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

December 29, 2016

TO: Clearinghouse Committee  
FROM: Scott R. Koons, AICP, Executive Director   
SUBJECT: Meeting Scheduled for January 5, 2017, at 3:30 p.m.

Several Committee-level review items were recently received by the Council which requires action prior to the next regularly-scheduled Council meeting.

Council procedures allow the Clearinghouse Committee to act on behalf of the Council in the review of local government comprehensive plan amendments which must be acted on prior to the next regularly scheduled meeting of the Council.

Therefore, there will be a meeting of the Clearinghouse Committee on January 5, 2017. The meeting will be held at the North Central Florida Regional Planning Council, 2009 NW 67th Place, Gainesville, Florida, beginning at 3:30 p.m.

It is procedurally acceptable to participate in the meeting via telephone for those of you who have longer distances to travel to Gainesville. However, we request that members attend in person if possible.

**For those attending by telephone conference call, please dial 888.670.3525 at 3:30 p.m. on the day of the meeting. Enter conference code number 5386341358, then #.**

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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.



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## MEETING NOTICE

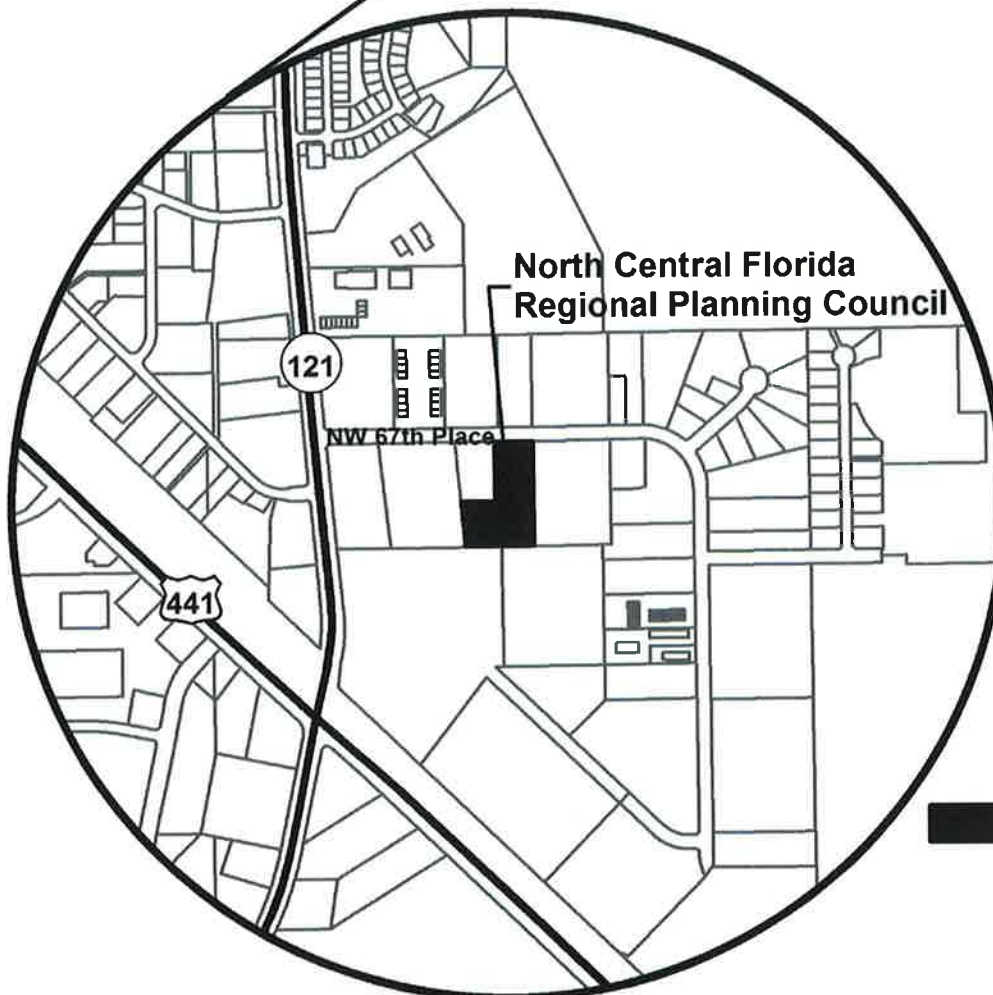
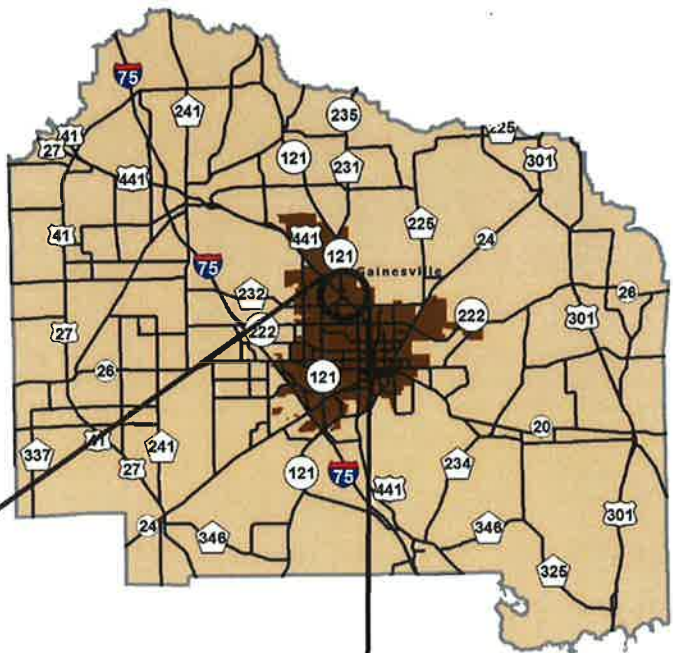
### CLEARINGHOUSE COMMITTEE

There will be a meeting of the Clearinghouse Committee of the North Central Florida Regional Planning Council on **January 5, 2017**. The meeting will be held at the **North Central Florida Regional Planning Council, 2009 NW 67th Place, Gainesville**, beginning at **3:30 p.m.**

(Location Map on Back)

# North Central Florida Regional Planning Council 2009 NW 67th Place Gainesville, FL 32653-1603

Directions: From the intersection of State Road 121 (also known as Northwest 34th Street) and U.S. Highway 441 (also known as Northwest 13th Street) in the City of Gainesville head North onto State Road 121 (also known as Northwest 22nd Street), travel approximately 1,000 feet to NW 67th Place, turn right (East) onto NW 67th Place, travel approximately 1,000 feet and the North Central Florida Regional Planning Council is on the right.



1 inch = 1,000 feet

 North Central Florida  
Regional Planning Council





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## AGENDA

### CLEARINGHOUSE COMMITTEE

North Central Florida Regional Planning Council Office  
Gainesville, Florida

January 5, 2017  
3:30 p.m

	<b><u>PAGE NO.</u></b>
I. APPROVAL OF THE DECEMBER 8, 2016 MEETING MINUTES	<b>5</b>
II. COMMITTEE-LEVEL REVIEW ITEMS	
<b><u>Comprehensive Plan Amendments</u></b>	
#13 - City of Alachua Comprehensive Plan Draft Amendments (DEO 17-1ESR)	<b>9</b>
#14 - City of Hawthorne Comprehensive Plan Adopted Amendment (DEO No. 16-1ESR)	<b>33</b>
#15 - Town of Fort White Comprehensive Plan Adopted Amendment (DEO 16-1ER)	<b>65</b>
#16 - City of Newberry Comprehensive Plan Draft Amendment (DEO No. 17-2ESR)	<b>101</b>
#17 - Town of Mayo Comprehensive Plan Draft Amendment (DEO No. 17-1ER)	<b>105</b>
#18 - City of Perry Comprehensive Plan Draft Amendment (DEO No. 17-1ESR)	<b>119</b>
#19 - City of Gainesville Comprehensive Plan Draft Amendment (DEO No. 16-3ESR)	<b>125</b>



NORTH CENTRAL FLORIDA REGIONAL PLANNING COUNCIL  
CLEARINGHOUSE COMMITTEE  
MINUTES

Holiday Inn Hotel and Suites  
Lake City, Florida

December 8, 2016  
6:00 p.m.

MEMBERS PRESENT

Beth Burnham  
Jim Catron  
William Hunter  
Larry Sessions, Vice-Chair  
Helen Warren  
Stephen Witt

MEMBERS ABSENT

James Montgomery, Chair  
Mike Williams

STAFF PRESENT

Steven Dopp

Noting the presence of a quorum, the meeting was called to order by Vice-Chair Sessions at 6:10 p.m.

I. APPROVAL OF THE NOVEMBER 16, 2016 MEETING MINUTES

**ACTION:** It was moved by Commissioner Patterson and seconded by Mr. Hunter to approve the November 16, 2016 meeting minutes as circulated. The motion carried unanimously.

II. COMMITTEE-LEVEL REVIEW ITEMS

- #8 - City of Newberry Comprehensive Plan Draft Amendment (DEO No. 17-1ER)
- #9 - Hamilton County Comprehensive Plan Draft Amendment (DEO No. 17-1DRI)
- #10 - Hamilton County Comprehensive Plan Adopted Amendment (DEO No. 15-1DRI)
- #11 - Town of Greenville Comprehensive Plan Draft Amendment (DEO No. 17-1ER)

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.

With regards to items #8, City of Newberry Comprehensive Plan Draft Amendment, and #9, Hamilton County Comprehensive Plan Draft Amendment, Mr. Dopp stated the staff reports find that significant adverse impacts may occur to segments of the Regional Road Network as a result of the amendments as well as to adjoining local governments. Mr. Dopp further stated the staff reports for the two items recommend that the local governments incorporate Transportation Planning Best Practices contained in the North Central Florida Strategic Regional Policy Plan as goals and policies in the local government comprehensive plans.

Mr. Dopp further noted the staff report for item #10, Hamilton County Comprehensive Plan Adopted Amendment finds that no significant adverse impacts are anticipated to regional facilities or adjoining local governments.

With regards item #11, Town of Greenville Comprehensive Plan Draft Amendment, Mr. Dopp stated the staff report finds that that no significant adverse impacts are anticipated to regional facilities. He further noted the staff report finds that impacts to adjoining local governments cannot be determined.

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

The meeting adjourned at 6:30 p.m.

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James Montgomery, Chair

1/5/17

## **COMMITTEE-LEVEL ITEMS**



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

Regional Planning Council: North Central FL  
Review Date: 1/5/17  
Amendment Type: Draft Amendments

Regional Planning Council Item No.: 13  
Local Government: City of Alachua  
Local Government Item No.  
City Ordinance Nos.: 17-01 and 17-02  
State Land Planning Agency Item No: 17-1ESR

Date Mailed to Local Government and State Land Planning Agency: 1/6/17 (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**

City item 17-01 reclassifies 21.64 acres from Agriculture ( up to 1 dwelling unit per 5 acres) to Moderate Density Residential (up to 4 dwelling units per acre. City item 17-02 limits the maximum density of the subject property of City item 17-01 to 0.93 units per acre (see attached).

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

The subject property is located in an Area of High Recharge Potential to the Floridan Aquifer which is identified and mapped as a Natural Resource of Regional Significance in the North Central Florida Strategic Regional Policy Plan. Nevertheless, significant adverse impacts to Natural Resources of Regional Significance are not anticipated as a result of the amendments as the City Comprehensive Plan contains policy direction to prevent significant adverse impacts to the natural resource (see attached).

The subject property is located adjacent to Interstate Highway 75 which is identified and mapped in the regional plan as part of the Regional Road Network. However, the nearest Interstate Highway 75 interchange is located further than one-half mile from the subject property. Therefore, significant adverse impacts are not anticipated to occur to the Regional Road Network as a result of the City comprehensive plan amendments (see attached).

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

Significant adverse extrajurisdictional impacts to adjacent local governments are not anticipated to occur as a result of the amendments.

**Request a copy of the adopted version of the amendment?**

Yes   X   No           

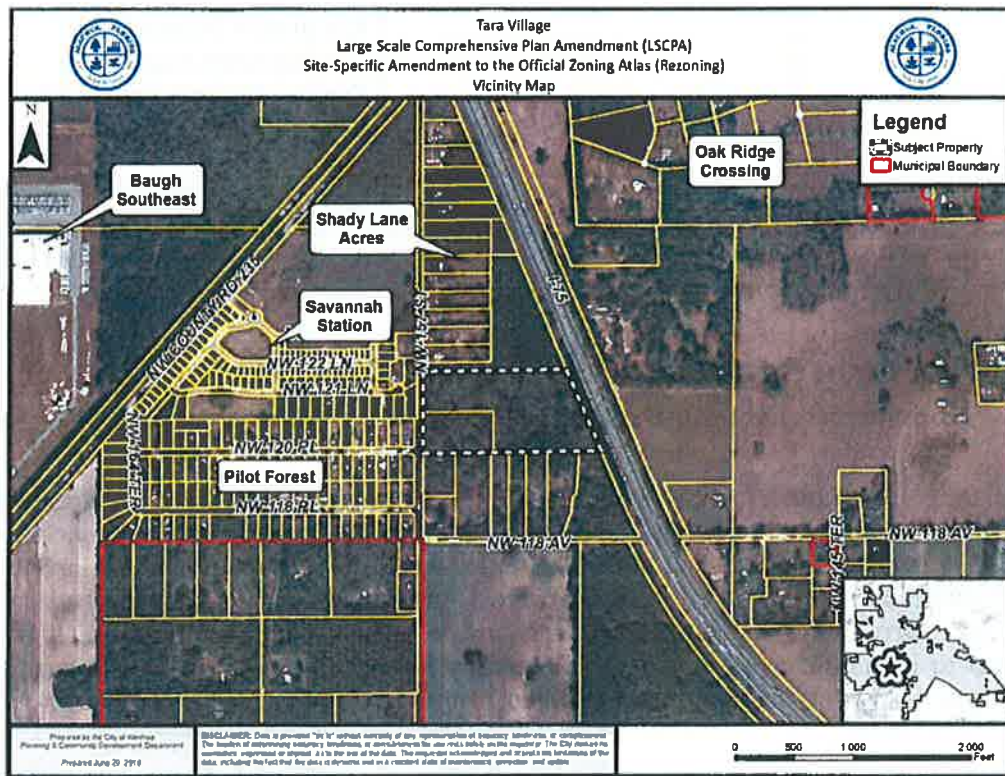
Not Applicable           

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

Google Maps

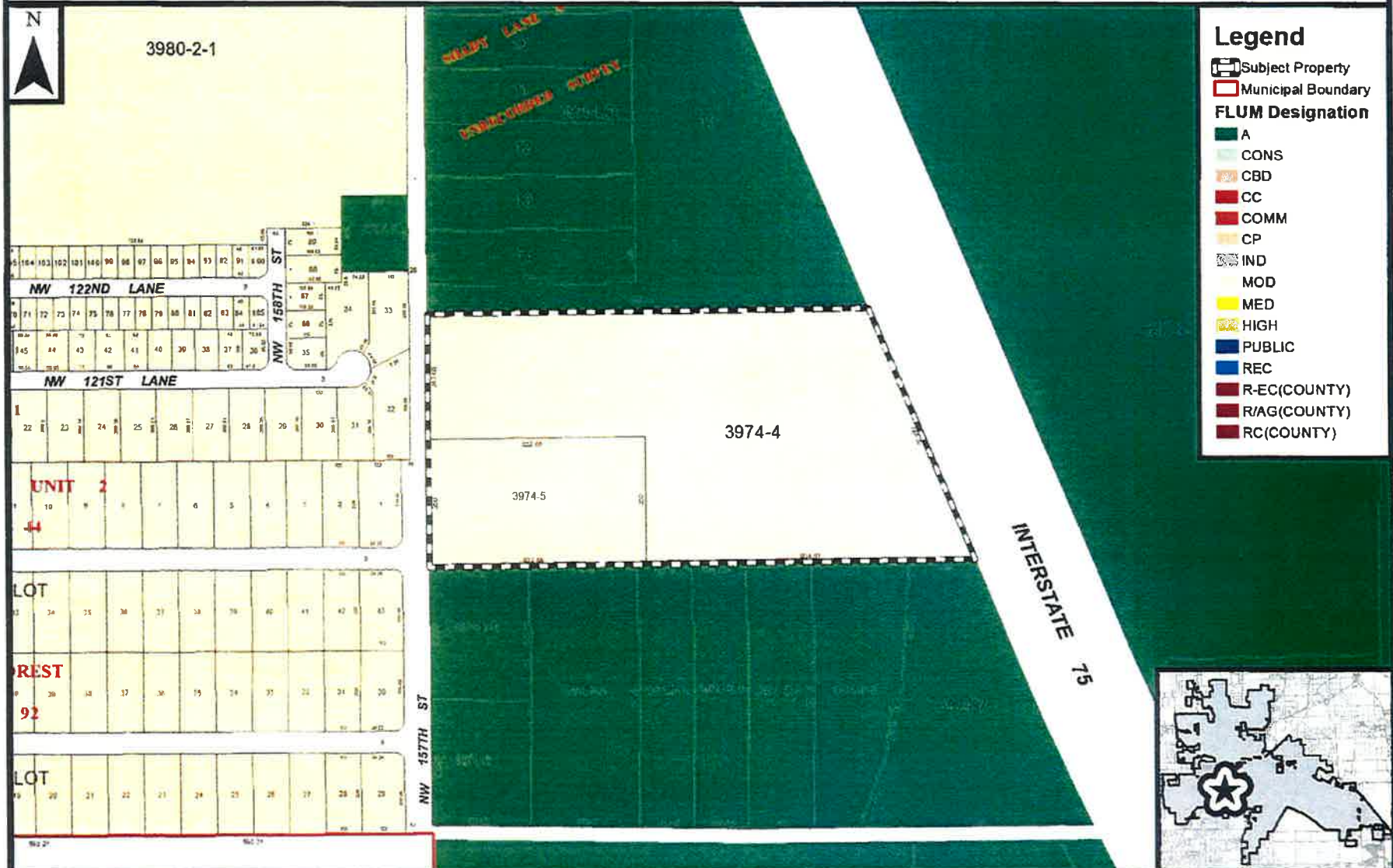


SUBJECT PROPERTY





Tara Village  
Large Scale Comprehensive Plan Amendment (LSCPA)  
Site-Specific Amendment to the Official Zoning Atlas (Rezoning)  
Proposed Future Land Use Map (FLUM)



Prepared by the City of Alachua  
Planning & Community Development Department  
Prepared June 20, 2018

**DISCLAIMER:** Data is provided "as is" without warranty of any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, timeliness, or completeness for use rests solely on the requestor. The City makes no warranties, expressed or implied, as to the use of the data. The requestor acknowledges and accepts the limitations of the data, including the fact that the data is dynamic and in a constant state of maintenance, correction, and update.



## **EXCERPTS FROM CITY COMPREHENSIVE PLAN AMENDMENT**



**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: The City shall 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 with 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 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.

**Objective 1.3:**

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

**Policy 1.3.a:** 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.

**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 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 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.

**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:

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 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:**

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

**Policy 5.1.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.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.
- 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.



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

Regional Planning Council: North Central Fl  
Review Date: 1/5/17  
Amendment Type: Adopted Amendment

Regional Planning Council Item No.: 14  
Local Government: City of Hawthorne  
Local Government Item No. Ord. 2016-09  
State Land Planning Agency Item No: 16-1ESR

Date Mailed to Local Government and State Land Planning Agency: 1/6/17 (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. The amendment also reclassifies approximately 427 acres from Envision Alachua-Hawthorne Mixed Use to Envision Alachua-Conservation. Finally, the amendment also reclassifies approximately 60 acres 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 are not anticipated to occur within nearby unincorporated Alachua County as a result of the amendment (see attached).

