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MEETING NOTICE

CLEARINGHOUSE COMMITTEE

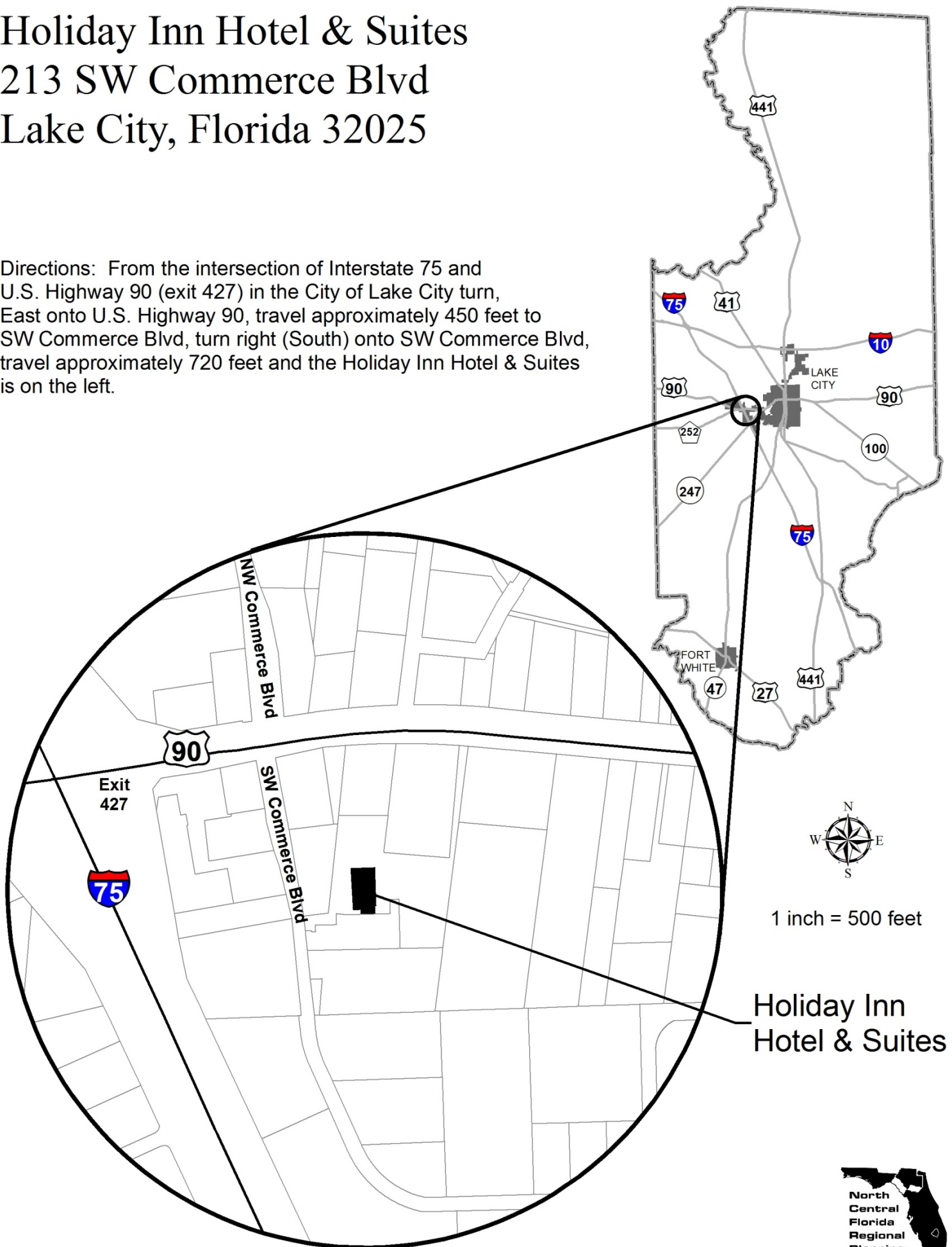
There will be a meeting of the Clearinghouse Committee of the North Central Florida Regional Planning Council on **July 25, 2013**. The meeting will be held at the **Holiday Inn Hotel & Suites, 213 SW Commerce Boulevard, Lake City**, beginning at **6:00 p.m.**

(Location Map on Back)

Holiday Inn Hotel & Suites

213 SW Commerce Blvd
Lake City, Florida 32025

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



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AGENDA

CLEARINGHOUSE COMMITTEE

Holiday Inn Hotel & Suites
 Lake City, Florida

July 25, 2013
 6:00 p.m.

