water-oriented recreational access uses are permitted, but may require additional modification to the Development Area sub-area description. Marina (public, private, or commercial) is a permitted use, but shall require a Comprehensive Plan amendment to modify the Development Area sub-area description (subsection 2.a), master plan (Figure 4), and Density/Intensity development program (subsection 3.b). The applicant shall be responsible for acquiring all applicable environmental permits necessary to approve other water-oriented recreational access uses.**
 - b) Density/Intensity. Development within the Sweetwater Resort Community land use category shall be limited to:
 1. 624 residential units, 400 resort hotel rooms, 150,000 square feet of commercial space, civic/public uses, roads, pedestrian/biking/cart trails, passive recreation, boardwalks, kayak launching facility and supporting infrastructure. Development

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- Nodes A, B, and C as shown on Figure 4, will be limited to a total of 150 residential units and associated recreation uses with a neighborhood commercial center limited to 30,000 square feet located in Node B to serve the residential development. A neighborhood commercial center will also be located in node D to serve the hotel and residential development.
2. No more than 190 of the 624 residential units and no more than 150 of the 400 resort hotel rooms shall be allowed in the coastal high hazard area. Buildings shall be limited to a maximum of four habitable stories.
 3. An 18-hole golf course, a clubhouse no larger than 12,000 square feet, a maintenance facility no larger than 6,500 square feet, and supporting infrastructure.
- 4) Infrastructure. Central infrastructure shall be planned and designed for potable Water, sanitary sewer, roadways, and drainage. The County shall not be responsible for funding the provision of transportation and infrastructure required to support proposed development within the Sweetwater Resort Community. These systems will ultimately be maintained by the developer, homeowners or condominium or property owners association, a Community Development District, or other similar responsible entity.
- a) Potable Water. All potable water needs within the proposed development shall be serviced by a central potable water system. The developer will construct or cause to be constructed all necessary water service infrastructure to service the development.
 - b) Sanitary Sewer. All sanitary sewer needs within the proposed development shall be serviced by a central sanitary sewer system. The developer will provide wastewater treatment and disposal that complies with the applicable provisions of paragraph (4)(c) below. It is proposed that the wastewater treatment facility will use the Advanced Wastewater Treatment (AWT) process which produces an effluent of higher quality than achieved by traditional secondary treatment processes. However, if a hydrogeologic study performed during the permitting phase for a new wastewater treatment plant (WWTP), determines that a secondary treatment level similar to that of the existing WWTP will comply with the applicable provisions of paragraph (4)(c), the new WWTP shall not be required to use the AWT process.
 - c) Drainage. All stormwater runoff and drainage system improvements within the property will be designed and constructed in accordance with Chapter 408-4 F.A.C.; shall be constructed or caused to be constructed by the developer; and maintained by the developer, a home/condominium/property owners association, a Community Development District, or other similar responsible entity. Stormwater runoff will be treated by proposed wet detention stormwater management systems and will meet water quality standards required by the Suwannee River Water Management District (SRWMD) and

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Florida Department of Environmental Protection (FDEP) for Outstanding Florida Waters. The owner commits to maintaining natural freshwater flows to the aquatic preserve and associated salt marshes to ensure maintenance of the natural salinity regime of those waters, and to operating and maintaining the stormwater and wastewater treatment systems for the developed areas in a manner that ensures the water quality of the aquatic preserve and salt marshes is maintained in accordance with Chapter 62-302, F.A.C. Final design specifications for such additional water quality protection measures, which will be developed during project permitting, shall address the establishment of baseline pre-development water quality data for the aquatic preserve and salt marshes and establishment of a water quality monitoring program for those waters for a minimum of five (5) years after the golf course is in operation. In addition, the golf course will obtain and maintain throughout the life of the golf course, the designation at the Silver Level in the Audubon International Signature Cooperative Sanctuary Program in order to achieve heightened water quality and conservation benefits. In addition, the golf course will implement the protective measures and guidelines listed below:

- Use a rainwater collection or gray water system for irrigation, and flushing toilets, and otherwise recapturing and reusing-water resources.
 - Minimize water usage by monitoring water consumption and installing low-flow devices.
 - Evaluate sustainable yields for the lowest flow periods of water supply and design delivery systems to accommodate those periods.
 - Maximize the use of native and naturalized plants and turf that are biologically appropriate for the natural region, to avoid or minimize use of irrigation, fertilizers, and pesticides.
 - Design and maintain irrigation systems to use the minimum amount of water needed, and only where and when necessary.
 - Control erosion and runoff.
 - Avoid or minimize the use of fertilizers and pesticides and store, handle, and dispose of them in ways that will not result in contamination to ground and surface waters.
 - Use organic fertilizers, where fertilization is necessary.
 - Avoid direct drainage to surface waters from areas where fertilizers or pesticides are used, and maintain vegetative buffers along the margins of water bodies to filter fertilizers, pesticides, other contaminants, and sediments.
- 5) Wetland Protection. Development shall be clustered to avoid encroachments into wetlands. Less than three percent of the total wetlands within the 1,291-acre site will be directly impacted by development. In the golf course area direct wetland impacts shall not exceed 16.5 acres. Development shall comply with the state permitting requirements, including required mitigation and

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wetland buffers, in accordance with Chapter 62, F.A.C. Mitigation to offset proposed wetlands impacts will be determined using the Uniform Mitigation Assessment Method, Chapter 62-345 F.A.C.

Policy I.3.3 The County shall provide for dwelling unit densities in the rural areas by land classification, as described above and summarized below. The land classifications are delineated on the Future Land Use Plan Map.

Classification	Maximum Density
Agricultural-1	<1 d.u. per 20 acres
Agricultural-2	<1 d.u. per 10 acres
Agriculture/Rural Residential	<1 d.u. per 5 acres
Conservation	<1 d.u. per 40 acres
Mixed Use Rural Residential	<1 d.u. per 2 acres
Mixed Use - Urban Development	<2 d.u. per acre except as outlined in the Future Land Use Element of this Comprehensive Plan

Policy I.3.4 The County shall require the location of public, private and charter school sites to be consistent with the following criteria:

- (a) The proposed school location shall be compatible with present and projected use of adjacent property;
- (b) Adequate public facilities and services are, or will be available concurrent with the development of the school;
- (c) There are no significant environmental constraints that would preclude development of an educational facility on the site;
- (d) There will be no adverse impacts on archaeological or historic sites or structures listed on the State of Florida Historic Master Site File, which are located on the site;
- (e) The proposed location is well drained and soils are suitable for development or are adaptable for development and outdoor educational purposes with drainage improvements;
- (f) The proposed site can accommodate the required parking and circulation of vehicles on the site; and
- (g) Where feasible, the proposed site is so located to allow for co-location with parks, libraries and community centers.

Policy I.3.5 The County shall require the development of public, private and charter school sites to be consistent with the following standards:

- (a) Middle and high schools shall be located on collector or arterial roadways, as functionally classified within the Comprehensive Plan, which have sufficient capacity to carry traffic to be generated by the school and are suitable for high volume traffic during evening and special events as determined by generally acceptable traffic engineering standards;
- (b) The location, arrangement and lighting of play fields and playgrounds shall be located and buffered as may be necessary to minimize impacts to adjacent residential property; and

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- (c) All structural setbacks, building heights, and access requirements shall be governed by the County's land development regulations.

Policy 1.3.6

Transfer of Development Rights (redistribution of residential units from one project area boundary (sending area) to a separate project area boundary (receiving area)) is permitted in conjunction with a Future Land Use Map Amendment that clearly depicts the sending area, the receiving area, and the number of residential units transferred.

