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MEETING NOTICE

CLEARINGHOUSE COMMITTEE

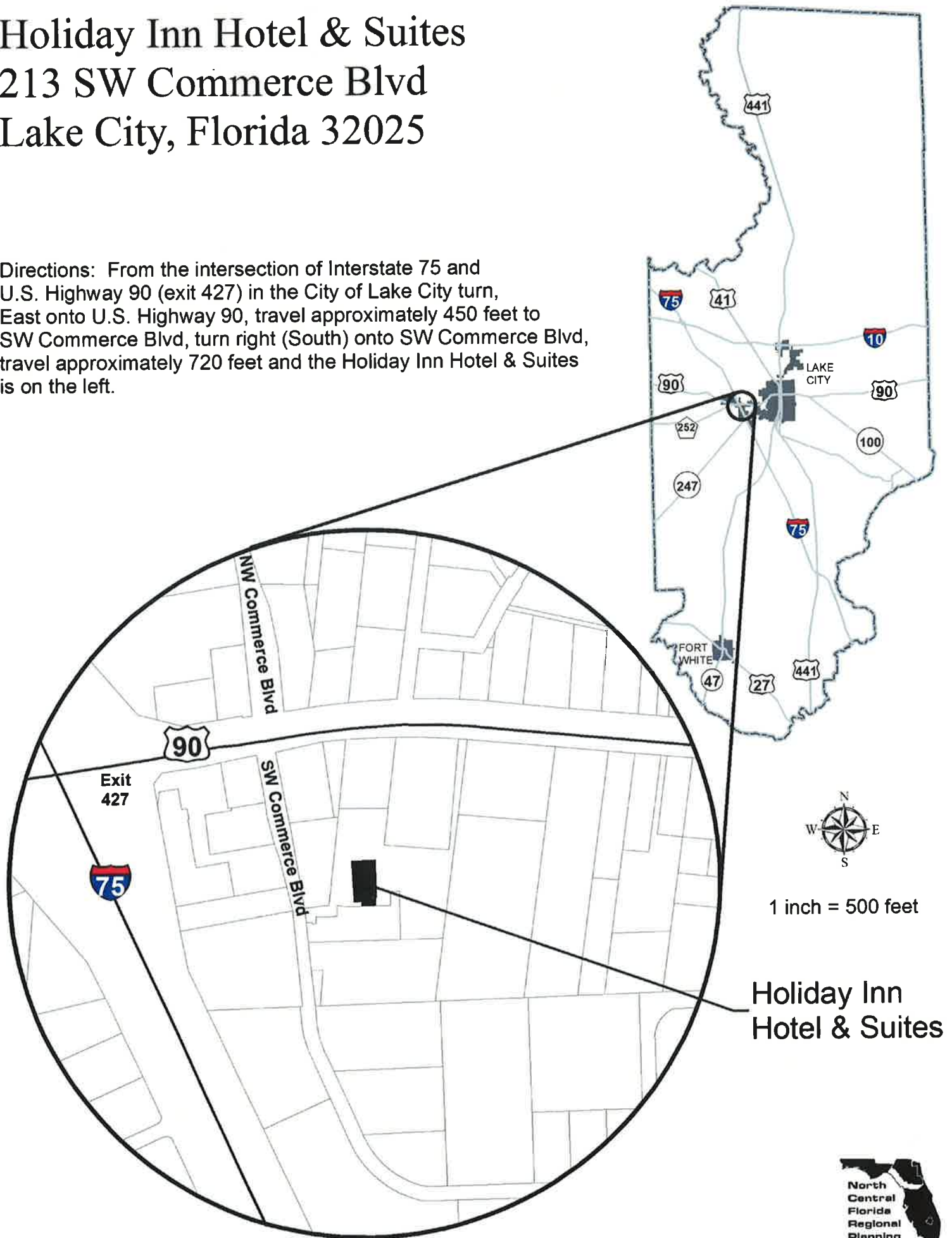
There will be a meeting of the Clearinghouse Committee of the North Central Florida Regional Planning Council on **October 27, 2016**. The meeting will be held at the **Holiday Inn Hotel & Suites, 213 SW Commerce Boulevard, Lake City**, beginning at **6:00 p.m.**

(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

October 27, 2016
6:00 p.m.

PAGE NO.

- I. APPROVAL OF THE SEPTEMBER 22, 2016 MEETING MINUTES
- II. COMMITTEE-LEVEL REVIEW ITEMS

Comprehensive Plan Amendments

- #127 - City of Hawthorne Comprehensive Plan Draft Amendment
(DEO No. 16-1ESR)

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NORTH CENTRAL FLORIDA REGIONAL PLANNING COUNCIL
CLEARINGHOUSE COMMITTEE
MINUTES

Holiday Inn Hotel and Suites
Lake City, Florida

September 22, 2016
6:00 p.m.