**Request a copy of the adopted version of the amendment?**

Yes \_\_\_\_\_ No \_\_\_\_\_

Not Applicable \_\_\_\_\_ X \_\_\_\_\_

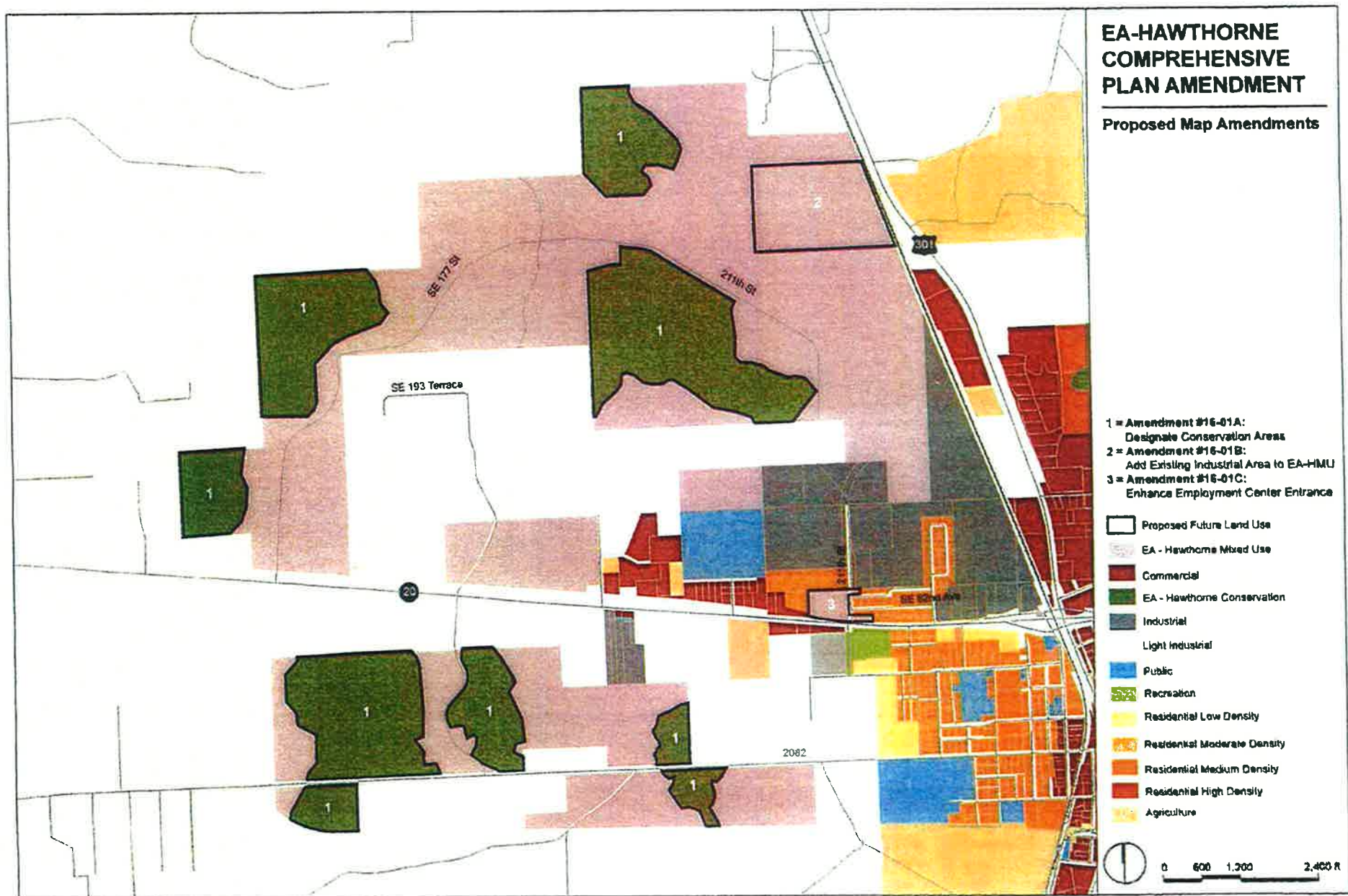
It is recommended that these findings be forwarded to the City and the Florida Department of Economic Opportunity.

## **PROPERTY AFFECTED BY THE AMENDMENT**

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## **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

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

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

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

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

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

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

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

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

Conservation uses shall be limited to public access, native vegetative community restoration residential and non-residential uses necessary to manage such 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.

34

35

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 3,504,707 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

Unit Development zoning for the property.

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

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

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

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

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

Policy I.15.7 EA-HMU Conservation Lands Wetlands. Wetlands are defined as those areas regulated as jurisdictional wetlands by the State of Florida as of the date of adoption of this amendment. Wetland acreage and function within the EA-HMU area shall be protected through compliance with state and federal environmental permitting requirements. The EA-HMU area shall be designed such that there will be no net loss of wetland function. The priority locations for wetland mitigation shall first be within EA-HMU or EA-HCON, second within or adjacent to the city boundaries and third within 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  
34 Policy I.15.21 Wetland Alterations. Structural and hydrologic alterations to wetlands within  
35 areas designated EA-HMU and EA-HCON shall be designed to ensure that  
36 natural hydroperiods and functions for remaining unaltered portions of such  
37 wetlands are maintained.
- 38 Policy I.15.22 Wetland Mitigation. Wetland mitigation for development activity within areas  
39 designated EA-HMU and EA-HCON shall:

- 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, 9<sup>th</sup> 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.

## **CITY RESPONSE TO ALACHUA COUNTY COMMENTS**





December 2, 2016

The Honorable Ken Cornell, Chair  
Alachua County Board of County Commissioners  
12 SE 1<sup>st</sup> Street  
Gainesville, Florida 32601

RE: "Envision Alachua" Proposed Comprehensive Plan Amendment (Hawthorne 16-1ESR)

Dear Chairman Cornell,

The City of Hawthorne appreciates the County's continued participation in the City's comprehensive plan amendment (CPA) process. The City is in receipt of the County's comment letter in reference to CPA 16-1 (Hawthorne 16-1ESR), dated October 25, 2016.

As the Board is aware, CPA 16-1 was voluntarily initiated by the property owner to address issues raised by the County during the annexation and CPA 15-2 amendment processes. These issues were discussed by the City Commission and Chairman Hutchinson at a workshop on January 12, 2016. The amendments contained in CPA 16-1 reflect the proposed solutions identified by the Commission during that workshop.

Proposed CPA 16-1 provides for the creation of nearly 427 acres of conservation land, additional wetland protection policies (same as Gainesville), as well as requiring EA Hawthorne lands to rezone to Planned Unit Development (PUD) to adequately address land use compatibility issues at a site-specific level.

In its evaluation and coordination with reviewing agencies the City has determined that (1) the new amendments causes no *additional* impacts, instead it provides more restrictions; (2) without this CPA, EA-Hawthorne can continue development without the additional environmental protections offered by the EA-HCON conservation land and additional wetland policies; and (3) the applicant has made a good-faith effort to address the issues raised by the County. These amendments support and are not in conflict with the County's suggested changes. The County's plan provides context appropriate policies that serve the unincorporated area, which are not contextually supportive of a developing and urbanizing Hawthorne area.

Again, we appreciate the continued interest and involvement in the City of Hawthorne's comprehensive plan and look forward to seeing you or a County representative at the adoption hearing on December 6, 2016 at 6:00 pm at City Hall.

Sincerely,

A handwritten signature in black ink, appearing to read "Matthew Surrency", with a long, sweeping horizontal line extending to the right.

Matthew Surrency, Mayor

CC: Board of County Commissioners  
Dr. Lee A Niblock, County Manager



November 29, 2016

Ellen Vause  
Hawthorne City Manager  
6700 SE 221st Street  
Hawthorne, FL 32640

**RE: CPA 16-1 Response to Alachua County Review Comments**

Ms. Vause:

On behalf of Plum Creek Land Company, the land owner and applicant of CPA 16-1, we offer this letter to the City in response to the review comments issued by Alachua County.

As you know, this Comprehensive Plan Amendment (CPA) was initiated by the land owner to address issues raised by the Board of County Commissioners and discussed at the Hawthorne City Commission workshop held on January 12, 2016. The CPA includes text and map amendments intended to provide additional protection for major environmental systems, greater protection for individual wetlands through increased buffer requirements and more assurance of land use compatibility for adjacent land uses. The Future Land Use map amendment designates 426 acres with the newly created future land use category of EA-Hawthorne Conservation which includes major wetland areas that will be protected from future development activity.

The increase in required wetland buffers mirror the standards found in the City of Gainesville regulations, exceeding requirements found in the current Hawthorne Code and Comprehensive Plan as well as St. Johns River Water Management District regulations. In addition, new text is proposed requiring that EA-Hawthorne Land Uses must be re-zoned Planned Unit Development (PUD). Recent revisions made to the Hawthorne PUD ordinance ensures that compatibility of adjacent land uses is adequately addressed through the PUD rezoning process.

The comments issued by Alachua County on October 25<sup>th</sup> include two main topics, as stated below (followed by the applicant's response):

***Comment # 1. Land Use Conflicts with Adjacent "Rural/Agricultural" Areas Designated in the Alachua County Comprehensive Plan.***

**Response: The City of Hawthorne has existing Comprehensive Plan Policies and Land Development Regulations to ensure compatibility between adjacent land uses.**

The County letter cites several Comprehensive Plan policies that address the interface between industrial uses and uses within the Rural/Agriculture area. Specifically, these policies address the need for appropriate setbacks, buffers and other provisions designed to address noise, odor

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and related impacts. The EA-Hawthorne project addresses these issues in part in both the Comprehensive Plan Amendment and in the forthcoming PUD zoning application, which are proposed in addition to the existing Hawthorne Comprehensive Plan and LDR requirements. As you know, the Comprehensive Plan provides a more general framework of permitted uses and higher level standards with the implementing PUD zoning providing more detailed standards related to development.

Currently, Comprehensive Plan Policy I.6.5 states *The City's land development regulations shall require that where a commercial or industrial use is erected or expanded on land abutting a residential district, then the proposed use shall provide a landscaped buffer. A masonry or wood opaque structure may be substituted for the planted buffer.* The land development regulations for Light Industrial (LI) zoning requires a 25-foot buffer that is 80 percent or more opaque between two and six feet above average ground level or a fence or wall 6 feet in height surrounding an LI site abutting a residential district.

Amendments proposed in CPA-16-1 provide a specific policy to address land use adjacency where it states:

*Objective 1.15: Lands designated EA-HMU and EA-HCON shall be implemented by Planned Unit Development zoning and such zoning shall promote protection of natural resources while strengthening the economic viability of the City.*

Existing section 4.17.7 of the Hawthorne Land Development Regulations includes criteria for evaluating external compatibility for Planned Unit Developments. The requirement that the EA-Hawthorne land uses are implemented through a rezoning to PUD provides maximum assurance that compatibility with adjacent uses will be addressed in ways not feasible through generic zoning classifications. The PUD will be evaluated by the City Commission using the following PUD standards:

**4.17.7. Requirements for planned unit developments.**

8. *External compatibility. All land uses proposed within a planned unit development shall be compatible with existing and planned uses of properties surrounding the planned unit development; internal uses shall be able to coexist in relative proximity to existing or planned surrounding uses in a stable fashion over time such that neither internal or surrounding uses are unduly, negatively impacted, directly or indirectly by the proposed uses. An evaluation of the external compatibility of a planned unit development should be based on consideration of the following factors:*
  - a. *The proposed planned unit development uses closest to the perimeter of the site, and the conditions and limitations thereon;*
  - b. *The type, number, and location of surrounding external uses;*
  - d. *The comprehensive plan designation and zoning on surrounding lands;*
  - and
  - e. *Any other factor deemed relevant to the privacy, safety, preservation, protection, or welfare of lands surrounding the planned unit development and any existing or planned use of such lands.*

In addition to the comprehensive plan policies and LDR requirements, the forthcoming PUD zoning application will provide additional design standards designed to assure compatibility with

adjacent uses by addressing such factors as noise, lighting, landscaping, and requirements for service area screening (as required in LDR Section 4.17.7 cited above).

In addition, the requirements for compatibility within the City of Hawthorne's Land Development Regulations for PUDs exceed Alachua County's required buffers for light industrial uses adjacent to agricultural zoned properties, shown in the following table found in the Alachua County Comprehensive Plan Future Land Use Element (page 125):

**Buffer Group Matrix Table: Alachua County Comprehensive Plan Future Land Use Element**

BUFFER GROUP MATRIX -- Adjacent Existing Use or / Future Land Use Designation

	Agriculture	Low Density	Medium Density	Medium-High Density	High Density	Office	Neighborhood Convenience	Tourist/ Entertainment	Roadway Commercial	Activity Center Commercial	Light Industry	Heavy Industry
Agriculture	*	Ag	Ag	Ag	Ag	*	*	*	*	*	*	*
Low Density	Ag	*	L	M	H	M	M	M	H	M - H	M - H	H
Medium Density	Ag	M	*	L	M	L	M	L - M	M	L - M	M - H	H
Medium-High Density	Ag	H	M	*	L	L	L - M	L - M	M	L	M - H	H
High Density	Ag	H	M	L	*	L	L - M	L - M	M	L - M	M - H	H
Office	*	H	M	M	M	*	L	*	*	* - L	L	M
Neighborhood Convenience	*	M - H	M	L - M	L - M	L	*	L	*	* - L	L	M
Tourist Entertainment	*	M - H	L - M	L - M	L - M	*	L	*	L	* - L	M	M
Roadway Commercial	*	H	M	M	M	*	*	L	*	* - L	L	M
Activity Center Commercial	0	M - H	L - M	L	L	* - L	L	L	L	*	L	M
Light Industry	*	M	M	M	M	L	L	M	L	L - M	*	L
Heavy Industry	M	H	H	H	H	M	M	M	M	M	L	*

**BUFFER GROUPS**

AG	Combination of hedges and shrubs
L	Low density combination of canopy and understory trees
M	Medium density combination of canopy and understory trees and shrubs with screening
H	High density combination of canopy and understory trees, shrubs, and evergreen/conifers with screening
*	No buffer required

**Comment #2. Lack of Connectivity of Conservation Areas and Potential Impacts to On-Site and Downstream Wetlands, Floodplains and Surface Waters.**

**Response:** The CPA has both map and text amendments providing additional environmental protection standards, exceeding what is currently in the adopted City of Hawthorne Comprehensive Plan of 2011.

As previously stated, the CPA contains a Future Land Use Map Amendment removing approximately 426.85 acres (approximately 70% wetlands and 30% uplands) from the adopted EA-HMU future land use designation and placing these lands into a newly created EA-Hawthorne Conservation future land use designation. This acreage constitutes approximately 29.8% of the entire EA-Hawthorne property removed from future development. This is a voluntary effort that is not commonly seen at the Comprehensive Plan stage and shows a good-faith effort to protect the largest, most contiguous environmental systems through designation with the newly created EA-HCON future land use designation.

The proposed size and location of the HCON lands were determined in large part as a result of the analysis provided by the project environmental consultant, Breedlove, Dennis & Associates, Inc. (BDA). As stated in the May 17, 2016 memo from BDA environmental consultants, included with the Comprehensive Plan Application, *EA-Hawthorne has been designed for ecological sustainability, reducing landscape fragmentation of the primary wetland systems, conserving ecosystem integrity, and providing a framework around which to design a compact mixed-use footprint and incorporate infrastructure efficiently....EA-HCON considers the broader regional landscape setting within which the lands occur in order to maintain environmental linkages in regional landscape while accommodating transportation for lands targeted for industrial, urban, and residential uses. EA-HCON was designed using science-based environmental planning principles to create a green infrastructure that protects the long-term viability and functionality of key ecosystems and sustains resident wildlife populations while planning for transportation corridors and other human uses...EA-HCON includes all wetland strands and isolated wetlands greater than 25 acres in size...These wetland ecosystems help to ensure long-term regional water quality, water supply, flood protection, and conservation of biodiversity, including rare, imperiled, and common species of plants and animals.*

CPA 16-1 also contains the following specific policy to further address natural resource protection:

***Policy 1.15.19 Natural Resource Protection Buffers.*** *The implementing Planned Unit Development zoning for areas designated EA-HMU, shall require retention of existing natural vegetative buffers with a 35 feet minimum width and 50 feet average width along the edges of all protected wetlands within EA-HMU and EA-HCON excluding transportation corridors.*

This policy requires the same wetland buffer standards within EA-Hawthorne as required by the City of Gainesville. The City of Gainesville Comprehensive Plan Policy 1.1.1b.7 requires a *minimum buffer distance of 35 ft. and an average buffer distance of 50 feet between the landward extent of any wetland and the developed area.* This is a more appropriate standard for wetland protection for areas where urbanization is anticipated as opposed to the rural standards applied by Alachua County in unincorporated areas.

CPA 16-1 contains additional policies regarding wetlands, including the following:

***Policy 1.15.20 Wetland Avoidance Standards.*** *Development activity within areas designated EA-HMU and EA-HCON shall not be authorized in wetlands or wetland buffers except when all of the following conditions are met:*

- a. The applicant has avoided adverse impact to the wetland and buffer to the maximum extent practicable; and*
- b. The applicant has minimized adverse impact to the wetland and buffer to the maximum extent practicable; and*
- c. The applicant has provided appropriate mitigation for adverse impact to the wetland and buffer.*

***Policy 1.15.21 Wetland Alterations.*** *Structural and hydrologic alterations to wetlands within areas designated EA-HMU and EA-HCON shall be designed to ensure that natural hydroperiods and functions for remaining unaltered portions of such wetlands are maintained.*

CPA 16-1 also contains requirements for the provision of open space that exceed current Hawthorne comprehensive plan policy. Specifically, proposed Policy 1.1.2 states that *EA-HMU shall provide a minimum of 20% open space measured over the entire area designated EA-HMU.*

This policy, in combination with the proposed EA-HCON areas, will place more land in open space than is typically found in Alachua County. The EA-HCON lands account for approximately 25% of EA-Hawthorne lands located north of State Road 20. Meeting the EA-HMU 20% open space requirement results in approximately 160 acres (15%) of the lands located north of State Road 20 (initial area proposed for rezoning to PUD). The combined open space within EA-HCON and EA-HMU is approximately 425 acres (40% of the site included in the initial rezoning).

We hope this letter provides additional background information that helps outline the merits of the proposed Comprehensive Plan Amendment. As we have demonstrated throughout this process, we look forward to continuing to work closely with the City to provide a project that creates much needed economic development activity in the City, balanced with a design framework that protects natural resources and respects the existing adjacent land uses.

Sincerely,

A handwritten signature in black ink, appearing to read "Clay Sweger".

Clay Sweger, AICP, LEED AP  
Principal / Director of Planning



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

Regional Planning Council: North Central Fl  
Review Date: 1/5/17  
Amendment Type: Adopted Amendment

Regional Planning Council Item No.: 15  
Local Government: Town of Fort White  
Local Government Item No.: Ord. 185-207  
State Land Planning Agency Item No.: 16-1ER

Date Mailed to Local Government and State Land Planning Agency: 1/6/17 (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 Town is amending the text and the Future Land Use Plan Map of the Town Comprehensive Plan based on an evaluation completed by the Town to reflect changes in state requirements pursuant to Section 163.3191, Florida Statutes. More specifically, the amendment amends the text of the Future Land Use Element; the Traffic Circulation Element; the Housing Element; the Infrastructure Element; the Conservation Element; the Recreation and Open Space Element; the Intergovernmental Coordination Element and the Capital Improvements Element. Additionally, the Town is adding a Public Schools Element to its Comprehensive Plan (see attached excerpts).

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

The Town is bisected by U.S. Highway 27 and State Road 47, both of which are identified in the North Central Florida Strategic Regional Policy Plan as Regional Transportation Facilities. Additionally, the Town is located within an Area of High Recharge Potential to the Floridan Aquifer, which is identified and mapped as a Natural Resource of Regional Significance in the Regional Plan. Nevertheless, significant adverse impacts are not anticipated to facilities or Natural Resources of Regional Significance as the amendment does not result in an increase in allowable density or intensity of use.

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

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

**Request a copy of the adopted version of the amendment?**

Yes \_\_\_\_\_ No \_\_\_\_\_

Not Applicable \_\_\_\_\_ X \_\_\_\_\_

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

**DRAFT**



**EXCERPTS FROM THE  
TOWN COMPREHENSIVE PLAN AMENDMENT**



## Capital Improvements Element

Goal VIII: The Town shall adopt and implement a capital improvements program which coordinates the timing and prioritizes the delivery of the needs addressed within the other elements of this comprehensive plan.