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- OBJECTIVE I.6 The County shall continue to require that adjacent land uses shall not be adversely impacted by any change in land use.
- Policy I.6.1 The County shall limit mining activity to those areas designated on the Future Land Use Plan Map as Agricultural-1 and Agricultural-2, and shall require compliance with state and/or federal permitting requirements and regulations.
- Policy I.6.2 The County shall include provisions for adequate drainage, stormwater management, open space and convenient on site traffic flow for all development.
- Policy I.6.3 The County shall limit the intensity of development by requiring that the length of lots less than ~~5~~ **10** acres in size does not exceed three times the width of lots which are less than ten acres within all land use categories which permit dwelling units.
- Policy I.6.4 The County shall participate in the National Flood Insurance Program and regulate development and the installation of utilities in flood hazard areas in conformance with the requirements of the program.
- Policy I.6.5 The County shall require that new development, or other newly permitted land uses, shall be compatible with previously existing land uses or shall provide appropriate buffers to protect existing land uses from adverse impacts of the new development.

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- OBJECTIVE I.18 The County shall permit the clustering of existing development rights, when consistent with the Vision 2060 Plan, in order to create a compact development pattern and reduce the overall development footprint within the County. June 2010 I-49
- Policy I.18.1 Density clustering shall be defined as the redistribution of residential units within a project area boundary.
- Policy I.18.2 Density transferring shall be defined as the redistribution of residential units from one project area boundary (sending area) to a separate project area boundary (receiving area). **A Comprehensive Plan Amendment shall be required to transfer additional density, and a Future Land Use Map Amendment shall be required to clearly depict the sending area and the receiving area.**
- Policy I.18.3 The designation of areas for sending and receiving density transfer units are identified on the Future Land Use Map. The existing land uses of the density transfer sending areas is Agriculture-Transfer on the Future Land Use Map. The number of dwelling units transferred to the receiving areas shall be identified with the Development of Regional Impact (DRI) application.
- Policy I.18.4 Development of the Urban and Rural Planning Areas designated on the Future Land Use Map shall require Development of Regional Impact (DRI) review and approval, except for Regional Employment Centers in Planning Areas 11, 12, and 18, consistent with Policy I.19.2. In conjunction with the DRI application, a legal description for specific Agriculture-Transfer sending areas corresponding with a specific Planning Area shall be required. The amount of Agriculture-Transfer acreage identified and legally described shall be proportionate to the number of dwelling units transferred from the sending area into the Planning Area.
- Policy I.18.5 Agriculture-Transfer sending areas for urban development shall be located in close proximity to the Urban Planning Areas that receive the transferred units. Whenever possible, the Agriculture-Transfer sending areas shall be contiguous to the Urban Planning Areas to create a greenbelt and define the limits of development. Agriculture-Transfer sending areas shall contain a mixture of uplands and wetlands to support wildlife mobility.
- Policy I.18.6 Agriculture-Transfer sending areas for rural development need not be contiguous to the Rural Planning Areas that are to receive the transferred units. If not contiguous, lands that provide wildlife habitat; buffer wetlands, rivers, and surface water; or contain a mixture of uplands and wetlands shall be given priority for selection as Agriculture-Transfer sending area.
- Policy I.18.7 The total acreage of Agriculture-Transfer on the Future Land Use Map is 82,797 acres. The total number of units transferred from the Agriculture-Transfer lands to Urban and Rural Planning Areas is 8,990 units.
- Policy I.18.7.a Urban Planning Areas: Proposed residential development for Urban Planning Areas 1, 2/3, 4/5/6, 7, 8, 11, 12, 13, 15, and 16 that exceeds the 2035 Population Projections shall require transfer of allocated development rights from lands designated as Agriculture-Transfer on the 2035 Future Land Use Map. 6,367 dwelling units shall be transferred from 56,567 acres of Agriculture-Transfer land and sent to the Urban Planning Areas 1, 2/3, 4/5/6, 7, 8, 11, 12, 13, 15 and 16 designated on the Future Land Use Map.

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- Policy I.18.7.b Rural Planning Areas: Rural Planning Areas 14 and 19 shall receive development rights from Agriculture-Transfer lands of the 2035 Future Land Use Map 2,623 dwelling units shall be transferred from 26,230 acres of Agriculture-Transfer land and sent to the Rural Planning Areas 14 and 19 designated on the Future Land Use Map.
- Policy I.18.8 In the event that transferred density is not used in an Urban or Rural Planning Area, density may be transferred back to Agriculture-Transfer lands in conjunction with a Comprehensive Plan Amendment, which may change the land use back to the original classification (Agriculture-2 or Agriculture Rural Residential).
- Policy I.18.9 Agriculture-Transfer lands managed for timber production shall continue to use silviculture Best Management Practices as prescribed by the Florida Division of Forestry's 2008 Silviculture Best Management Practices manual, or a different manual mutually agreed to by the County, the landowner, and the Department of **Economic Opportunity** ~~Community Affairs~~.

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Table I-2: Planning Areas	
Planning Area 1	
Planning Area Type: Urban	
Land Use Category: Coastal Village	
Total Acres	7,942 acres
Maximum Residential Units	4,658 units
Net Residential Density	See Table I-1
Maximum Non-Residential Square Feet (Office /Retail/ Hotel/Medical/ Recreation/ Education) (1)	920,000 Square Feet
Maximum Industrial Square Feet	125,000 Square Feet
Planning Area 2/3	
Planning Area Type: Urban	
Land Use Category: Coastal Village	
Total Acres	2,225 acres
Maximum Residential Units	2,285 units
Net Residential Density	See Table I-1
Maximum Non-Residential Square Feet (Office /Retail/ Hotel/Medical/ Recreation/ Education) (1)	244,000 Square Feet
Maximum Industrial Square Feet	0 Square Feet
Planning Area 4/5/6	
Planning Area Type: Urban	
Land Use Category: Coastal Village	
Total Acres	2,821 acres
Maximum Residential Units	2,401 units
Net Residential Density	See Table I-1
Maximum Non-Residential Square Feet (Office /Retail/ Hotel/Medical/ Recreation/ Education) (1)	440,000 Square Feet
Maximum Industrial Square Feet	0 Square Feet
Planning Area 7	
Planning Area Type: Urban	
Land Use Category: Coastal Village	
Total Acres	3,781 acres
Maximum Residential Units	5,050 units
Net Residential Density	See Table I-1
Maximum Non-Residential Square Feet (Office /Retail/ Hotel/Medical/ Recreation/ Education) (1)	846,000 Square Feet
Maximum Industrial Square Feet	125,000 Square Feet
Planning Area 8	
Planning Area Type: Urban	
Land Use Category: Coastal Village	
Total Acres	1,499 acres
Maximum Residential Units	419 units
Net Residential Density	See Table I-1
Maximum Non-Residential Square Feet (Office /Retail/ Hotel/Medical/ Recreation/ Education) (1)	47,000 Square Feet

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Recreation/ Education) (1)	
Maximum Industrial Square Feet	0 Square Feet
Planning Area 11	
Planning Area Type: Urban	
Land Use Category: Regional Employment Center	
Total Acres	2,946 acres
Maximum Residential Units	0 units
Net Residential Density	n/a
Maximum Non-Residential Square Feet (Commercial, Business/Office, Educational/Training Campus, Medical) (1) (2)	120,000 Square Feet
Maximum Industrial/Warehousing Square Feet (2)	<u>2,600,000</u> Square Feet
Planning Area 12	
Planning Area Type: Urban	
Land Use Category: Regional Employment Center	
Total Acres	3,525 acres
Maximum Residential Units	0 units
Net Residential Density	n/a
Maximum Non-Residential Square Feet (Commercial, Business/Office, Educational/Training Campus, Medical) (1) (2)	200,000 Square Feet
Maximum Industrial/Warehousing Square Feet (2)	<u>12,000,000</u> Square Feet
Planning Area 13	
Planning Area Type: Urban	
Land Use Category: Suburban Village	
Total Acres	282 acres
Maximum Residential Units	910 units
Net Residential Density	See Table I-1
Maximum Non-Residential Square Feet (Office /Retail/ Hotel/Medical/ Recreation/ Education) (1)	20,000 Square Feet
Maximum Industrial Square Feet	0 Square Feet
Planning Area 14	
Planning Area Type: Rural	
Land Use Category: Conservation Community	
Total Acres	1,890 acres
Maximum Residential Units	1,066 units
Net Residential Density	See Table I-1
Maximum Non-Residential Square Feet (Office /Retail/ Hotel/Medical/ Recreation/ Education) (1)	126,000 Square Feet
Maximum Industrial Square Feet	0 SF
Planning Area 15	
Planning Area Type: Urban	
Land Use Category: Suburban Village	
Total Acres	2,886 acres
Maximum Residential Units	2,780 units
Net Residential Density	See Table I-1
Maximum Non-Residential Square Feet (Office /Retail/ Hotel/Medical/ Recreation/ Education) (1)	306,000 Square Feet
Maximum Industrial Square Feet	0 Square Feet

