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MEETING NOTICE

CLEARINGHOUSE COMMITTEE

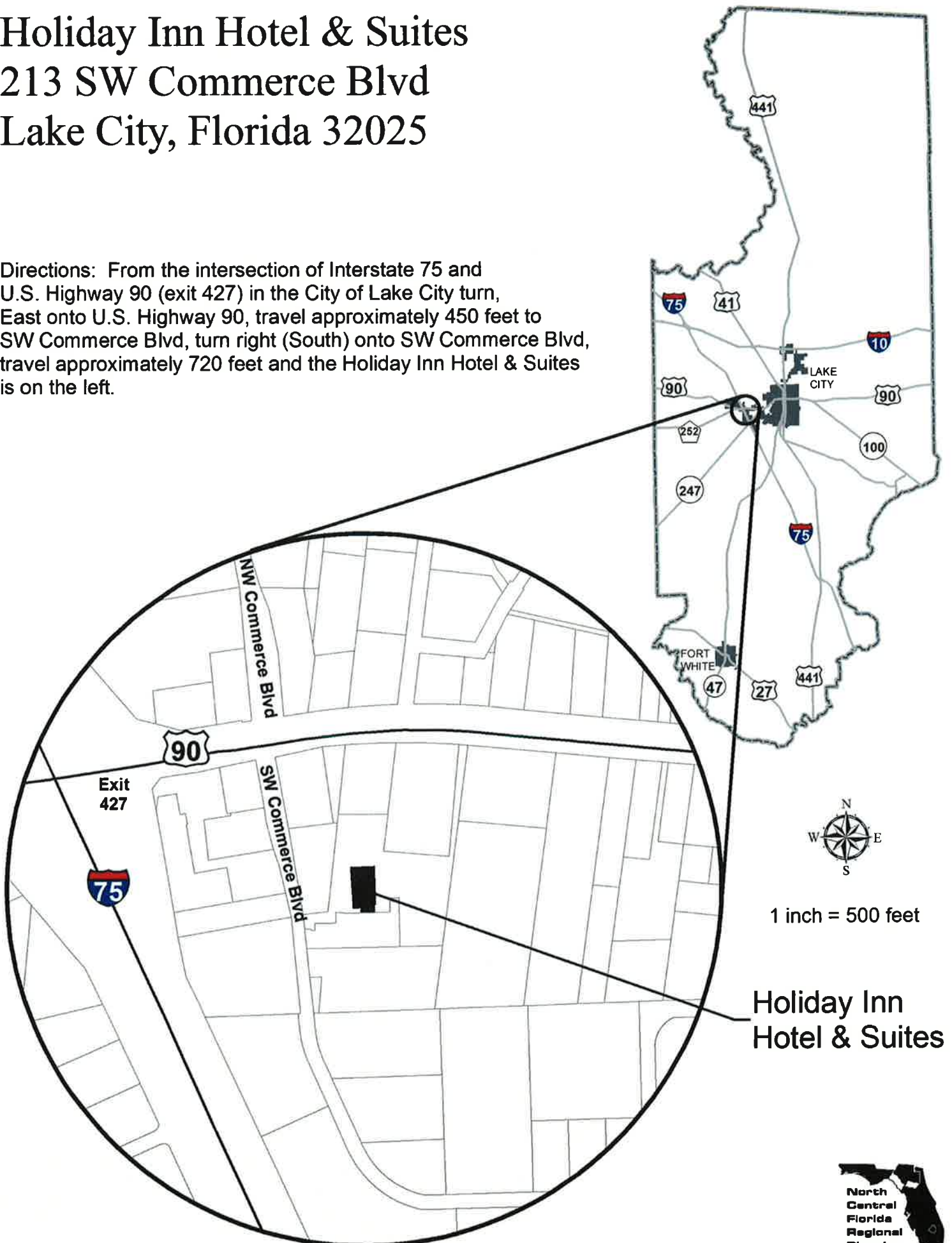
There will be a meeting of the Clearinghouse Committee of the North Central Florida Regional Planning Council on **May 23, 2013**. The meeting will be held at the **Holiday Inn Hotel & Suites, 213 SW Commerce Boulevard, Lake City**, beginning at **6:00 p.m.**

(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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Hotel & Suites





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AGENDA

CLEARINGHOUSE COMMITTEE

Holiday Inn Hotel & Suites
Lake City, Florida

May 23, 2013
6:00 p.m.

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| I. | APPROVAL OF THE APRIL 25, 2013 MEETING MINUTES | 5 |
| II. | COMMITTEE-LEVEL REVIEW ITEMS | |
| | <u>Local Government Comprehensive Plan Amendments</u> | |
| | #57 - City of Alachua Comprehensive Plan Draft Amendment (DEO No. 13-3ESR) | 9 |
| III. | STAFF-LEVEL REVIEW ITEMS | |
| | #52 Lake Butler Senior Living, Inc, USDA, Rural Development, Community Facilities Loan/Grant Application - Lake Butler, Union County, Florida | 45 |

NORTH CENTRAL FLORIDA REGIONAL PLANNING COUNCIL

CLEARINGHOUSE COMMITTEE

MINUTES

Holiday Inn Hotel and Suites
Lake City, Florida

April 25, 2013
6:00 p.m.

MEMBERS PRESENT

Jim Catron
Sandra Haas, Chair
James Montgomery
Daniel Riddick
Wesley Wainwright
Stephen Witt

MEMBERS ABSENT

Donnie Hamlin
Thomas Hawkins, Vice-Chair
Mike Williams

STAFF PRESENT

Steven Dopp

Chair Haas called the meeting to order at 6:02 p.m.

Chair Haas requested that the following items received by Council staff after the agenda and meeting packet were distributed to Committee members be added to the Committee agenda:

#54 - Alachua County Comprehensive Plan Draft Amendment (DEO No. 13-1ESR); and

#55 - City of Gainesville Comprehensive Plan Draft Amendments (DEO No. 13-2ER).

ACTION: It was moved by Commissioner Wainwright and seconded by Mayor Witt to add the above-referenced items to the agenda and to approve the agenda as amended. The motion carried unanimously.

I. APPROVAL OF MARCH 28, 2013 MEETING MINUTES

ACTION: It was moved by Mayor Witt and seconded by Commissioner Catron to approve the March 28, 2013 minutes as circulated. The motion carried unanimously.

II. COMMITTEE-LEVEL REVIEW ITEMS

- #51 - City of Waldo Comprehensive Plan Draft Amendment (DEO No. 13-1ESR)
- #54 - Alachua County Comprehensive Plan Draft Amendment (DEO No. 13-1ESR)
- #55 - City of Gainesville Comprehensive Plan Draft Amendments (DEO No. 13-2ER)

The Committee agreed by consensus to group these items for purposes of Clearinghouse Committee review. Mr. Dopp stated that the staff reports find the local government comprehensive plans, as amended, are not anticipated to result in significant adverse impacts to Natural Resources of Regional Significance, regional facilities or adjoining local governments.

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

- #53 - City of Alachua Comprehensive Plan Adopted Amendment (DEO No. 13-1ESR)

Mr. Dopp stated that the staff report finds the City Comprehensive Plan, as amended, is not anticipated to result in significant adverse impacts to Natural Resources of Regional Significance, regional facilities or adjacent local governments. Mr. Dopp further noted that the staff report recommends the City incorporate additional Transportation Best Practices contained in the North Central Florida Strategic Regional Policy Plan as goals and policies in the City Comprehensive Plan.

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

The meeting adjourned at 6:20 p.m.

Sandra Haas, Chair

5/23/13
Date

COMMITTEE-LEVEL ITEMS

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

Regional Planning Council: North Central FL
Review Date: 5/23/13
Amendment Type: Draft Amendment

Regional Planning Council Item No.: 57
Local Government: City of Alachua
Local Government Item No.
City Ordinance No.: 13-08
State Land Planning Agency Item No: 13-3ESR

Date Mailed to Local Government and State Land Planning Agency: 5/24/13 (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 AMENDMENTS

The amendment reclassifies City Future Land Use Map designations for the following City-owned properties:

- Area "A": Paul O'Dea Wastewater Treatment Plant - from Agriculture to Public on ± 186.41 acres;
- Area "B": Project Legacy property (Hal Brady Recreation Center expansion) - from Moderate Density Residential to Recreation on ± 106.29 acres;
- Area "C": City's Ground Storage Facility - from Industrial to Public on ± 10.93 acres;
- Area "D": City Municipal Complex (City Hall, Police Station, & Swick House) - from Medium Density Residential to Public on ± 9.67 acres;
- Area "E": Turkey Creek Water Treatment Plant - from Agriculture to Public on ± 1.20 acres;
- Area "F": Cleather Hathcock Community Center - from Medium Density Residential to Recreation on ± 1.04 acres; and
- Area "G": City's Water Treatment Plant - from Commercial to Public on ± 0.32 acres
(see attached)

The local government staff report notes that the purpose of the amendment is to reclassify certain city-owned property on the Future Land Use Map to classifications which are more consistent with the present or anticipated use of such properties. For example, the City of Alachua Municipal Complex, consisting of Alachua City Hall, Alachua Police Department's main station, and the Swick House, is currently classified as Medium Density Residential. While this land use classification allows supporting community services such as government buildings, the Public classification is more appropriate given the actual use of the property.