MEMBERS PRESENT

Beth Burnam
William Hunter
James Montgomery, Chair
Patricia Patterson
Larry Sessions, Vice-Chair
Helen Warren

MEMBERS ABSENT

Jim Catron
Mike Williams
Stephen Witt

STAFF PRESENT

Steven Dopp

Noting the presence of a quorum, the meeting was called to order by Chair Montgomery at 6:04 p.m.

Chair Montgomery requested that the following item received by the Council following the distribution of the meeting packet be added to the Committee agenda:

#126 - City of Ocala Comprehensive Plan Draft Amendment (DEO No. 16-2SR)

The Committee agreed by consensus to add the item to the agenda.

ACTION: It was moved by Commissioner Sessions and seconded by Mr. Hunter to add item 126, City of Ocala Comprehensive Plan Draft Amendment, to the agenda. The motion carried unanimously.

I. APPROVAL OF THE AUGUST 25, 2016 MEETING MINUTES

ACTION: It was moved by Commissioner Patterson and seconded by Commissioner Sessions to approve the August 25, 2016 meeting minutes as circulated. The motion carried unanimously.

II. COMMITTEE-LEVEL REVIEW ITEMS

- #122 - Columbia County Comprehensive Plan Draft Amendment (DEO No. 16-1ESR)
- #124 - City of Madison Comprehensive Plan Adopted Amendment (DEO No. 16-1ESR)
- #125 - City of Gainesville Comprehensive Plan Adopted Amendment (DEO No 16-2ESR)
- #126 - City of Ocala Comprehensive Plan Draft Amendment (DEO No. 16-2SR)

The Committee agreed by consensus to group these items for purposes of Clearinghouse Committee review. Mr. Dopp stated that the staff reports find for all items that 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 Commissioner Burnam and seconded by Commissioner Sessions to approve the staff reports as circulated. The motion carried unanimously.

The meeting adjourned at 6:25 p.m.

James Montgomery, Chair

10/27/16

COMMITTEE-LEVEL ITEMS

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

Regional Planning Council: North Central Fl
Review Date: 10/27/16
Amendment Type: Draft Amendment

Regional Planning Council Item No.: 127
Local Government: City of Hawthorne
Local Government Item No. None
State Land Planning Agency Item No: 16-1ESR

Date Mailed to Local Government and State Land Planning Agency: 10/28/16 (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 creates a new Conservation land use category, amends the Envision Alachua-Hawthorne development program, adds enhanced wetland protection policies and requires lands classified as Envision Alachua-Hawthorne Conservation and Envision Alachua-Hawthorne Hawthorne Mixed Use to be classified as Planned Unit Development in the City land development regulations. The amendment also increases the maximum allowable square footage of allowable light industrial development from 2,850,000 square feet to 3,504,707 square feet. Finally, the amendment reclassifies approximately 427 acres from Envision Alachua-Hawthorne Mixed Use to Envision Alachua-Conservation, approximately 60 acres of designated as Industrial, approximately six acres designated as Residential Medium Density and approximately two acres designated as Commercial to Envision Alachua-Hawthorne Mixed Use (see attached).

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

The subject property of Future Land Use Element Policy is located within one-half mile of U.S. Highway 301 which is identified as part of the Regional Road Network in the North Central Florida Strategic Regional Policy Plan. A transportation impact analysis report submitted with the local government amendment package indicates that the amendment will not result in a net increase in trips. Therefore, significant adverse impacts are not anticipated to the nearby sections of the Regional Road Network (see attached).

Significant adverse impacts are not anticipated to Natural Resources of Regional Significance as the subject property is not located within or near a Natural Resource of Regional Significance as identified and mapped in the North Central Florida Strategic Regional Policy 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 X