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Planning Area 16	
Planning Area Type: Urban	
Land Use Category: Regional Employment Center	
Total Acres	5,120 acres
Maximum Residential Units	4,004 units
Net Residential Density	See Table I-1
Maximum Non-Residential Square Feet (Commercial, Business/Office, Educational/Training Campus, Medical) (1) (2)	1,649,000 Square Feet
Maximum Industrial/Warehousing Square Feet (2)	400,000 Square Feet
Planning Area 18	
Planning Area Type: Rural	
Land Use Category: Regional Employment Center	
Total Acres	8,092 acres
Maximum Residential Units (unless consistent with FLU Policy I.17.4)	0 units
Net Residential Density	n/a
Maximum Non-Residential Square Feet (Commercial, Business/Office, Educational/Training Campus, Medical) (1) (2)	0 Square Feet
Maximum Industrial/Warehousing Square Feet (2)	<u>35,060,000</u> Square Feet
Planning Area 19	
Planning Area Type: Rural	
Land Use Category: Rural Village	
Total Acres	2,280 acres
Maximum Residential Units	2,100 units
Net Residential Density	See Table I-1
Maximum Non-Residential Square Feet (Office /Retail/ Hotel/Medical/ Recreation/ Education) (1)	236,000 Square Feet
Maximum Industrial Square Feet	0 Square Feet

Notes:

- (1) Does not include public school facilities required to maintain Level of Service standards.
- (2) Unless consistent with Policy I.19.4.

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SANITARY SEWER FACILITY SUB ELEMENT

GOAL IV-2 - ENSURE THE PROVISION OF PUBLIC SANITARY SEWER FACILITIES IN A TIMELY, ORDERLY EFFICIENT AND ENVIRONMENTALLY SOUND MANNER AT AN ACCEPTABLE LEVEL OF SERVICE FOR THE COUNTY'S POPULATION.

OBJECTIVE IV.2 The County shall continue to coordinate the extension of, or increase in the capacity of sanitary sewer facilities by scheduling the completion of public facility improvements and requiring that they are concurrent with projected demand.

Policy IV.2.1 The County hereby establishes the following level of service standards for sanitary sewer facilities:

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Private on-site disposal	Shall meet or exceed all the requirements set by Chapter 64E-6, Florida Administrative Code, in effect on January 1, 2003
New Central Facilities	residential uses 100 gals./capita/day
FACILITY TYPE	LEVEL OF SERVICE STANDARD
Nonresidential uses	Minimum service shall be consistent with Chapter 64E-6, Florida Administrative Code, in effect on January 1, 2003

Policy IV.2.2 The County shall prohibit the installation of septic tanks in locations with unsuitable soils or within wetland areas. The issuance of septic tank permits shall be a function of the Department of Health or other governmental agency having jurisdiction, subject to current regulations.

Policy IV.2.3 The County shall allow existing septic tanks and package wastewater treatment facilities to remain in service until such time as centralized sanitary sewer service is available, subject to current regulatory jurisdiction and operating standards.

Policy IV.2.4 The County shall allow the use of package wastewater facilities within Mixed Use Urban Development areas, **the Sweetwater Resort Community, Coastal Villages, Coastal Village Centers, Suburban Villages, and Regional Employment Centers** ~~18~~, until a centralized sanitary sewer service is available, subject to current regulatory jurisdiction and operating standards.

Policy IV.2.5 The County shall limit development which proposes the construction of package wastewater treatment facilities outside the urban development areas to special use facilities, which do not promote urban sprawl. Examples: motels, parks, recreation areas, or other similar uses.

1. The County shall not issue a building permit for construction of a building or facility where sanitary sewage is proposed to be disposed using an on-site sewage disposal system in an area classified industrial on the Future Land Use Plan Map, or uses for industrial or manufacturing purposes, or its equivalent, where a centralized sanitary sewer system is available within 1/4 mile of the area used or classified industrial, or where the likelihood

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- exists that the on-site sewage disposal system may receive toxic, hazardous or industrial waste; and
2. The County shall not issue an occupational license to the owner or tenant of a building located in an area classified industrial on the County's Future Land Use Plan Map, or used for industrial or manufacturing purposes, or its equivalent, when such site is served by an on-site sewage disposal system without first obtaining an annual operating permit from the County Health Department; and
 3. The County shall not issue a certificate or land development regulation compliance to a new owner or tenant of a building located in an area zoned industrial on the County's Official Zoning Atlas, or used for industrial or manufacturing purposes, or its equivalent, or which operates a business which has the potential to generate toxic, hazardous or industrial wastewater, when such site is served by an on-site sewage disposal system without first obtaining an annual operating permit for an on-site sewage disposal system from the County Health Department.

Policy IV.2.6

All new development within the Urban Planning Areas of the 2035 Future Land Use Map shall be connected to central potable water and wastewater systems, **when available. If central potable water and wastewater systems are not available, package facilities may be used on an interim basis, consistent with Policy IV.2.4.** Septic systems shall be prohibited. The DRI Development Order for each Urban Planning Area shall require the developer to establish a Community Development District, ("District"), or similar mechanism, pursuant to applicable provisions of Florida Law. The District shall be responsible for the design, construction, operation and maintenance of the interim water and wastewater systems within the Planning Area. As additional DRIs for each Planning Area are approved, but no later than when wastewater flows reach a level of 0.25 million gallons per day (MGD), the Taylor County Board of County Commissioners shall require the District to evaluate the feasibility of combining the interim planning area facilities into a sub-regional facility. The District evaluation shall consider the environmental and economic advantages to consolidating the interim facilities, and at its discretion, shall consolidate those interim facilities. A sub-regional facility shall be considered to serve Planning Areas 1, and 2/3; a separate sub-regional facility shall be considered to serve Planning Areas 4/5/6, 7, and 8.

For Planning Areas in the Perry Urban Service Area, the development order for the first DRI approved for that service area shall include a condition that directs new development to be served either by the city of Perry or by a sub-regional water and wastewater system designed for the DRI. In the case that it is determined by the Taylor County Board of County Commissioners that a sub-regional plant is desired, then a condition shall be placed in the DRI requiring the establishment of a Community Development District, and the requirements shall be the same as for the Coastal District.

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POTABLE WATER FACILITY SUB ELEMENT

GOAL IV-5 - ENSURE THE PROVISION OF PUBLIC POTABLE WATER FACILITIES IN A TIMELY, ORDERLY EFFICIENT AND ENVIRONMENTALLY SOUND MANNER AT AN ACCEPTABLE LEVEL OF SERVICE FOR THE COUNTY'S POPULATION.

OBJECTIVE IV.5 The County shall continue to coordinate the extension of, or increase in the capacity of potable water facilities by scheduling the completion of public facility improvements and requiring that they are concurrent with projected demand.

Policy IV. 5.1 The County hereby establishes the following level of service standards for potable water.

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Private individual water wells	Standards as specified in Chapter 62-22, Florida Administrative Code in effect on January 1, 2003
Keaton Beach Community Potable Water System day	100 gallon per capita per
Steinhatchee Community Potable Water System day	100 gallons per capita per
Taylor Beaches Community Potable Water System day	100 gallons per capita per
Other Community Potable Water Systems (Future) day	100 gallons per capita per

Policy IV. 5.2 **Except at otherwise provided in the Comprehensive Plan,** ~~the~~ County shall permit residential densities in excess of 2 dwelling units per acre but less than or equal to 4 dwelling units per acre only within areas served by centralized potable water systems, and residential densities in excess of 4 dwelling units per acre only within areas served by centralized potable water and centralized sanitary sewer systems.