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

The subject properties are located in either an Area of High Recharge Potential to the Floridan Aquifer or a Stream-to-Sink Watershed, both of which are Natural Resources of Regional Significance as identified and mapped in the regional plan. Nevertheless, significant adverse impacts are not anticipated as a result of the amendment. Since the subject properties are already developed, the land use reclassifications are ministerial in nature. Additionally, the City Comprehensive Plan contains policy direction to prevent significant adverse impacts to Natural Resources of Regional Significance (see attached).

The subject properties are located within one-half mile of State Road 235 and/or U.S. Highway 441, both of which are identified in the regional plan as part of the Regional Road Network. Significant adverse impacts are not anticipated to occur to the Regional Road Network as a result of the amendment. As previously noted, since the subject properties are already developed, the land use reclassifications are ministerial in nature. Furthermore, although the local government data and analysis report does not provide an analysis of public facility impacts, it does note that if further development of any of the properties is proposed in the future, a comprehensive analysis of the impacts generated by such development upon public facilities will be conducted. Public facility capacity must be available to support any proposed development prior to the issuance of a final development order.

Finally, 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, and urban development areas where the local government comprehensive plan does not implement Transportation Best Practices. The Traffic Circulation Element of the City Comprehensive Plan incorporates some of the Transportation Best Practices identified in the regional plan.

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

Adverse extrajurisdictional impacts are not anticipated to occur as a result of the amendment.

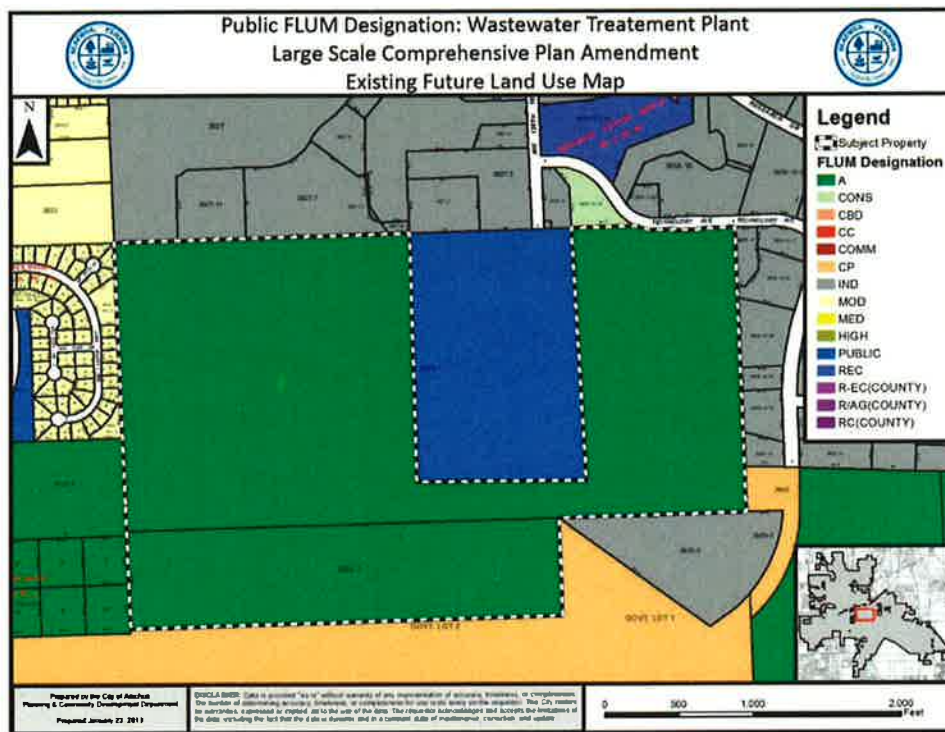
Request a copy of the adopted version of the amendment?

Yes ☒ No ☐

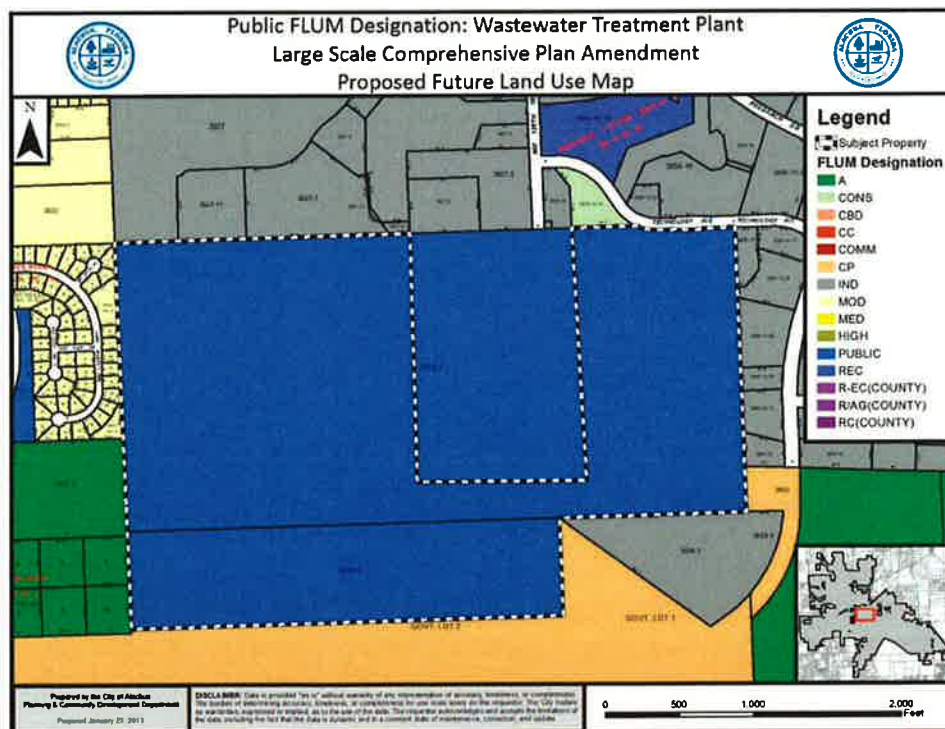
Not Applicable ☐

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

**Map 1. Area "A" – Paul O'Dea Wastewater Treatment Plant
Existing Future Land Use Map with Subject Property**



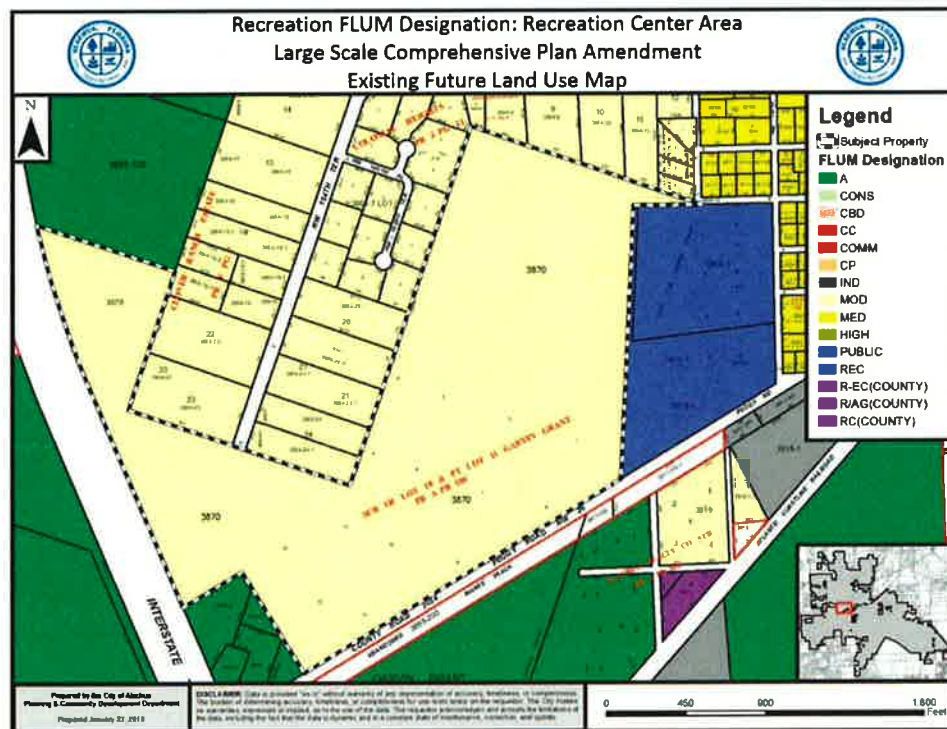
**Map 2. Area "A" – Paul O'Dea Wastewater Treatment Plant
Proposed Future Land Use Map with Subject Property**