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III. (b) (5) - Privileged or Confidential

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(b) (5) - Privileged or Confidential
The following information is withheld from public release under FOIA exemption (b) (5) - Privileged or Confidential. This information is the property of the [redacted] and is being provided to you for your use only. It is not to be disseminated outside your organization without the express written consent of the [redacted].

NORTH CENTRAL FLORIDA REGIONAL PLANNING COUNCIL

CLEARINGHOUSE COMMITTEE

MINUTES

North Central Florida Regional Planning Council
Gainesville, Florida

July 17, 2013
3:30 p.m.

MEMBERS PRESENT

Thomas Hawkins, Vice-Chair (via telephone)
Beth Burnham (via telephone)
Jim Catron (via telephone)
Donnie Hamlin (via telephone)
James Montgomery (via telephone)

MEMBERS ABSENT

Sandra Hass, Chair
Wesley Wainwright
Mike Williams
Stephen Witt

STAFF PRESENT

Steven Dopp
Scott Koons

The meeting was called to order at 3:40 p.m. by Vice-Chair Hawkins.

I. APPROVAL OF MEETING AGENDA

ACTION: It was moved by Commissioner Catron and seconded by Mr. Montgomery to approve the meeting agenda. The motion carried unanimously.

II. APPROVAL OF JUNE 20, 2013 MEETING MINUTES

ACTION: It was moved by Mr. Montgomery and seconded by Commissioner Catron to approve the June 20, 2013 minutes as circulated. The motion carried unanimously.

III. COMMITTEE-LEVEL REVIEW ITEMS

#64 - Gilchrist County Comprehensive Plan Draft Amendment (DEO No. 13-1ESR)

Mr. Dopp stated that the staff report finds the County comprehensive plan, as amended, is not anticipated to result in significant adverse impacts to Natural Resources of Regional Significance or regional facilities. With regards to extrajurisdictional impacts, Mr. Dopp noted that the staff report finds the comprehensive plan, as amended, is not anticipated to result in significant adverse impacts to the Town of Bell provided that County Comprehensive Plan Conservation Element Policy I.2.5 is applied by the County to protect adjoining residential properties located in the Town of Bell.

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

#65 - Madison County Comprehensive Plan Draft Amendment (DEO No. 13-1ESR)

Mr. Dopp stated that the staff report finds the County comprehensive plan, as amended, is not anticipated to result in significant adverse impacts to Natural Resources of Regional Significance provided the County includes recommended Conservation Element Object 1.6 and its associated policies as presented in the staff report. With regards to regional facilities and adjacent local governments, Mr. Dopp noted that the staff report finds the County comprehensive plan, as amended, is not anticipated to result in significant adverse impacts to the Regional Road Network provided the County includes Best Transportation Practices contained in the regional plan as goals and policies in the County Comprehensive Plan.

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

The meeting adjourned at 3:49 p.m.

Sandra Haas, Chair

7/25/13

COMMITTEE-LEVEL ITEMS

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

Regional Planning Council: North Central FL
Review Date: 7/25/13
Amendment Type: Adopted Amendment

Regional Planning Council Item No.: 67
Local Government: City of Waldo
Local Government Item No: CPA 13-01 PSFE
State Land Planning Agency Item No: 13-1ESR

Date Mailed to Local Government and State Land Planning Agency: 7/26/13 (estimated)

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

DESCRIPTION OF AMENDMENT

The amendment consists of text amendments to the City Comprehensive Plan Public School Facilities Element arising from recent amendments to the Alachua County Public Schools Interlocal Agreement (see attached).