Policy IV.5.3 All new development within the Urban Planning Areas of the 2035 Future Land Use Map shall be connected to a central potable water facility. If potable water is not available, the establishment of a service district, construction and operation of a new facility shall be the financial responsibility of the developer and enforced through an executed development agreement, unless an existing facility is expanded.

Policy IV.5.4 The County shall encourage strategies to increase the supply of potable water, including the development of alternative potable water sources, use of reclaimed water, and increased conservation of water resources.

Policy IV.5.5 Water supply sources for the Urban Planning Areas and Rural Planning Areas of the 2035 Future Land Use Map shall be identified with an Application for Master Development Approval (AMDA).

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Policy IV.5.6 Water supply providers and facilities for the Urban Planning Areas and Rural Planning Areas of the 2035 Future Land Use Map shall be identified with an Application for Incremental Development Approval (AIDA).

Policy IV.5.7 If potable water supply is not currently available to serve a proposed land use, the County shall allow development to be phased to coincide with the availability of potable water supply and facilities.

Policy IV.5.8 The County shall encourage all new development in the Urban Services Area, consistent with the Vision 2060 Plan, to provide non-potable water lines for irrigation.

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- OBJECTIVE V.2 The County shall provide for the conservation, appropriate use and protection of the quality and quantity of current and projected water sources, and shall require a 300 foot wellfield protection area around community potable water system wells. In addition, the County, in order to protect high groundwater aquifer recharge areas as designated by the Water Management District and depicted in Appendix A of this Comprehensive Plan, shall continue to limit development in those areas as specified in the high groundwater aquifer recharge protection policy of the Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element of this Comprehensive Plan.
- Policy V.2.1 The County as part of the development review process shall require the coordination of development plans with the Florida Department of Environmental Protection and the Water Management District to assist in the monitoring uses which may impact the current and projected water sources of the County.
- Policy V.2.22 The County shall protect the designated use classification, as established in Rule 62-302.400, Florida Administrative Code, of waters of the state by discouraging land uses that may impact waters of the state and cause violations of applicable state water quality standards or otherwise adversely impact waters of the state except where impacts are authorized pursuant to Part IV of Chapter 373, Florida Statutes.
- Policy V.2.3 The County shall identify and make recommendations to appropriate state agencies, for the purchase of environmentally sensitive lands as part of the Florida Forever Program, as listed by the Acquisition and Restoration Council for the Board of Trustees of the Internal Improvement Trust Fund, Water Management District, or U.S. Government, under programs administered by the U.S. Department of the Interior, Florida Department of Environmental Protection or the land acquisition programs of the Water Management District.
- Policy V.2.4 The County shall require that, unless impacts are mitigated pursuant to Florida Department of Environmental Protection or other appropriate state agency requirements, a ~~2535~~-foot natural buffer shall be maintained around all wetlands and prohibit the location of agricultural, residential, commercial and industrial land uses within the buffer areas. Mitigation measures must be acceptable to the Department of Environmental Protection or other governmental agency having mitigation permit jurisdiction but allow silviculture and resource based recreation activities within the buffer areas in accordance with the silviculture policies of the Conservation element of this Comprehensive Plan. Normal agricultural and pine silvicultural activities shall be allowed, subject to Best Management Practices 2000 as adopted by the Florida Department of Agriculture or Florida Division of Forestry, as appropriate, and also subject to the current regulatory requirements of Chapters 373 and 403, Florida Statutes, and the rules, regulations and permitting requirements of the Suwannee River Water Management District and other State or Federal governmental agencies having jurisdiction. Unless further restricted by the County's Land Development Regulations, normal hardwood silvicultural activities shall be allowed subject to Best Management Practices and other regulatory requirements as cited for pine silviculture above.

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- Policy V.2.5 The County shall, through the development review process, require that post-development runoff rates and pollutant loads do not exceed pre-development conditions.
- Policy V.2.6 The County shall require all new development to maintain the natural functions of environmentally sensitive areas, including but not limited to wetlands and 100-year floodplains so that the long term environmental integrity and economic and recreational value of these areas is maintained. This will be accomplished through compliance with applicable statutes, rules and regulations of State and Federal Agencies having jurisdiction.
- Policy V.2.7 The County shall require that, unless impacts are mitigated, the conservation of wetlands shall be provided for through prohibiting any development or dredging and filling which would significantly alter their natural functions. Mitigation measures must be acceptable to the Department of Environmental Protection or other governmental agency having mitigation permit jurisdiction. Resource based recreation activities (such as hunting and fishing) shall be allowed. Normal agricultural and pine silvicultural activities shall be allowed, subject to Best Management Practices as adopted by the Florida Department of Agriculture and Consumer Services, Division of Forestry, as appropriate, and also subject to the current regulatory requirements of Chapters 373 and 403, Florida Statutes, and the rules, regulations and permitting requirements of the Suwannee River Water Management District and other Federal or State governmental agencies having jurisdiction. Unless further restricted, normal hardwood silvicultural activities shall be allowed subject to Best Management Practices and other regulatory requirements as cited for pine silviculture above.
- Policy V.2.8 The County shall provide for the conservation of wetlands through prohibiting any development or dredging and filling, which would significantly alter their natural functions without mitigation. Agricultural, and silvicultural activities consistent with Best Management Practices manual developed by the Florida Department of Agriculture and Consumer Services, shall be allowed.
- Policy V.2.9 The County shall support water conservation programs conducted by the Water Management District within the scope of their delegated authority.
- Policy V.2.10 The County shall cooperate with the plans of the Water Management District for the emergency conservation of water sources.
- Policy V.2.11 The County shall, as part of the developmental review process, limit development to low density and non- intensive uses in high groundwater aquifer recharge areas designated by the Water Management District within the scope of their delegated authority.
- Policy V.2.12 The County as part of the development review process shall require the maintenance of the quantity and quality of surface water runoff within freshwater stream to sink watersheds by requiring the installation of structures or other devices designed to prevent the degradation of the quality and quantity of surfacewater runoff within the County.
- Policy V.2.13 The County shall require that all hazardous waste generators properly manage their own wastes in compliance with current statutes or other governmental regulations, and shall, as part of the development review process, require that

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- new hazardous waste generators comply with all applicable federal and state permitting requirements before approving any development plans.
- Policy V.2.14 The County shall require a 75-foot regulated natural buffer adjacent to all perennial rivers, streams and creeks and their estuaries located within the significant natural areas identified in the Conservation element of this Comprehensive Plan, and prohibit the location of residential, commercial and industrial (including mining) land uses within the buffer areas. Resource based recreation activities (such as hunting and fishing) shall be allowed. Also beyond seventy-five (75) feet, normal agricultural and silvicultural activities will be allowed, subject to Best Management Practices and all other existing regulations. Normal agricultural and pine silvicultural activities shall be allowed outside the 75-foot regulated natural buffer, subject to Best Management Practices as adopted by the Florida Department of Agriculture and Consumer Services, Division of Forestry, as appropriate, and also subject to all other existing regulations. The County has reserved the right to further regulate hardwood silvicultural activities. Agricultural and silvicultural activities are also subject to the current regulatory requirements of Chapters 373 and 403, Florida Statutes, as well as the rules, regulations and permitting requirements of the Suwannee River Water Management District and other Federal or State governmental agencies having jurisdiction. Unless further restricted by the County, normal hardwood silvicultural activities shall be allowed outside the 75-foot regulated natural buffer subject to Best Management Practices and other regulatory requirements as cited for pine silviculture above.
- The County shall govern the land management practices and activities which are allowed within the 75-foot regulated natural buffer.
- The significant natural areas to which this policy applies are identified and described in the Conservation element of this Comprehensive Plan.
- Policy V.2.15 The County shall require a 35-foot regulated natural buffer adjacent to all perennial rivers, streams and creeks and their estuaries, or those which are intermittent in nature and their estuaries, but which have a distinct, identifiable stream bed or creek run, and prohibit the location of residential, commercial and industrial land uses within the buffer areas. Resource based recreation activities (such as hunting and fishing) shall be allowed. Normal agricultural and pine silvicultural activities shall be allowed within the buffer areas subject to Best Management Practices as adopted by the Florida Department of Agriculture and Consumer Services, Division of Forestry, as appropriate, which are applicable to the management of these buffer areas, and also subject to the current regulatory requirements of Chapters 373 and 403, Florida Statutes, as well as the rules, regulations and permitting requirements of the Suwannee River Water Management District and other Federal or State governmental agencies having jurisdiction. Unless further restricted by the County's land development regulations, normal hardwood silvicultural activities shall be allowed subject to Best Management Practices and other regulatory requirements as cited for pine silviculture above.
- Policy V.2.16 The County shall partner with the Suwannee River Water Management District to use and promote Best Management Practices to maintain the quantity of freshwater flow into the coastal systems.