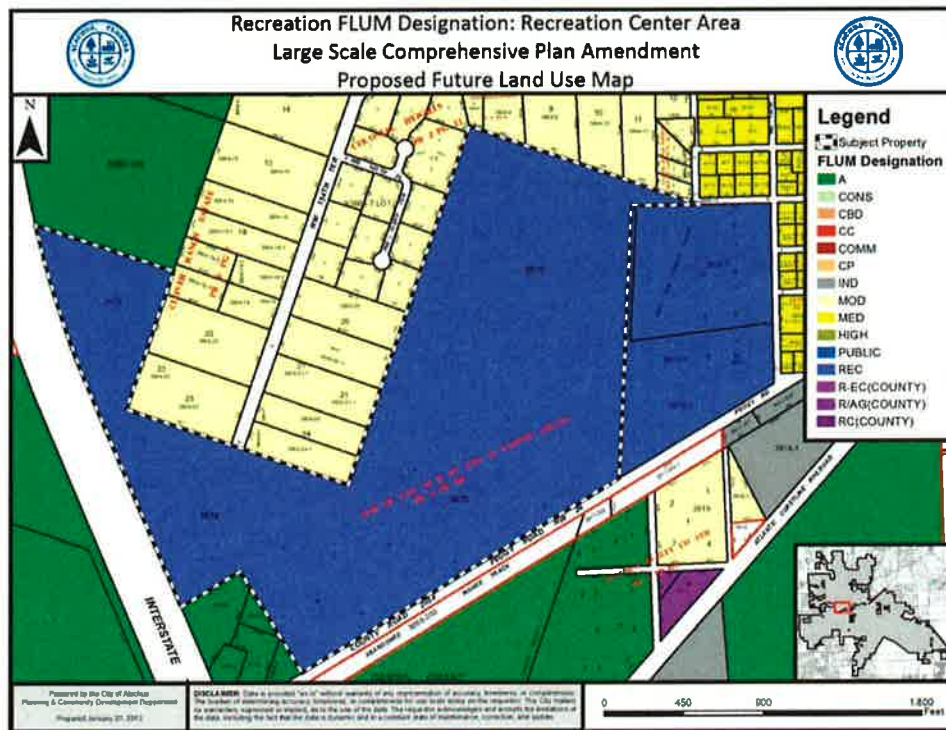
Area “B” – Project Legacy Property

Area “B” consists of the Project Legacy property – the expansion area of the Hal Brady Recreation Center. The Project Legacy property consists of ±106.29 acres, and the current FLUM Designation is Moderate Density Residential. This FLUM Designation is primarily intended to support residential development at a maximum density of 4 dwelling units per acre. Supporting community services, such as parks, are permitted within this land use category. While the Moderate Density Residential FLUM Designation permits supporting community services, the proposed Recreation FLUM Designation more appropriately categorizes the anticipated use of this property as a part of the City’s recreation center. Policy 1.7.b of the Future Land Use Element permits City-owned recreation facilities, including regional parks, within the Recreation FLUM Designation. The existing Hal Brady Recreation Center property is currently designated as Recreation on the FLUM.

Map 3. Area “B” – Project Legacy Property
Existing Future Land Use Map with Subject Property



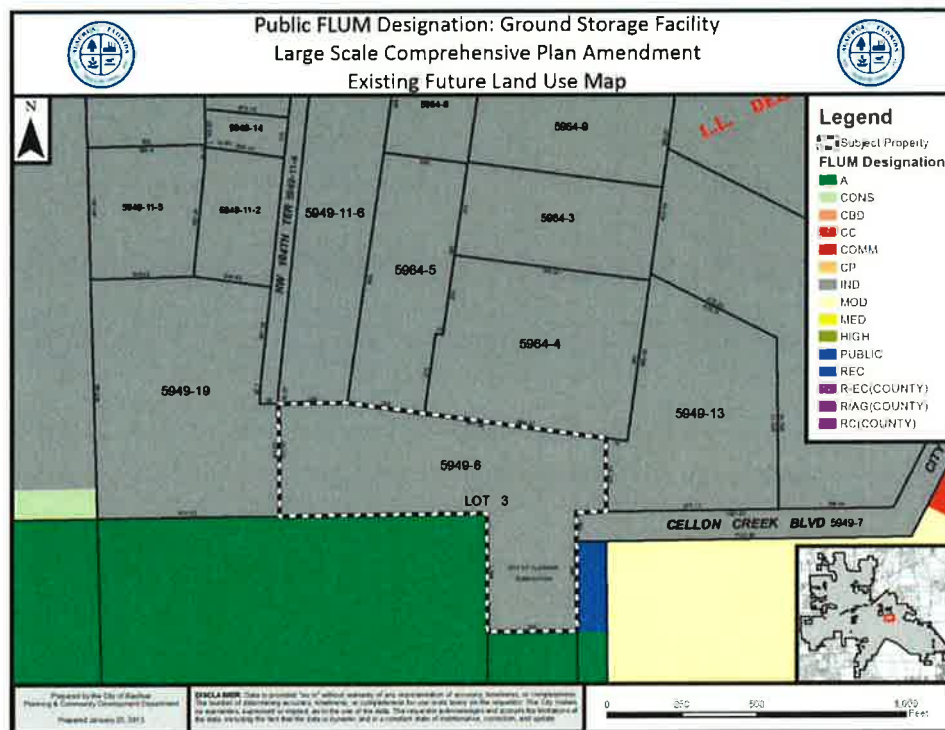
**Map 4. Area “B” – Project Legacy Property
Proposed Future Land Use Map with Subject Property**



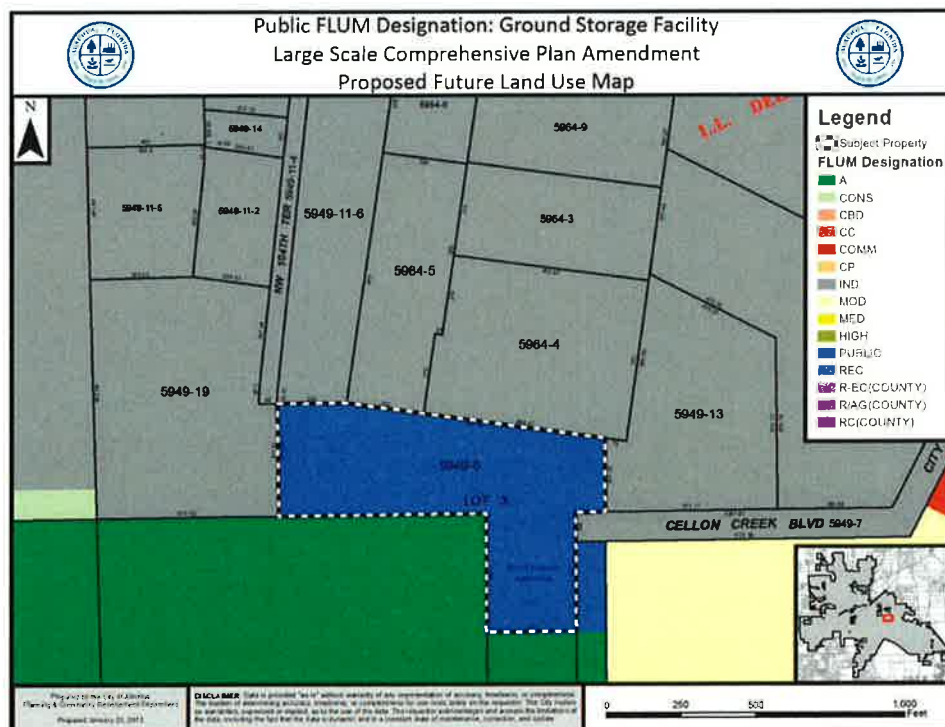
Area “C” – City’s Ground Storage Facility

Area “C” consists of the City’s ground storage facility, which currently supports potable water infrastructure and also functions as a staging area for various components of the Public Services Department. The property consists of ±10.93 acres, and the current FLUM Designation is Industrial. The Public FLUM Designation permits public facilities which relate to government owned and managed sanitary sewer, potable water, government service systems, and other utilities, and is therefore a more appropriate land use category for this property.

**Map 5. Area "C" – Ground Storage Facility
Existing Future Land Use Map with Subject Property**



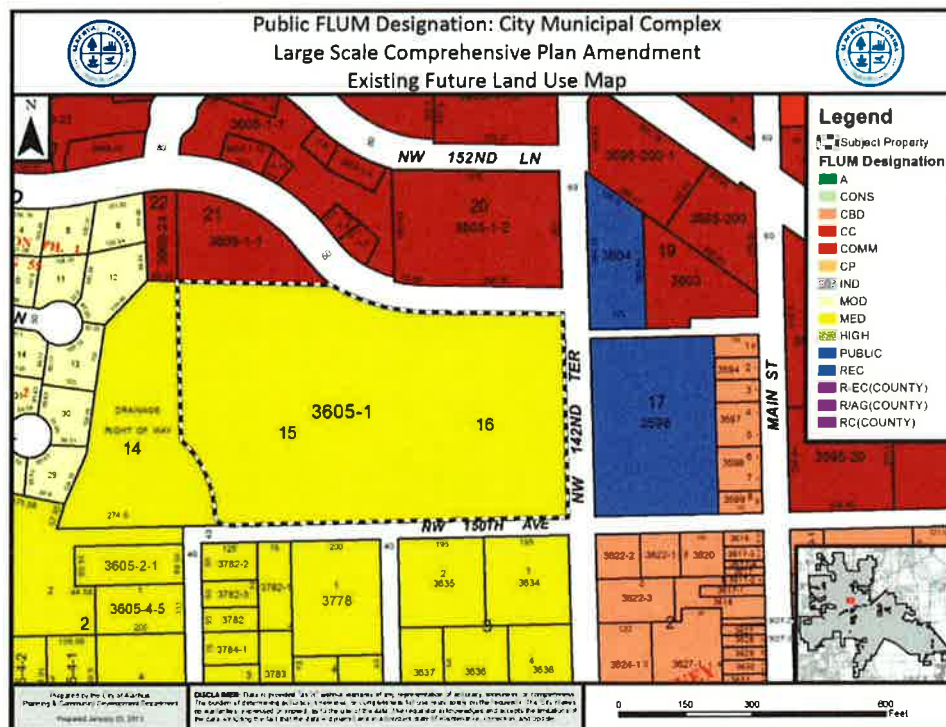
**Map 6. Area "C" – Ground Storage Facility
Proposed Future Land Use Map with Subject Property**