No

Not Applicable

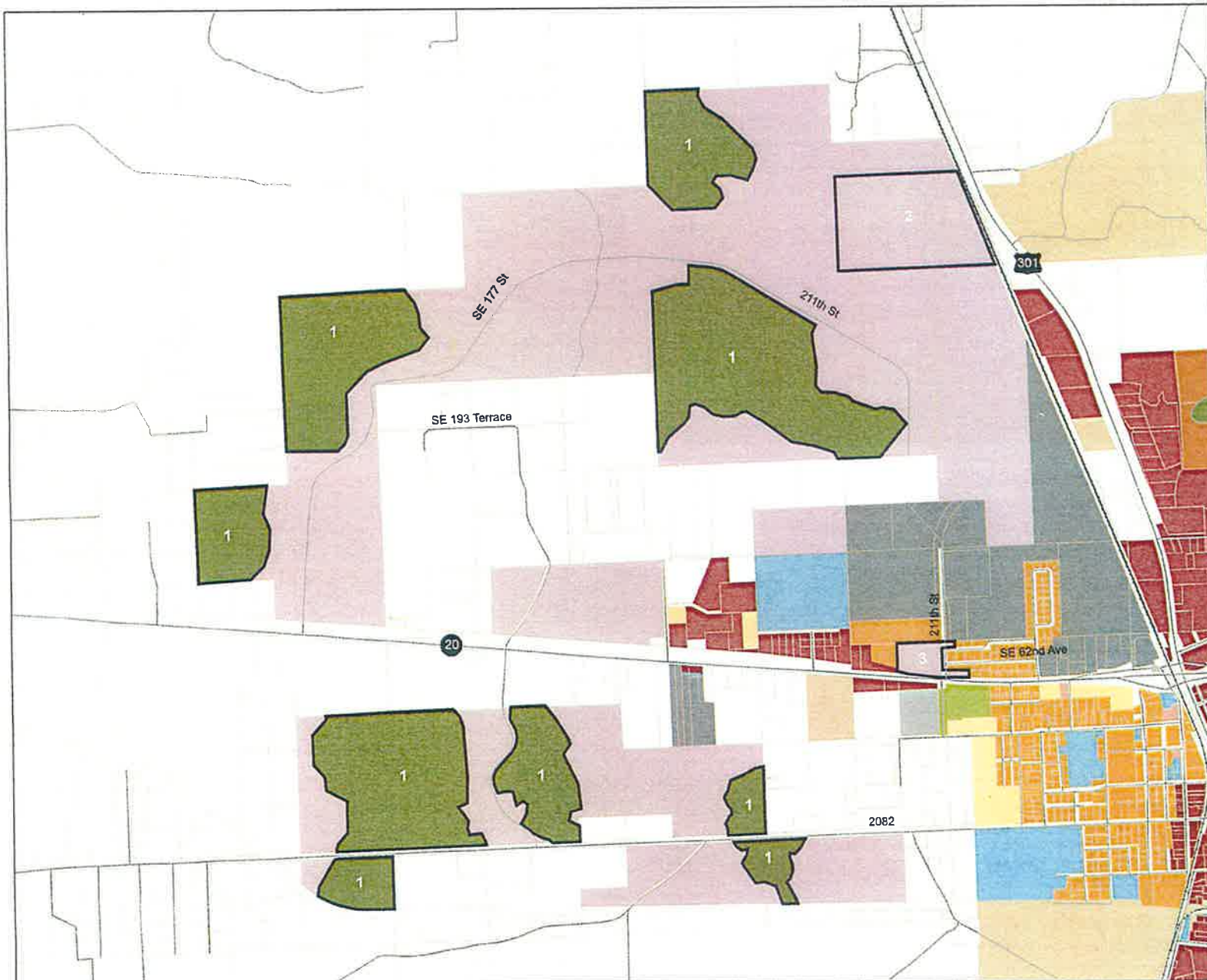
It is recommended that these findings be forwarded to the City and the Florida Department of Economic Opportunity.

EA-HAWTHORNE COMPREHENSIVE PLAN AMENDMENT

Proposed Map Amendments

- 1 = Amendment #16-01A:
Designate Conservation Areas
- 2 = Amendment #16-01B:
Add Existing Industrial Area to EA-HMU
- 3 = Amendment #16-01C:
Enhance Employment Center Entrance

-  Proposed Future Land Use
-  EA - Hawthorne Mixed Use
-  Commercial
-  EA - Hawthorne Conservation
-  Industrial
-  Light Industrial
-  Public
-  Recreation
-  Residential Low Density
-  Residential Moderate Density
-  Residential High Density
-  Agriculture



LOCAL GOVERNMENT COMPREHENSIVE PLAN TEXT AMENDMENT

1 **WHEREAS**, an advertisement was placed in a newspaper of general circulation and
2 provided the public with at least seven (7) days' advance notice of this ordinance's first public
3 hearing (i.e., transmittal hearing) to be held by the City Commission at the Hawthorne City Hall
4 in the City of Hawthorne, Florida; and

5
6 **WHEREAS**, the City of Hawthorne will transmit copies of this proposed amendment
7 to the reviewing agencies and any other local government unit or state agency that requested
8 same; and

9
10 **WHEREAS**, a second advertisement was placed in the aforesaid newspaper and provided
11 the public with at least five (5) days' advance notice of this ordinance's second public
12 hearing (i.e., adoption hearing) to be held by the City Commission; and

13
14 **WHEREAS**, public hearings were held pursuant to the notice described above at
15 which hearings the parties in interest and all others had an opportunity to be and were, in fact,
16 heard; and

17
18 **WHEREAS**, prior to adoption of this ordinance, the City Commission has considered
19 any written comments received concerning this Future Land Use Map amendment and text
20 amendment to the Future Land Use Element.

21
22 **NOW, THEREFORE, BE IT ORDAINED by the City Commission of the City of**
23 **Hawthorne, Florida, as follows:**

24
25 **Section 1.** The Future Land Use Map of the City of Hawthorne Comprehensive Plan
26 is amended by changing the land use category from Industrial to EA-Hawthorne Mixed Use
27 to EA-Hawthorne Mixed-Use consisting of 60.12 acres +/- and as described by legal description
28 contained in the attached Exhibit "A" and made a part hereof as if set forth in full. The location
29 of the properties is shown on Exhibit "B" for visual reference. In the event of conflict or
30 inconsistency, Exhibit "A" shall prevail over Exhibit "B."