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OBJECTIVE V.4 The County shall conserve and protect soils, native vegetative communities, wildlife, and wildlife habitats from adverse effects, with an emphasis on rare and endangered species. Mineral resources shall be appropriately used, conserved and protected.

These objectives shall be effective throughout the planning period and shall be accomplished using the following policies.

Policy V.4.1 The County shall require an assessment of the potential adverse effects on rare and endangered species for the following:

1. All development within the ~~2535~~-foot regulated natural buffer adjacent to all perennial rivers, streams and creeks, and those which are intermittent in nature, but which have a distinct, identifiable stream bed or creek run.
2. All development with the 75-foot regulated natural buffer adjacent to all perennial Rivers, streams and creeks located within the significant natural areas identified in the Comprehensive Plan.
3. All development within ~~2535~~ feet of a wetland or water body other than as described in 1. and 2. above.
4. Plan amendments which increase density or intensity of development in the Agricultural-1, Agricultural-2, Agricultural/Rural Residential, and Mixed Use: Rural Residential districts.

Policy V.4.2 The County shall require that when one or more of a rare or endangered species, are found on a development site, development activities which may cause harm to the species shall not be allowed until a management plan has been prepared which avoids the adverse effect of the project on the species.

The County shall require the use of best management practices for the conservation, appropriate use and protection of fisheries, wildlife and wildlife habitats, identify and protect native wildlife and their habitats, including state and federally protected plant and animal species (endangered, threatened and species of special concern), within proposed development sites and protection of these natural resources from the impacts of development by the use of the Florida Fish and Wildlife Conservation Commission Strategic Habitat Conservation Areas maps, Florida Natural Areas Inventory, and North Central Florida Strategic Regional Policy Plan Regionally Significant Natural Resources map series to identify habitats which potentially contain endangered, threatened or species of special concern, and rare or unique vegetative communities prior to granting development approval

Where adverse impacts cannot be avoided through site design or other means, the applicant shall be required to develop a mitigation plan which will allow no net loss of individuals of designated species, in coordination and compliance with the Florida Fish and Wildlife Conservation Commission.

Policy V.4.3 The County shall protects native vegetation and provides for the extensive use of native vegetation, thereby promoting the regeneration of natural habitats.

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The developer of any proposed development which is equal to or greater than 20 acres and located within areas identified by the Florida Fish and Wildlife Conservation Commission as Strategic Habitat Conservation Area or is shown as habitat for listed species on the Florida Natural Areas Inventory shall be required to evaluate the impacts to endangered, threatened, or species of special concern and rare or unique vegetative communities provided, however, if competent and substantial scientific evidence demonstrating that an endangered, threatened or species of special concern, wildlife habitat or rare and unique vegetative community is located within the area of any proposed development which is equal to or greater than 20 acres. Such evaluation shall be submitted to the County at the time a preliminary plat or site and development plan is reviewed by the County, the developer shall evaluate the impacts on such habitats or communities. As a condition of permit approval of any proposed development within these areas, such evaluation shall consist of a survey of the development site conducted by the developer to identify the presence of any state and federally protected plant and animal species.

If protected species are found on the development site or would be affected by the development, a management plan shall be required from the developer, including necessary modifications to the proposed development, to ensure the preservation of the protected species and their habitat. Both the survey and the management plan shall be done in consultation with the Florida Fish and Wildlife Conservation Commission, but the final approval of the management plan shall be by the County.

Policy V.4.4

Through the site planning review process, proposed mining activities shall comply with the Florida Department of Environmental Protection rules and the North Central Florida Strategic Regional Policy Plan.

Policy V.4.5

The County shall use innovative techniques for preservation, such as: designation and regulations of conservation areas; site plan review; on-site density transfers to allow clustering of allowable units to protect environmentally sensitive portions of a site; and, overlay zoning whereby density calculations and developable land expectations are based on net developable acreage after excluding the environmentally sensitive portions.

Policy V.4.6

The County shall promote the protection of publicly-owned natural reservations designated within the County, through cooperation with the federal government regarding areas such as, but not limited to, the St. Mark's National Wildlife Refuge and the state regarding the Aucilla Wildlife Management Area, the State's CARL program, and the Water Management District's Save Our Rivers and SWIM Program, and designation of such areas on the Future Land Use Map as conservation.

Policy V.4.7

Prior to approving a plan amendment, in those areas designated Agricultural/Rural Residential, Mixed Use Rural Residential, Mixed Use - Urban Development, Mixed Use: Urban Development Medium High Density, Rural Settlement, Rural Village, Conservation Community, Ecological Village, Coastal Village, Coastal Village Center, Coastal Settlement, Regional Employment Center, Suburban Village, Compact Mixed Use Village, and Urban Village on the Future Land Use Map, the County shall require the applicant to provide an inventory of all wetlands and other environmentally sensitive lands, as well as documentation that the proposed user will not negatively impact environmentally sensitive lands.

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Policy V.4.8 Through intergovernmental coordination with federal personnel at the St. Mark's Refuge, the County shall cooperate to ensure fisheries and marine habitat are protected. Further, the County shall regulate development within the 150' corridor of Spring Warrior Creek, the Econfina, Steinhatchee and Aucilla Rivers to ensure there will be no negative impacts to fisheries and marine habitat downstream to the gulf.

Policy V.4.9 Since erosion has direct impacts on surface water quality and quantity of the area, the County shall consider the need to pursue funding assistance for erosion projects from the Suwannee River Water Management District, under the Surface Water Management Improvement Program (SWIM) and other programs.

Policy V.4.10 The County shall cooperate with the Florida Department of Environmental Protection in the monitoring of aquaculture activities within the County.

Policy V.4.11 The County shall, during any development review process involving significant natural areas and their estuaries, address mitigation of development activities to ensure that the possible adverse impacts of the proposed development activity on the natural functions of these significant natural areas will be minimized, and that the natural functions will not be significantly altered. Mitigation measures must be acceptable to the Department of Environmental Protection or other governmental agency having mitigation permit jurisdiction. The significant natural areas and their estuaries to which this policy applies are:

Aucilla River Corridor (includes Aucilla Sinks)

Econfina River Corridor

Spring Warrior Creek Corridor

Steinhatchee River Corridor

St. Marks National Wildlife Refuge

Coastal Marsh and Tidal Swamp Conservation Areas

Aucilla SRWMD Conservation Area

The generalized location of these significant natural areas is as shown on the Future Land Use Map series. A separate map identifying the corridors of these significant natural areas shall be provided. Their boundaries are further described below:

In the case of the river corridors, the corridors shall include the river itself and extend to an outer boundary established at a nominal distance of 150 feet from the natural bank of the river. The Aucilla River corridor shall extend from the Gulf of Mexico to the municipality line. The Econfina River corridor shall extend from the Gulf of Mexico to the east boundary "rural community" established at Shady Grove. The Steinhatchee River corridor shall extend from the Gulf of Mexico to the municipality line.

In the case of the Spring Warrior Creek corridor, the corridor shall include the creek itself and extend to an outer boundary established at a nominal distance of 150 feet from the natural bank of the creek. The corridor shall extend from the Gulf of Mexico to C.R. 361 (Beach Road).

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In the case of the St. Marks National Wildlife Refuge, the Coastal Marsh and Tidal Swamp Conservation Area and the Aucilla SRWMD Conservation Area, the boundary shall be the boundary of the lands owned by the governmental entity.

Resource based, low intensity recreation activities and facilities shall be allowed along rivers, with any new facility being located at least five miles from an existing facility.