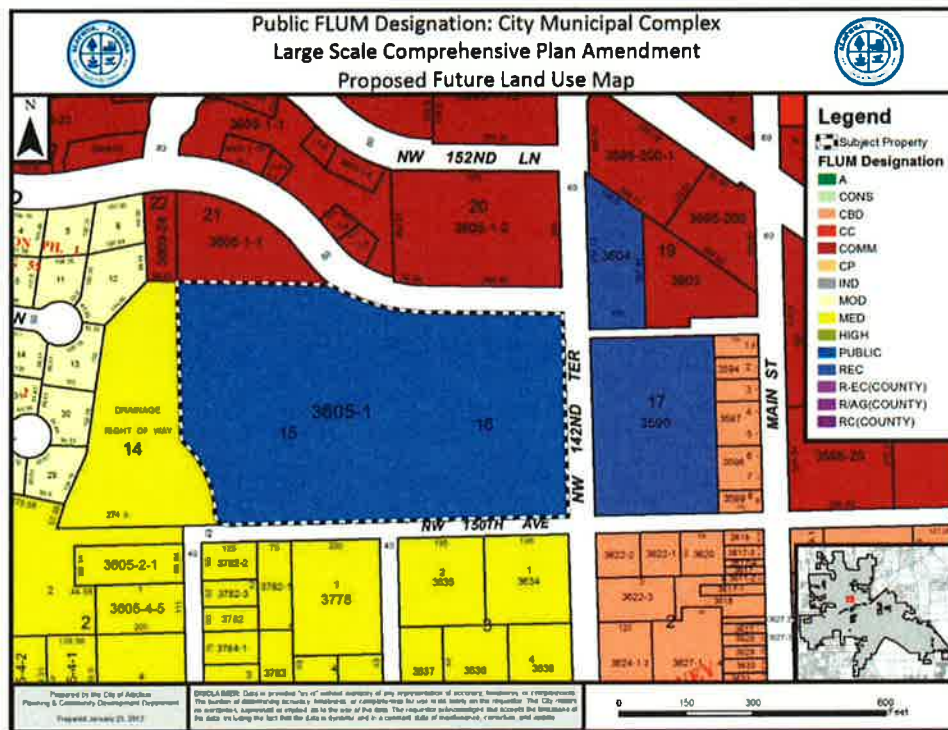
Area “D” – City Municipal Complex

Area “D” consists of the City Municipal Complex, which includes City Hall, Alachua Police Department’s main station, and the Swick House. The property consists of ±9.67 acres, and the current FLUM Designation is Medium Density Residential. This FLUM Designation is primarily intended to support residential development at a maximum density of 8 dwelling units per acre. Supporting community services are permitted within this land use category. While permitted in the Medium Density Residential FLUM Designation, the proposed Public FLUM Designation more appropriately categorizes the use of this property as a government office complex and cultural center.

**Map 7. Area “D” – City Municipal Complex
Existing Future Land Use Map with Subject Property**



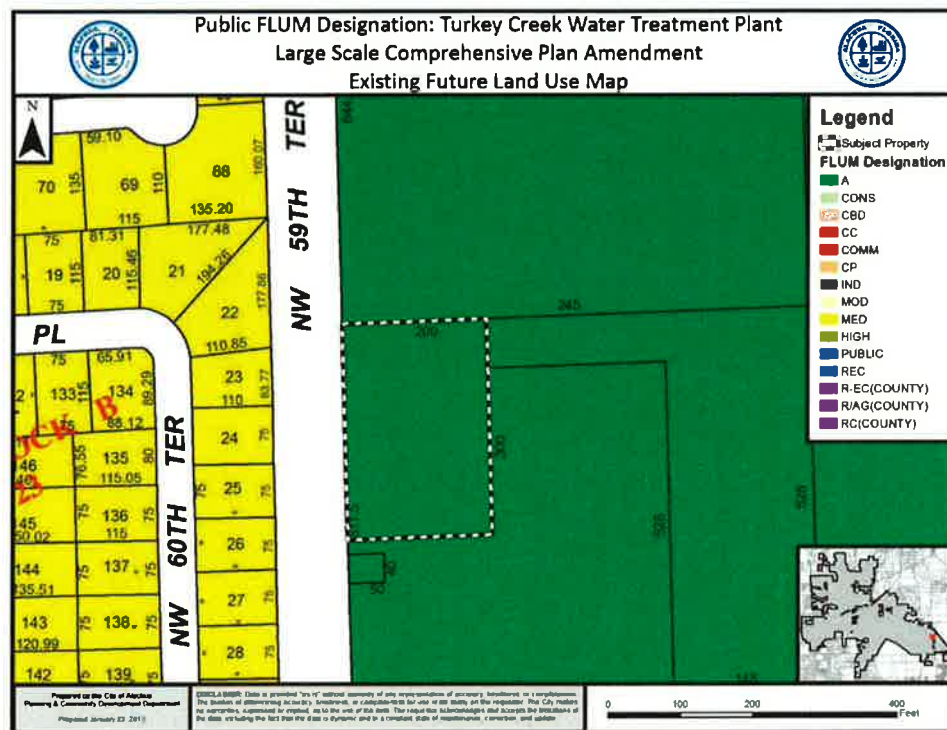
**Map 8. Area “D” – City Municipal Complex
Proposed Future Land Use Map with Subject Property**



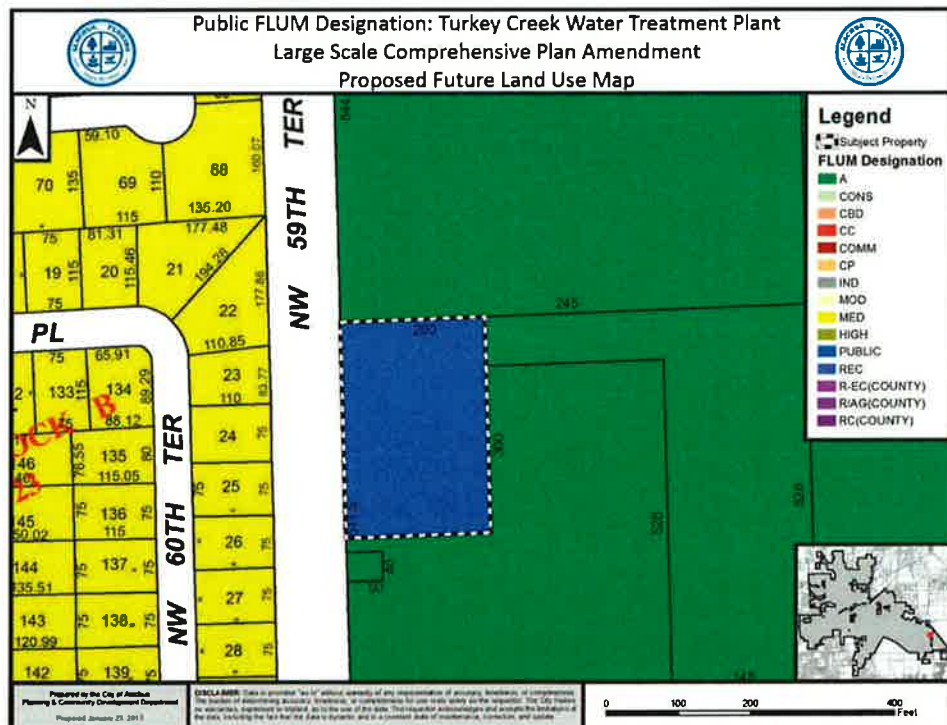
Area “E” – Turkey Creek Water Treatment Plant

Area “E” consists of the Turkey Creek Water Treatment Plant, which includes three (3) City wellheads for potable water distribution and associated treatment facilities. The property consists of ± 1.20 acres, and the current FLUM Designation is Agriculture. The Public FLUM Designation permits public facilities which relate to government owned and managed sanitary sewer, potable water, government service systems, and other utilities, and is therefore a more appropriate land use category for this property.