31
32 **Section 2.** The Future Land Use Map of the City of Hawthorne Comprehensive Plan
33 is amended by changing the land use category from Commercial to EA-Hawthorne Mixed
34 Use, consisting of 1.7 acres +/- and as described by legal description contained in the attached
35 Exhibit "C" and made a part hereof as if set forth in full. The location of the properties is shown
36 on Exhibit "D" for visual reference. In the event of conflict or inconsistency, Exhibit "C"
37 shall prevail over Exhibit "D."

38
39 **Section 3.** The Future Land Use Map of the City of Hawthorne Comprehensive
40 Plan is amended by changing the land use category from Residential Medium Density to EA-
41 Hawthorne Mixed Use, consisting of 5.82 acres +/- and as described by legal description
42 contained in the attached Exhibit "E" and made a part hereof as if set forth in full. The location
43 of the properties is shown on Exhibit "F" for visual reference. In the event of conflict or
44 inconsistency, Exhibit "E" shall prevail over Exhibit "F."
45

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3 **Section 4.** The Future Land Use Map of the City of Hawthorne Comprehensive
4 Plan is amended by changing the land use category from EA-Hawthorne Mixed Use to the
5 newly created EA-Hawthorne Conservation consisting of 426.85 acres +/- and as described by
6 legal description contained in the attached Exhibit "G" and made a part hereof as if set forth in
7 full. The location of the properties is shown on Exhibit "H" for visual reference. In the event
8 of conflict or inconsistency, Exhibit "G" shall prevail over Exhibit "H."

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11 **Section 5.** The Future Land Use Element of the City of Hawthorne Comprehensive
12 Plan is amended by the creation of a new mixed use category known as Envision Alachua-
13 Hawthorne Conservation (EA-CON), modification of existing policies and adding new policies
14 with deletions indicated by strikethrough and additions indicated by underlining as follows:

15
16 Policy I.1.2 The City's land development regulations shall be based on and be consistent
17 with the following land use classifications and corresponding standards for
18 densities and intensities:

19 Agriculturally classified lands are lands which are predominantly used for crop
20 cultivation, livestock, specialty farms, silviculture and dwelling units. In addition,
21 the processing, storage and sale of agricultural products and commodities-which
22 are not raised on the premises, riding or boarding stables, commercial kennels,
23 veterinary clinics and animal shelters, group homes, child care centers, home
24 occupations, private clubs and lodges, off—site signs, cemeteries and
25 crematories, and other similar uses compatible with agricultural uses may be
26 approved as special exceptions and be subject to an intensity of less than or
27 equal to 1 .0 floor area ratio.

28 Agricultural density shall be limited to less than or equal to 1.0 dwelling unit per 5
29 acres.

30 Lands classified as public consist of public buildings and grounds, other public
31 facilities (including sewer facilities, solid waste facilities, drainage facilities and
32 potable water facilities), public health systems, and educational uses.

33 Public uses shall be limited to an intensity of less than or equal to 1.0 floor area
34 ratio.

35 Lands classified as conservation use are lands devoted to the conservation of
36 the unique natural functions within these lands.

37 Conservation uses shall be limited to public access, native vegetative community
38 restoration residential and non-residential uses necessary to manage such
39 conservation lands (i.e. ranger stations, research stations and park amenities).

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Lands classified as recreation use consist of areas used for user based and resource based recreation uses.

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Recreation uses shall be limited to an intensity of less than or equal to 0.25 floor area ratio.

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Residential use classifications provide locations for dwelling units at low, moderate, medium and high density within the City as defined within this Comprehensive Plan. Public, charter, and private elementary and middle schools are permitted within low and moderate density residential land use classifications, Public, charter and private elementary, middle, and high schools are permitted in medium and high density residential land use classifications. In addition, churches and other houses of worship, golf courses, country club racquet and tennis clubs, cemeteries and mausoleums, private clubs and lodges, home occupations, child care centers, group homes, commercial greenhouses and plant nurseries, and other similar uses compatible with residential uses may be approved as special exceptions and be subject to an intensity of less than or equal to 1.0 floor area ratio. In addition, medium density residential use classifications can also provide locations for professional and business activities along arterial and collector streets in transitional areas buffering residential neighborhoods from intensive non-residential areas.

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Where a lot, parcel or development is located within more than one residential density category the permitted density shall be calculated separately for each portion of land within the separate density categories.

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Residential low density shall be limited to a density of less than or equal to 2.0 dwelling units per acre.

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Residential moderate density shall be limited to a density of less than or equal to 4.0 dwelling units per acre.

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Residential medium density shall be limited to a density of less than or equal to 8.0 dwelling units per acre.

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The medium density residential use classification can also provide location for professional and business activities along arterial and collector streets in transitional areas buffering residential neighborhoods from intensive non-residential areas.