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

The amendment does not result in an increase in intensity or density of uses. Therefore, significant adverse impacts are not anticipated to occur to Natural Resources of Regional Significance, regional facilities, or adjoining local governments.

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

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

Request a copy of the adopted version of the amendment?

Yes _____ No _____

Not Applicable _____ X _____

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

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

PUBLIC SCHOOL FACILITIES ELEMENT

Goal X.1:

In order to maintain a high quality public education system, the City of Waldo shall coordinate its growth management strategies with the School Board of Alachua County's (School Board) school facilities planning programs to meet the needs of existing and future citizens.

Objective X.1.1:

It is the objective of the City of Waldo to coordinate with the School Board to ensure that adequate school capacities exist to serve existing and future residential development.

Policy X.1.1.1:

The City, in conjunction with the School Board and the other local governments, shall annually update and maintain a public school facilities map series as supporting data and analysis. This map series including the planned general location of schools and ancillary facilities for the five-year planning period and the long-range planning period, will be coordinated with the City's Future Land Use Map or Map Series. The map series shall include at a minimum:

- (a) A map or maps which identify existing location of public school facilities by type and existing location of ancillary plants;
- (b) A future conditions map or map series which depicts the planned general location of public school facilities and ancillary plants and renovated facilities by year for the five year planning period, and for the end of the long range planning period of the County; and,
- (c) A map or map series which depicts School Concurrency Service Areas (SCSAs) for high schools, middle schools, and elementary schools.

Policy X.1.1.2:

The City shall coordinate land use decisions with the School Board's long range facilities plans over the 5-year, 10-year, and 20-year periods by requesting School Board review of proposed comprehensive plan amendments and rezonings that would increase residential density. This shall be done as part of a planning assessment of the impact of development proposals on school capacity.

Policy X.1.1.3:

For purposes of coordinating land use decisions with school capacity planning, the School Concurrency Service Areas (SCSAs) that are established for high, middle, and elementary schools as part of the Interlocal Agreement for Public School Facility Planning shall be used for school capacity planning. The relationship of high, middle, and elementary capacity and students anticipated to be generated as a result of land use decisions shall be assessed in terms of its impact (1) on the school system as a whole and (2) on the applicable SCSA(s). For the purposes of this planning assessment, existing or planned capacity in adjacent SCSAs shall not be considered.

Policy X.1.1.4:

In reviewing land use decisions, the City may address the following issues as applicable:

- (a) Available school capacity or planned improvements to accommodate the enrollment resulting from the land use decision;
- (b) The provision of school sites and facilities within neighborhoods;
- (c) The co-location of parks, recreation and neighborhood facilities with school sites;
- (d) The linkage of schools, parks, libraries and other public facilities with bikeways, trails, and sidewalks for safe access;
- (e) Traffic circulation in the vicinity of schools including the provision of off-site signalization, signage, access improvements, sidewalks to serve schools and the inclusion of school bus stops and turnarounds;
- (f) Encouraging the private sector to identify and implement creative solutions to developing adequate school facilities in residential developments;
- (g) Whether the proposed location is consistent with school design and planning policies.

Policy X.1.1.5:

The City shall consider and review the School Board's report of its findings and recommendations regarding the land use decision. If the School Board

determines that capacity is insufficient to support the proposed land use decision, the City shall request that the School Board provide its recommendations to remedy the capacity.

Policy X.1.1.6:

Where feasible and agreeable to the City, School Board, and the applicant, Capacity Enhancement Agreements shall be encouraged to ensure availability of adequate capacity at the time the school impact is created. The City's Five-Year Schedule of Capital Improvements shall be amended to incorporate capacity modification commitments established by Capacity Enhancement Agreements.

Policy X.1.1.7:

The City shall participate in the Elected Officials Group – comprised of representatives of the School Board, the County and the municipalities within the County – established by the Interlocal Agreement for Public School Facility Planning. At the annual meeting of the Elected Officials Group, the City will receive and consider the School Board's cumulative report of land use decisions and the effect of these decisions on public school capacity.