**Map 5. Area "E" – Turkey Creek Water Treatment Plant
Existing Future Land Use Map with Subject Property**



**Map 6. Area "E" – Turkey Creek Water Treatment Plant
Proposed Future Land Use Map with Subject Property**

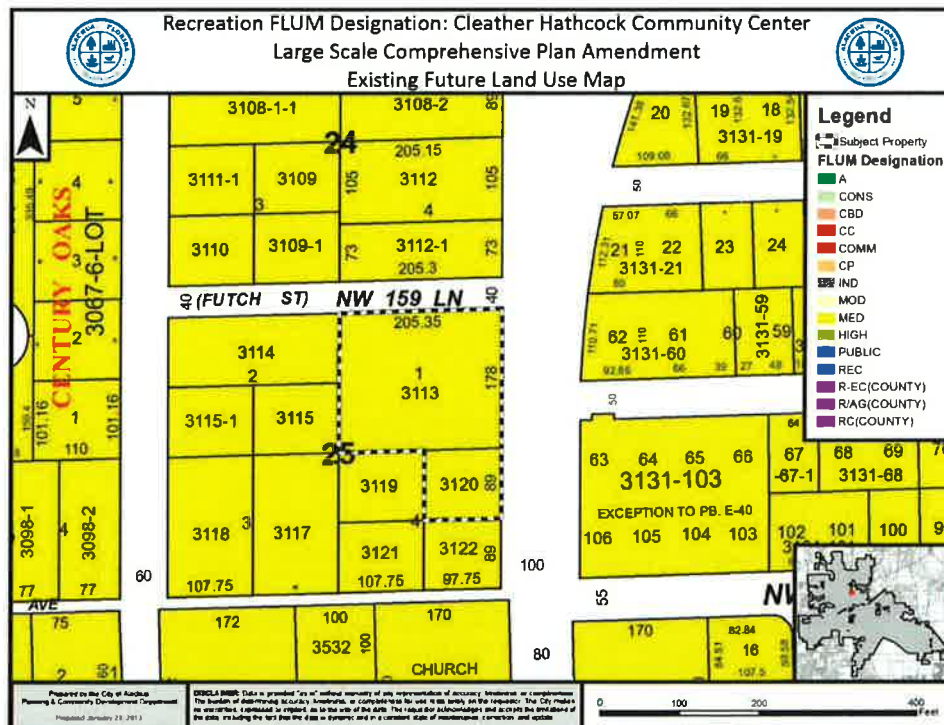


Area "F" – Cleather Hathcock Community Center

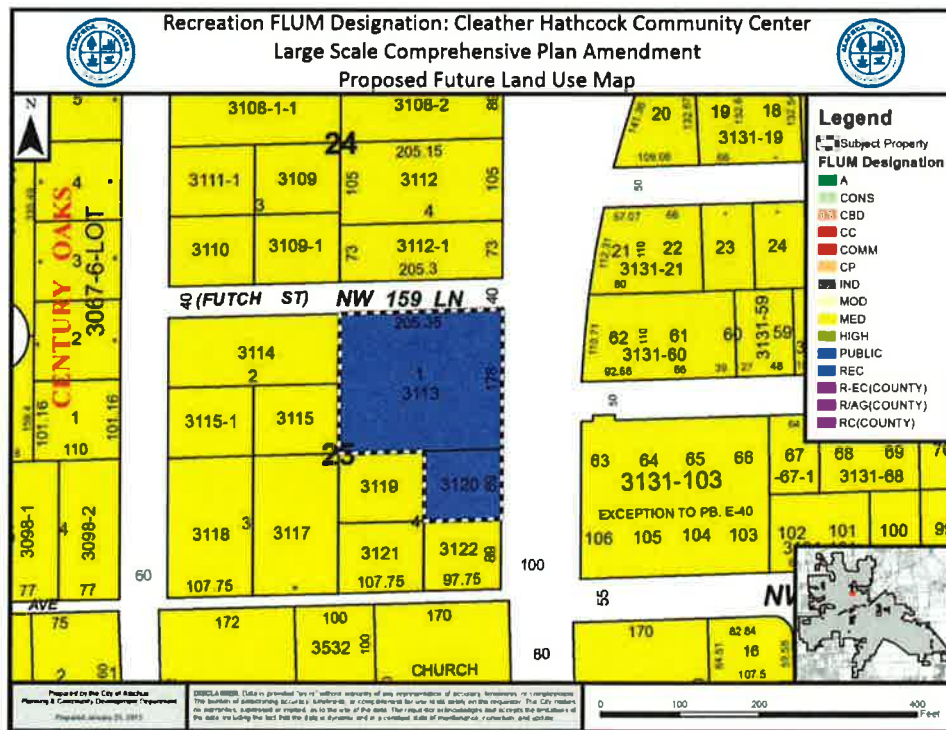
Area "F" consists of the Cleather Hathcock Community Center and the parcel adjacent to the south of the existing community center. The adjacent parcel was recently acquired by the City. It is anticipated that this parcel will provide additional grassed parking to support activities which occur at the existing community center. This property consists of ±1.04 acres, and the current FLUM Designation is Medium Density Residential. This FLUM Designation is primarily intended to support residential development at a maximum density of 8 dwelling units per acre. Supporting community services, such as community centers, are permitted within this land use category. While permitted in the Medium Density Residential FLUM Designation, the proposed Recreation FLUM Designation more appropriately categorizes the use of this property as a community center. Policy 1.7.a of the Future Land Use Element permits City-owned recreation facilities within the Recreation FLUM Designation.

This amendment also proposes to change the FLUM Designation of a parcel which was recently acquired by the City and is located immediately south and contiguous to the Cleather Hathcock Community Center (Tax Parcel 03120-000-000.) It is anticipated that this parcel will provide for additional grassed parking to support activities which occur at the existing Community Center.

**Map 11. Area "F" – Cleather Hathcock Community Center
Existing Future Land Use Map with Subject Property**



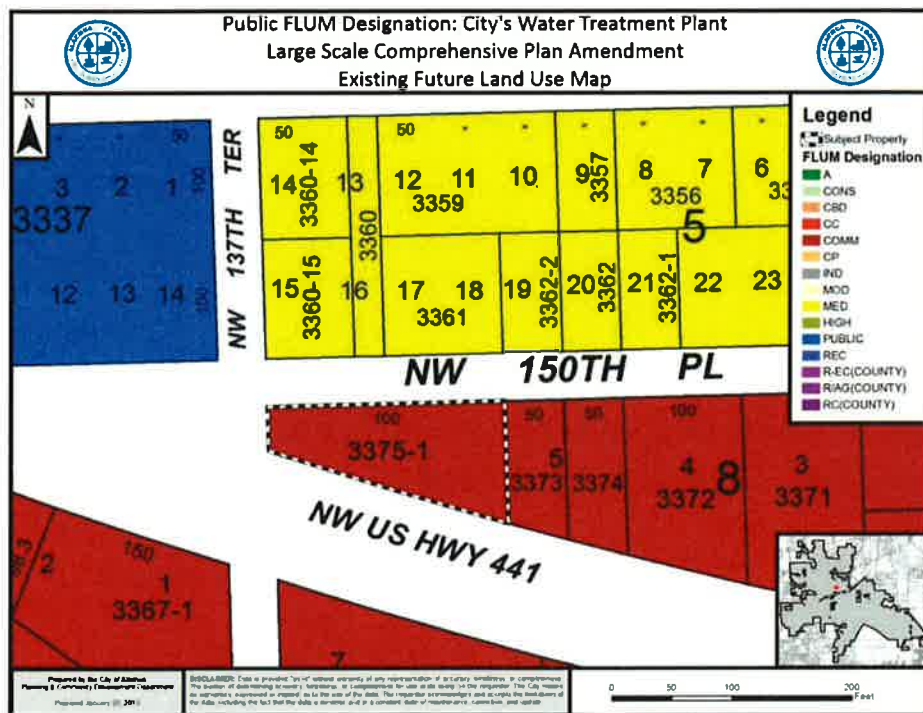
**Map 12. Area “F” – Cleather Hathcock Community Center
Proposed Future Land Use Map with Subject Property**



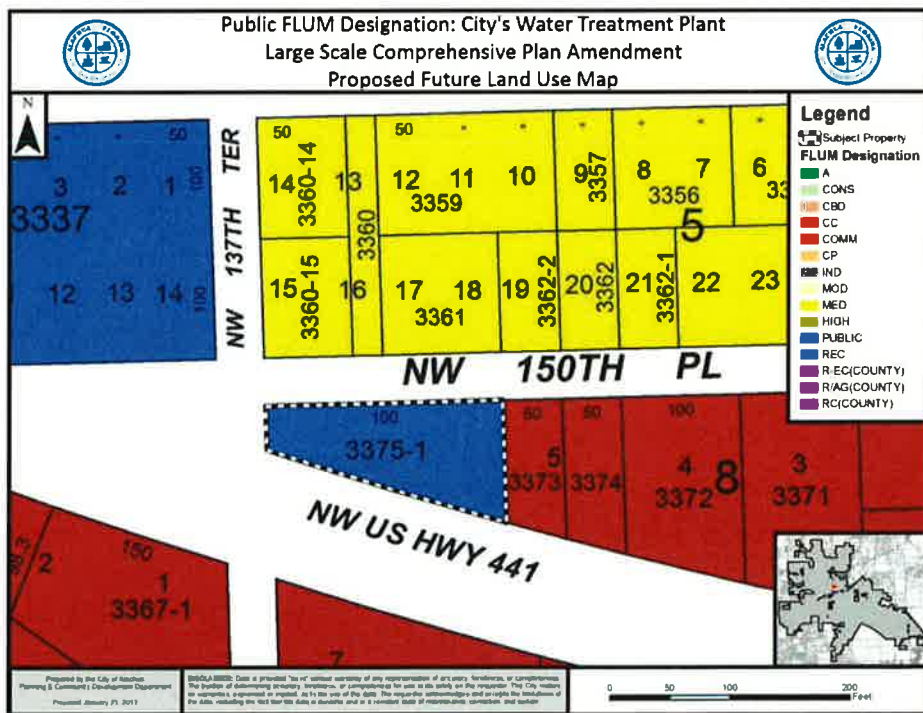
Area “G” – City’s Water Treatment Plant

Area “G” consists of the City’s Water Treatment Plant, which includes three (3) City wellheads for potable water distribution and associated treatment facilities. The property consists of ±0.32 acres, and the current FLUM Designation is Commercial. The Public FLUM Designation permits public facilities which relate to government owned and managed sanitary sewer, potable water, government service systems, and other utilities, and is therefore a more appropriate land use category for this property.

**Map 13. Area "G" – City's Water Treatment Plant
Existing Future Land Use Map with Subject Property**



**Map 14. Area "G" – City's Water Treatment Plant
Proposed Future Land Use Map with Subject Property**



EXCERPTS FROM CITY COMPREHENSIVE PLAN

COMMUNITY FACILITIES AND NATURAL GROUNDWATER AQUIFER RECHARGE ELEMENT GOALS, OBJECTIVES AND POLICIES

GOAL 1: Wastewater

Plan for and provide adequate, high quality and economical wastewater service while protecting the environment, especially groundwater resources.