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Residential high density shall be limited to a density of less than or equal to 20.0 dwelling units per acre.

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Lands classified as commercial use consist of areas used for the sale, rental and distribution of products, or performance of services, as well as, public, charter,

1 and private elementary, middle, and high schools. In addition, off-site signs
2 churches and other houses of worship, private clubs and lodges, residential
3 dwelling units which existed within this category on the date of adoption of this.
4 Comprehensive Plan, and other similar uses compatible with commercial uses
5 may be approved as special exceptions and be subject to an intensity of less
6 than or equal to 1.0 floor area ratio.

7 Commercial uses shall be limited to an intensity of less than or equal to 1.0 floor
8 area ratio.

9 Lands classified as Light Industrial consist of areas used for storage and
10 warehousing, wholesaling and distribution, light manufacturing (assembling or
11 fabricating) and processing in enclosed buildings as well as public, charter, and
12 private schools teaching industrial arts curriculum. In addition, off-site signs may
13 be approved as special exception and be subject to an intensity of less than or
14 equal to .25 floor area ratio.

15 Light industrial uses shall be limited to an intensity of less than or equal to .25
16 floor area ratio.

17 Lands classified as industrial consist of areas used for the manufacturing,
18 assembly, processing or storage of products, as well as, public, charter, and
19 private schools teaching industrial arts curriculum. In addition, off site signs, truck
20 stops and automobile service stations, and other similar uses compatible with
21 industrial uses may be approved as special exceptions and be subject to an
22 intensity of less than or equal to 0.25 floor area ratio.

23 Industrial uses shall be limited to an intensity of less than or equal to 0.25 floor
24 area ratio.

25 All structures within the above stated use categories will be further restricted to a
26 height limitation of 35 feet.

27 **Envision Alachua Hawthorne Mixed Use** classification (EA-HMU) permits the
28 full range of employment based uses within all commercial and industrial
29 classifications, the full range of densities and uses permitted within all Residential
30 classifications; supporting commercial uses (office, retail, hotel and service uses);
31 public and private educational facilities, civic and public uses; recreation uses;
32 agricultural and silvicultural uses; and conservation uses. Industrial uses are not
33 permitted south of SR 20.

34

EA-HMU shall be limited to the following development program:

Use	Maximum Development Program*	Density (Dwelling Units / Gross Residential Acre)		Intensity FAR	
		Min	Max	Min	Max
Light Industrial	2,850,000 SF <u>3,504,707</u> SF	n/a	n/a	n/a	2.00
Commercial	150,000 SF	n/a	n/a	0.20	1.00
Residential	800 DU	2.0 DU/AC	7.0 DU/AC		

SF = square feet.

DU = dwelling units.

* Customary Ancillary Community Oriented Uses that are designed to serve the EA-HMU development and the Hawthorne community at-large, including, but not limited to, schools, places of worship, government services, recreation, utilities, and civic facilities, shall be provided as needed. Such uses shall be permitted through the rezoning process and shall not be limited by the Maximum Development Program indicated in the table above.

EA-HMU shall provide a minimum of ~~30%~~ 20% open space measured over the entire area designated EA-HMU. All buildings within areas designated EA-HMU future land use and Light Industrial or Industrial implementing zoning district shall be restricted to a height limitation of 65 feet. All buildings and structures within areas designated EA-HMU and Planned Unit Development (PUD) implementing zoning shall be restricted to height limitations established by the PUD.

Envision Alachua Hawthorne Conservation classification (EA-HCON) is intended to provide long-term protection for existing natural systems, enhancement and restoration of such systems and creation of systems that mimic such natural systems. Areas within EA-HCON in use for silviculture purposes at the time of adoption of this policy may continue such use so long as it is conducted consistent with the latest applicable best management practices of the Florida Department of Agriculture and Consumer Services until such time as additional standards, limitations or restrictions are included within the implementing Planned

1 Unit Development zoning for the property.

2 Other uses and activities that may be authorized within areas designated EA-
3 HCON through adoption of the implementing Planned Unit Development zoning
4 and upon determination by the City Commission that such uses will not significantly
5 alter existing natural systems include the following:

- 6 a. Public and private conservation, recreation and open space uses.
7 b. Public and private wildlife preserves, hunting areas, game management and
8 refuge areas.
9 c. Wetland Mitigation Areas.
10 d. Water conservation and retention/detention areas for floodplain and
11 stormwater management.
12 e. Low intensity agricultural uses, employing latest applicable best management
13 practices. Row crops and other high intensity agriculture uses are not
14 permitted.
15 f. Establishment and/or Restoration of Plant and Wildlife Habitat

16
17 Implementing Planned Unit Development zoning may authorize utility corridors
18 and transportation access corridors including roadways and rail lines within EA-
19 HCON that are necessary to serve the EA-HMU development areas. Such
20 corridors may be approved notwithstanding any alteration of natural systems
21 provided that such transportation corridors are planned and designed using
22 guidelines contained in the 2013 Florida Department of Transportation Wildlife
23 Crossing Guidelines to serve motorized vehicles, pedestrians, bicyclists, and
24 utilities.