Goal X.2:

Coordinate with the School Board to provide adequate public school capacity to accommodate enrollment demand through implementation of a 5 - year District Facilities Work Program and the City's concurrency management system.

Objective X.2.1:

The City shall coordinate with the School Board to assure the future availability of adequate public school facility capacity through its authority to implement school concurrency.

Policy X.2.1.1:

The City shall maintain an Interlocal Agreement for Public School Facility Planning to implement school concurrency in concert with the School Board and the other local governments. The Interlocal Agreement shall be consistent with the goals, objectives, and policies of the Public School Facilities Element.

Policy X.2.1.2:

The City shall amend its land development regulations to include provisions for public school concurrency management.

Objective X.2.2:

The City shall ensure, in coordination with the School Board, that the capacity of public schools is sufficient to support final development plans for residential developments at the adopted level of service (LOS) standards within the period covered by the Five-Year Schedule of Capital Improvements.

Policy X.2.2.1:

The LOS standards for public schools established herein shall be consistent with the adopted LOS standards for public schools of all other local governments.

Policy X.2.2.2:

The uniform, district-wide LOS standards shall be 100% of Program Capacity for elementary, middle, and high schools. This LOS standard shall apply to all School Concurrency Service Areas (SCSA) as adopted in the Interlocal Agreement.

For combination schools, the School Board shall separately determine the capacity of each school to accommodate elementary, middle, and high school students and apply the LOS standard prescribed above for elementary, middle, and high levels respectively.

Policy X.2.2.3:

The City shall not revise its adopted LOS standards for public schools, unless there is agreement by all parties to the Interlocal Agreement to amend the LOS standards. Revision of the adopted LOS standards shall be accomplished by the execution of an amendment to the Interlocal Agreement by all parties and the adoption of amendments to the local government comprehensive plans. The amended LOS standard shall not be effective until all plan amendments are effective and the amendment to the Interlocal Agreement for Public School Facility Planning is fully executed. Changes to LOS standards shall be supported by adequate data and analysis showing that the amended LOS standard can be achieved and maintained within the period covered by the applicable five years of the 5-year District Facilities Work Program.

Objective X.2.3:

The City shall, in coordination with the School Board and other local governments, establish School Concurrency Service Areas (SCSAs) as the areas within which an evaluation is made of the availability of adequate school capacity based on the adopted LOS standards.

Policy X.2.3.1:

SCSAs for high, middle, and elementary schools shall be as adopted in the Interlocal Agreement. Maps depicting the SCSA boundaries shall be included as a part of the data and analysis supporting this Element.

Policy X.2.3.2:

SCSAs shall be established to maximize available school capacity and make efficient use of new and existing public schools in accordance with the LOS standards. Determination of SCSA boundaries shall also be based on the following:

- (a) Minimization of transportation costs;
- (b) Limitations on maximum student travel times;
- (c) The effect of court approved desegregation plans;
- (d) Recognition of the capacity commitments resulting from the development approvals by the local governments within Alachua County;
- (e) The relationship of school facilities to the communities they serve including reserve area designations established under the "Alachua County Boundary Adjustment Act"; and
- (f) The effect of changing development trends.

Policy X.2.3.3:

The City, in coordination with the School Board and other local governments, shall require that prior to adopting a modification to SCSAs, the following standards will be met:

- (a) Potential modifications to the SCSAs may be considered annually.
- (b) Modifications to SCSA boundaries shall be based upon the criteria as provided in Policy X.2.3.2.
- (c) Any party to the adopted Interlocal Agreement may propose a modification to the SCSA boundary maps.
- (d) At such time as the School Board determines that a SCSA boundary change is appropriate considering the above criteria,

the proposed SCSA boundary modification, with supporting data and analysis, shall be sent to the Elected Officials Group.