Objective 1.1:

The City of Alachua shall examine capital improvements priorities as funded in the Five-Year Capital Improvements Program in order to prevent, or correct, deficiencies in the Community Sanitary Sewer System to meet projected demands within established service areas at adopted levels of service.

Policy 1.1.a: Capital improvement projects needed for replacement or correction of existing deficiencies shall be given priority over providing for future facilities needs, if they are imminently needed to protect the public health and safety and if existing facilities are not meeting maintenance or operation level of service standards adopted herein.

Policy 1.1.b: ~~By December 2006, the~~ The City shall adopt ~~continue to implement~~ a long-range wastewater plan, which shall include, at a minimum, an updated database of all wastewater facility locations, line sizes, lift station locations, reuse lines, future facilities locations, and rate analysis.

Policy 1.1.c: Capital facilities fees shall be dedicated to the rehabilitation, replacement, maintenance, and expansion needs of the wastewater system, consistent with the City's long-range wastewater plan. The City may also use impact fees, if such fees are adopted by the City Commission.

Policy 1.1.d: The City hereby establishes the following level of service standards for sanitary sewer facilities:

Levels of Service

- a. Quality: Compliance with all applicable standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection (FDEP).

- b. Quantity: System-wide wastewater collection and treatment will be sufficient to provide a minimum of 250 gallons per day per equivalent residential unit (ERU) on an average annual basis. Plant expansion shall be planned in accordance with F.A.C. 62-600.405, or subsequent provision. This level of service standard shall be re-evaluated one year from the adoption date for the amended Plan.
- c. System capacity: If the volume of existing use in addition to the volume of the committed use of the City's wastewater facility reaches 85% of the permitted capacity design, no further development orders for projects without reserved capacity will be issued until additional capacity becomes available or funds to increase facility capacity are committed in accordance with a development agreement.

Objective 1.2:

Wastewater service will be made available to new development in a manner to promote compact urban growth, promoting development where wastewater service is available, and discouraging urban sprawl. For purposes of this objective, new development does not include remodeling of existing developments or additions of less than 33% to existing developments.

Policy 1.2.a: The City shall establish a Community Wastewater Service Area, which includes all areas where wastewater service is available. Wastewater service shall be deemed available if:

- 1. A gravity water system exists within 100 ft of the property line of any residential subdivision lot or single family residence and wastewater service can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.
- 2. A gravity wastewater system exists within 500 ft of the property line of any residential subdivision consisting of 5 units or less and the gravity wastewater system can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.
- 3. A gravity wastewater system, wastewater pumping station, or force main exists within ¼ mile of the property line of any residential subdivision with more

EXHIBIT A
Appendix F

City of Alachua Comprehensive Plan

CFNGR Element

than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and the gravity wastewater system, wastewater pumping station, or force main can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Policy 1.2.b: Isolated vacant lots in residential areas may be developed for single family residential under a de minimis exception if wastewater service is not available along the frontage of the lot. Where no wastewater infrastructure exists along the frontage of a single existing residential lot zoned for single family use, and the owner of the single lot requests service, sufficient wastewater infrastructure shall be constructed by the owner to extend service from an existing point to the point of the requested service connection, plus an additional 10 feet. If the City determines that a repayment agreement is practical and the applicant desires to enter into an agreement, the new infrastructure shall be constructed to and across the entire lot frontage.

Policy 1.2.c: The City prohibit the installation of in-ground septic tanks in locations with unsuitable soils within wetland areas, or where wastewater service is available.

Policy 1.2.d: The City shall permit septic tanks outside the Community Wastewater Service Area, provided that site and soil conditions are suitable for septic tank use as determined by the requirements of Chapter 10D-6, FAC.

Policy 1.2.e: Existing septic tanks shall be allowed to remain in service until such time as wastewater service is available, in accordance with State regulations.

Policy 1.2.f: The City's Public Services Department shall coordinate wastewater service for new development with the City's Department of Planning and Community Development to ensure compliance with the elements of the Comprehensive Plan.

Policy 1.2.g: To promote compact urban growth, all wastewater line extensions for new development outside the Community Wastewater Service Area will be funded by development, developer or permittee.

EXHIBIT A

Appendix F

City of Alachua Comprehensive Plan

CFNGR Element

Objective 1.3:

Wastewater treatment by-products will be reclaimed or disposed of in an environmentally acceptable manner while maximizing resource recovery.

Policy 1.3a: Wastewater effluent may be treated and reused for irrigation and aesthetic water features, consistent with requirements of Chapter 62-610, F.A.C., or subsequent provisions.

Policy 1.3.b: Sludge from wastewater treatment facilities within the City of Alachua shall be disposed of through such means as land application. Surface water runoff from land application shall not violate state water quality standards.

Policy 1.3.c: The City shall pursue an interlocal agreement with Alachua County for the permitting of any private land application of sludge from septic tanks and private wastewater systems. In the event that an interlocal agreement cannot be accomplished, then the City shall adopt its own standards for regulating the land application of sludge from septic tanks and private wastewater systems.

Objective 1.4:

The City shall prevent additional nutrients from entering high aquifer recharge areas by the central sewerage of existing developed areas.

Policy 1.4.a: Within the high aquifer recharge areas, the City shall make it a priority to connect areas densely populated with septic systems to the central sewer system, thereby minimizing the input of nutrients into the groundwater.

Objective 1.5:

The City shall minimize the impact of septic systems within the high aquifer recharge areas.

Policy 1.5.a: The City shall establish a septic system management program to ensure that these systems are inspected at least once every five years and maintained as needed to assure proper treatment. The City shall require existing systems to be inspected and upgraded to meet current standards whenever a property is sold, modified or expanded to accommodate additional residents, or at least every 10 years.

Adopted by the Alachua City Commission

ADOPTION HEARING DRAFT

Policy 1.5.b: Septic tanks in high aquifer recharge areas shall be either multi-compartment, multi-tank or aerobic design.

GOAL 2: Solid Waste

The City of Alachua will provide for solid waste disposal service in a sanitary, economic, and environmentally safe manner.

Objective 2.1: Continue to ensure satisfactory and economical solid waste service for all City residents, with an emphasis on reuse and recycling.

Policy 2.1.a: The City hereby establishes the following level of service standards for solid waste disposal facilities:

<u>FACILITY TYPE</u>	<u>LEVEL OF SERVICE STANDARD</u>
Solid Waste Landfill	.73 tons per capita per year

Policy 2.1.b: Intergovernmental coordination efforts with Alachua County shall include an annual report to Alachua County delineating the City's service area population and the anticipated annual tonnage of solid waste to be disposed of at the New River Solid Waste Landfill.

Objective 2.2:

Reduce amount of solid waste disposed per capita through waste reduction strategies that include waste prevention, source reduction, reuse, and recycling.

Policy 2.2.a: The City shall maximize the use of solid waste facilities through implementation of a recycling program.

Policy 2.2.b: The City shall maintain recycling and waste reduction programs in all City facilities.

OBJECTIVE 2.3:

The City shall avoid the siting of solid waste and hazardous waste facilities within high recharge areas to minimize the water quality impacts from solid waste and hazardous waste facilities within the City's high aquifer recharge areas.

Policy 2.3.a: The City shall develop design criteria for the siting of solid or hazardous waste disposal, treatment and transfer facilities within the City. The City may prohibit these facilities in areas shown to be in the unconfined area of the Floridan Aquifer.

GOAL 3: Stormwater

Develop and maintain a stormwater management system that minimizes flooding, protects, preserves and enhances desirable water quality conditions, and, where possible, preserves and utilizes existing natural features.

Objective 3.1:

Ensure provision of drainage and stormwater retention through level of service standards and design requirements to minimize flooding and to protect and improve water quality.

Policy 3.1.a: The City hereby establishes the following water quantity and quality level of service standards for drainage facilities:

LEVEL OF SERVICE STANDARD

For all projects which fall totally within a stream, or open lake watershed, detention systems must be installed such that the peak rate of post-development runoff will not exceed the peak-rate of pre-development runoff for storm events up through and including either:

1. A design storm with a 10-year, 24-hour rainfall depth with Soil Conservation Service type II distribution falling on average antecedent moisture conditions for projects serving exclusively agricultural, forest, conservation, or recreational uses; or
2. A design storm with 100-year critical duration rainfall depth for projects serving any land use other than agricultural, silvicultural, conservation, or recreational uses.
3. The LOS standard for water quality treatment shall be treatment for the "first one inch" of runoff, and compliance with the design and performance standards established in Chapter 40C-42.025, FAC, and 42.035, FAC to ensure that the receiving water quality standards of Chapter 62.302.500, FAC are met and to ensure their water quality is not degraded

EXHIBIT A
Appendix F

City of Alachua Comprehensive Plan

CFNGR Element

below the minimum conditions necessary to maintain their classifications as established in Chapter 62-302, FAC. These standards shall apply to all new development and redevelopment and any exemptions, exceptions or thresholds in these citations are not applicable. Infill residential development within improved residential areas or subdivisions existing prior to the adoption of this comprehensive plan, must ensure that its post-development stormwater runoff will not contribute pollutants which will cause the runoff from the entire improved area or subdivision to degrade receiving water bodies and their water quality as stated above.