Residential, commercial and industrial uses shall be allowed, subject to a setback of at least seventy-five (75) feet from the natural bank along the rivers and Spring Warrior Creek, subject to all other permitting requirements. Residential density shall be shown on the Future Land Use Map. Beyond seventy-five (75) feet, residential, commercial and industrial use is allowed, subject to all other permitting requirements.

The densities and intensities of use, as well as the permitted uses allowed on the St. Marks National Wildlife Refuge, the Coastal Marsh and Tidal Swamp Conservation Area and the Aucilla SRWMD Conservation Area shall be consistent with the management plans for these areas in fulfillment of their conservation purpose. Residential densities shall not be greater than one unit per 40 acres, as shown on the Future Land Use Map.

Policy V.4.12

Planning Areas within bear range shall be evaluated during the incremental DRI review process to assess the need to incorporate applicable principles from the "Be Bear Aware" program, or similar program of the Florida Fish and Wildlife Conservation Commission, into the DRI Development Order. The DRI review process shall determine if a specific habitat management plan is required.

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CAPITAL IMPROVEMENTS GOAL, OBJECTIVES AND POLICIES

GOAL VIII - THE COUNTY SHALL ANNUALLY ADOPT AND IMPLEMENT A ~~FINANCIALLY FEASIBLE~~ CAPITAL IMPROVEMENTS PROGRAM WHICH COORDINATES THE TIMING AND PRIORITIZES THE DELIVERY OF THE NEEDS ADDRESSED WITHIN THE OTHER ELEMENTS OF THIS COMPREHENSIVE PLAN.

OBJECTIVE VIII.1 The County shall continue to provide capital improvements to correct the existing and projected deficiencies as identified within the schedule of improvements and funding of this plan element, by adopting an annual ~~financially feasible~~ capital improvements budget, ~~as defined by Section 163.3164(23), Florida Statutes~~, which is consistent with the schedule of improvements and funding.

Policy VIII.1.1 The County shall establish the following criteria for the evaluation of proposed capital improvement projects, to be used in conjunction with the annual budgeting process:

Criteria

- A. The County shall assess the level of service of the public facilities which adopted level of service standards have been established in this Comprehensive Plan, prior to or concurrent with the County's budget process;
- B. The County shall schedule only those projects which are consistent with the goals, objectives and policies of this Comprehensive Plan and which do not exceed the County's fiscal capacity;
- C. The County shall identify those existing or projected public facility needs, which occur or are projected to occur, due to deficiencies in the maintenance of adopted levels of service standards;
- D. Capital improvement projects identified as urgently needed to protect the public health and safety shall be given the highest priority;
- E. The capital improvements projects related to the maintenance and operation of existing facilities, which due to existing or projected needs, do not or are not expected to meet the adopted level of service standard for such facility shall be given the second order of priority;
- F. The capital improvement projects with the greatest deficiencies based upon the established level of service standards within the Comprehensive Plan shall be given the third order of priority; and
- G. The capital improvement projects, which due to deficiencies based upon the established level of service standard within the Comprehensive Plan, are needed to provide public facilities to areas which have received development approval prior to the adoption of this Comprehensive Plan shall be given the fourth order of priority.

Policy VIII.1.2 The County shall coordinate improvements to drainage facilities with the Water Management District before scheduling such improvements when deficiencies, based on established level of service standards, are identified.

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Policy VIII.1.3 The County shall review the effectiveness of the capital improvements planning program through the Procedure for Monitoring and Evaluation of the Capital Improvements Element, provided within this plan element.

Policy VIII.1.4 The County shall annually assess capacity of existing public facilities to address any existing or projected deficiencies in adopted level of service standards in order to prepare an annual update of the Five-Year Schedule of Improvements that identifies, schedules, and specifies funding for any capital improvement projects needed to maintain adopted level of service standards.

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- OBJECTIVE VIII.4 The County shall maintain an annual capital improvements budgeting process to manage the fiscal resources of the County, including the funding of capital improvements, identified within the Comprehensive Plan.
- Policy VIII.4.1 The County shall incorporate within the County's annual budgeting process, a **financially feasible** capital improvements budget which addresses the needed projects found in the schedule of improvements and funding of this plan element.
- Policy VIII.4.2 The County shall limit the issuance of development permits to areas where the adopted level of service standards for the provision of public facilities found within the Comprehensive Plan are maintained. This provision also includes areas where development orders were issued prior to the adoption of the Comprehensive Plan.
- Policy VIII.4.3 The County shall apply for federal or state grant funding for projects which recognize the policies of other elements of this comprehensive plan whenever available and where it has been determined that the County has competitive standing in any ranking process for determining program award.
- Policy VII.4.4 The County shall not issue bonds or participate in other forms of debt financing for public facilities required by this Comprehensive Plan except as specific proposals are considered and adopted by the Board of County Commissioners during the budgeting process or, separately, on a case by case basis.

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IMPLEMENTATION

FIVE YEAR SCHEDULE OF IMPROVEMENTS

The five year schedule of improvements shown in Table VIII-1 is the implementation mechanism of the Capital Improvements Element to stage the timing, location, projected cost and revenue sources for any capital improvement needs identified within the other elements of the Comprehensive Plan. The following schedule documents the economic feasibility of the County's Comprehensive Plan and is based upon the Data and Analysis Report, which although not a part of this plan, provides the foundation for the determination of the economic feasibility of any projects listed.

IMPLEMENTATION

LONG TERM LIST OF IMPROVEMENTS

The long term list of improvements shown in Table VIII-2 represents a list of capital improvements needed to maintain adopted Level of Service standards at the build out year (2035). In conjunction with the annual update of the Capital Improvements Element, the County shall review this long term list on an annual basis to determine if any projects are required within the short term (5-year) planning horizon. If applicable, the project shall be added to the Table VIII-1: Five Year Schedule of Capital Improvements, including a ~~financially feasible~~ revenue source.

The following list is based upon the Data and Analysis Report, which although not a part of this plan, provides the foundation for the determination of the economic feasibility of any projects listed.

TABLE VIII-2

LONG TERM LIST OF IMPROVEMENTS

2016 – 2035

Transportation Facilities (1)		
Widen Existing Roads:		
Roadway Segment	From	To
State Roads – from 2 to 4 lanes:		
1. SR 20/US 19/US 27	CR 275/Connel Rd.	Lafayette Co. Line
2. SR 30/US 98	CR 588	Sandra St.
3. SR 51/SR 490	CR 361 (S)	Dixie County Line
<u>4. SR 51/SR 490</u>	<u>Oak St.</u>	<u>SR 55/US 19/US 27/US 98</u>
<u>5. SR 51</u>	<u>SR 55/US 19/US 27/US 98</u>	<u>Dixie County Line</u>
<u>6. SR 55/US 221</u>	<u>CR 202/Will Clark Rd.</u>	<u>CR 361</u>
State Roads – from 4 to 8 lanes:		
1. SR 55/US 19/US 98	Steinhatchee River	US 221/SR 55
County Roads – from 2 to 4 lanes		
1. CR 361/Keaton Beach Rd	US 19/98	New N/S Coastal Road
2. New N/S Coastal Road	SR 51	CR 361/Keaton Beach Rd
3. CR 359B Osteen Road	US 98 / SR 30	CR 361B/Woods Creek Rd