- (e) The Elected Officials Group shall review the proposed SCSA boundary modifications and send its comments to the School Board and the local governments.
- (f) Modifications to a SCSA shall become effective upon final approval by the School Board and amendment of the Interlocal Agreement for Public School Facility Planning by the parties to the agreement.

Objective X.2.4:

In coordination with the School Board, the City shall establish a joint process for implementation of school concurrency which includes applicability, capacity determination, availability standards, and school capacity methodology.

Policy X.2.4.1:

The issuance of final development approval shall be subject to the availability of adequate school capacity based on the adopted LOS standards.

Policy X.2.4.2:

The following residential developments are exempt from the school concurrency requirements:

- (a) Single family lots of record that received final subdivision or plat approval prior to the effective date of the initial PSFE, or single family subdivisions or plats actively being reviewed at the time of adoption of the initial PSFE that have received preliminary development plan approvals and there is no lapse in the development approval status.
- (b) Multi-family residential development that received final site plan approval prior to the effective date of the initial PSFE, or multi-family site plans actively being reviewed at the time of adoption of the initial PSFE that have received preliminary development plan approvals and there is no lapse in the development approval status.
- (c) Amendments to subdivisions or plat and site plan for residential development that were approved prior to the initial effective date of the PSFE, and which do not increase the number of students generated by the development.

- (d) Age restricted developments that prohibit permanent occupancy by persons of school age. Such restrictions must be recorded, irrevocable for a period of at least thirty (30) years and lawful under applicable state and federal housing statutes. The applicant must demonstrate that these conditions are satisfied.
- (e) Group quarters that do not generate students that will be assigned to public school facilities, including residential facilities such as local jails, prisons, hospitals, bed- and-breakfast inns, motels and hotels, temporary emergency shelters for the homeless, adult halfway houses, firehouse dorms, college dorms exclusive of married student housing, and religious non-youth facilities.

Policy X.2.4.3:

Student generation rates used to determine the impact of a particular development application on public schools and the costs per student shall those adopted in the 5-year District Facilities Work Program.

Policy X.2.4.4:

The City shall rely on the determination from School Board regarding the utilization rate of each school. The School Board uses program capacity as the standard to determine the capacity of elementary, middle, and high school facilities. School enrollment is based on the enrollment of each individual school based on counts reported by the School Board to the Department of Education.

Policy X.2.4.5:

The City shall rely on the School Board's concurrency review for all development approvals subject to school concurrency as to whether there is adequate school capacity to accommodate the proposed development. If adequate capacity does not exist, the City shall consider School Board – identified mitigation options and issue a concurrency determination based on the School Board's written findings and recommendations. Within the scope of this responsibility, the School Board may delegate the authority to the City to approve development plans where student generation projections are below established thresholds.

Policy X.2.4.6:

School concurrency applies only to applications for new residential development, or a phase of residential development, requiring a final development approval submitted after the effective date of the PSFE. The City shall amend the concurrency management system in its land development regulations to require that all new residential development be

reviewed for school concurrency no later than the time of final development approval. The City shall not deny a final development approval for residential development due to a failure to achieve and maintain the adopted LOS standards for public school capacity where:

- (a) Adequate school facilities will be in place or under construction within three years, as provided in the 5-year District Facilities Work Program and adopted as part of the Capital Improvements Element, after the issuance of the final development approval; or,
- (b) Adequate school facilities will be in place or under construction in the adjacent SCSA within three years, as provided in the 5-year District Facilities Work Program and adopted as part of the Capital Improvements Element, after the issuance of the final development approval; or,
- (c) The developer executes a legally binding commitment to provide mitigation proportionate to the demand for public school facilities to be created by development of the property subject to the final development approval as provided in this Element.

Objective X.2.5:

The City, in coordination with the School Board, shall provide for mitigation alternatives that are determined by the School Board to be financially feasible and will achieve and maintain the adopted LOS standard consistent with the adopted School Board's 5-Year District Facilities Work Program.

Policy X.2.5.1:

Mitigation may be allowed for those residential developments that cause a reduction in the adopted LOS Standards. Mitigation options shall include options listed below. The School Board assumes operational responsibility of the agreed upon mitigation through incorporation in the adopted 5-year District Facilities Work Program.