25 All uses not listed herein as allowed and allowable within areas designated
26 Envision Alachua Hawthorne Conservation are prohibited.

27 OBJECTIVE I.15 EA-Hawthorne Mixed Use (EA-HMU) and EA-Hawthorne Conservation (EA-
28 HCON). Lands designated EA-HMU and EA-HCON may ~~shall~~ be
29 implemented by ~~applicable generic zoning districts of the City's land~~
30 ~~development regulations or~~ Planned Unit Development zoning and such
31 zoning shall promote protection of natural resources while strengthening the
32 economic viability of the City.

33 Policy I.15.7 EA-HMU Conservation Lands Wetlands. Wetlands are defined as those
34 areas regulated as jurisdictional wetlands by the State of Florida as of the
35 date of adoption of this amendment. Wetland acreage and function within
36 the EA-HMU area shall be protected through compliance with state and
37 federal environmental permitting requirements. The EA-HMU area shall be
38 designed such that there will be no net loss of wetland function. The
39 priority locations for wetland mitigation shall first be within EA-HMU or EA-
40 HCON, second within or adjacent to the city boundaries and third within
41 the defined basin.

- 1 Policy I.15.16 Environmental Regulation. All development within EA-HMU and EA-HCON
2 shall be in conformance with all environmental regulations of the City, St.
3 Johns River Water Management District, state and federal permitting
4 agencies.
- 5 Policy I.15.17 Coordinated Permitting. The City shall require landowners or developers
6 within EA-HMU and EA-HCON to notify and copy the City on permit
7 applications to, and approvals and denials from, the St. Johns River Water
8 Management District, and the state and federal environmental permitting
9 agencies.
- 10 Policy I.15.18 Natural Resource Adjacencies. Any development of land within areas
11 designated EA-HMU that is adjacent to lands designated EA-HCON and
12 any development of land within areas designated EA-HMU and adjacent to
13 protected wetlands shall be required by the implementing Planned Unit
14 Development zoning to adhere to best environmental management
15 practices designed to: minimize adverse impacts to natural features of the
16 landscape; minimize alteration of the natural topography; maintaining
17 existing vegetation; and, incorporation of stormwater features to enhance
18 habitat and the visual quality of the area.
- 19 Policy I.15.19 Natural Resource Protection Buffers. The implementing Planned Unit
20 Development zoning for areas designated EA-HMU, shall require retention
21 of existing natural vegetative buffers with a 35 feet minimum width and 50
22 feet average width along the edges of all protected wetlands within EA-HMU
23 and EA-HCON excluding transportation corridors.
- 24 Policy I.15.20 Wetland Avoidance Standards. Development activity within areas
25 designated EA-HMU and EA-HCON shall not be authorized in wetlands or
26 wetland buffers except when all of the following conditions are met:
- 27 a. The applicant has avoided adverse impact to the wetland and buffer
28 to the maximum extent practicable; and
29 b. The applicant has minimized adverse impact to the wetland and
30 buffer to the maximum extent practicable; and
31 c. The applicant has provided appropriate mitigation for adverse impact
32 to the wetland and buffer.
- 33 Policy I.15.21 Wetland Alterations. Structural and hydrologic alterations to wetlands within
34 areas designated EA-HMU and EA-HCON shall be designed to ensure that
35 natural hydroperiods and functions for remaining unaltered portions of such
36 wetlands are maintained.
- 37 Policy I.15.22 Wetland Mitigation. Wetland mitigation for development activity within areas
38 designated EA-HMU and EA-HCON shall:
39

- a. Include any one or a combination of: purchase of credits from a mitigation bank, land acquisition, restoration, enhancement, creation, or preservation of wetlands, surface waters or upland habitats.
- b. Be determined by applying the Uniform Mitigation Assessment Method (UMAM), pursuant to Chapter 62-345, F.A.C. without considering the fact that the lands are designated as EA-HCON under this Comprehensive Plan.
- c. Be located based upon the standard of prioritization established in Policy I.15.7.

Policy I.15.23 Wildlife Crossings. All roadway crossings of wetland systems within areas designated EA-HMU should incorporate appropriately sized wildlife crossing to accommodate movement of wildlife species indigenous to the area. All roadway crossings of wetland systems within areas designated EA-HCON shall incorporate appropriately sized wildlife crossing to accommodate movement of wildlife species indigenous to the area.

Section 6. The City Manager or designee is authorized and directed to transmit this amendment and appropriate supporting data and analysis to the reviewing agencies and to any other local government or governmental agency that has filed a written request for same with the City. Within ten (10) working days of the adoption (second) hearing, the City Manager or designee is authorized and directed to transmit this amendment to the state land planning agency and other agency or local government that provided comments to the City regarding this amendment.