Objective VIII.1: The Town shall provide capital improvements to correct the existing and projected deficiencies as identified within the schedule of improvements and funding of this plan element, by adopting an annual capital improvements budget every year which is consistent with the schedule of improvements and funding.

Policy VIII.1.1: The Town shall assess the level of service for the public facilities which have adopted level of service standards established by the Comprehensive Plan, on an annual basis, prior to or concurrent with the Town's budget process.

Policy VIII.1.2: The Town shall schedule only those projects which are consistent with the goal, objectives and policies of this Comprehensive Plan and which do not exceed the Town's fiscal capacity.

Policy VIII.1.3: The Town shall identify those existing or projected public facility needs, which occur or are projected to occur, due to deficiencies in the maintenance of adopted levels of service standards. Project needs shall be based upon growth rate and development approvals.

Policy VIII.1.4: The Town shall prioritize all proposed capital improvement projects according to the following guidelines:

Priority 1: The capital improvement projects identified which are imminently needed to protect the public health and safety shall be given the highest priority;

Priority 2: The capital improvements projects related to the maintenance and operation of existing facilities, which due to existing or projected needs, do not or are not expected to meet with adopted level of service standard for such facility shall be given the second order of priority;

Priority 3: The capital improvement projects that replace obsolete or worn out facilities or to make a logical extension of facilities within adopted community service areas shall be given the third order of priority; and,

Priority 4: The capital improvement projects, which due to deficiencies based upon the established level of service standard within the Compre-

hensive Plan, are needed to provide public facilities to areas which have received development approval prior to the adoption of this Comprehensive Plan shall be given the fourth order of priority.

Priority 5: All other capital improvements shall be given fifth order of priority.

Policy VIII.1.5: In coordination with state agencies and the Suwannee River Water Management District, the Town shall include necessary capital improvement projects proposed in those agencies' plans for public facilities within Town limits in its Five Year Schedule of Capital Improvements.

Policy VIII.1.6: The Town shall review the effectiveness of the capital improvements planning program through the Procedure for Monitoring and Evaluation of the Capital Improvements Element, within this plan element.

Objective VIII.2: The Town shall require that all decisions regarding the issuance of development permits shall be consistent with the established level of service standards adopted for public facilities within the Comprehensive Plan.

Policy VIII.2.1: The Town shall maintain the adopted level of service standards for public facilities as found in the Traffic Circulation Element, Infrastructure Element, and Recreation and Open Space Element, and shall use those level of service standards in reviewing impacts of new development and redevelopment upon the provision of public facilities.

Policy VIII.2.2: The Town shall require that public facilities which serve new development and redevelopment have a capacity which meets or exceeds the adopted level of service standard at the time the development permit is issued.

Policy VIII.2.3:  
The Town adopts the following level of service standards for public school facilities:

<u>School Type</u>	<u>Level of Service Standard</u>
<u>Elementary</u>	<u>100 percent of permanent Florida Inventory of School Houses (FISH) capacity, as adjusted annual by the Columbia County School Board to account for measurable programmatic changes.</u>

<u>School Type</u>	<u>Level of Service Standard</u>
<u>Middle</u>	<u>100 percent of permanent Florida Inventory of School Houses (FISH) capacity, as adjusted annual by the Columbia County School Board to account for measurable programmatic changes.</u>
<u>Middle/High</u>	<u>100 percent of permanent Florida Inventory of School Houses (FISH) capacity, as adjusted annual by the Columbia County School Board to account for measurable programmatic changes.</u>
<u>High</u>	<u>100 percent of permanent Florida Inventory of School Houses (FISH) capacity, as adjusted annual by the Columbia County School Board to account for measurable programmatic changes.</u>

Policy VIII.2.4:

The Town shall maximize efficient use of existing and planned infrastructure by coordinating with the Columbia County School Board on future school sites that take advantage of existing and planned roads, potable water, sanitary sewer, parks, and drainage systems.

Objective VIII.3: The Town shall require developers to provide for facility improvements necessitated by the development in order to adequately maintain adopted level of service standards and to provide for the public health, safety and welfare.

Policy VIII.3.1: In proposed subdivisions that include an existing street, the Town shall require the improvement of the street network so that it conforms to the standards established within the land development regulations.

Policy VIII.3.2: The Town shall maintain subdivision standards that require the provision of paved streets, sidewalks, street lights, fire hydrants, curb and gutter, extension of water mains, and stormwater facilities to accommodate the impacts of new development.

Objective VIII.4: The Town shall maintain a capital improvements budgeting process to manage the fiscal resources of the Town, so that needed capital im-

provements, identified within the Comprehensive Plan, are provided for existing and future development and redevelopment.

Policy VIII.4.1: The Town shall incorporate within its annual budgeting process, a capital improvements budget which addresses the needed projects found in the schedule of improvements and funding of this plan element.

Policy VIII.4.2: The Town shall limit the issuance of development permits to areas where the adopted level of service standards for the provision of public facilities found within the Comprehensive Plan are maintained. This provision shall also include areas where development orders were issued prior to the adoption of the Comprehensive Plan.

Policy VIII.4.3: The Town shall maintain a policy as part of the annual capital improvements budgeting process to issue revenue bonds only when the maximum total of the annual payment for all revenue bonds does not exceed 20 percent of the Town's annual non-ad valorem operating revenues.

Policy VIII.4.4: The Town shall maintain a policy as part of the annual capital improvements budgeting process to request issuance of general obligation bonds only when the maximum general obligation bonding capacity does not exceed 20 percent of the property tax base.

Policy VIII.4.5: The Town may apply for federal or state grant funding for projects which recognize the policies of other elements of this comprehensive plan whenever available and where it has been determined that the Town has a competitive standing in any ranking process for determining program award.

Policy VIII.4.6: The Town shall limit the extension of public facility geographic service areas to the corporate limits of the Town, except in cases where service provision is necessary outside of that service area to address an issue of public health and safety.

## IMPLEMENTATION

### FIVE YEAR SCHEDULE OF IMPROVEMENTS

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

TABLE VIII – 1

<b>FIVE-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS (Continued)</b> <b>2007-2012</b> <b>2016-2021</b>						
<b>Projects Element Consistency</b>	<b>FY07/08 FY16-17</b>	<b>FY08/09 FY17/18</b>	<b>FY09/10 FY18/19</b>	<b>FY10/11 FY19/20</b>	<b>FY11/12 FY20/21</b>	<b>Funding</b>
	<b>Infrastructure</b>					
Train Depot Recreation & Open Space Element	\$267,500	\$0	\$0	\$0	\$0	2006 Historic Preservation Special Category Projects Grant—Florida Dept. of State, Historic Resources
Extend sidewalk from high school to community center.	\$100,000	\$0	\$0	\$0	\$0	Grant from Florida Department of Transportation.

<b>FIVE-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS (Continued)</b> <b>2007-2012</b> <b>2016-2021</b>						
<u>Resur-face Yu-lan Street.</u>	<u>\$200,000</u>	\$0	\$0	\$0	\$0	<u>Grant from Florida Department of Transportation.</u>
<u>Sidewalk US 27 from SW Blue Jay Ct to TD Bank Building</u>	\$0	\$0	\$0	\$287,842	\$0	Federal and/or State
	Public Schools					
<u>Pinecunt School—Construction of Building 5 (176 student stations)</u>			\$438,826	\$1,413,221		GCSB
<u>Fort White Middle School—Completion of Middle School Wings (440 student stations)</u>	\$800,000					GCSB
<u>Challenge Learning Center—Replace existing potables</u>					\$1,207,323	GCSB

Parks & Recreation			
Proposed Project	Year	Scope	Grant Funds Available
<u>Town Park Im-</u> <u>provements, Phase</u> <u>1</u>	<u>2016-201</u> <u>7</u>	<u>The project consists of the reconstruction</u> <u>of existing clay softball field to meet sports</u> <u>standards, installation of new perimeter</u> <u>fencing, addition of dugouts and bases.</u>	<u>FRDAP Grant</u>
<u>Mayor's Park Im-</u> <u>provements</u>	<u>2016-201</u> <u>7</u>	<u>The project consists of the construction of</u> <u>a new pavilion, addition of picnic benches,</u> <u>park benches and bike racks. Improve-</u> <u>ments will also support the Ichetucknee to</u> <u>O'Leno Trail greenway trail.</u>	<u>FRDAP Grant</u>
<u>Town Park Im-</u> <u>provements, Phase</u> <u>2</u>	<u>2017-201</u> <u>8</u>	<u>The project consists of reconstruction of</u> <u>the basketball court and the addition of</u> <u>support facilities including restrooms and</u> <u>storage facilities for equipment and main-</u> <u>tenance.</u>	<u>FRDAP Grant</u>
<u>Town Park Im-</u> <u>provements, Phase</u> <u>3</u>	<u>2017-201</u> <u>8</u>	<u>The project consists of the new construc-</u> <u>tion of playground equipment, parking and</u> <u>landscaping and the addition of bike racks</u> <u>and park benches.</u>	<u>FRDAP Grant</u>



## Conservation Element

Goal V: Conserve, through appropriate use and protection, the resources of the Town to maintain the integrity of natural functions.

Objective V.1: The Town shall protect air quality through the appropriate siting of development and associated public facilities.

Policy V.1.1: The Town shall require that all appropriate air quality permits area obtained prior to the issuance of development orders, so that minimum air quality levels established by the Florida Department of Environmental ~~Regulation~~ Protection are maintained in the Town.

Objective V.2: The Town, in order to protect the quality and quantity of current and projected water sources, hereby establishes a 300- 500-foot wellfield protection area around community water system wells. In addition, the Town in order to protect high aquifer recharge areas shall limit development in these areas.

Policy V.2.1: The Town shall as part of the development review process require the coordination of development plan with the Florida Department of Environmental ~~Regulation~~ Protection and Suwannee River Water Management District to assist in monitoring uses which may impact the Town's current and projected water sources.

Policy V.2.2: The Town shall prohibit uses within or adjacent to the water resources of the Town which would violate water quality anti-degradation rules established by the Florida Department of Environmental ~~Regulation~~ Protection.

Policy V.2.3: The Town shall identify and make recommendations, where appropriate, for the purchase of environmentally sensitive lands under the Florida ~~Forever Program or Save Our Rivers Program~~.

Policy V.2.4: The Town shall require that post-development runoff rates and pollutant loads do not exceed pre-development conditions.

Policy V.2.5: The Town shall require all new development to maintain the natural functions of environmentally sensitive areas, including ~~by~~but not limited to active karst areas and areas of high aquifer recharge, so that the long term environmental integrity and economic and recreational value of these areas is maintained.



# Town of Fort White, FL

## Comprehensive Plan Future Land Use Element ~~Effective Date May 8, 2008~~

Introduction: The Future Land Use Element sets forth the general land use patterns for the Town and policies to guide land use development through year 2030.

GOAL I: The Town shall accommodate growth in an environmentally and fiscally responsible manner, ensuring a high quality of life for its current and future residents.

Objective I.1: The Town shall maintain a Future Land Use Map that will enable Fort White to preserve its small town, rural character; make efficient use of existing public facilities and services; and provide for a healthy community.

Policy I.1.1: The Town shall designate ~~allocates~~ conservation, recreation, agriculture, public, residential (including mobile homes), commercial, and industrial uses, which are based on and consistent with the following future land use classifications and corresponding standards for densities and intensities:

a. **Agriculture.** Agriculturally classified lands are lands which are predominantly used for crop cultivation, livestock, specialty farms, silviculture, apiculture, equestrian activities, fairgrounds, public and private schools, and single-family residential dwelling units.

Gross residential density in the Agricultural future land use category shall be limited to less than or equal to 1.0 dwelling unit per 2.5 acres. Gross residential density in the Agricultural future land use category may be increased to 1 dwelling unit per acre with the use of a cluster subdivision as described in Policy I.4.2 or a conservation subdivision as described in Policy I.4.3. In order to receive the density bonus, the subdivision must include 50% of the total acreage as usable, connected, common open space. In no instance shall the net density of the clustered or conservation subdivision exceed 2.0 dwelling units per acre.

Agricultural nonresidential intensity shall be limited to less than or equal to 0.5 floor area ratio.

b. **Public.** Lands classified as public consist of public buildings and grounds, other public facilities (including wastewater treatment plant facilities, solid waste facilities, drainage facilities and potable water facilities), public elementary, middle, and high schools, community colleges and public universities. Public uses may exist in any future land use category.

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

c. **Conservation.** Lands classified as conservation use are public lands devoted to the conservation of the unique natural functions within these lands. Conservation uses shall be limited to public access, native vegetative community restoration, and residential and non-residential uses necessary to manage such conservation lands (i.e., ranger stations, research stations and park amenities).

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

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

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

e. **Residential.** Residential use classifications provide locations for dwelling units at low and medium densities within the Town as defined within this Comprehensive Plan. Nonresidential uses allowed in residential future land use categories include public and private schools, mixed use town centers as part of a master planned community, houses of worship, golf courses, country clubs, 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.

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.

- i. Residential low density shall be limited to a density of less than or equal to 2.0 dwelling units per acre.
- ii. Residential medium density shall be limited to a density of less than or equal to 42.0 dwelling units per acre.
- iii. Nonresidential intensities shall be limited to 1.0 floor area ratio.
- iv. Residential high density shall be limited to 8.0 dwelling units per acre, and shall exist only where the developer has supplied a private community sewer.

f. **Commercial.** 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 and private schools, community services, houses

## Housing Element

Goal III: Provide decent, safe and sanitary housing in suitable environments at affordable costs to meet the needs of the Town's present and future citizens, including those residents with special needs.

Objective III.1: The Town shall provide for the allocation of residential usage which can be reasonably expected to be developed by ~~2015~~ 2025 to assist the private sector in providing an affordable housing supply for the existing and anticipated population and for households with special needs.

Policy III.1.1: The Town shall include as part of its adopted citizen participation plan a provision to insure that representatives of the local private and non-profit housing industry be provided opportunities to participate in housing related planning activities conducted by the Town.

Policy III.1.2: The Town shall permit the construction of government subsidized housing only in areas which are served by public facilities which meet or exceed the adopted level of service standards established in the other elements of this Comprehensive Plan.

Objective III.2: The Town shall promote the maintenance of a safe and sanitary housing stock and the elimination of substandard housing conditions, as well as the establishment of provisions for the structural and aesthetic improvement of housing.

Policy III.2.1: The Town shall maintain minimum housing standards which address the quality of housing and stabilization of neighborhoods.

Objective III.3: The Town shall make available the provision of site opportunities for ~~extremely-low-~~, very low-, low- and moderate-income families by provision of locations for mobile homes in areas of low and medium density residential classification.

Policy III.3.1: The Town's Local Planning Agency shall request representatives of the private and non-profit housing industry to assist with the preparation of plans and programs for the development of housing for ~~extremely-low-~~ very low-, low- and moderate-income persons.

Policy III.3.2: The Town shall require mobile home parks to be located in areas of medium density residential use classification.

Objective III.4: The Town shall facilitate the provision of group homes or foster care facilities, as licensed or funded by the Florida Department of Health and

## Infrastructure Element

Goal VI - 1: Ensure the provision of public facilities in a timely, orderly, efficient, and environmentally sound manner at an acceptable level of service for the Town's population.

Objective IV.1: The Town shall correct existing deficiencies as they arise by undertaking capital improvement projects in accordance with the schedule contained in the Capital Improvements Element of this Comprehensive Plan.

Policy IV.1.1: The Town shall provide within the schedule contained in the Capital Improvements Element, that capital improvement projects needed for replacement or correction of existing deficiencies in public facilities be given priority over providing for future facilities needs; (1) if there are imminently needed to protect the public health and safety, which shall be given the highest priority; and (2) if existing facilities are not meeting maintenance or operation level of service standards adopted herein, which shall be given the second order of priority.

Objective IV.2: The Town shall continue to coordinate the extension of, or increase in the capacity of facilities by scheduling the completion of public facility improvements concurrent with projected demand.

### POLICIES FOR SANITARY SEWER

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

Facility Type	Level of Service Standard
Individual Septic Tanks	100 gallons per capita per day
Community Sanitary Sewer System	100 gallons per capita per day

Policy IV.2.2: The Town shall contain provisions to prohibit the installation of septic tanks in locations with unsuitable soils or within wetland areas.

Policy IV.2.3: The Town shall allow existing septic tanks and package wastewater treatment facilities to remain in service until such time as a centralized sanitary sewer system is available, conditioned on the following requirements:

~~(a) The Town shall not issue a building permit for construction of a building or facility where sanitary sewage is proposed to be disposed using an onsite sewage disposal system in an area zoned industrial on the Town's official zoning~~

~~atlas, or used for industrial or manufacturing purposes, or its equivalent, where the Town's centralized sanitary sewer system is available within ¼ mile of the area used or zoned industrial or manufacturing, or where a likelihood exists that the onsite sewage disposal system may receive toxic, hazardous, or industrial waste; and~~

(~~a~~b) The Town shall not issue an occupational license to the owner or tenant of a building located in an area zoned industrial on the Town's official zoning atlas, or used for industrial or manufacturing purposes, or its equivalent, when such site is served by an onsite sewage disposal system without first obtaining an annual operating permit from the Columbia County Health Department; and

(~~b~~e) The Town shall not issue a certificate of land development regulation compliance to a new owner or tenant of a building located in an area zoned industrial on the Town's official zoning atlas, or used for industrial or manufacturing purposes, or its equivalent, when such site is served by an onsite sewage disposal system without first obtaining an annual operating permit from the Columbia County Health Department.

#### POLICIES FOR SOLID WASTE DISPOSAL

Policy IV.2.4: The Town hereby establishes the following level of service standards for solid waste disposal facilities:

Facility Type	Level of Service Standard
Solid Waste Landfill	.85 tons per capita per year

#### POLICIES FOR DRAINAGE

Policy IV.2.5: The Town 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

- f. 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;
- g. Regular inspection shall be conducted by developer/maintenance entity to visibly check for existence or beginnings of solution pipes; and
- h. Remedial plugging activities shall employ methodologies acceptable to the applicable regulatory agency, either the FDEP or the Suwannee River Water Management District.

#### POLICIES FOR POTABLE WATER

Policy IV.2.9: The Town hereby establishes the following level of service standards for potable water:

Facility Type	Level of Service Standard
Private individual water wells	100 gallons per capita per day
Community Potable Water System	100 gallons per capita per day

Objective IV.3: The Town shall require that densities greater than 2 dwelling units per acre, be directed to areas which are served by centralized potable water systems and that densities greater than 3 dwelling units per acre be directed to areas which are served by centralized potable water systems and sanitary sewer systems.

Policy IV.3.1: The Town shall permit residential densities in excess of 2 dwelling units per acre, but less than 3 dwelling units per acre, only within areas served by centralized potable water systems; residential densities in excess of 3 dwelling units per acre only within areas served by centralized potable water and sanitary sewer systems.

Objective IV.4: The Town shall require that no centralized sanitary sewer facility have any discharge into high groundwater recharge areas.

Policy IV.4.1: The Town shall prohibit the direct discharge of any centralized sanitary sewer facility into a high groundwater recharge area.

Objective IV.5: In coordination with the Suwannee River Water Management District, Florida Department of Environmental Regulation- Protection, and the Regional Planning Council, the Town, ~~by 2008,~~ will identify specific areas of high groundwater recharge potential in the Town, as well as existing cones of influence in order to protect the water source Floridan Aquifer from harmful uses, as it is the Town's primary source of potable water to meet existing and future demands. Until wellfield cones of influence are identified, the Town

shall require a 300500 foot wellfield protection area around community potable water wells with a capacity of 100,000 gallons per day or greater.

Policy IV.5.1: The Town shall prohibit the discharge of hazardous materials to all soils, groundwaters, and surfacewaters of the Town. Should the Town be identified as a potential site for a hazardous waste treatment facility, the Town will cooperate with the North Central Florida Regional Planning Council by coordinating adjacent land uses with the facility, and amending the Comprehensive Plan to further address the protection of natural resources, emergency response, and appropriate land uses related to the facility.