Policy 3.1.b: The City shall require the construction of roads within new plats or replats to be arranged so that the grades of the streets shall conform as closely as possible to the original topography to prevent the interruption of natural drainage flows, including sheet flow and flow to isolated wetland systems.

Policy 3.1.c: The City shall require a certification, by the preparer of the permit plans, that all construction activity undertaken shall incorporate erosion and sediment controls during construction.

Policy 3.1.d: Priorities for upgrading existing stormwater management facilities shall continue to be scheduled in the Capital Improvements Element of this plan and updated annually.

Policy 3.1.e: The City shall provide incentives for the use of pervious surfaces in developments in order to reduce the size of retention basins and increase the area available to receive runoff.

Policy 3.1.f: The City shall permit the use of off-site retention facilities, if they are part of previously approved master stormwater retention or detention facility.

Objective 3.2:

Maintain a database on all existing and newly constructed stormwater systems in the City.

Policy 3.2.a: The City shall quantify and assess any deficiencies in its existing stormwater management system, by requesting

Adopted by the Alachua City Commission

ADOPTION HEARING DRAFT

the Florida Department of Environmental Protection and/or the Suwannee River Water Management District, to fund and prepare a City-wide stormwater master plan to determine necessary design capacities and hydraulic demands for any needed stormwater management facilities and assess the performance of existing facilities with regard to flood control, water quality treatment and impact on the City's surfacewater and groundwater. As an alternative to a City-wide stormwater master plan, the City may request funding for a comprehensive stormwater assessment. Further, if stormwater management facilities are determined by such study to be needed, the City shall seek grant funding to fund and construct such needed facilities.

Objective 3.3:

The City shall implement design guidelines for stormwater management facilities to promote dual use, protect natural features, and provide aesthetically pleasing facilities.

Policy 3.3.a:

Stormwater facility design shall incorporate the following features, where practicable:

1. Joint use of retention and detention basins for passive recreation, habitat and open space.
2. Use of vegetation, such as cypress and river birch, in retention and detention basin to enhance stormwater management objectives.
3. On-site retention and detention facilities shall be integrated with other elements of the proposed development through aesthetically sensitive design and the use of landscaping.
4. Maintain and enhance the existing hydrological and ecological function of stream or drainage corridors or wetland areas which serve stormwater facilities.
5. Where retention and detention basins are located along County roads or State roads, the basin design shall comply with the Gainesville Urbanized Area Metropolitan Transportation Planning Organization's drainage retention basin landscaping standards.

Objective 3.4:

The City shall promote practices that minimize erosion, sedimentation and stormwater runoff.

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Policy 3.4.a: The City shall require development practices that minimize land disturbance, the clearing of vegetation and the removal of topsoil. These practices shall be based on established construction best management practices, such as the use of silt fences and sediment basins to retain sediment onsite.

Objective 3.5:

The City shall work with the Suwannee River Water Management District and the FDEP criteria for karst stormwater management system design.

Policy 3.5.a: The following general requirements apply to stormwater management systems throughout the City's high aquifer recharge areas:

1. No direct discharge of stormwater to active sinkholes;
2. When soil and water table conditions allow, the use of offline retention systems for stormwater treatment shall be required;
3. Swale conveyances shall be used to the greatest extent possible;
4. Projects in areas zoned for industrial land uses shall assure that industrial pollutants do not enter the stormwater system or come in contact with groundwater.
5. Natural depressions shall be used for stormwater management only when hydrogeologic evidence shows that the geologic structure and soils are stable and unlikely to form a direct connection to the groundwater. To verify geologic stability, an applicant shall provide soil boring information and/or supplemental data such as ground penetrating radar;
6. If the hydrogeologic conditions are suitable and the depression is proposed for use as part of the stormwater management system, a spreader swale shall be employed at the inflow location;
7. Regular inspection shall be conducted by developer/maintenance entity to visibly check for existence or beginnings of solution pipes; and
8. Remedial plugging activities shall employ methodologies acceptable to the applicable regulatory agency, either the FDEP or the Suwannee River Water Management District.

Policy 3.5.b: The following general requirements apply to stormwater management systems apply for Class C and Class D storage facilities:

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1. More than five feet of material between the limestone bedrock surface and the bottom and sides of the stormwater basin;
2. Basin liners – clay or geotextile;
3. Sediment sumps at stormwater inlets;
4. Off-line treatment;
5. Special stormwater system treatment train design;
6. Groundwater monitoring; and
7. Paint/solvent and water separators.

In addition to the requirements in Policy 3.5.a, stormwater systems in these areas shall:

1. Use swales, preferably with cross block or raised driveway culverts, to promote retention/infiltration within swale; and
2. Use shallow, vegetated, offline infiltration systems that are incorporated into a project's open space/landscaping areas.

GOAL 4: Potable water

Provide an adequate supply of high quality potable water to customers throughout the water service area.

Objective 4.1:

Achieve and maintain acceptable levels of service for potable water quantity and quality.

Policy 4.1.a: Capital improvement projects needed for replacement or correction of existing deficiencies in the community potable water service area shall be given priority over providing for future facilities needs, if they are imminently needed to protect the public health and safety and if existing facilities are not meeting maintenance or operation level of service standards adopted herein.

Policy 4.1.b: The City shall establish a Community Potable Water Service Area, which includes all areas where potable water service is available. Water service shall be deemed available if:

1. A water main exists within 100 ft of any residential subdivision lot or single family residence water service can be accessed through public utility easements or right

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- of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.
2. A water main exists within 500 ft of any residential subdivision consisting of 5 units or less and water service can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.
 3. A water main exists within ¼ mile of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and water service can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Policy 4.1.c:

The City establishes the following level of service standards for potable water:

1. Quality: Compliance with all applicable standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection.
2. Quantity: System-wide potable water distribution and treatment will be sufficient to provide a minimum of 275 gallons per day per equivalent residential unit (ERU) on an average annual basis. Plant expansion shall be planned in accordance with Florida Administrative Code.
3. System Capacity: If the volume of existing use in addition to the volume of the committed use of the City's potable water facility reaches 85% of the permitted design capacity, no further development orders or permits for projects without reserved capacity will be issued until additional capacity becomes available or funds to increase facility capacity are committed in accordance with a development agreement.

Policy 4.1.d:

A wellfield protection area shall be established as a minimum of 500' around a community potable water facility wellhead, as shown on the City of Alachua Existing and Planned Water Wells Map.

Objective 4.2:

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Prioritize and execute needed system improvements in a manner which protects existing investments, promotes orderly growth, and is consistent with the Capital Improvements Element and Capital Improvements Program of this Plan.

Policy 4.2.a: New urban development will only occur within areas where potable water services are available concurrent with development. For purposes of this policy, new development does not include remodeling of existing developments or additions of less than 33% to existing developments.

Policy 4.2.b: The City will continue to require necessary on-site water system improvements to be completed at the expense of the property owner.

Policy 4.2.c: The City shall extend water service in a pattern consistent with the policies of the comprehensive plan, especially the Future Land Use Map and the Future Land Use Element, adhering to a compact urban growth area, promoting infill development and discouraging urban sprawl, as defined in Florida Administrative Code.

Goal 5: Natural Groundwater Aquifer Recharge

Objective 5.1:

The City of Alachua recognizes protection of high aquifer recharge areas, wellfield protection areas, lakes, streams, drainage basins, wetlands and stream-to-sink features as vital to the protection of groundwater resources. The City shall, through partnerships and using the best available data, provide protections for groundwater resources.

~~Policy 5.1.a: The City shall support and partner with Alachua County in its efforts to approach the FGS to perform an aquifer recharge study of Alachua County to be completed by June 1, 2005. Upon completion of the study, the City may amend its Comprehensive Plan to adopt the high aquifer recharge area delineated by the study.~~

Policy 5.1.b a: Until such time as the areas of high aquifer recharge potential are more precisely mapped, the City shall consider the best available hydrogeological information (e.g, SRWMD high aquifer recharge potential maps or site specific data), and may require the collection of site-specific hydrogeological data, such as soil borings or electric resistivity tests, when assessing the impacts of proposed land use changes and developments in areas of high aquifer

Adopted by the Alachua City Commission

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recharge potential. This information should be used in the determination of land use decisions on a case-by-case basis.

~~Policy 5.1.c: By June 2005, the City shall adopt storage facility siting prohibitions.~~

Policy 5.1.d b: The City shall prioritize the acquisition of high aquifer recharge areas for protection as conservation or open space areas and investigate the future use of bonds, lease agreements, property donations, private or public trusts and partnerships, and grants to achieve these purchases.

Policy 5.1.e c: The City shall coordinate with the Suwannee River Water Management District to protect the functions of natural groundwater recharge areas and natural drainage features, by requiring that all development proposals, which have the potential for impacting the water resources of the City, be reviewed by the SRWMD, in accordance with Chapter 373, Florida Statutes and Rules 40B-4 and 40B-400, Florida Administrative Code, or subsequent provisions.

Objective 5.2:

The City shall establish groundwater water quality and quantity protection strategies to protect the quality of water and maintain the quantity of water entering the aquifer.

Policy 5.2.a: In an effort to protect groundwater quality the City shall:

1. Adopt design criteria for stormwater management practices that minimize the leaching or discharge of nutrients.
2. Promote the Florida Yards and Neighborhoods program to educate the public about proper lawn and landscaped area fertilization and irrigation;
3. Incorporate the principles of the Florida Yards and Neighborhoods program into local landscaping ordinances;
4. Adopt water conservation programs; and
5. Educate the public about the proper operation and maintenance of septic tanks. Implement a local septic management program to assure that these systems are regularly inspected, pumped out, or brought up to current standards whenever a parcel is sold.
6. Participate in the Suwannee River Partnership program for the Santa Fe River Basin.