Section 7. The City Manager or designee is authorized and directed to make the necessary changes to maps and other data in the City of Hawthorne Comprehensive Plan in order to comply with this ordinance.

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

Section 9. All ordinances or parts of ordinances in conflict herewith are to the extent of such conflict hereby repealed.

Section 10. This ordinance shall become effective immediately upon adoption; however, the effective date of this amendment to the City of Hawthorne Comprehensive Plan, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the City that the plan amendment package is complete in accordance with Section 163.3184, Florida Statutes. If timely challenged, this Comprehensive Plan amendment shall become effective on the date the state land planning agency or the Administrative Commission enters a final order determining the amendment to be in compliance with Chapter 163, Florida Statutes.

**EXCERPTS FROM LOCAL GOVERNMENT
DATA AND ANALYSIS REPORT**



KITTELSON & ASSOCIATES, INC.

TRANSPORTATION ENGINEERING / PLANNING

225 E Robinson Street, Suite 450, Orlando, FL 32801 407.540.0555 407.540.0550

TECHNICAL MEMORANDUM

EA Hawthorne Comprehensive Plan Amendment

Date: July 12, 2016
To: Tim Jackson, P.E.
From: Adam Burghdoff, P.E. and Jennifer Musselman, E.I.

Project #:20035

INTRODUCTION

This technical memorandum summarizes the transportation impacts associated with the proposed Comprehensive Plan Amendment (CPA) to convert +/- 68 acres of Light Industrial, Commercial, and Medium Density Residential future land uses (FLU) to EA Hawthorne Mixed Use (EA-HMU) FLU. The proposed FLU amendment will bring seven parcels into the existing EA-HMU area. In conjunction with this CPA approximately +/- 427 acres of the existing EA-HMU is proposed to be converted to EA-HCON.

LAND USE COMPARISON

This CPA includes seven parcels totaling 67.64 acres. The acreage of each parcel is provided in **Table 1**, and the location of each parcel is shown in **Figure 1**. The location of the existing EA-HMU land proposed to be converted to EA-HCON is summarized in **Appendix A**.

Table 1: CPA Parcels

Parcel Number	Area (acres)
19271-000-000	60.12
19826-000-000	1.17
19826-002-000	0.53
19825-000-000	4.93
19750-005-000	0.23
19837-002-000	0.33
19837-002-001	0.33
Portion of 19252-000-000 Portion of 19246-000-000 Portion of 19265-005-000 Portion of 19237-000-000 Portion of 19854-003-000 Portion of 19839-001-000 Portion of 19226-000-000 Portion of 19837-004-000	426.85