Policy IV.5.2: The Town will cooperate with the County in the County's maintenance of a local listing of all producers of industrial, hazardous, and toxic waste, as provided by the Water Quality Assurance Act of 1983, Florida Statutes 403.7225.

Policy IV.5.3: The Town will cooperate with the County in its updates of the County's hazardous materials plan, as provided by the Water Quality Assurance Act of 1983, Florida Statutes 403.7225, and the County's monitoring of small quantity producers of industrial, hazardous, and toxic materials identified by such plan to be operating within the Town.

Policy IV.5.4: The Town will participate in the County's Amnesty Day program as provided by the Water Quality Assurance Act of 1983, Florida Statutes 403.7225, by 1992.

Policy IV.5.5: The Town shall provide for the limitation of development and associated impervious surfaces in high groundwater recharge areas to protect the functions of the recharge area through requirement of the following:

- (a) Stormwater management practices shall not include drainage wells and sinkholes for stormwater disposal where recharge is into potable water aquifers. Where development is proposed in areas with existing wells, these wells shall be abandoned, including adequate sealing and plugging according to Chapter 62, Florida Administrative Code, in effect upon adoption of this Comprehensive Plan;

- (b) Well construction, modification, or closure shall be regulated in accordance with the criteria established by the Suwannee River Water Management District;

- (c) Abandoned wells shall be closed in accordance with the criteria established in Chapter 62, Florida Administrative Code, in effect upon adoption of this Comprehensive Plan;

- (d) No person shall discharge or cause to or permit the discharge of regulated materials as listed in Chapter 442, Florida Statutes, in effect upon

~~implemented for the use and reuse of water of the lowest acceptable quality for the purposes intended.~~

Policy IV.6.1: The Town shall assist with public information programs for in the enforcement of water use restrictions during a Suwannee River Water Management District declared water shortage.

Objective IV.7: The Town shall coordinate the review of all proposed subdivisions within the drainage basins of any designated priority water body with the Water Management District and ensure that any proposed subdivision is consistent with any approved management plans within that basin.

Policy IV.7.1: The Town, during subdivision review, of all proposed subdivisions within the drainage basin or any designated priority water body, shall be coordinated with the Suwannee River Water Management District and ensure that any proposed subdivision is consistent with any approved management plans for that basin.

Objective IV.8: The Town shall comply with the Suwannee River Water Management District's Regional Water Supply Plan.

Policy IV.8.1: Within 18 months after the Suwannee River Water Management District implements the Regional Water Supply Plan, the Town shall develop a work plan, covering a 10-year planning period, to build any water supply facilities identified by the Regional Water Supply Plan which are necessary to serve existing and new development. The plan will be updated every 5 years within 18 months after the Suwannee River Water Management District approves an updated Regional Water Supply Plan.

Policy IV.8.2: The Town shall continue to identify and implement traditional and alternative water supply projects, including conservation and water reuse, that are consistent with the Regional Water Supply Plan to meet the Town's water supply needs.

## Intergovernmental Coordination Element

Goal VII.1: Establish processes with other governmental entities to achieve coordination of comprehensive planning, promote compatible development, provide public services, and promote the efficient use of available resources.

Objective VII. 1.1: The Town shall maintain interlocal agreements or other formal agreements that describe joint planning processes for collaborative planning and decision-making with the Columbia County School Board, Suwannee River Water Management District, Columbia County, and other units of local government providing services but not having regulatory authority over the use of the land.

Policy VII.1.1.1 The Town shall maintain its interlocal agreement with the Columbia County School Board, which describes processes related to joint meetings, population projections, coordination and sharing of information, site selection, renovations and closures, and shared uses.

Policy VII.1.1.2: The Town shall review all proposals for new school facilities according to the provisions for school siting found in the Town's Future Land Use Element.

Policy VII.1.1.3: The Town shall use the North Central Florida Regional Planning Council's informal mediation dispute resolution process, as defined by 186.509, F.S., to resolve conflicts with other units of government.

Policy VII.1.1.4: The Town shall establish interlocal agreements for the provision of services across jurisdictional boundaries.

Policy VII.1.1.5:

The Town shall coordinate its Plan with the Columbia School Board pursuant to its Interlocal Agreement for Public School Facility Planning through the following activities:

- a. Annual review and comment on the Columbia County School Board's five-year facilities work program and educational plant survey;
- b. Providing annual reports on growth and development trends;
- c. Reviewing and commenting on future school sites for consistency with the Plan;
- d. Consider the co-location and shared use opportunities for community facilities with the Columbia County School Board;
- e. Providing applications for Comprehensive Plan Amendments, re zonings, and residential development to the Columbia County School Board for a determination of whether there is adequate school capacity; and,

- f. Jointly evaluating proportionate share mitigation options if school capacity is not available.

Objective VII.1.2: The Town shall provide Columbia County, the Suwannee River Water Management District, the North Central Florida Regional Planning Council and the Florida Department of ~~Community Affairs~~ Economic Opportunity, and any other affected agency the opportunity to comment on Comprehensive Plan amendments, rezonings, and other development proposals, where applicable.

Policy VII.1.2.1: The Town shall provide notice to and coordinate the review of all proposed comprehensive plan amendments with Columbia County, the Columbia County School Board, the Suwannee River Water Management District, the North Central Florida Regional Planning Council, State agencies, and any other units of local government providing services but not having regulatory authority over the use of land.

Policy VII.1.2.2: For properties abutting unincorporated Columbia County, the Town shall, as part of the development review process, review the relationship of proposed development provided for in the Comprehensive Plan to the existing Comprehensive Plan of Columbia County, as the adjacent local government.

Policy VII.1.2.3: The Town, through the development review process, shall coordinate with Columbia County, regional agencies and State agencies to ensure that impacts of development proposed in the Comprehensive Plan are consistent and compatible with adjacent development.

Policy VII.1.2.4: The Town shall, as part of the development review process, provide notice of development proposals to governmental agencies providing services that may be impacted, such as the Columbia County School Board, the Suwannee River Water Management District, the Florida Department of Transportation, and the Florida Department of Environmental Protection, and provide the opportunity for concerns to be addressed.

Policy VII.1.2.5: The Town shall, as part of the development review process, provide notice of development proposals to Columbia County and provide the opportunity for concerns to be addressed.

Objective VII.1.3: The Town shall coordinate the establishment and amendment of level of service standards for public facilities with State and local entities having operational and maintenance responsibility for such facilities prior to the adoption or any amendment affecting level of service standards.

Policy VII.1.3.1: The Town, shall, as part of the Comprehensive Plan monitoring and evaluation process, coordinate amendments of any level of service standards with appropriate State, regional and local agencies, such as the Florida Department of Transportation, Florida Department of Environmental Protec-

hensive Plan, are needed to provide public facilities to areas which have received development approval prior to the adoption of this Comprehensive Plan shall be given the fourth order of priority.

Priority 5: All other capital improvements shall be given fifth order of priority.

Policy VIII.1.5: In coordination with state agencies and the Suwannee River Water Management District, the Town shall include necessary capital improvement projects proposed in those agencies' plans for public facilities within Town limits in its Five Year Schedule of Capital Improvements.

Policy VIII.1.6: The Town shall review the effectiveness of the capital improvements planning program through the Procedure for Monitoring and Evaluation of the Capital Improvements Element, within this plan element.

Objective VIII.2: The Town shall require that all decisions regarding the issuance of development permits shall be consistent with the established level of service standards adopted for public facilities within the Comprehensive Plan.

Policy VIII.2.1: The Town shall maintain the adopted level of service standards for public facilities as found in the Traffic Circulation Element, Infrastructure Element, and Recreation and Open Space Element, and shall use those level of service standards in reviewing impacts of new development and redevelopment upon the provision of public facilities.

Policy VIII.2.2: The Town shall require that public facilities which serve new development and redevelopment have a capacity which meets or exceeds the adopted level of service standard at the time the development permit is issued.

Policy VIII.2.3:  
The Town adopts the following level of service standards for public school facilities:

<u>School Type</u>	<u>Level of Service Standard</u>
<u>Elementary</u>	<u>100 percent of permanent Florida Inventory of School Houses (FISH) capacity, as adjusted annual by the Columbia County School Board to account for measurable programmatic changes.</u>

## **Public School Facilities Element**

Goal IX: In order to maintain a high quality public education system, the Town of Fort White shall coordinate its growth management strategies with the Columbia County School Board's school facilities planning programs to meet the needs of existing and future students.

### **Objective IX.1:**

The Town of Fort White shall establish level of service standards in order to ensure that there is sufficient school capacity to support student growth for each year of the five-year planning period and for the long-term planning horizon.

### **Policy IX.1.1:**

The level of service is defined as school enrollment as a percentage of school student capacity based on the Florida Inventory of School Houses (FISH). The level of service standard is the maximum level of school utilization that will be permitted in the school district. The level of service standard is established for schools in the Town, as follows:

- a. Elementary: 100 percent of permanent FISH as adjusted annually by the Columbia County School Board to account for measurable programmatic changes;
- b. Middle: 100 percent of permanent FISH as adjusted annually by the Columbia County School Board to account for measurable programmatic changes;
- c. Middle/High: 100 percent of permanent FISH as adjusted annually by the Columbia County School Board to account for measurable programmatic changes;
- d. High: 100 percent of permanent FISH as adjusted annually by the Columbia County School Board to account for measurable programmatic changes;

### **Policy IX.1.2:**

The adopted level of service standards shall become applicable commensurate with the adoption of the Public Schools Facilities Element (PSFE).

### **Policy IX.1.3:**

Individual schools should generally not operate in excess of the established level of service. Moreover, the issuance of financial development orders for subdivision plats or site plans shall be strictly conditioned upon the availability of school capacity and the maintenance of the adopted level of service on a district-wide basis.

### **Policy IX.1.4:**

The level of service standards will be used to determine whether sufficient school capacity exists to accommodate future development projects, and evaluate the sufficiency of the Five-Year Schedule of Capital Improvements. The Five-Year Schedule of Capital Improvements shall be reviewed, updated, and adopted annually based upon the Columbia County School Board's financially feasible public schools facilities capital program and five-year facilities work plan.

### **Policy IX.1.5:**

The Town shall review the PSFE annually for potential amendments, including amendments to adopted level of service standards. Any potential amendments to the adopted level of service standards shall be considered annually, but no later than the second amendment cycle. If the Town desires to propose an amendment, it shall provide a memorandum to all involved parties (Columbia County School Board, Columbia County, and Lake City) that includes a description of the proposed amendment, a statement concerning the impact of the proposed amendment on

the Plan, and supporting data and analysis that demonstrates that the amendment is financially feasible and can be achieved and maintained of there the five years of the Columbia County School Board's financially feasible public school facilities capital program. If there is consensus among all parties to amend the PSFE, it shall be accomplished through an amendment to the Interlocal Agreement for Public School Facility Planning and the adoption of amendments to the Plan. The amendment shall not be effective until the amended Interlocal Agreement for Public School Facility Planning is fully executed by all parties and Plan amendments are effective.

Policy IX.1.6:

An annual Comprehensive Plan Amendment shall include the addition of a fifth year to the Town's Five-year Schedule of Capital Improvements of the Capital Improvements Element based upon the Columbia County School Board's financially feasible public schools facilities capital program and five-year facilities work plan. The Columbia County School Board shall provide to the Town an updated five-year district facilities work plan no later than October 1st of each year and the Town shall adopt the level of service capacity projects listed in the updated five-year district facilities work plan into the Capital Improvements Element no later than December 1st of each year. The annual plan amendment shall ensure the Five-Year Schedule of Capital Improvements of the Capital Improvements Element continues to be financially feasible and the level of service standards continue to be reviewed and maintained.

Objective IX.2: The Town establishes the school concurrency service area as the entire school district, within which a determination can be made as to whether there is adequate school capacity available based on the adopted level of service standards.

Policy IX.2.1: The concurrency service area shall maximize capacity utilization, taking into account transportation costs, limiting maximum student travel times, the effect of court-approved desecration plans, achieving social, economic, racial, and cultural diversity objectives, and other relevant factors as determined by the Columbia County School Board's policy on maximization of capacity.

Policy IX.2.2:

Other considerations for amending concurrency service areas may include safe access (including factors such as the presence of sidewalks, bicycle paths, turn lanes and signalization, and general walkability), diversity, and geographic or man-made constraints to travel. The types of adjustments to school operations shall be determined by the Columbia County School Board's policies on maximization of capacity.

Policy IX.2.3:

The Town shall demonstrate that adopted level of service standards will be achieved and maintained on a district-wide basis within the period covered by the Five-Year Schedule of Capital Improvements and that the utilization of school capacity is maximized to the greatest extent possible, taking into account transportation costs and other relevant factors.

Objective IX.3:

The Town shall ensure that comprehensive plan amendments and other land use decisions are concurrently evaluated with school capacity availability within the concurrency service area.

Policy IX.3.1:

The Town shall rely upon the Columbia County School Board's findings and comments on the availability of school capacity when considering the decision to approve comprehensive plan amendments and other land use decisions as provided for in Section 163.3177(a), F.S.

Policy IX.3.2:

The Columbia County School Board shall review potential new development student generation impacts and available school capacity. Where capacity will not be available to serve students generated by a proposed development and proportionate share mitigation is not an option, the Columbia County School Board shall not issue a favorable concurrency determination. The Town shall use lack of school capacity demonstrated by an unfavorable concurrency determination as a reason for denial.

Policy IX.3.3: The Town shall not deny a subdivision plat or site plan (or functional equivalent) for the failure to achieve and maintain the adopted level of service for public school capacity where:

- a. Adequate school facilities will be in place or under actual construction within three years after the issuance of the final plat or site plan (or functional equivalent).
- b. The developer executes a legally binding commitment to provide for the mitigation proportionate to the demand for public school facilities to be created by the actual development of the property subject to the final plat or site plan (or functional equivalent).

Policy IX.3.4:

If the Columbia County School Board determines that adequate capacity will not be in place or under actual construction within three years after the issuance of final plat or site plan approval and mitigation is not an acceptable alternative, the Columbia County School Board shall not issue a School Concurrency Determination. If the Columbia County School Board determines that adequate capacity does not exist, but mitigation through proportionate share or the means is available, the application will remain active pending the conclusion of the mitigation negotiation, as provided for within the Interlocal Agreement for Public School Facility Planning.

Objective IX.4:

The Town shall establish and maintain proportionate share mitigation alternatives which are financially feasible and will achieve and maintain the adopted level of service standards consistent with the Columbia County School Board's financially feasible capital program and five-year facilities work plan.

Policy IX.4.1:

In the event that mitigation is an acceptable alternative to offset the impacts of the proposed development, will be adopted level of service standards would otherwise be exceeded, the following options listed below, for which the Columbia County School Board assumes operational responsibility through incorporation and it's adopted financially feasible capital improvement program and five-year facilities work plan and which will maintain the adopted level of service standards, shall include:

- a. The contribution of land; or
- b. The construction, expansion, or payment for land acquisition or construction of a public school facility; or

- c. The creation of mitigation banking based on the construction of a public school facility in exchange for the right to sell capacity credits.

Policy IX.4.2:

Proposed mitigation Shelby directed toward a permanent capacity improvement identified in the Columbia County School Board's financially feasible capital improvement program and five-year facilities work plan. Consideration may be given by the Columbia County School Board to place an additional improvement required for mitigation and its capital improvement program and five-year facilities work plan. The proposed mitigation must satisfy the demand created by the development approval, and shall be assured by legally binding development agreement between the Columbia County School Board, the Town, the application executed prior to the issuance of the final plat approval, site plan approval, or functional equivalent. If the Columbia County School Board agrees to the mitigation, it must commit in the agreement to placing the improvements required for mitigation and its financially feasible capital improvement program and five-year facilities work plan. Portable classrooms shall not be excepted as mitigation.

Policy IX.4.3:

Mitigation shall be directed to projects on the Columbia County School Board's adopted financially feasible capital improvements program and five-year district facilities work plan that the School Board agrees will satisfy the demand created by that development approval, and shall be assured by a legally binding development agreement between the School Board, the Town, and the applicant executed prior to the issuance of final plat approval, site plan approval, functional equivalent. If the School Board agreed to the mitigation, the School Board must commit in the agreement to placing the improvement required for mitigation and its financially feasible capital improvement program and five-year district facilities work land.

Policy IX.4.3:

The process to determine proportionate share mitigation shall be in accordance with the procedure outlined in the Interlocal Agreement for Public School Facility Planning. The applicant's proportionate share mitigation obligation will be credited toward any other impact fee or exaction imposed by local ordinance for the same need, on a dollar-for-dollar basis, at fair market value.

Policy IX.4.4:

The Columbia County School Board shall annually review and update student generation multipliers for single-family, multi-family, and mobile home housing types for elementary, middle, and high schools based upon the best available and district-specific data; cost per student estimates for elementary, middle, and high schools that include all cost of providing instructional and core capacity including land, design, buildings, equipment and furniture, and site improvements while the cost of ancillary facilities that generally support the Columbia County School Board and the capital costs associated with transportation of students shall not be included in the cost per student estimate used for proportionate share mitigation; capacity of each school, and current and reserved enrollment of each school in accordance with professionally accepted methodologies.

Policy IX.4.5:

The Columbia County School Board shall review and update student enrollment projections in accordance with professionally accepted methodologies on an annual basis.

Objective IX.5: The Town shall ensure that the planning and construction of educational facilities are coordinated so that the timing is appropriate and the selected location is compatible with the surrounding area, concurrent with necessary service and infrastructure, and consistent with the Comprehensive Plan.

Policy IX.5.1: The Town and Columbia County School Board will jointly determine the need for and timing of on-site and off-site improvements (including water, sanitary sewer, roads, and drainage) necessary to support each new school or the proposed renovation, expansion, or closure of an existing school as provided for in the Interlocal Agreement for Public School Facilities Planning. The Town and the Columbia County School Board will enter into a written agreement as to the timing, location, and the party or parties responsible for constructing, operating, and maintaining the required improvements.

Policy IX.5.2:

The Town shall coordinate with the Columbia County School Board so that the proposed public school facility sites are consistent with the applicable land use designations and policies of the Plan. Pursuant to Section 1013.193, F.S., the Town will consider each public school facility site plan as it related to environmental concerns, health, safety and welfare, and effects on adjacent property. In addition, road capacity and traffic concerns will also be evaluated.

Policy IX.5.3:

The Town will continue to pursue the development of mutually acceptable guidelines for the selection of future school sites including, but not limited to:

- a. Acquisition of school sites which allow for future expansions to accommodate future enrollment and other facility needs deemed beneficial for joint-uses, as identified by the Columbia County School Board and the Town;
- b. Coordination of the location, phasing, and development of future school sites to ensure that site development occurs in conjunction with the provision of required infrastructure to serve the school facility; and
- c. Preferences for residential, urban areas with allowances for rural sites as deemed necessary and appropriate under certain circumstances.

Policy IX.5.4:

The Town shall coordinate with the Columbia County School Board to evaluate and locate potential sites where the co-location of public facilities, such as parks, libraries, and community centers, with schools can be selected and developed by the Town and the Columbia County School Board.

Objective IX.6:

The Town shall enhance community design through effective school facility design and siting standards. School facilities shall be sited so that they are compatible with the surrounding land uses.

Policy IX.6.1:

The Town shall implement and maintain mechanisms designed to closely coordinate Columbia County School Board long-range school facilities planning programs with the Future Land Use Map, such as:

- a. Greater efficiency for the Columbia County School Board and the Town by the placement of schools to take advantage of existing and planned roads, water, sewer, parks, and drainage systems;
- b. Improved student access and safety by coordinating the construction of new and expanded schools with road and sidewalk construction programs;
- c. The location and design of schools with parks, ball fields, libraries, and other community facilities to take advantage of shared use opportunities; and
- d. The expansion and rehabilitation of existing schools to support neighborhoods.

Policy IX.6.2:

The Town and the Columbia County School Board shall permit and encourage the joint-use of school sites and Town facilities and health care facilities. Also, the Columbia County School Board shall coordinate with the Town in the location, phasing, and design of future school sites to enhance the potential of schools as recreation areas.

Policy IX.6.3:

The Town and the Columbia County School Board shall coordinate the location of public schools with the Future Land Use Map to ensure proximity to existing and proposed residential areas. Schools shall serve as focal points within the Town.