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4. CR 361A/Spring Warrior	Potts Still Road	CR 359/Golf Course Rd
5. CR 30A	CR 361A/Puckett Road	US 19/27A
6. Potts Still Road	CR 361A	CR 361
7. CR 361/Keaton Beach Rd	Potts Still Road	SR 55/US 19/98
8. CR 356/Hampton Springs	US 98	Courtney Grade
Pave Existing Roads:		
1. Potts Still Road (unpaved portion)	CR 361/Beach Rd	Paved Portion
2. Salem Tower Road	CR 361/Beach Rd	Fish Creek Road
3. Fish Creek Road	CR 361/Beach Rd	SR 55/ US 19
Alternative Corridor Improvements:		
1. New N/S Coastal Road Ext.	CR 361/Keaton Beach Rd	CR 361A/Spring Warrior
2. Western Loop Road	CR 361B/Woods Creek Rd	CR 30A/Holt Road
3. Hampton Springs Rd. Ext.	CR 356/Hampton Springs Rd	CR 362/Houck Road
4. CR 356 Connector to US 27	CR 356 (east of SR 30/US 19)	SR 20/US 27
Potable Water and Wastewater Facilities		
<ul style="list-style-type: none"> ▪ Potable water facilities with the capacity to serve up to 8.2 million gallons per day (MGD), potentially consisting of: <ul style="list-style-type: none"> ○ Two sub-regional facilities in the Coastal District and one sub-regional facility in the Perry Urban District; or ○ Expansion of existing systems in the Coastal District and Perry Urban District. ▪ Wastewater facilities with the capacity to serve up to 7.8 million gallons per day (MGD), potentially consisting of: <ul style="list-style-type: none"> ○ Two sub-regional facilities in the Coastal District and one sub-regional facility in the Perry Urban District; or ○ Expansion of existing systems in the Coastal District and Perry Urban District. 		
Public School Facilities		
<ul style="list-style-type: none"> ▪ Two Elementary Schools ▪ Two Middle Schools ▪ One High School 		
Parks and Recreation (2)		
<ul style="list-style-type: none"> ▪ 54 acres of parks ▪ 2 swimming access points ▪ 5 fishing access points ▪ 11 fishing boat ramps ▪ 2 acres of campground 		

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<ul style="list-style-type: none">▪ 108 picnic tables▪ 5 miles of hiking trail▪ 38 acres of managed conservation area▪ 4 multi-purpose playing fields▪ 9 baseball/softball fields▪ 7 tennis courts
Drainage
<ul style="list-style-type: none">▪ All stormwater management facilities for new development will be provided in accordance criteria as established by the Suwannee River Water Management District (SRWMD), Florida Department of Environmental Protection (FDEP) and Taylor County.
Solid Waste
<ul style="list-style-type: none">▪ New solid waste disposal facility within Taylor County; or▪ Contracted service for privately-owned and operated solid waste facility.

Notes:

- (1) All transportation improvements listed may not be required, as this represents a conservative estimate of maximum potential traffic impacts and is provided for planning purposes. A combination of these (or other) improvements may be required to meet the County's projected level of service and system needs. Specific mitigation requirements will be determined at the time of development order approval
- (2) Available inventory of existing Parks and Recreational facilities is not maintained by the County. Actual facilities to be provided by new development shall be subject to available capacity and evaluated at the time of DRI application.

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CONCURRENCY MANAGEMENT SYSTEM

~~Chapter 9J-5, Florida Administrative Code~~ **Section 163.3180(1)(b) Florida Statutes, as amended,** requires the adoption of a concurrency management system to ensure that facilities and services needed to support development are available concurrent with the impacts of such development. This concurrency management system is designed to ensure that prior to the issuance of a development order and development permit, that the adopted level of service standards required within this Comprehensive Plan for roads, potable water, sanitary sewer, solid waste, drainage, and recreation and open space will be maintained.

The County has adopted policies within this Comprehensive Plan, which establish level of service standards for public facilities. The concurrency management system, in turn, provides a mechanism for the County to ensure the maintenance of the standards concurrent with the impacts of development.

PURPOSE AND OVERVIEW

The County shall require a concurrency review be made with applications for development approvals and a Certificate of Concurrency issued prior to development. If the application is deemed concurrent, a Certificate of Concurrency will be issued by the Land Development Regulation Administrator. If the development requires any other development permit, a copy of the Certificate of Concurrency shall be included with any future application for a development permit. A separate concurrency review shall not be required for each development permit for the same project.

For purposes of this Concurrency Management System, a development order means any order granting, denying, or granting with conditions an application for a development permit. Development permit includes any building permit, zoning permit, subdivision approval, rezoning, certification, special exception, variance, or any other official action of local government having the effect of permitting the development of land.

Concurrency review addresses only the availability of public facilities and capacity of services and a Certificate of Concurrency does not represent overall development approval. If the application for development is not concurrent, the applicant shall be notified that a certificate cannot be issued for the development. The burden of showing compliance with the adopted levels of service and meeting the concurrency test shall be upon the applicant.

The County shall review applications for development and a development approval shall be issued only if the proposed development does not lower the existing level of service of public facilities and services below the adopted level of service in this Comprehensive Plan.

The minimum requirements for concurrency within this management system are as follows:

1. For Sanitary Sewer, Solid Waste, Drainage and Potable Water Facilities
 - (a) A development order or permit may be issued, subject to the condition that, at the time of issuance of a certificate of occupancy or its functional equivalent, if the necessary facilities and services are in place and available to serve the new development; or
 - (b) At the time the development order or permit is issued, the necessary public facilities and services are guaranteed in an enforceable development agreement, pursuant to Section 163.3220, Florida Statutes, or an agreement or development order issued pursuant to Chapter 380, Florida Statutes, to be in place and available to serve new development at the time of the issuance of a certificate of occupancy or its functional equivalent.
2. For Parks and Recreation Facilities

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- (a) **The County hereby opts out of state-mandated parks and recreation facilities concurrency requirements.**
- ~~(a) At the time the development order or permit is issued, the necessary facilities and services are in place or under actual construction; or~~
- ~~(b) A development order or permit is issued subject to the condition that, at the time of the issuance of a certificate of occupancy or its functional equivalent, the acreage for the necessary facilities and services to serve the new development is dedicated or acquired by the County, or funds in the amount of the developer's fair share are committed; and~~
- ~~(1) A development order or permit is issued subject to the conditions that the necessary facilities and services needed to serve the new development are scheduled to be in place or under actual construction not more than one year after issuance of a certificate of occupancy or its functional equivalent as provided in the County's adopted 5-Year Schedule of the Capital Improvements Element; or~~
- ~~(2) At the time the development order or permit is issued, the necessary facilities and services are the subject of a binding executed agreement which requires the necessary facilities and services to serve the new development to be in place or under actual construction not more than one year or under actual construction not more than one year after issuance of a certificate of occupancy or its functional equivalent; or~~
- ~~(3) At the time the development order or permit is issued, the necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to Section 163.3220, Florida Statutes, or an agreement or development order issued pursuant to Chapter 380, Florida Statutes, to be in place or under actual construction not more than one year after issuance of a certificate of occupancy or its functional equivalent.~~
3. For Transportation Facilities
- (a) **The County hereby opts out of state-mandated transportation concurrency requirements.**
- ~~(a) At the time a development order or permit is issued the necessary facilities and services are in place or under construction; or~~
- ~~(b) A development order or permit is issued, subject to the condition that the necessary facilities and services needed to serve the new development are scheduled to be in place or under actual construction no more than three years after issuance of a certificate of occupancy or its function equivalent as provided in the County's 5-Year Schedule of the Capital Improvements Element. The schedule of capital improvements may recognize and include transportation projects included in the first three years of the applicable, adopted Florida Department of Transportation five-year work program, for facilities not on the Florida Intrastate Highway System. In addition, the schedule of capital improvements may recognize and include transportation projects included in the applicable, adopted Florida Department of Transportation five-year work program for facilities on the Florida Intrastate Highway System.~~
- ~~(c) At the time the development order or permit is issued, the necessary facilities and services are the subject of a binding executed agreement which requires the necessary facilities and services to serve the new development to be in place or under actual construction nor more than three years after the issuance of a certificate of occupancy or its functional equivalent; or~~

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- ~~(d) — At the time a development order or permit is issued the necessary facilities and services are guaranteed on an enforceable development agreement, pursuant to Section 163.3220, Florida Statutes, or an agreement or development order issued pursuant to Chapter 380, Florida Statutes, to be in place or under actual construction not more than three years after issuance of a certificate of occupancy or its functional equivalent.~~

CONCURRENCY DETERMINATION PROCEDURES

A concurrency test shall be made of the following public facilities and services for which level of service standards have been established in this Comprehensive Plan, which are: ~~(1) traffic circulation, (21)~~ sanitary sewer, ~~(32)~~ solid waste, ~~(43)~~ drainage, **and** ~~(54)~~ potable water ~~(5) recreation and open space.~~

The concurrency test for facilities and services will be determined by comparing the available capacity of a facility or service to the demand created by the proposed project. Available capacity will be determined by adding together the total excess capacity of existing facilities and the total capacity of any new facilities which meet the previously defined concurrency standards and subtracting any capacity committed through concurrency reservations or previously approved development orders.