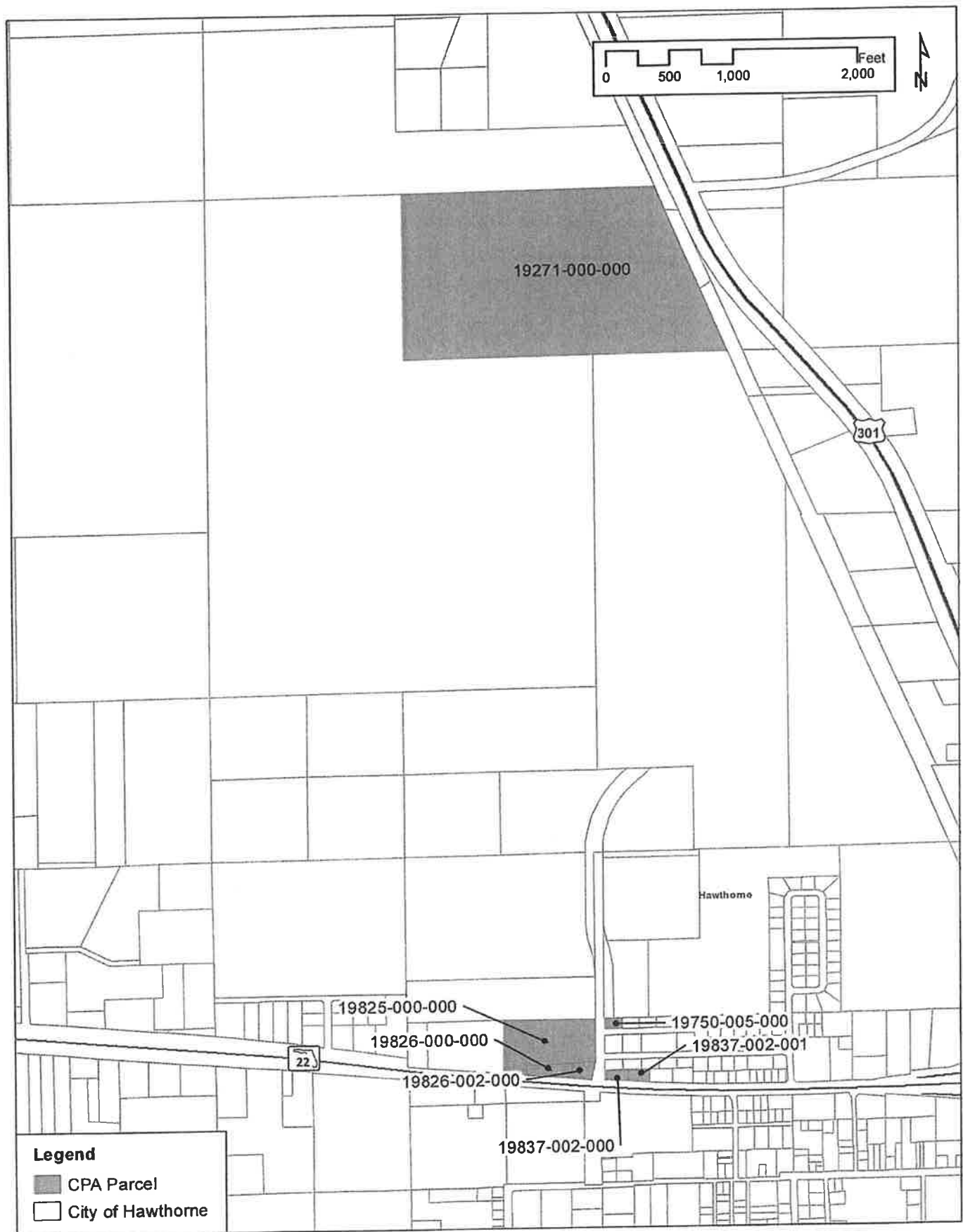


Figure 1: CPA Parcels

Table 2 summarizes the adopted and proposed future land use for each parcel in the CPA as well as the allowable development permitted under both scenarios. Parcel 19271-000-000, the largest parcel in the CPA, has the development potential for 654,707 square feet of light industrial uses. The proposed amendments to the Future Land Use Map in the application do not increase the overall development potential of the subject properties above and beyond the development potential allowed under the currently adopted Comprehensive Plan. Bringing these parcels into the EA-HMU area will instead allow the adopted development program to be developed as a cohesive community.

Based on the allowed uses under the EA-HCON land use, development is not anticipated to occur on the +/- 427 acres of newly converted conservation land.

Table 2: Adopted and Proposed Future Land Use Development Density

Parcel Number	Adopted FLU		Proposed FLU	
	Future Land Use	Allowable Development	Future Land Use	Allowable Development
19271-000-000	Light Industrial	654,707 SF Industrial	EA-HMU	654,707 SF Industrial
19826-000-000	Commercial	50,965 SF Commercial	EA-HMU	*
19826-002-000	Commercial	23,087 SF Commercial	EA-HMU	*
19825-000-000	Residential Medium Density	39 DU	EA-HMU	*
19750-005-000	Residential Medium Density	1 DU	EA-HMU	*
19837-002-000	Residential Medium Density	2 DU	EA-HMU	*
19837-002-001	Residential Medium Density	2 DU	EA-HMU	*

*The allowable development under the proposed FLU will not exceed the maximum development thresholds for commercial and residential development within EA-HMU.

TRIP END GENERATION COMPARISON

The daily trip generation of the adopted and proposed future land use development quantities was estimated using fitted curve equations published in *Trip Generation Manual* (Institute of Transportation Engineers, 9th edition, 2012). **Table 3** provides a comparison of daily trip end potential for the adopted and proposed future land use scenario. The industrial land will retain its current development potential; therefore, there is no net change in daily trips ends. Because the proposed FLU will not increase the allowable commercial or residential land uses within EA-HMU, the trips generated by these uses were not included in the trip end generation analysis. In fact, the proposed FLU amendment will actually result in a net decrease in trip end generation potential for the area as a whole. Based on the allowed EA-HCON uses, the proposed EA-HCON FLU area is not anticipated to affect traffic.

Table 3: Adopted and Proposed FLU Trip End Generation

Parcel Number	Adopted FLU			Proposed FLU			Net Trip End Difference
	ITE Land Use Code	Development Density	Daily Trip Ends	ITE Land Use Code	Development Density	Daily Trip Ends	
19271-000-000	110 General Light Industrial	654,707 SF	4,789	110 General Light Industrial	654,707 SF	4,789	0

SUMMARY

The proposed FLU for parcel 19271-000-000 results in an increase in allowable industrial development within the EA-HMU land use, but does not result in additional transportation impacts because it is proposed to only retain the 654,707 square-feet currently allowed under the adopted Future Land Use and Zoning designations for the property today. The proposed FLU for parcels 19826-000-000, 19826-002-000, 19825-000-000, 19750-005-000, 19837-002-000, and 19837-002-001 results in an overall net-decrease in transportation impacts because the EA-HMU commercial and residential maximum thresholds will not change. Bringing these parcels into the EA-HMU area will instead allow the adopted development program to be developed as a cohesive community. Similarly, converting +/- 427 acres of existing EA-HMU to EA-HCON will not result in an increase in traffic and may result in a net-decrease in transportation impacts based on the allowable uses.