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Policy 5.2.b: The City shall require demonstration from engineering results that post-development recharge volumes will equal predevelopment recharge volumes to the Floridan aquifer.

Policy 5.2.c: Applicants for new development, expansions, or redevelopment shall employ one or more of the following techniques to address potential groundwater quality and quantity impacts:

1. Construction and maintenance of shallow, landscaped retention basins
2. Decreasing the amount of stormwater runoff through the use of pervious surfaces or increased open space
3. Development of a stormwater pollution prevention plan
4. Development of a sinkhole remediation plan
5. Development of a groundwater monitoring plan

Policy 5.2.d: Best management practices and performance standards shall be utilized to maximize open space, limit impervious surfaces, to minimize the use of fertilizers on turf grass areas, promote protection of natural vegetation, promote the use of pervious parking areas, and treat stormwater to protect water quality.

Objective 5.3:

The City, upon adoption of this Comprehensive Plan, shall assist the Water Management District, with the implementation of its water conservation rule, when water shortages are declared by the District. Whereby, during such shortages, water conservation measures shall be implemented for the use and reuse of water of the lowest acceptable quality for the purposes intended. In addition, the City shall assist the Water Management District with the dissemination of educational materials regarding the conservation of water prior to peak seasonal demand.

Policy 5.3.a: The City shall assist in the enforcement of water use restrictions during a Water Management District declared water shortage and in addition, assist the Water Management District with the dissemination of educational materials regarding the conservation of water prior to peak seasonal demand.

**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 receive 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.

STAFF-LEVEL ITEMS



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Hamilton • Lafayette • Madison
Suwannee • Taylor • Union Counties

2009 NW 67th Place, Gainesville, FL 32653-1603 • 352.955.2200

REGIONAL CLEARINGHOUSE INTERGOVERNMENTAL COORDINATION AND RESPONSE

Date: 4-26-13

PROJECT DESCRIPTION

#52 - Lake Butler Senior Living, Inc, USDA, Rural Development, Community Facilities Loan/Grant Application - Lake Butler, Union County, Florida

TO: Lauren Milligan, Florida State Clearinghouse

XC: Peggy Johns
USDA Rural Development
971 W Duval Street, Suite 190
Lake City, FL 32055

 COMMENTS ATTACHED

 X NO COMMENTS REGARDING THIS PROJECT

IF YOU HAVE ANY QUESTIONS REGARDING THESE COMMENTS, PLEASE CONTACT STEVEN DOPP, SENIOR PLANNER, AT THE NORTH CENTRAL FLORIDA REGIONAL PLANNING COUNCIL AT (352) 955-2200 OR SUNCOM 625-2200, EXT 109

Dedicated to improving the quality of life of the Region's citizens,
by coordinating growth management, protecting regional resources,
promoting economic development and providing technical services to local governments.

SKD
3

Lake Butler Senior Living, Inc
155 S.E. 6th Place, Suite B
Lake Butler, FL 32054
386.496.2541
Email: butlertown@gmail.com

March 28, 2013

North Central Florida Regional Planning Council
2009 NW67 Place, Suite A
Gainesville, FL 32653
352.955.2200 Phone
352.955.2209 Fax

ATTN: Charles F. Justice, Executive Director & Steve Dopp, Review Coordinator

Lake Butler Senior Living, Inc is requesting financial assistance from the United States Department of Agriculture, Rural Development (RD) for an assisted living facility. Proceeds from RD will be for construction of new facility.

The proposed new facility will be located at Union County Parcel NO: 31-05-20-00-000-0931-0, see attached location map.

The project is located in a rural area. The necessary water and sewer is in place; the necessary electric, telephone, police protection and fire protections services are in place. There are no pending or final regulatory or legal actions against the proposed project.

We are to notify you as a part of the RD application process. Enclosed for your review is our "Application for Federal Assistance, Standard Form 424". We request that you provided your comments for this project to: **Peggy Johns, USDA, Rural Development, 971 W. Duval Street, Suite 190, Lake City, FL 32055** as soon as possible. Phone 386-719-5590 ext 103.

If you have any further questions, please contact me.

Sincerely,



Maggi Wetzel, Vice President
396.496.2541
Email: butlertown@gmail.com

NORTH CENTRAL FLORIDA
RECEIVED

APR 05 2013

REGIONAL PLANNING COUNCIL

Lake Butler Senior Living

Lake Butler Senior Living, Inc., a Florida non-profit in application for 501c3 Status, would like to make application for a direct loan under USDA Community Facilities Direct Loan Program. The facility is a need recognized by the City/County fathers. A board was formed with interested and responsible people from the community: **Wayne Smith**, Chairman of Union County Commissioners, **Dr. Marvin Johnson**, long time General Practitioner in Lake Butler, **Dr. Bill Lennon**, Ex-City Council, **Jerry Whitehead**, Ex- City Council and current county Sheriff, **Tommy Spires**, Local grocer and **Cassa Neta Herndon**.

Lake Butler is located in Union County, Florida a very rural part of Florida. It serves as a hub to several other smaller communities in the area.

The Site selected is outside to of the flood plain and has easy access to other facilities and services. The site is large 19 acres and studded with pecan trees. The formal address for the facility will be:

Lake Butler Senior Living, Inc.
930 S.W. 6th Street
Lake Butler, FL 32054

Community support will be offered through the CDBG and waiver of permit and hookup fees. Additionally, the City will consider abatement of taxes once the formal 501c3 letter is issued by the IRS.

The budget is for a 13 million dollar facility the will have the capacity of 45 assisted living units and 15 memory care units.

It is proposed to be managed by Watercrest Senior Living Group, LLC, they have an impressive group of experienced individuals within their company.

The developer is Union Development and Management, LLC, headed by Maggi Wetzel and Dr. Wayne Sinclair. Wayne practiced medicine in Vero Beach for over 15 years.

They have selected DeVere Construction to build the project. This company has built many assisted living facilities and is bonded for both payment and performance.

If you have questions on this pre-application please call:

Gerald M. Fritts 406-235-6593 or Wayne Sinclair 406-544-7257

Application for Federal Assistance SF-424

Version 02

*** 1. Type of Submission:**

- ☐ Preapplication
☐ Application
☒ Changed/Corrected Application

*** 2. Type of Application:**

- ☐ New
☐ Continuation
☒ Revision

*** If Revision, select appropriate letter(s):**

*** Other (Specify)**

*** 3. Date Received:**

4. Applicant Identifier:

5a. Federal Entity Identifier:

*** 5b. Federal Award Identifier:**

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

*** a. Legal Name:** Lake Butler Senior Living, Inc.

*** b. Employer/Taxpayer Identification Number (EIN/TIN):**

46-1365000

*** c. Organizational DUNS:**

078724554

d. Address:

*** Street 1:** 155 S.E. 6th Place, Suite B

Street 2:

*** City:** Lake Butler

County:

*** State:** FL

Province:

*** Country:** USA: UNITED STATES

*** Zip / Postal Code:** 32054

e. Organizational Unit:

Department Name:

USDA Rural Development

Division Name:

Community Facilities

f. Name and contact information of person to be contacted on matters involving this application:

Prefix: Dr.

*** First Name:** Marvin

Middle Name:

*** Last Name:** Johnson

Suffix:

Title: President

Organizational Affiliation:

*** Telephone Number:** (386) 496-8899

Fax Number:

*** Email:**

Version 02

Application for Federal Assistance SF-424

9. Type of Applicant 1 - Select Applicant Type:

Non-profit 501 (3) (c)

Type of Applicant 2- Select Applicant Type:

Type of Applicant 3- Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

NGMS Agency USDA - Rural Housing Service

11. Catalog of Federal Domestic Assistance Number:

10.766

CFDA Title:

Community Facilities Loans and Grants

*** 12. Funding Opportunity Number:**

MBL-SF424 FAMILY-ALL FORMS

* Title:

MBL-SF424 FAMILY - ALL FORMS

13. Competition Identification Number:

N/A

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Lake Butler, Union County, State of Florida

*** 15. Descriptive Title of Applicant's Project:**

Assisted Living for ages 55 and older.

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424

Version 02

16. Congressional Districts Of:

* a. Applicant

* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:

* a. Start Date:

* b. End Date:

18. Estimated Funding (\$):

* a. Federal	<input type="text" value="\$12,000,000.00"/>
* b. Applicant	<input type="text"/>
* c. State	<input type="text"/>
* d. Local	<input type="text" value="\$1,500,000.00"/>
* e. Other	<input type="text"/>
* f. Program Income	<input type="text"/>
* g. TOTAL	<input type="text" value="\$13,500,000.00"/>

* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

* 20. Is the Applicant Delinquent On Any Federal Debt? (if "Yes", provide explanation.)

☐ Yes ☒ No

21. *By signing this application, I certify (1) to the statements contained in the list of certifications- and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances **and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:
Middle Name:
* Last Name:
Suffix:

* Title:

* Telephone Number: Fax Number:

* Email:

* Signature of Authorized Representative: * Date Signed:

Authorized for Local Reproduction

Standard Form 424 (Revised 10/2005)
Prescribed by OMB Circular A-102

Lake Butler, Florida, United States