1. For development orders and permits, the following determination procedures shall apply, as follows:
 - (a) If an applicant desires to determine whether there is sufficient capacity to accommodate their proposed project, the Land Development Regulation Administrator shall make an informal non-binding determination of whether there appears to be sufficient capacity in the public facilities and services to satisfy the demands of the proposed project.

If there appears to be insufficient capacity, the Land Development Regulation Administrator shall then make a determination of what public facilities or services would be deficient if the proposed project were approved.
 - (b) There are certain development approvals that are ineligible to receive concurrency reservation because they are too conceptual and, consequently, do not allow an accurate assessment of public facility impacts. These development approvals are land use amendments to the Comprehensive Plan and rezoning requests. Those development approvals shall receive a non-binding concurrency determination.
 - (c) Any concurrency determination, whether requested as part of an application for development approval or without an application for development approval, is a non-binding determination of what public facilities and services are available at the date of inquiry. The issuance of a Certificate of Concurrency Compliance shall be the only binding action, which reserves capacity for public facilities and services.

~~2. — For roadways determination procedures shall apply, as follows:~~

- ~~(a) — The County shall provide level of service information as set forth in the most recent Data and Analysis Report in support of the County's Comprehensive Plan. If this level of service information indicates a level of service failure, the applicant may either (1) accept the level of service information as set forth in the most recent Data and Analysis Report supporting the County's Comprehensive Plan, or (2) prepare a more detailed Highway Capacity Analysis as outlined in the Highway Capacity Manual, 2000 or a speed and delay study following the procedures outlined by the Florida Department of Transportation, Site Impact Handbook, April 1997.~~

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- (b) ~~If the applicant chooses to do a more detailed analysis the (1) applicant shall submit the completed alternative analysis to the Land Development Regulation Administrator for review, and (2) Land Development Regulation Administrator shall review the alternative analysis for accuracy and appropriate application of the methodology.~~
- (c) ~~If the alternative methodology, after review and acceptance by the Land Development Regulation Administrator, indicates an acceptable level of service, the alternative methodology shall be used in place of the most recent Data and Analysis to support the County's Comprehensive Plan.~~
- 2.3.** For sanitary sewer, solid waste, drainage, **and** potable water, ~~and recreation and open space~~ determination procedures shall apply, as follows:
- (a) The County shall provide level of service information as set forth in the most recent Data and Analysis Report in support of the County's Comprehensive Plan.
- (b) If such level of service information indicates that the proposed project would not result in a level of service failure, the concurrency determination would be that adequate facility capacity at acceptable levels of service was available.
- (c) If such level of service information indicates that the proposed project would result in a level of service failure, the concurrency determination would be that adequate facility capacity at acceptable levels of service was not available at the date of application or inquiry.

**EXCERPTS FROM THE
NORTH CENTRAL FLORIDA STRATEGIC REGIONAL POLICY PLAN**



proportion of the trips on the failing road network are attributable to the project. The percentage is multiplied by the costs of the transportation projects needed to restore level of service for the failing facilities to determine an amount of money, which is the developer's proportionate-fair share payment.

e. Transportation Planning Best Practices

While north central Florida local governments are financially unable to fund traditional transportation concurrency, adverse impacts to the regional road network can be minimized through sound transportation planning. Transportation Planning Best Practices for north central Florida local governments could include enhancing road network connectivity, providing parallel local routes to the Regional Road Network, incorporating access management strategies, and developing multimodal transportation systems. By relying on transportation planning best practices, urban development can still be directed to incorporated municipalities, urban service areas, and urban development areas while minimizing transportation infrastructure costs and declines in level of service. Examples of policy areas which could be addressed in local government comprehensive plans to implement these transportation planning best practices include the following.

Enhance Road Network Connectivity by

- Establishing a comprehensive system of street hierarchies with appropriate maximum spacing for local, collector, and arterial street intersection and arterial spacing, including maximum intersection spacing distances for local, collector, and arterial streets;

- Establishing a thoroughfare plan and right-of-way preservation requirements to advance the development of arterial and collector streets throughout the jurisdiction;

- Limiting or discouraging the use of cul-de-sacs and dead-end streets, limiting the maximum length of cul-de-sacs and dead end streets, and encouraging the use of traffic calming devices and strategies as an alternative to dead end streets and cul-de-sacs;

- Encouraging street stubs for connections to future development requiring connections to existing street stubs/dead end streets when adjacent parcels are subdivided/developed in the future, and requiring developments to connect through to side streets at appropriate locations;

- Encouraging the creation of paths that provide shortcuts for walking and cycling where dead-end streets exist, mid-block bike paths and pedestrian shortcuts, and limiting the maximum spacing between pedestrian/bicycle connections as well as; or

- Limiting or discouraging gated communities and other restricted-access roads.

- Provide Parallel Local Routes and Other Alternative Local Routes to the Regional Road Network.

- Planning and mapping parallel roadway and cross street networks to provide a clear framework for implementing alternative routes to the Regional Road Network;



Adding segments of the parallel roadway and cross street networks to the capital improvements program;

Encouraging developer participation in implementing the system through fair share agreements as a condition of development approval for Regional Road Network concurrency mitigation; or

Encouraging the establishment of a long-term concurrency management system plan for accomplishing the parallel local routes and interparcel cross-access in selected areas.

Promote Access Management Strategies by

Requiring large commercial developments to provide and/or extend existing nearby local and collector streets and provide street connections with surrounding residential areas so residents may access the development without traveling on the Regional Road Network;

Requiring shopping centers and mixed-use developments to provide a unified access and circulation plan and require any outparcels to obtain access from the unified access and circulation system;

Properties under the same ownership or those consolidated for development will be treated as one property for the purposes of access management and will not received the maximum potential number of access points for that frontage indicated under minimum access spacing standards;

Existing lots unable to meet the access spacing standards for the Regional Road Network must obtain access from platted side streets, parallel streets, service roads, joint and cross-access or the provision of easements;

Establishing minimum access spacing standards for locally maintained thoroughfares and use these to also guide corner clearance;

Maintaining adequate corner clearance at crossroad intersections with the Regional Road Network;

Encouraging sidewalk connections from the development to existing and planned public sidewalk along the development frontage;

Encouraging cross-access connections easements and joint driveways, where available and economically feasible;

Encouraging closure of existing excessive, duplicative, unsafe curb cuts or narrowing of overly wide curb cuts at the development site;

Encouraging safe and convenient on-site pedestrian circulation such as sidewalks and crosswalks connecting buildings and parking areas at the development site;



Encouraging intersection and/or signalization modifications to improve roadway operation and safety;

Encouraging the addition of dedicated turn lanes into and out of development;

Encouraging the construction of public sidewalks along all street frontages, where they do not currently exist;

Encouraging the widening of existing public sidewalks to increase pedestrian mobility and safety;

Encouraging the deeding of land for the addition and construction of bicycle lanes;

Encouraging the provision of shading through awnings or canopies over public sidewalk areas to promote pedestrian traffic and provide protection from inclement weather to encourage walking;

Encouraging the construction of new road facilities which provide alternate routes to reduce congestion; or

Encouraging the addition of lanes on existing road facilities, especially where it can be demonstrated that the road will lessen impacts to the Regional Road Network.

Develop Multimodal Transportation Systems by

Encouraging development at densities within urban areas which support public transit;

Providing one or more park-and-ride lots to encourage carpooling and ridesharing, and the use of public transit among inter-city commuters;

Providing a system of sidewalks and/or bike paths connecting residential areas to schools, shopping, and recreation facilities;

Establishing an interlocal agreement with an existing public mass transit system provider to provide regular daily inter-city transit service for inter-city commuters; or

Establishing a local public mass transit system.