Policy IX.6.4:

The Town and the Columbia County School Board shall coordinate emergency preparedness issues including, but not limited to, the use of school facilities as public shelters during emergencies.

Objective IX.7:

The Town shall ensure that existing and planned public school facilities are coordinated with plans for supporting transportation infrastructure and have safe access, including sidewalks, bicycle paths, turn lanes, and signalization.

Policy IX.7.1:

The Town shall ensure safe student access to school sites by coordinating the construction new residential developments, expansion of existing residential developments, and redevelopment or revitalization of existing residential developments with safe road and sidewalk connections to public schools.

Policy IX.7.2:

The Town shall coordinate bicycle access to public schools by requiring new residential developments adjacent to existing and proposed school sites, other than age restricted residential developments, to include pedestrian connections between any sidewalk network within the residential development and adjacent school sites.

Policy IX.7.3:

The Town shall work with the Columbia County School Board to determine responsibility for the costs and construction of any needed off site improvements for new public schools facilities, such as signalization, installation of deceleration lanes, roadway striping for crosswalks, safe directional/warning signage, and installation of sidewalks.

Policy IX.7.4:

The Columbia County School Board shall provide bicycle and pedestrian access consistent with the Florida Statutes on public school property. Bicycle access and trails to public schools should be incorporated in trail projects and programs that are currently scheduled by the Town. The Columbia County School Board shall provide parking and sidewalks on public school property.

## Recreation and Open Space Element

Goal VI: Secure the provision and maintenance of recreation facilities and open space for citizens and visitors and access to these facilities for all persons, regardless of special need ~~for~~ or condition.

Objective VI.1: The Town shall continue to provide vehicular and pedestrian access to Town owned activity and resource based recreation facilities, ~~by 1995.~~

Policy VI.1.1: The Town shall establish provisions within the land development regulations which shall maintain the number of access points to water oriented recreational resources for the Town which will meet or exceed the level of service standards, contained herein, for resource based water related activities.

Objective VI.2: The Town, ~~by 1992,~~ shall maintain accurate recreation activity/facility inventories so that accurate levels of service can be determined, based upon the total public and private recreation resources available to the Town.

Policy VI.2.1: The Town shall establish cooperative policies with other units of government, the Florida Department of ~~Natural Resources~~ Environmental Protection, Water Management District, School Board and community organizations to maintain accurate recreation activity/facility inventories in order to determine the need for recreation facilities.

Objective VI.3: The Town shall establish requirements within the land development regulations, ~~by 1992,~~ to require new subdivisions or resubdivisions to allocate land, as determined by standards within the regulations, for parks and recreation facilities are provided in quantities to maintain the adopted level of service standards for recreation contained herein.

Policy VI.3.1: The Town hereby establishes the following level of service standards for resource based recreation facilities.

Activity	Level of Service Standard
Swimming (non-pool)	1 access point at a beach, spring, river, lake or pond for every <u>2,500 persons to be served.</u>



SK  
SD

## KOBERLEIN LAW OFFICES

FRED KOBERLEIN JR., B.C.S. | MEAGAN STANDARD | FRED KOBERLEIN SR.

### Reply to: Lake City Office

RECEIVED

December 14, 2016

DEC 19 2016

NORTH CENTRAL FLORIDA  
REGIONAL PLANNING COUNCIL

Mr. Ray Eubanks,  
Plan Processing Administrator  
Department of Economic Opportunity  
State Land Planning Agency  
Caldwell Bldg  
107 E. Madison – MSC 160  
Tallahassee, FL 32399-2100

**Via Certified Mail, Return Receipt Requested No. 7016 2140 0000 8150 2371**

### **RE: Transmittal of an Adopted Amendment (No. 16-1ER)**

Dear Mr. Eubanks:

The enclosed adoption package contains the Town of Fort White's Adopted Comprehensive Plan Amendment (No. 16-1ER). The plan amendment was adopted pursuant to Ordinance No.: 185-2016, which passed on a second reading on November 14, 2016.

The Future Land Use Map remains unchanged from the proposed Map. The adopted plan amendment does include additional text revisions made subsequent to the transmittal of the proposed amendment. The additional text revisions address the five (5) objections referenced in the Objections, Recommendations, and Comments Report received from the Department of Economic Opportunity. Specifically, the following objectives or policies were revised to address the five (5) objections, they are:

1. DEO Comment 1 is addressed in Policy I.1.1.e.iv.
2. DEO Comment 2 is addressed in Objective IV.5.
3. FDOT Comment 1 was considered but, after speaking with Robin Branda at DEO, we decided not to address it.
4. FDOT Comment 2 is addressed in Goal IV.
5. FDOT Comment 3 is addressed in the 5 Year Schedule of Capital Improvements.

#### LAKE CITY

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LAKE CITY, FL 32025  
(386) 269-9802  
FAX: 888-908-8699

#### GAINESVILLE SATELLITE OFFICE

9727 SW 52<sup>ND</sup> LANE  
GAINESVILLE, FL 32608  
(352) 519-4357  
FAX: 888-908-8699

The 5 Year Schedule of Capital Improvements was edited to include parks and recreation improvements at the request of North Florida Regional Planning Council, and also formatted for clarity.

On December 14, 2016, adoption packages were mailed to the seven (7) entities referenced in the extra copy ("xc") line located at the bottom of this correspondence.

Please contact Meagan Standard if you require additional information or have questions.

Meagan Standard, Assistant Town Attorney  
855 SW Baya Dr.  
Lake City, FL 32025  
P: 386.269.9802  
F: 888.908.8699  
Email: [MNS@FlaLegalHelp.com](mailto:MNS@FlaLegalHelp.com)

Respectfully,



Fred Koberlein  
Town Attorney

#### Enclosures

xc:

Florida Department of Transportation, District 2 Office

Via Certified Mail, Return Receipt Requested No. 7016 2140 0000 8150 2388

Florida Department of Environmental Protection

Via Certified Mail, Return Receipt Requested No. 7016 2140 0000 8150 2395

Florida Department of State

Via Certified Mail, Return Receipt Requested No. 7016 2140 0000 8150 2449

Florida Department of Education

Via Certified Mail, Return Receipt Requested No. 7016 2140 0000 8150 2401

North Central Florida Regional Planning Council

Via Certified Mail, Return Receipt Requested No. 7016 2140 0000 8150 2418

Suwannee River Water Management District

Via Certified Mail, Return Receipt Requested No. 7016 2140 0000 8150 2425

Columbia County Planning Department

Via Certified Mail, Return Receipt Requested No. 7016 2140 0000 8150 2432

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

Regional Planning Council: North Central FI  
Review Date: 1/5/17  
Amendment Type: Draft Amendment

Regional Planning Council Item No.: 16  
Local Government: City of Newberry  
Local Government Item Nos.: CPA 16-02  
State Land Planning Agency Item No.: 17-1ESR

Date Mailed to Local Government and State Land Planning Agency: 1/6/17

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

**DESCRIPTION OF AMENDMENT**

City item CPA 16-01 amends Future Land Use Map to classify approximately 686 acres of recently annexed land from County Rural/Agriculture (up to 1 dwelling per 5 acres) to City Agriculture (up to 1 dwelling unit per 5 acres. See attached map).

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

The City is bisected by U.S. Highway 27/41 and State Road 26, both of which are identified and mapped in the North Central Florida Strategic Regional Policy Plan as part of the Regional Road Network. Additionally, the City is located within an Area of High Recharge Potential to the Floridan Aquifer, a Natural Resource of Regional Significance as identified and mapped in the North Central Florida Strategic Regional Policy Plan. Nevertheless, significant adverse impacts are not anticipated to occur as a result of the amendment as it does not result in an increase in intensity or density of use.

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

Significant adverse impacts are not anticipated to adjoining local governments as a result of the amendment.

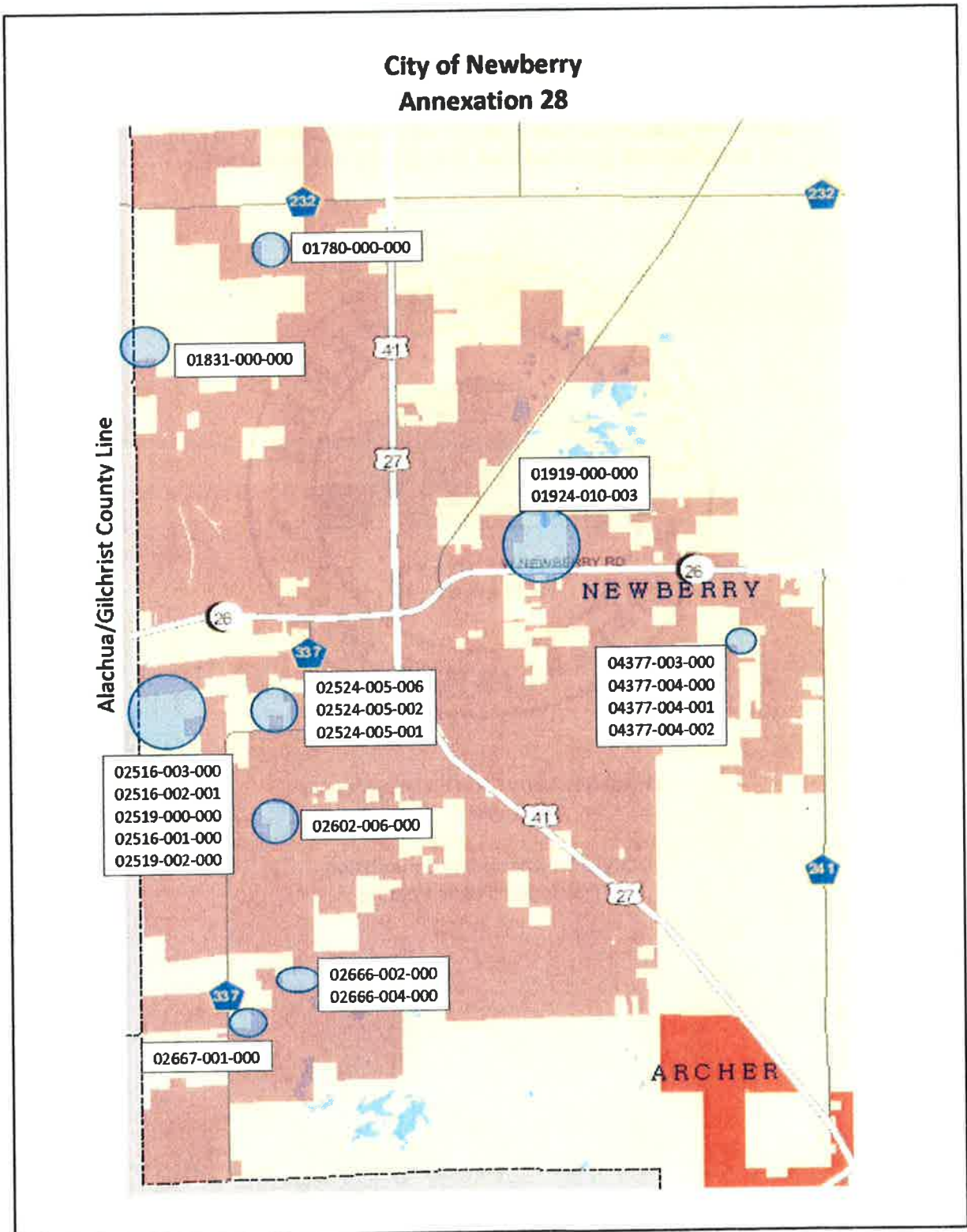
**Request a copy of the adopted version of the amendment?**

Yes ☒ X \_\_\_\_\_ No \_\_\_\_\_  
Not Applicable \_\_\_\_\_

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



SUPPORTING DATA AND ANALYSIS  
FOR CPA 16-01 (ANNEXATION CLASSIFICATIONS)  
November 7, 2016





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

Regional Planning Council: North Central FL

Review Date: 1/5/17

Amendment Type: Draft Amendment

Regional Planning Council Item No.: 17

Local Government: Town of Mayo

Local Government Item No.: CPA 16-01

State Land Planning Agency Item No.: 17-1ER

Date Mailed to Local Government and State Land Planning Agency: 1/6/17 (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 Town is amending the text and the Future Land Use Plan Map of the Town Comprehensive Plan based on an evaluation completed by the Town to reflect changes in state requirements pursuant to Section 163.3191, Florida Statutes. More specifically, the amendment amends the text of the Future Land Use Element; the Traffic Circulation Element; the Housing Element; the Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element; the Conservation Element; the Intergovernmental Coordination Element; the Capital Improvements Element; and the Public School Facilities Element (see attached excerpts).

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

The Town is bisected by U.S. Highway 27 and State Road 51, both of which are identified in the North Central Florida Strategic Regional Policy Plan as Regional Transportation Facilities. Additionally, the Town is located within an Area of High Recharge Potential to the Floridan Aquifer, which is identified and mapped as a Natural Resource of Regional Significance in the Regional Plan. Nevertheless, significant adverse impacts are not anticipated to facilities or Natural Resources of Regional Significance as the amendment does not result in a significant increase in allowable density or intensity of use.

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

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

**Request a copy of the adopted version of the amendment?**

Yes   X   No           

Not Applicable           

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

**DRAFT**



**EXCERPTS FROM THE  
TOWN COMPREHENSIVE PLAN AMENDMENT**



Words **bolded and underlined** have been added.  
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## II

### TRAFFIC CIRCULATION ELEMENT

#### INTRODUCTION

A traffic circulation system which provides for the safe and efficient movement of people and goods is needed to support existing and future development. The purpose of this plan element is to identify the types, locations and extent of existing and proposed major thoroughfares and transportation routes in the Town and establish a framework for making policy decisions in planning for future transportation needs. The data collected for this plan element and its analysis contained in the Data and Analysis document, are not part of this plan element, but provide a foundation and basis for its formulation.

The ~~Traffic Circulation-Transportation~~ Element is closely related to the Future Land Use Element. This is due to the inherent two-way relationship between land use and transportation. Land use patterns directly affect the demand for transportation facilities, with more intensive land uses generating more traffic and requiring greater degrees of accessibility. Conversely, the transportation network affects land use in that access provided by transportation facilities (existing or proposed) influences the use of land located adjacent to these facilities.

In addition to the Future Land Use Element, the ~~Traffic Circulation-Transportation~~ Element is coordinated and consistent with the remaining plan elements as required by the ~~Local Government Comprehensive Community Planning and Land Development Regulation Act and accompanying Chapter 9J-5, Florida Administrative Code~~. Further, the Town's traffic circulation system does not stop at political boundaries. Therefore, coordination between other local governments is a necessary prerequisite to a functional traffic circulation system. The goal, objectives and policies of the Intergovernmental Coordination Element establish guidelines to be followed which provide for coordination between various governmental entities.

The following goal, objectives and policies of this plan element are intended to serve as the plan for traffic circulation needs. The objectives and policies herein provide a basis for addressing transportation needs within the Town.

#### **TRAFFIC CIRCULATION-TRANSPORTATION** GOAL, OBJECTIVES AND POLICIES

GOAL II - PROVIDE FOR A **TRAFFIC CIRCULATION-TRANSPORTATION** SYSTEM WHICH SERVES EXISTING AND FUTURE LAND USES.

OBJECTIVE II.1 The Town, ~~upon adoption of this Comprehensive Plan~~, shall establish a safe, convenient and efficient level of service standard which shall be maintained for all roadways ~~beginning March 1, 1992~~.

Policy II.1.1 Establish the Service Standards as noted below at peak hour for the following roadway segments within the Town as defined within the **most recent version of the Florida Department of Transportation "Florida Level of Service Standards and Guidelines Manual for Planning, 1989" Quality/Level of Service Handbook**.

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ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	LEVEL OF SERVICE
1	U.S. 27/S.R. 20 (from Town north <del>west</del> limits ( <u>1,800 feet of Bloxxham St. NW</u> ) to <del>Town-east limits</del> <u>S.R. 51</u> )	2-U	Principal Arterial	<del>Rural</del> <u>Community</u>	<del>C</del> <u>D</u>
<u>2</u>	<u>U.S. 27/S.R. 20</u> ( <u>from S.R. 51 to</u> <u>east Town limits</u> )	<u>2-U</u>	<u>Principal Arterial</u>	<u>Community</u>	<u>D</u>
<u>23</u>	S.R. 51 (from Town north limits to <del>Town-south</del> limits <u>S.R. 27</u> )	2-U	Minor Arterial	Rural	D
<u>4</u>	<u>S.R. 51</u> ( <u>from S.R. 27 to</u> <u>Palmetto St.</u> )	<u>2-U</u>	<u>Minor Arterial</u>	<u>Community</u>	<u>D</u>
<u>5</u>	<u>S.R. 51</u> ( <u>from Palmetto St.</u> <u>to south Town</u> <u>limits</u> )	<u>2-U</u>	<u>Minor Arterial</u>	<u>Community</u>	<u>D</u>
<u>36</u>	C.R. 251A (from Town west limits to U.S. 27/S.R. 20)	2-U	Minor Collector	Rural	D
<u>47</u>	C.R. 355 (from S.R. 51 to Town east limits)	2-U	Minor	Rural	D

U - Undivided roadway.

#### Policy II.1.2

The Town shall control the number and frequency of connections and access points of driveways and roads to arterial and collector roads by requiring access points for state roads to be in conformance with Chapter 14-96 and 14-97, Florida Administrative Code, in effect upon adoption of this Comprehensive Plan and the following requirements for County roads:

1. Permitting 1 access point for ingress and egress purposes to a single property or development;

Words **bolded and underlined** have been added.  
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2. Permitting 2 access points if the minimum distance between the two access points exceeds 20 feet;
3. Permitting 3 access points if the minimum distance between each access point is at least 100 feet; or
4. Permitting more than 3 access points where a minimum distance of 1000 feet is maintained between each access point.

Policy II.1.3 The Town shall require the provision of safe and convenient on-site traffic flow, which includes the provision for vehicle parking, which shall be located on the same lot or parcel of land the parking is intended to serve. Each off-street parking space, with the exception of handicapped parking spaces, shall be a minimum of 10 feet by 20 feet in size. Each handicapped parking space shall be a minimum of 12 feet by 20 feet in size. The Town may allow the establishment of such offstreet parking facilities within 300 feet of the premises they are intended to service when the practical difficulties prevent the placing of the facilities on the same lot as the premises they are designed to serve.

Policy II.1.4 The Town shall, for any development which is required to provide a site plan or any development requiring platting, include requirements for an additional 10 foot right-of-way width for bicycle and pedestrian ways to be provided for all proposed collector and arterial roadways, as integrated or parallel transportation facilities.

**Policy II.1.5** **In accordance with Section 163.3180(5)(h)1.c. and 163.3180(5)(h)2. Florida Statutes, as amended, the Town shall provide a means by which the landowner will be assessed a proportionate share of the cost of providing the transportation facilities necessary to serve the proposed development. However, the landowner shall not be held responsible for contributing to deficient transportation facilities.**

OBJECTIVE II.2 The Town, ~~upon adoption of this Comprehensive Plan~~, shall require that all traffic circulation system improvements be consistent with the land uses shown on the future land use plan map.

Policy II.2.1 The Town shall, as part of the capital improvement scheduling of roadway improvements, review all proposed roadway improvements to determine if such improvement will further the direction of the Future Land Use Plan Element.

OBJECTIVE II.3 The Town, ~~upon adoption of this Comprehensive Plan~~, shall coordinate all comprehensive planning and land development activities with the Florida Department of Transportation for consistency with the Department's 5-Year Transportation Plan.

Policy II.3.1 The Town shall review all comprehensive plan and land development activity for consistency with the Florida Department of Transportation's 5-Year Transportation Plan.

OBJECTIVE II.4 The Town, ~~upon adoption of this Comprehensive Plan~~, shall provide for the protection of future right-of-ways from building encroachment by establishing right-of-way setback requirements, as provided in Policy II.4.1, for all structures along new or realigned collector and arterial roadways.

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Policy II.4.1            The Town ~~upon adoption of this Comprehensive Plan~~, shall require all structures along new or realigned collector or arterial roadways to provide an additional setbacks of 75 feet, as measured from the centerline of the right-of-way, for the future need of additional right-of-way.