- (a) The payment of a proportionate share amount as calculated by the formula prescribed in Section 8.6.3 of the Interlocal Agreement for Public School Facility Planning or the

equivalent. Donation, construction, or funding of school facilities or sites sufficient to offset the demand for public school facilities created by the proposed development;

- (b) The creation of mitigation banking within designated areas based on the construction of a public school facility in exchange for the right to sell capacity credits;
- (c) The establishment of a charter school with facilities constructed in accordance with the State Requirements for Educational Facilities (SREF).

Policy X.2.5.2:

Mitigation must be directed toward a program capacity, which satisfies the demands created by the proposed development consistent with the adopted LOS standards.

Policy X.2.5. 3:

The applicant's total proportionate share obligation to resolve a capacity deficiency shall be based on the following:

Step 1: Determination of Number of Student Stations

Number of Student Stations (by school type) = Number of Dwelling Units by Housing Type X Student Generation Multiplier (by housing and school type)

The above formula shall be calculated for each housing type within the proposed development and for each school type (elementary, middle or high) for which a capacity deficiency has been identified. The sum of these calculations shall be used to calculate the proportionate share amount for the development under review.

Step 2: Calculation of Proportionate Share

Proportionate Share Amount = Total Number of Student Stations (as determined in Step 1) X Cost per Student Station for School Type

The "Cost per Student Station for School Type" shall only include school facility construction, land costs, and costs to build schools to emergency shelter standards, when applicable.

The applicant's proportionate-share mitigation obligation shall be credited toward any other impact or exaction fee imposed by local ordinance for the same need, on a dollar-for-dollar basis, at fair market value.

Objective X.2.6:

The City shall reference the School Board's annually updated 5-year District Facilities Work Program in its Five-Year Schedule of Capital Improvements.

Policy X.2.6.1:

Upon the School Board's annual update and amendment to its 5-year District Facilities Work Program to add a new fifth year, which continues to achieve and maintain the adopted LOS for schools, the City may amend its Five-Year Schedule of Capital Improvements. However, the City shall have neither obligation nor responsibility for funding the capital improvements identified in the 5-year District Facilities Work Program.

Goal X.3: The City of Waldo shall monitor and evaluate the Public Schools Facilities Element in order to assure the success of public school facilities planning and implementation of school concurrency.

Objective X.3.1:

On an ongoing basis, the City shall evaluate the comprehensive plan with the plans of the School Board in an effort to ensure consistency in the implementation of school concurrency.

Policy X.3.1.1:

The Local Planning Agency (LPA) is the lead agency responsible for monitoring and evaluation of the comprehensive plan. The City's LPA will participate in the evaluation of the effectiveness of implementing the Public School Facilities Element and Interlocal Agreement.

Policy X.3.1.2:

The City and the School Board will coordinate during updates or amendments to the City's Comprehensive Plan and updates or amendments for long-range plans for School Board facilities. Amendments to the Public School Facilities Element will be initiated following the procedures of the Interlocal Agreement.

Policy X.3.1.3:

Consistent with the Interlocal Agreement for Public School Facility Planning, the Staff Working Group will meet at least once per year to discuss issues related to the effectiveness of implementing the Public School Facilities Element and Interlocal Agreement and discuss recommendations for change.

Policy X.3.1.4:

On an annual basis, the City and the School Board will conduct a workshop on implementing the Public School Facilities Element and Interlocal Agreement.

Goal X.4: Provide safe and secure public schools sited within well-designed communities.

Objective X.4.1: Encourage schools as focal points of community planning and design.

Policy X.4.1.1:

The City, in conjunction with the School Board, shall promote the use of existing schools as neighborhood centers or focal points.

Policy X.4.1.2:

Elementary and middle schools are encouraged to locate:

- (a) within existing or proposed areas designated for residential development.
- (b) near existing or designated public facilities such as parks, recreational areas, libraries and community centers to facilitate the joint use of these areas.