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## VII

### INTERGOVERNMENTAL COORDINATION ELEMENT

#### INTRODUCTION

The purpose of this plan element is to establish a goal and planning objectives with corresponding policies for the coordination process and procedures with adjacent local governments, regional and state agencies. The data collected for this plan element identifies the process of intergovernmental coordination. In addition, the corresponding analysis reviews the effectiveness of the intergovernmental coordination instruments which are in force to implement agreements for services between the Town and its governmental counterparts. Although the data and corresponding analysis are not part of this plan element, they serve to provide a basis for the formulation of this portion of the Comprehensive Plan.

The following goal, objectives and policies provide a plan which as implemented will provide guidelines for coordination between the Town and adjacent local governments and other governmental and service agencies.

#### INTERGOVERNMENTAL COORDINATION GOAL, OBJECTIVES AND POLICIES

GOAL VII - ESTABLISH PROCESSES AMONG THE VARIOUS GOVERNMENTAL ENTITIES TO ACHIEVE COORDINATION OF COMPREHENSIVE PLANNING, ENSURE COMPATIBLE DEVELOPMENT, PROVIDE ADEQUATE PUBLIC SERVICES AND PROMOTE THE EFFICIENT USE OF AVAILABLE RESOURCES AMONG GOVERNMENTAL ENTITIES.

OBJECTIVE VII.1      The Town, ~~upon adoption of this Comprehensive Plan,~~ shall coordinate its comprehensive planning with the School Board, Water Management District, adjacent local government comprehensive plans and other units of local government providing services but not having regulatory authority over the use of the land.

Policy VII.1.1      The Town shall establish a procedure, as part of the Comprehensive Plan review and amendment process, that all plan amendments proposed within the Comprehensive Plan are coordinated with other units of local government, the School Board, and other units of government providing services but not having regulatory authority over the use of land.

Policy VII.1.2      The Town shall use the Regional Planning Council's informal mediation process to resolve conflicts with other units of government.

Policy VII.1.3      The Town shall establish interlocal agreements for the provision of services across jurisdictional boundaries.

Policy VII.1.4      The Town shall use the Regional Planning Council's informal mediation process to resolve annexation issues.

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- Policy VII.1.5            The Town shall coordinate its comprehensive planning with the School Board pursuant to the Interlocal Agreement for Public School Facility Planning by reviewing and commenting on the Five-Year Facilities Work Program of the School Board annually; reviewing and commenting on the Educational Plant Survey of the School Board; providing growth and development trend reports to the School Board annually; reviewing and commenting on future school sites for consistency with the Comprehensive Plan; providing notification of Comprehensive Plan amendments, rezonings, and development proposals to the School Board; considering co-location and shared use opportunities for community facilities with the School Board; providing applications for residential development to the School Board for a determination of whether there is adequate school capacity to accommodate the proposed residential development; and jointly evaluating with the School Board proportionate share mitigation options if school capacity is not available.
- OBJECTIVE VII.2        The Town shall provide adjacent units of local government, the Regional Planning Council and the Florida Department of ~~Community Affairs~~ **Economic Opportunity** the opportunity to comment on Comprehensive Plan amendments.
- Policy VII.2.1           The Town, as part of the subdivision, multi-family, commercial and industrial review process, shall review the relationship of proposed development to the existing comprehensive plans of adjacent local governments.
- Policy VII.2.2           The Town, as part of the monitoring and evaluation process of the Comprehensive Plan shall review the relationship of the Comprehensive Plan to the existing comprehensive plans of adjacent local governments.
- Policy VII.2.3           The Town's administrative officer shall provide preliminary plats and site and development plans for multi-family residential, commercial and industrial development within the Town for review and comment to adjacent local governments.
- OBJECTIVE VII.3        The Town shall coordinate the establishment and amendment of level of service standards for public facilities with state and local entities having operational and maintenance responsibility for such facilities prior to the adoption or any amendment of such level of service standards.
- Policy VII.3.1           The Town, as part of the Comprehensive Plan monitoring and evaluation process, shall coordinate amendments of any level of service standards with appropriate state, regional and local agencies, such as the Florida Department of Transportation, Florida Department of Environmental ~~Regulation~~ **Protection, Florida Department of Natural Resources Florida Fish and Wildlife Conservation Commission**, Water Management District, Regional Planning Council, adjacent local governments and the School Board prior to such amendment.
- Policy VII.3.2           The Town shall maintain the interlocal agreement with the County for the provision of centralized sanitary sewer service to the County's industrial park.

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- OBJECTIVE VII.4      The Town, ~~upon adoption of this Comprehensive Plan,~~ shall coordinate with the Water Management District regarding all development proposals with the potential for impacting the water resources of the Town.
- Policy VII.4.1      The Town through the development review process shall coordinate all development proposals with the Water Management District for all development proposals within the watershed of any designated Surface Water Management and Improvement Act priority water body.
- OBJECTIVE VII.5      The Town, ~~upon adoption of the Comprehensive Plan,~~ shall ensure that the impacts of development proposed in the Comprehensive Plan are coordinated with development in the county, region and state.
- Policy VII.5.1      The Town, through the development review process, shall coordinate with the county, regional agencies and state agencies to ensure that impacts of development proposed in the Comprehensive Plan are consistent and compatible with adjacent development.
- OBJECTIVE VII.6      The Town shall ~~upon adoption of this objective,~~ continue to coordinate the Comprehensive Plan with the School Board Five-Year Facilities Plan.
- Policy VII.6.1      ~~Until such time as interlocal agreement is adopted by the Town and the School Board in accordance with the requirement of Chapter 163, Part II and Chapter 235, Florida Statutes, as amended, the following procedure shall be used to ensure intergovernmental coordination with the School Board for the location of educational facilities within the Town:~~
- ~~1. Upon receipt of a written notice from the School Board informing the Town of the acquisition or leasing of property to be used for new public educational facilities, the Town shall notify the School Board within 45 days as to the consistency of the site with the Comprehensive Plan; and~~
  - ~~2. Subsequent to a request by the School Board for a comprehensive plan determination, the Town shall determine the consistency, with the Comprehensive Plan, of any proposed educational capital improvement projects.~~
- Policy VII.6.2      ~~Until such time as an interlocal agreement is adopted by the Town and the School Board in accordance with the requirements of Chapter 163, Part II and Chapter 235, Florida Statutes, as amended, the following procedure shall govern the collaborative planning program and decision making concerning population projections and public school siting between the Town and the School Board:~~
- ~~1. Upon receipt of the annual report specified in Chapter 235, Florida Statutes, as amended, whereby the School Board would notify the Town of any additions to the School Five-Year School Facilities Plan, the Town shall respond to the receipt of said plan in accordance with Policy VII.6.1 of the Comprehensive Plan; and~~

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~~2. The Town shall coordinate population estimates and projections with the School Board at a minimum once each year as part of the review of the Five-Year School Facilities Plan.~~

~~Policy VII.6.3 In order to address the extension of public facilities to existing or new schools, subject to concurrency, all expansions or new construction of public, charter and private schools shall be subject to site and development plan review and approval.~~

~~Policy VII.6.4 In order to coordinate the effective and efficient provision and siting of educational facilities with associated infrastructure and services within the Town, representatives of the Town and the School Board shall meet by the end of the year 2000 to develop mechanisms for coordination of educational facilities planning.~~

~~Policy VII.6.5 The Town shall focus on the following coordinating mechanisms when discussing the interlocal agreement, required by Chapter 163, Part II and Chapter 235, Florida Statutes, as amended, with the School Board:~~

- ~~1. Coordinate the review of the annual update of the Capital Improvements Element of the Town and the annual educational facilities report and Five-Year School Facilities Plan of the School Board;~~
- ~~2. Coordinate the review and assessment of the associated costs and expenditures of siting and developing schools with needed public infrastructure;~~
- ~~3. Coordinate the review of land uses that increase residential density;~~
- ~~4. Use a unified data base, including population forecasts (student population), land use and facilities; and~~
- ~~5. Use recreational and physical plant facilities in a manner which fosters the coordination of use of the facilities consistent with their multi-function design.~~

**Policy VII.6.1** **The Town shall coordinate land use and school facility capacity planning in accordance with a land use and school facility planning interlocal agreement entered into by the Town, the County and School Board.**

**OBJECTIVE VII.7** The Town shall provide all other units of local government located within the County, the opportunity to comment on the siting of facilities with countywide significance, including locally unwanted land uses.

**Policy VII.7.1** The Town, as part of the development review process, shall review the relationship of any facilities with countywide significance, including locally unwanted land uses, to the existing comprehensive plans of all other units of local governments located within the County.

**OBJECTIVE VII.8** **The Town shall coordinate annexations and joint planning issues with the County.**

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**Policy VII.8.1**      **Upon the annexation of any land into the Town, the Town shall begin the process of amending the Comprehensive Plan, establishing a future land use designation and a zoning designation.**

**Policy VII.8.2**      **In the interim period between annexation and amendment of the Comprehensive Plan, the Town shall implement the County's adopted Comprehensive Plan and Land Development Regulations.**



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

Regional Planning Council: North Central Fl  
Review Date: 1/5/17  
Amendment Type: Draft

Regional Planning Council Item No.: 18  
Local Government: City of Perry  
Local Government Item No.: LUPMA 16-03  
State Land Planning Agency Item No.: 17-1ESR

Date Mailed to Local Government and State Land Planning Agency: 1/6/17 (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 reclassifies approximately 22 acres on the City Future Land Use Plan Map from Agriculture (up to 1 dwelling unit per acre) and Commercial to Residential, High Density (up to 20 dwelling units per acre. See attached map).

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

The subject property is located adjacent to U.S. Highway 19/27A/98, which is identified and mapped in the North Central Florida Strategic Regional Policy Plan as part of the Regional Road Network. The local government data and analysis report indicates that the subject property will generate 251 p.m. peak-hour trips. The 2015 Florida Department of Transportation Level of Service report indicates that the adjoining segment of U.S. Highway 19/27A/98 has sufficient unused capacity at the adopted level of service standard to accommodate the additional traffic should all 251 p.m. peak-hour trips access this segment of the Regional Road Network. Therefore, significant adverse impacts are not anticipated to occur to the regional road network as a result of the amendment.

Significant adverse impacts are not anticipated to occur to Natural Resources of Regional Significance as identified and mapped in the regional plan. The subject property is not located within a Natural Resource of Regional Significance as identified and mapped in the regional plan.

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

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

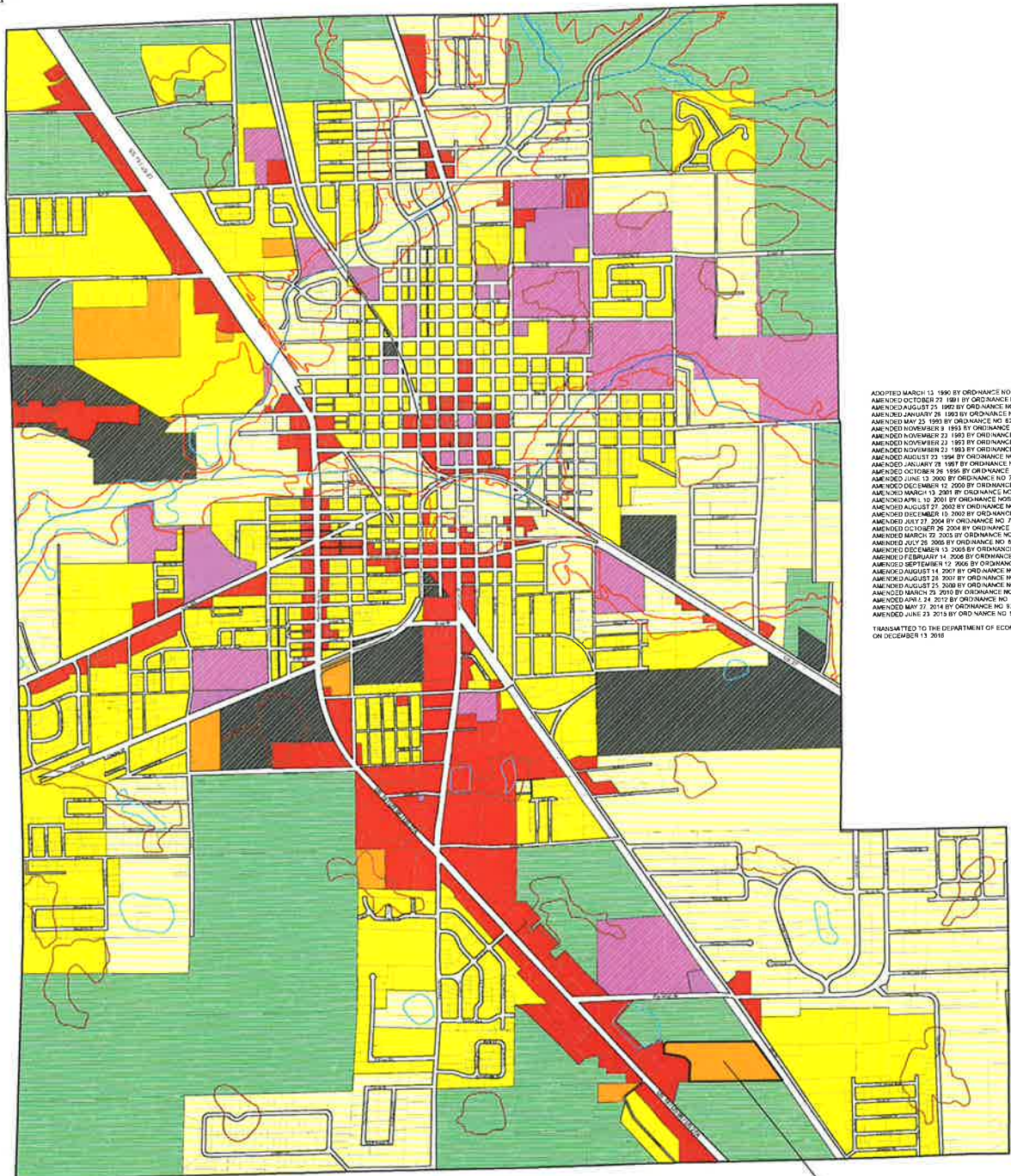
**Request a copy of the adopted version of the amendment?**

Yes <u>  X  </u>	No <u>          </u>
Not Applicable	<u>          </u>

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

# City of Perry

Future Land Use Plan Map 2025



## FUTURE LAND USE PLAN MAP CLASSIFICATIONS

- Conservation (None)
- Recreation
- Public
- Agriculture ( $\leq 1$  d.u. per acre)
- Residential - Low Density ( $\leq 2$  d.u. per acre)
- Residential Medium Density ( $> 2$  d.u. per acre but  $\leq 8$  d.u. per acre)
- Residential High Density ( $> 8$  d.u. per acre but  $\leq 20$  d.u. per acre)
- Commercial
- Industrial

## OTHER MAP FEATURES

- City Limits
- 100-Year Floodplain Boundary
- Flood Prone Areas ( $> 5$  acres)
- Wetlands ( $> 2$  acres)
- Railroad
- Creeks

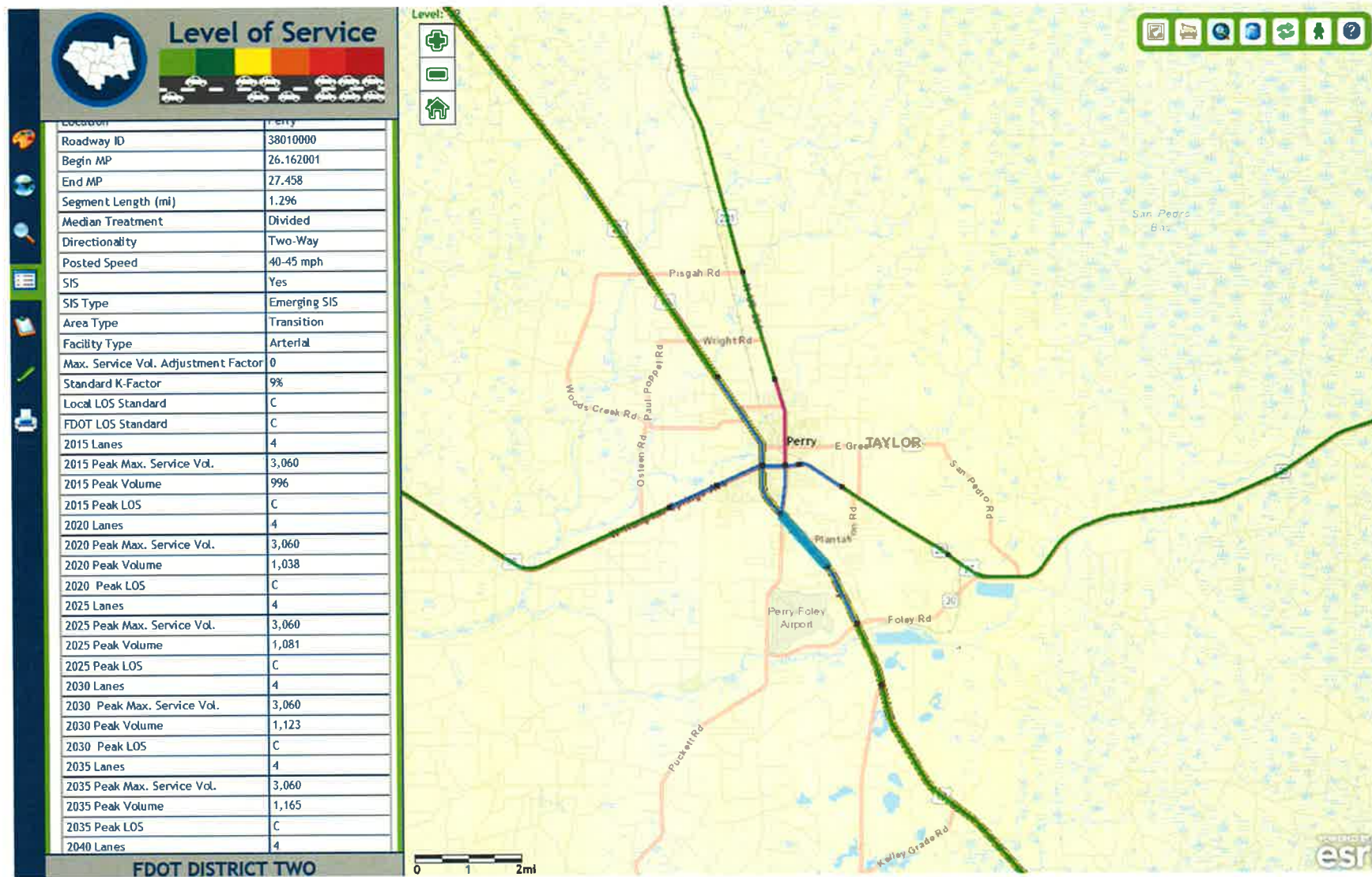


Feet  
0 600 1,200

AMENDMENT NO. 845 MAY 1995  
 From: Agriculture ( $\leq 1$  d.u. per acre) and Commercial  
 To: Residential High Density ( $> 8$  d.u. per acre but  $\leq 20$  d.u. per acre)









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

Regional Planning Council: North Central FL  
Review Date: 1/5/17  
Amendment Type: Draft Amendment

Regional Planning Council Item No.: 19  
Local Government: City of Gainesville  
Local Government Item No.: PB-16-107 LC  
State Land Planning Agency Item No.: 16-3ESR

Date Mailed to Local Government and State Land Planning Agency: 1/6/17 (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 reclassifies approximately 157 acres of recently-annexed land from County Medium High Density Residential (8-14 dwelling units per acre) and County Low Density Residential (1-4 dwelling units per acre) to City Mixed-Use Medium Intensity (12-30 dwelling units per acre), Mixed-Use Low Intensity (8-30 dwelling units per acre), Residential Medium-Density (8-30 dwelling units per acre), Residential Low-Density (up to 12 dwelling units per acre) and Single-Family (up to 8 dwelling units per acre. See attached).

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

The subject property of the amendment is located adjacent to Interstate Highway 75, which is identified in the North Central Florida Strategic Regional Policy Plan as part of the Regional Road Network. The subject property is also located within City Transportation Mobility Program Area D and is subject to the requirements of City Transportation Mobility Element Objective 10.1 and associated policies (see attached). The City Transportation Element objective requires the implementation of one or more practices consistent with Transportation Planning Best Practices contained in the North Central Florida Strategic Regional Policy Plan. Regional Plan Transportation Element Policy 5.1.1 states that within municipalities where local government comprehensive plans contain goals and policies which implement Transportation Planning Best Practices, adverse impacts to the Regional Road Network are adequately mitigated and local government plans and plan amendments are not subject to a Regional Planning Council determination impacts to the Regional Road Network. Therefore, significant adverse transportation impacts to the Regional Road Network are adequately mitigated.

The subject property of the amendment is located within a Stream-to-Sink Watershed which is identified and mapped in the regional plan as a Natural Resource of Regional Significance. Nevertheless, significant adverse impacts are not anticipated to occur to the natural resources as, the City Comprehensive Plan contains adequate policy direction consistent with the regional plan to mitigate adverse impacts to the natural resources (see attached).

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

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

**Request a copy of the adopted version of the amendments?**

Yes   X                        No             
Not Applicable           

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

## Land Use Designations City of Gainesville

SF	Single-Family (up to 8 units/acre)
RL	Residential Low-Density (up to 12 units/acre)
RM	Residential Medium-Density (8-30 units/acre)
MUL	Mixed-Use Low-Intensity (8-30 units/acre)
MUM	Mixed-Use Medium-Intensity (12-30 units/acre)
CON	Conservation
PF	Public Facilities

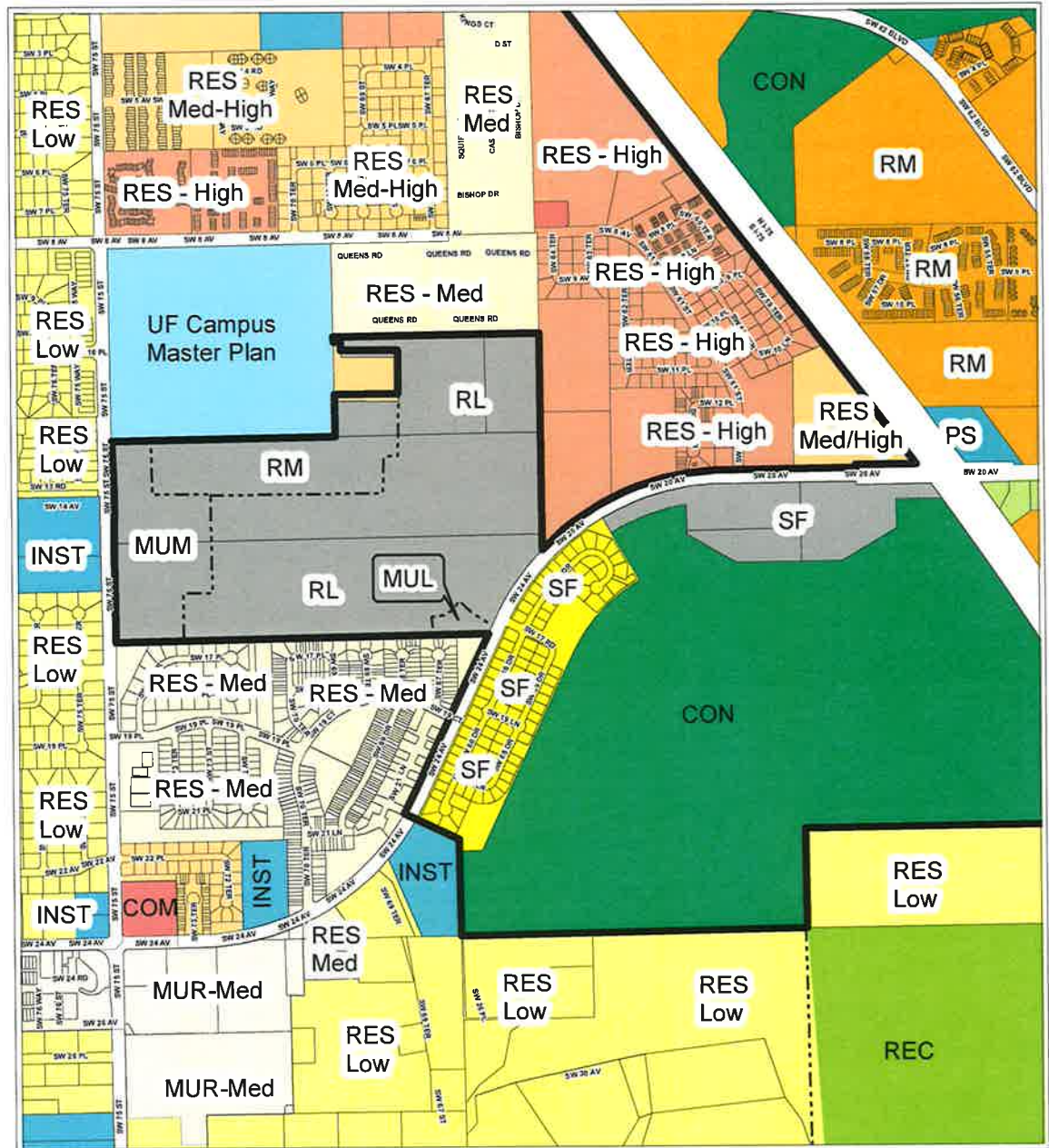
## Land Use Designations Alachua County

RES - Low	Residential Low-Density (1-4 units/acre)
RES - Med	Residential Medium-Density (4-8 units/acre)
RES - Med/High	Residential Medium-High Density (8-14 units/acre)
RES - High	Residential High-Density (14-21 units/acre)
COM	Commercial
INST	Institutional
REC	Recreation
MUR-Med	Mixed-Use Residential Medium Density (4-8 units/acre)
UF	UF Campus Master Plan


**City of Gainesville—DEO No. 16-3ESR  
Petition No. PB-16-107 LUC  
Legislative Matter No. 160398**

--- Division line between  
two land use categories  
— City Limits

Area  
under petition  
consideration



## PROPOSED LAND USE

 -127- No Scale	Name	Petition Request	Petition Number
	City of Gainesville	Amend the City of Gainesville FLUM from Alachua County Medium High Density Residential (RMH) and Low Density Residential (RL) to City of Gainesville MUL, MUM, RM, RL and SF	PB-16-107 LUC



**EXCERPTS FROM THE  
CITY COMPREHENSIVE PLAN**



## Goals, Objectives & Policies



# Transportation Mobility Element

**OVERALL GOAL: ESTABLISH A TRANSPORTATION SYSTEM THAT ENHANCES COMPACT DEVELOPMENT, REDEVELOPMENT, AND QUALITY OF LIFE, THAT IS SENSITIVE TO CULTURAL AND ENVIRONMENTAL AMENITIES, AND THAT IMPLEMENTS THE VISION OF THE "YEAR 2035 LONG RANGE TRANSPORTATION PLAN" WITHIN THE CITY OF GAINESVILLE. THE TRANSPORTATION SYSTEM SHALL BE DESIGNED TO MEET THE NEEDS OF PEDESTRIANS, BICYCLISTS, TRANSIT, AND AUTO USERS. SAFETY AND EFFICIENCY SHALL BE ENHANCED BY LIMITATIONS AND CARE IN THE LOCATIONS OF DRIVEWAYS, PROVISION OF SIDEWALK CONNECTIONS WITHIN DEVELOPMENTS, AND AN OVERALL EFFORT TO ENHANCE AND ENCOURAGE PEDESTRIAN MOBILITY THROUGHOUT THE COMMUNITY BY IMPROVEMENT AND PROVISION OF SAFE CROSSINGS, COMPLETE SIDEWALK AND TRAIL SYSTEMS, AND SIDEWALKS OF ADEQUATE WIDTHS. BASIC TRANSPORTATION SHOULD BE PROVIDED FOR TRANSPORTATION-DISADVANTAGED RESIDENTS TO EMPLOYMENT, EDUCATIONAL FACILITIES, AND BASIC SERVICES.**

### **GOAL 1**

#### **ADOPT TRANSPORTATION MOBILITY LEVELS OF SERVICE.**

**Objective 1.1     The City shall adopt the following transportation mobility levels of service (LOS). These levels of service are solely for planning purposes and are not used to apply transportation concurrency.**

**Policy 1.1.1     Roadway LOS:**

Revised 08/12/02, Ord. 000515  
Revised 04/26/04, Ord. 030466  
Revised 12/17/09, Ord. 090184  
Revised 08/15/13, Ord. 120370

Transportation Mobility     **B-1**



Goals,  
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& Policies

- a. The LOS for all roadways in city limits shall be LOS E, except for I-75 and roadways operating as backlogged or constrained.
- b. The LOS for I-75 segments that fall within city limits shall be maintained at LOS D to the extent feasible, recognizing that I-75 serves land areas and traffic outside city limits.
- c. The City shall attempt to maintain the 2012 operating LOS on all backlogged and constrained roadways in city limits.

Policy 1.1.2 Transit LOS:

- a. The City shall strive to provide fixed-route transit service within  $\frac{1}{4}$  mile of 80% of all medium and high density residential areas identified on the Future Land Use Map, and within the RTS service area.
- b. The City shall strive to provide peak hour frequencies of 20 minutes or less within  $\frac{1}{4}$  mile of all high density residential and UMU-1 and UMU-2 land use areas in city limits.
- c. The City shall strive to provide and maintain fixed-route transit service to all Existing Transit Hubs & Transit-Supportive Areas (as mapped in the Transportation Mobility Map Series) with peak hour frequencies of 30 minutes or less.
- d. The City shall strive to operate 80% of fixed-route transit routes for at least 14 hours per day.

Policy 1.1.3 Pedestrian LOS:

- a. The City shall install at least one linear mile of sidewalk annually to retrofit existing areas without sidewalks.
- b. The City's Land Development Code shall require sidewalk construction for all new development, except in areas designated with the Industrial land use category.
- c. New streets shall be designed and constructed to include sidewalks.

Policy 1.1.4 Bicycle and Trail LOS:

- a. The City shall add an average of at least one mile of bicycle facilities annually, including multi-modal trails.
- b. New streets shall be designed and constructed to include bicycle facilities.

Revised 08/12/02, Ord. 000515  
Revised 04/26/04, Ord. 030466  
Revised 12/17/09, Ord. 090184  
Revised 08/15/13, Ord. 120370

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Goals,  
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& Policies

**Florida Department of Transportation and the Metropolitan Transportation Planning Organization.**

- Policy 9.3.1** The City shall ensure that future aviation projects and the Airport Industrial Park are integrated with the City's transportation system.
- Objective 9.4** **Coordinate airport growth with appropriate aviation or other related organizations.**
- Policy 9.4.1** The City shall collaborate with the Gainesville-Alachua County Regional Airport Authority on all of its aviation projects.
- Policy 9.4.2** The Gainesville-Alachua County Regional Airport Authority shall coordinate with the City, the Federal Aviation Administration, the Florida Department of Transportation, North Central Florida Regional Planning Council, the Continuing Florida Aviation System Planning Process, and other appropriate agencies on all of its aviation projects.

**GOAL 10**

**IMPLEMENT A TRANSPORTATION MOBILITY PROGRAM THAT PROMOTES AND ENHANCES:**

- A. URBAN REDEVELOPMENT;**
  - B. INFILL DEVELOPMENT;**
  - C. A VARIETY OF TRANSPORTATION CHOICES AND OPPORTUNITIES INCLUDING AUTOMOTIVE, PEDESTRIAN, BICYCLE AND TRANSIT;**
  - D. THE CITY'S ECONOMIC VIABILITY;**
  - E. DESIRABLE URBAN DESIGN AND FORM;**
  - F. A MIX OF RESIDENTIAL AND NON-RESIDENTIAL USES;**
  - G. STREETSCAPING/LANDSCAPING OF ROADWAYS WITHIN THE CITY; AND**
  - H. PEDESTRIAN AND BICYCLIST COMFORT, SAFETY AND CONVENIENCE.**
- Objective 10.1** The Gainesville Transportation Mobility Program Area (TMPA) shall include all property within city limits (although the TMPA shall not apply to annexed properties that do not yet have an adopted City land use category) and shall be subdivided into designated Zones A, B, C, D, E and M as mapped in the Transportation Mobility Element Data and Analysis Report and in the Geographic Information System (GIS) Map Library located on the City's Planning and Development Services Department website.

Revised 08/12/02, Ord. 000515  
Revised 04/26/04, Ord. 030466  
Revised 12/17/09, Ord. 090184  
Revised 08/15/13, Ord. 120370

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- Policy 10.1.1 All property within city limits is included in the Gainesville Transportation Mobility Program Area (TMPA); however, the TMPA shall not apply to annexed properties that do not yet have an adopted City land use category. When annexed properties are designated with a City land use category, they shall be assigned to the most physically proximate TMPA zone as mapped in the Transportation Mobility Element Data and Analysis Report and in the GIS Map Library on the City's Planning and Development Services Department website.
- Policy 10.1.2 All land uses and development located in the TMPA shall meet the TMPA policies specified in this Element.
- Policy 10.1.3 Zone A shall promote redevelopment and infill in the eastern portion of the City and the area near the University of Florida. Except as shown in Policy 10.1.4 and Policy 10.1.14, funding for multi-modal transportation in Zone A shall be provided to the maximum extent feasible by the City, Community Redevelopment Agency, federal or state governments, and other outside sources such as grant funds.
- Policy 10.1.4 For any development or redevelopment within Zone A, the developer shall provide the following transportation mobility requirements. The developer shall provide any transportation modifications that are site related and required for operational or safety reasons, such as, but not limited to, new turn lanes into the development, driveway modifications, or new traffic signals, and such operational and safety modifications shall be unrelated to the Transportation Mobility Program requirements.
- a. Sidewalk connections from the development to existing and planned public sidewalk along the development frontage;
  - b. Cross-access connections/easements or joint driveways, where available and economically feasible;
  - c. Deeding of land or conveyance of required easements along the property frontage to the City, as needed, for the construction of public sidewalks, bus turn-out facilities, and/or transit shelters. Such deeding or conveyance of required easements, or a portion of same, shall not be required if it would render the property unusable for development. A Transit Facility License Agreement between the property owner and the City for the placement of a bus shelter and related facilities on private property may be used in lieu of deeding of land or conveyance of easements. The License Agreement term shall be for a minimum of 10 years;
  - d. Closure of existing excessive, duplicative, or unsafe curb cuts or narrowing of overly wide curb cuts at the development site, as defined

Revised 08/12/02, Ord. 000515  
Revised 04/26/04, Ord. 030466  
Revised 12/17/09, Ord. 090184  
Revised 08/15/13, Ord. 120370

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Goals,  
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in the Access Management portion of the Land Development Code;  
and

- e. Safe and convenient on-site pedestrian circulation, such as sidewalks and crosswalks connecting buildings and parking areas at the development site.

**Policy 10.1.5** For any development or redevelopment within Zones B, C, D, E, or M, the developer shall provide all of the items listed in Policy 10.1.4 and shall provide the transportation mobility requirements as specified in Policies 10.1.6, 10.1.7, 10.1.9, 10.1.11, 10.1.13, and 10.1.14, as applicable. The developer shall also provide any transportation modifications that are site related and required for operational or safety reasons, such as, but not limited to, new turn lanes into the development, driveway modifications, or new traffic signals, and such operational and safety modifications shall be unrelated to the Transportation Mobility Program requirements.

**Policy 10.1.6** For any development or redevelopment within Zone B, the developer shall, at the developer's expense, meet the following transportation mobility criteria based on the development's (including all phases) trip generation and proportional impact on transportation mobility needs. The criteria chosen shall relate to the particular development site and the transportation mobility conditions and priorities in the zone, adjacent zones, and/or citywide for criteria that benefit the overall transportation system. Based on cost estimates provided by the developer and verified by the City, the City shall have the discretion to count individual criteria as equivalent to two or more criteria for purposes of satisfying transportation mobility requirements. Provision of the required transportation mobility criteria shall be subject to final approval by the City during the development review process and shall be memorialized in a TMPA agreement between the City and the developer.

Net, New Average Daily Trip Generation	Number of Criteria That Shall Be Met
50 or less	At least 1
51 to 100	At least 2
101 to 400	At least 3
401 to 1,000	At least 5
1,001 to 5,000	At least 8

Revised 08/12/02, Ord. 000515  
Revised 04/26/04, Ord. 030466  
Revised 12/17/09, Ord. 090184  
Revised 08/15/13, Ord. 120370

Transportation Mobility B-16



**Goals,  
Objectives  
& Policies**

Greater than 5,000	<p>At least 12 and meet either a. or b.:</p> <ul style="list-style-type: none"> <li>a. Located on an existing RTS transit route with minimum 15-minute frequencies in the a.m. and p.m. peak hours.</li> <li>b. Provide funding for a new RTS transit route with minimum 15-minute frequencies in the a.m. and p.m. peak hours or provide funding to improve RTS transit headways to minimum 15-minute frequencies in the a.m. and p.m. peak hours. Funding for new routes shall include capital and operating costs for a minimum of 5 years. Funding for existing route expansions or enhancements shall include capital and operating costs for a minimum of 3 years.</li> </ul>
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**Zone B Criteria**

- a. Intersection and/or signalization modifications to address congestion management, including, but not limited to: signal timing studies, fiber optic interconnection for traffic signals, roundabouts, OPTICOM signal preemption, transit signal prioritization, and/or implementation of the Gainesville Traffic Signalization Master Plan. The Master Plan includes installation of Intelligent Transportation System (ITS) features such as state of the art traffic signal controllers, dynamic message signs, and traffic monitoring cameras designed to maximize the efficiency of the roadway network by reducing congestion and delay.
- b. Addition of lanes on existing road facilities (including, but not limited to, the 4-lane expansion of SR 121 north of US 441 to CR 231), where acceptable to the City and/or MTPO, as relevant.
- c. Construction of new road facilities that provide alternate routes, reduce congestion, and create a better gridded network.
- d. Use of joint driveways or cross-access to reduce curb cuts.
- e. Participation in a transportation demand management program that provides funding or incentives for transportation modes other than single occupant vehicle. Such demand management programs shall provide annual reports of operations to the City indicating successes in reducing single occupant vehicle trips.
- f. Provision of ride sharing or van pooling programs.
- g. Provision of Park and Ride facilities, built to RTS needs and specifications.
- h. Provision of bus pass programs provided to residents and/or employees of the development. The bus passes must be negotiated as part of a contract with the Regional Transit System.

Revised 08/12/02, Ord. 000515  
 Revised 04/26/04, Ord. 030466  
 Revised 12/17/09, Ord. 090184  
 Revised 08/15/13, Ord. 120370

Transportation Mobility **B-17**



**Goals,  
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- i. Deeding of land for the addition and construction of bicycle lanes that meet City specifications. Prior to deeding land for right-of-way, the developer and the City must agree upon the fair market value of the land for the purposes of meeting this criterion. The developer may submit an appraisal to the City to establish fair market value, subject to review and approval by the City.
- j. Provision of additional bicycle parking over the minimum required by the Land Development Code. Additional bicycle parking may be used to substitute for the required motorized vehicle parking.
- k. Enhancements to the City's off-street paved trail network (as shown in the Transportation Mobility Map Series) that increase its utility as a multi-modal transportation route. Such enhancements may include, but shall not be limited to: 1) trail amenities such as benches, directional signage, or safety systems; 2) bicycle parking at entry points or connections with transit lines; 3) land acquisition for expansion or better connectivity; 4) additional entry points to the off-street paved trail network; 5) bridges spanning creeks or wetland areas; and 6) appropriate off-street trail surfacing.
- l. Funding of streetscaping/landscaping (including pedestrian-scale lighting, where relevant) on public rights-of-way or medians, as coordinated with the implementation of the City's streetscaping plans.
- m. In order to increase the attractiveness of the streetscape and reduce visual clutter along roadways to promote a more walkable environment, provision of no ground-mounted signage at the site for parcels with 100 linear feet or less of property frontage, or removal of non-conforming signage or billboards at the site. Signage must meet all other regulations in the Land Development Code.
- n. Widening of existing public sidewalks to increase pedestrian mobility and safety.
- o. Construction of public sidewalks where they do not currently exist or completion of sidewalk connectivity projects. Sidewalk construction required to meet Land Development Code requirements along property frontages shall not count as meeting TMPA criteria.
- p. Payments to RTS that either increase service frequency or add additional transit service, including Express Transit service and/or Bus Rapid Transit, where appropriate.
- q. Funding for the construction of new or expanded transit facilities.
- r. Construction of bus shelters built to City specifications.
- s. Bus shelter lighting using solar technology designed and constructed to City specifications.
- t. Construction of bus turn-out facilities to City specifications.

Revised 08/12/02, Ord. 000515  
Revised 04/26/04, Ord. 030466  
Revised 12/17/09, Ord. 090184  
Revised 08/15/13, Ord. 120370

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**Goals,  
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& Policies**

- u. Construction of access to transit stops and/or construction of transit boarding and alighting areas.
- v. Business operations shown to have limited or no peak-hour roadway impact.
- w. An innovative transportation-mobility-related modification submitted by the developer, where acceptable to and approved by the City.

**Policy 10.1.7** For any development or redevelopment within Zone C, the developer shall, at the developer's expense, meet the following transportation mobility criteria based on the development's (including all phases) trip generation and proportional impact on transportation mobility needs. The criteria chosen shall relate to the particular development site and the transportation mobility conditions and priorities in the zone, adjacent zones, and/or citywide for criteria that benefit the overall transportation system. Based on cost estimates provided by the developer and verified by the City, the City shall have the discretion to count individual criteria as equivalent to two or more criteria for purposes of satisfying transportation mobility requirements. Provision of the required transportation mobility criteria shall be subject to final approval by the City during the development review process and shall be memorialized in a TMPA agreement between the City and the developer.

<b>Net, New Average Daily Trip Generation</b>	<b>Number of Criteria That Shall Be Met</b>
50 or less	At least 1
51 to 100	At least 3
101 to 400	At least 4.5
401 to 1,000	At least 7.5
1,001 to 5,000	At least 12
Greater than 5,000	At least 18 and meet either a. or b.: <ul style="list-style-type: none"> <li>a. Located on an existing RTS transit route with minimum 15-minute frequencies in the a.m. and p.m. peak hours.</li> <li>b. Provide funding for a new RTS transit route with minimum 15-minute frequencies in the a.m. and p.m. peak hours or provide funding to improve RTS transit headways to minimum 15-minute frequencies in the a.m. and p.m. peak hours. Funding for new routes shall include capital and operating costs for a minimum of 5 years. Funding for existing route expansions or enhancements shall include capital and operating costs for a minimum of 3 years.</li> </ul>

Revised 08/12/02, Ord. 000515  
 Revised 04/26/04, Ord. 030466  
 Revised 12/17/09, Ord. 090184  
 Revised 08/15/13, Ord. 120370

Transportation Mobility **B-19**



### Zone C Criteria

- a. Roadway projects that will provide a more interconnected transportation network in the area and/or provide alternate routes to reduce congestion and pressure on arterials. All roadway projects shall include bicycle and pedestrian facilities. Projects may be located outside of Zone C if demonstrated to be a direct benefit to the transportation system in Zone C. Projects may include, but shall not be limited to, the following:
  1. extension of SW 40th Boulevard to connect from its terminus south of Archer Road to SW 47th Avenue;
  2. extension of SW 47th Avenue to connect from its terminus east and south to Williston Road;
  3. extension of streets, deeding of land, and/or easements to create a more gridded network and provide connectivity in redevelopment areas; and
  4. extension of SW 40th Place from SW 27th Street to SW 47<sup>th</sup> Avenue.
- b. Deeding of land for right-of-way and/or construction of roadway extensions to City specifications. Prior to deeding land for right-of-way, the developer and the City must agree upon the fair market value of the land for the purposes of meeting this criterion. The developer may submit an appraisal to the City to establish fair market value, subject to review and approval by the City.
- c. Use of joint driveways or cross-access connections to reduce curb cuts.
- d. Intersection and/or signalization modifications to address congestion management, including, but not limited to: signal timing studies, fiber optic inter-connection for traffic signals, roundabouts, OPTICOM signal preemption, and/or implementation of elements of the Gainesville Traffic Signalization Master Plan. Implementation of the Master Plan includes installation of Intelligent Transportation System (ITS) features such as state of the art traffic signal controllers, dynamic message signs, transit signal prioritization, and traffic monitoring cameras designed to maximize the efficiency of the roadway network by reducing congestion and delay.
- e. Participation in a transportation demand management program that provides funding or incentives for transportation modes other than single occupant vehicle. Such demand management programs shall provide annual reports of operations to the City indicating successes in reducing single occupant vehicle trips.
- f. Design and/or construction studies/plans for projects such as planned roundabouts, road connections, sidewalk systems, and/or bike trails.
- g. Provision of matching funds for transit or other transportation mobility-related grants.
- h. Construction of bicycle and/or pedestrian facilities/trails to City specifications. This may include provision of bicycle parking at bus shelters or Transit Hubs (as shown on the Existing Transit Hubs & Transit Supportive Areas Map) or deeding of land for the



Goals,  
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addition and construction of bicycle lanes or trails. Prior to deeding land for right-of-way, the developer and the City must agree upon the fair market value of the land for the purposes of meeting this criterion. The developer may submit an appraisal to the City to establish fair market value, subject to review and approval by the City.

- i. Funding of streetscaping/landscaping on public rights-of-way or medians, as coordinated with the implementation of the City's streetscaping plans.
- j. Pedestrian-scale lighting in priority areas, including:
  - 1. SW 35th Place;
  - 2. SW 37th/39th Blvd.;
  - 3. SW 23rd Terrace; and
  - 4. Williston Road.
- k. Construction of public sidewalks where they do not currently exist or completion of sidewalk connectivity projects. Sidewalk construction required to meet Land Development Code requirements along property frontages shall not count as meeting TMPA criteria.
- l. Payments to RTS that either increase service frequency or add additional transit service, including Express Transit service and/or Bus Rapid Transit, where appropriate.
- m. Funding for the construction of new or expanded transit facilities.
- n. Construction of bus shelters built to City specifications.
- o. Bus shelter lighting using solar technology designed and constructed to City specifications.
- p. Construction of bus turn-out facilities to City specifications.
- q. Construction of access to transit stops and/or construction of transit boarding and alighting areas.
- r. Business operations shown to have limited or no peak-hour roadway impact.
- s. An innovative transportation-mobility-related modification submitted by the developer, where acceptable to and approved by the City.

**Policy 10.1.8** The City establishes the following priority for transportation mobility projects within Zone C and shall collaborate with the Metropolitan Transportation Planning Organization (MTPO) to add these items to the MTPO list of priorities. The City shall also pursue matching grants and other funding sources to complete these projects.

Revised 08/12/02, Ord. 000515  
Revised 04/26/04, Ord. 030466  
Revised 12/17/09, Ord. 090184  
Revised 08/15/13, Ord. 120370

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- a. Construction of a southerly extension of SW 40th Boulevard from its current end south of its intersection with Archer Road to the intersection of SW 47th Avenue. This roadway connection shall include bicycle and pedestrian facilities.
- b. Construction of an extension of SW 47th Avenue to connect from its terminus east and south to Williston Road.
- c. Funding for the construction of new or expanded transit facilities.

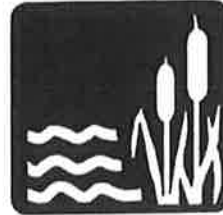
**Policy 10.1.9** For any development or redevelopment within Zone D, the developer shall, at the developer's expense, meet the following transportation mobility criteria based on the development's (including all phases) trip generation and proportional impact on transportation mobility needs. The criteria chosen shall relate to the particular development site and the transportation mobility conditions and priorities in the zone, adjacent zones, and/or citywide for criteria that benefit the overall transportation system. Based on cost estimates provided by the developer and verified by the City, the City shall have the discretion to count individual criteria as equivalent to two or more criteria for purposes of satisfying transportation mobility requirements. Provision of the required transportation mobility criteria shall be subject to final approval by the City during the development review process and shall be memorialized in a TMPA agreement between the City and the developer.

Net, New Average Daily Trip Generation	Number of Criteria That Shall Be Met
50 or less	At least 1.5
51 to 100	At least 4
101 to 400	At least 6
401 to 1,000	At least 10
1,001 to 5,000	At least 16
Greater than 5,000	At least 24 and meet either a. or b.: <ol style="list-style-type: none"> <li>a. Located on an existing RTS transit route with minimum 15-minute frequencies in the a.m. and p.m. peak hours.</li> <li>b. Provide funding for a new RTS transit route with minimum 15-minute frequencies in the a.m. and p.m. peak hours or provide funding to improve RTS transit headways to minimum 15-minute frequencies in the a.m. and p.m. peak hours. Funding for new routes shall include capital and operating costs for a minimum of 5 years. Funding for existing route expansions or enhancements shall include capital and operating costs for a minimum of 3 years.</li> </ol>

Revised 08/12/02, Ord. 000515  
 Revised 04/26/04, Ord. 030466  
 Revised 12/17/09, Ord. 090184  
 Revised 08/15/13, Ord. 120370

Transportation Mobility **B-22**

## Goals, Objectives & Policies



# Stormwater Management Element

**DESIGN, CONSTRUCT AND MAINTAIN A STORMWATER MANAGEMENT SYSTEM THAT REDUCES THE INCIDENCE OF FLOODING, AND PROTECTS, PRESERVES AND ENHANCES DESIRABLE WATER QUALITY CONDITIONS, AND TO THE MAXIMUM EXTENT FEASIBLE, PRESERVES AND UTILIZES THE EXISTING NATURAL SYSTEMS.**

### GOAL 1

**The City shall implement Level of Service (LOS) standards to diminish the occurrence of new flooding and to protect or improve water quality. The LOS standards for Stormwater Management are in the Concurrency Management Element.**

### Objective 1.1

**1.1.1 The LOS standards for all stormwater management facilities shall be the 100-year critical duration storm. The LOS standard for water quality treatment shall be treatment of "first one (1) inch" of runoff and compliance with the stormwater management facility design and performance standards established by the applicable water management district to ensure that the receiving water quality standards of Chapter 62-302 F.A.C. are met and to ensure that receiving surface waters maintain their classifications as established in Chapter 62-302 F.A.C. These standards shall apply to all new development and redevelopment. Any exemptions, exceptions, or thresholds in the Florida Administrative Code (F.A.C.) citations are not applicable.**

### Policies

**1.1.2 The City shall continue to comply with the adopted Land Development Regulations that establish and apply uniform design standards and procedures to the development of water quantity and quality control facilities.**

**1.1.3 The City shall continue to comply with the adopted Land Development Regulations that provide standards for the design of facilities in volume sensitive drainage basins.**

*Revised 5/24/99, Ord. 980583  
Revised 7/24/00, Ord. 990217  
Revised 3/4/02, Ord. 000904  
Revised 1/19/12, Ord. 110172  
Revised 2/21/13, Ord. 120209*

**Stormwater Management K-1**



**Objective 1.2**

**Policies**

**The City shall continue to comply with its stormwater management plan that addresses existing deficiencies and identified needs.**

**1.2.1 Master stormwater basin plans shall be prepared and finalized for each creek watershed. Such plans shall address:**

- a. The potential for infill development within each basin;
- b. The encroachment of existing developed areas in the 100-year floodplain;
- c. The efficacy of regional stormwater basins and potential locations;
- d. An assessment of stormwater management facilities with regard to excess and deficiencies in stormwater storage and rate capacity;
- e. An assessment of stormwater treatment facilities;
- f. Removal of invasive vegetation from city-owned facilities; and
- g. Recreating/restoring the natural drainage patterns of watercourses and wetland areas.

**1.2.2 The Level 1 capital improvements for 2010 through 2020 shall be as follows:**

1. Depot Stormwater Basin as shown in the 5-Year Schedule of Capital Improvements. Located south of S.E. Depot Avenue.
2. Sweetwater Branch Restoration/Paynes Prairie Sheetflow Restoration (General Government portion) as shown in the 5-Year Schedule of Capital Improvements. Located on Sweetwater Branch at Paynes Prairie.
3. Little Hatchet Creek and Lake Forest Creek Basin Management Plan as shown in the 5-Year Schedule of Capital Improvements.
4. N.W. 22nd Street Drainage (West Brook) as shown in the 5-Year Schedule of Capital Improvements.
5. S.W. 35th Terrace Flood Mitigation as shown in the 5-Year Schedule of Capital Improvements.

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Revised 3/4/02, Ord. 000904  
Revised 1/19/12, Ord. 110172*

**The City shall ensure that proper and adequate stormwater management facilities are provided to meet future needs.**

## Objective 1.3

### Policies

- 1.3.1 The City shall continue to conduct assessments on an as needed basis, to determine the performance of design standards and stormwater management projects with regard to maintaining and/or reducing the elevation of the 10-year flood channel and 100-year floodplain, especially where such elevations would indicate inundation of existing developed areas. If the assessment indicates that the flood potential has increased, new development shall be restricted until such time as additional standards are implemented and/or stormwater management improvements are provided to meet the impact of such development.
- 1.3.2 The City shall continue to inventory all city-maintained stormwater management facilities, conveyance systems and structures.
- 1.3.3 Stormwater projects identified in the Stormwater Element shall be included in the Capital Improvements Element of this plan.
- 1.3.4 The City shall continue to study existing deficiencies identified in the needs assessment and proposed capital improvements shall be prioritized.
- 1.3.5 The City shall continue to coordinate with Alachua County and other governmental entities to maintain the existing capacity and function of shared watersheds and to design floodplain elevation standards at or below the 10-year flood channel and 100-year floodplain as established by the most recent Flood Insurance Rate Map (FIRM) of the Federal Emergency Management Agency (FEMA) or a localized study that uses FEMA-approved analyses and that is reviewed and approved by the City of Gainesville Public Works Department.
- 1.3.6 The City shall continue to comply with adopted stormwater quantity and quality design standards for the redevelopment of existing sites that have substandard or no on-site stormwater management facilities.
- 1.3.7 The City shall continue to review information required for site plan submittal for completeness and revise these requirements to reflect current engineering practice.
- 1.3.8 The City shall continue to comply with the procedure for amending the 10-year flood-channel and 100-year floodplain elevations as may be determined by a site-specific engineering study that uses FEMA-approved analyses and that is reviewed and approved by the City of Gainesville Public Works Department.

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Revised 1/19/12, Ord. 110172  
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**Objective 1.4**

**Policies**

- 1.3.9 The rate of stormwater runoff from any development shall be limited to the pre-development (conditions existing at the point of adoption of this Plan) rate for a site, and shall not degrade the capacity of existing stormwater facilities.
- 1.3.10 In conjunction with the Record of Decision as finalized by the Environmental Protection Agency (EPA) and the National Pollutant Discharge Elimination System (NPDES) Stormwater Discharge Permit issued by the Florida Department of Environmental Protection, stormwater runoff from the Cabot-Koppers Superfund site shall be treated on-site so that it does not pose a danger to the community.

**The City shall continue the implementation of a maintenance program for all surface drainage systems, that are the responsibility of the City, for the continued effective operation of the stormwater management system.**

- 1.4.1 The City shall continue to have a regular inspection program for all surface drainage systems that are the responsibility of the City.
- 1.4.2 The Stormwater Management Utility Program shall include a maintenance schedule for the regular repair and/or replacement of stormwater facilities for which the City has responsibility.
- 1.4.3 Projects to correct existing deficiencies shall be reviewed in accordance with the following priorities in the development of the Stormwater Management Utility Capital Improvement Program:
  - a. Projects designed to reduce or eliminate structure flooding in known problem areas;
  - b. Projects designed to improve the quality of water flowing into receiving creeks, lakes and sinkholes;
  - c. Projects designed to reduce street flooding during storm events ranging up to the 25-year storm;
  - d. Projects designed to reduce or eliminate flooding potential of structures in the 100-year floodplain;
  - e. Projects designed to reduce the channelization of creeks, and to restore habitat and wetlands;
  - f. Projects designed to reduce maintenance costs.

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**The City shall continue to implement an integrated stormwater management program for redevelopment.**

- 1.5.1 The City shall implement Land Development Regulations that allow shared or joint-use stormwater facilities, including public or private master stormwater basins.
- 1.5.2 The City may allow the use of off-site stormwater management facilities to meet the applicable stormwater quality and/or quantity standards required by the Public Works Design Manual.

**The City shall continue to comply with adopted Land Development Regulations that improve inspection procedures and improve coordination with other agencies to protect, and preserve or improve the quality of discharges from stormwater management facilities to natural surface waters and aquifers. Additionally, all new stormwater management facilities shall meet the applicable Water Management District's regulations.**

- 1.6.1 Except as otherwise stipulated in the Stormwater Management Element, water quality LOS standards in all basins shall be consistent with the standards of the applicable Water Management District or shall receive treatment of the first "one inch" of runoff, whichever results in greater water quality improvement.
- 1.6.2 The City shall continue to comply with adopted Land Development Regulations that restrict activities known to adversely affect water quality within the Murphree Wellfield Protection Zones.
- 1.6.3 The City shall continue to comply with adopted Land Development Regulations that regulate erosion and sedimentation both during and after construction.
- 1.6.4 The City shall continue to comply with code enforcement procedures and penalties that help obtain compliance with the approved facility design and function.
- 1.6.5 Stormwater management facilities shall be inspected during construction and periodically after construction to determine that proper construction, operation and maintenance are ongoing.
- 1.6.6 The City shall incorporate Low Impact Development (LID) guidelines consistent with those by the state Water Management Districts or the Florida Department of Environmental Protection.

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**Goals  
Objectives  
Policies**

**Objective 1.7**

**The City shall continue to encourage the preservation and protection of existing drainage features.**

**Policies**

- 1.7.1 The City shall continue to comply with adopted Land Development Regulations that protect the intrinsic functions of wetlands and accommodate a variety of wetland conditions, such as size of wetland areas, maintenance or restoration of natural hydroperiods, and diversity of vegetation.
- 1.7.2 The City shall acquire rights to wetlands and other environmentally sensitive areas in order to further the open space objectives of the Conservation, Open Space and Groundwater Recharge Element of this Plan, and to retain the intrinsic stormwater management functions of these areas. The hydrological and ecological functions of related wetland areas should be preserved, restored, or enhanced as appropriate to the extent feasible.
- 1.7.3 The City shall regulate developments containing wetlands consistent with the Conservation, Open Space and Groundwater Recharge Element policies.
- 1.7.4 There shall not be any decrease in the capacity of floodplains nor any destruction of creeks regulated by the "Regulation of Development Near Creeks" ordinance.
- 1.7.5 The City shall develop guidelines in the Land Development Regulations and the Public Works Engineering Design Manual that encourage or require Low Impact Development (LID) concepts and other environmentally sensitive design guidelines for stormwater management facilities.

**Objective 1.8**

**Effective groundwater recharge shall continue to be required where soil conditions permit.**

- 1.8.1 The City shall continue to comply with adopted Land Development Regulations that promote increased volumes of groundwater recharge, for all new development, where soil conditions permit.

**Objective 1.9**

**The City shall continue to implement stormwater management facility design guidelines that promote dual use and aesthetically pleasing facilities.**

**Policies**

- 1.9.1 The City shall have guidelines that promote the following:

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- a. Joint use of retention and detention basins for habitat, open space, and passive recreation, including the establishment and use of trails;
  - b. Use of native and non-invasive vegetation, in retention and detention basins to enhance stormwater management objectives;
  - c. Integration of on-site retention and detention facilities with other elements of a development through aesthetically sensitive design and appropriate landscaping;
  - d. Maintenance and, where possible, enhancement of the existing hydrological and ecological function of stream or drainage corridors, and of wetland areas which serve stormwater facilities; and
  - e. Removal of invasive vegetation.
- 1.9.2 Stormwater management facilities shall be designed to minimize the need for maintenance.

**The City shall have funds available to pay for the Stormwater Projects listed in the 5-year Schedule of Capital Improvements identified in the Stormwater Management Element.**

- 1.10.1 The City shall provide at least \$200,000 annually for Stormwater Projects.

**Objective 1.10**

**Policy**

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