Objective X.4.2: The City will establish siting standards for schools to provide for the security and safety of children, to provide a functional educational environment, and to coordinate plans for supporting infrastructure.

Policy X.4.2.1:

Potential school sites shall be consistent with the following school siting standards, to the extent practicable:

- (a) The location of school proximate to residential development and contiguous to existing school sites, and which provide potential focal points for community activities, including opportunities for shared use and co-location with other community facilities.
- (b) The location of elementary schools proximate to and, within walking distance of the residential development served;
- (c) Elementary schools should be located on local or collector streets.

- (d) Middle and high schools shall be located on collector or arterial streets.
- (e) Compatibility of the school site with present and future land uses of adjacent property considering the safety of students and the effective provision of education;
- (f) Whether existing schools can be expanded or renovated to support community redevelopment and revitalization, efficient use of existing infrastructure, and the discouragement of urban sprawl;
- (g) Site acquisition and development costs;
- (h) Safe access to and from schools by pedestrians, bicyclists and motor vehicles;
- (i) Existing or planned availability of adequate public facilities and services to support the School;
- (j) Environmental constraints that would either preclude or render infeasible the development or significant expansion of a public school on the site;
- (k) Adverse impacts on archaeological or historic sites listed in the national Register of Historic Places or designated by the affected local government as a locally significant historic or archaeological resource;
- (l) The proposed location is consistent with the City's comprehensive plan, stormwater management plans, or watershed plans;
- (m) The proposed location is not within a velocity floodzone or floodway, as delineated on pertinent maps identified or referenced in the applicable comprehensive plan or land development regulations;
- (n) The proposed site can accommodate the required parking, circulation and queuing of vehicles; and
- (o) The proposed location lies outside the area required by Section

333.03, F.S., regarding the construction of public educational facilities in the vicinity of an airport.

Policy X.4.2.2:

Land development regulations for public and private educational facilities should include reasonable development standards and conditions, and may provide for consideration of the site plan's adequacy as it relates to environmental concerns, health, safety, and general welfare, promotion of safe pedestrian and bicycle access with interconnections to related uses, and effects on adjacent properties.

Policy X.4.2.3:

As provided for in the Interlocal Agreement for Public School Facility Planning, the City shall include a representative appointed by the School Board on the Local Planning Agency (LPA) to attend those meetings at which the agencies consider comprehensive plan amendments and rezonings that would, if approved, increase residential density on the property that is the subject of the application.

Objective X.4.3: The City will coordinate with the School Board, Alachua County and the municipalities to maintain and update student enrollment and population projections.

Policy X.4.3.1:

The City will coordinate and base its plans upon consistent projections of the amount, type, and distribution of population growth and student enrollment. Countywide 5-year population and student enrollment projections shall be reviewed and updated annually.

Policy X.4.3.2:

The School Board shall use student population projections based on information produced by the demographic and education estimating conferences pursuant to Section 216.136, Florida Statutes and the Department of Education Capital Outlay Full-Time Equivalent (COFTE). The School Board may request adjustment to the projections based on actual enrollment and development trends. In formulating such a request the School Board will coordinate with the Cities and County regarding development trends, enrollment projections and future population projections.

Policy X.4.3.3:

As provided in the Interlocal Agreement for Public School Facility Planning, the City will provide to the School Board, on an annual basis, a report on growth and development trends for the preceding calendar year. The City

will generate data on growth and development for the School Board's consideration in allocating the projected student enrollment into school attendance zones.

Policy X.4.3.4:

At least one year prior to preparation of each Educational Plant Survey, the Staff Working Group will assist the School Board in an advisory capacity in preparation of the survey. The Educational Plant Survey shall be consistent with the requirements of Section 1013.33, F.S., and include at least an inventory of existing educational facilities, recommendations for new and existing facilities, and the general location of each in coordination with local government comprehensive plans. The Staff Working Group will evaluate and make recommendations regarding the location and need for new schools, significant expansions of existing schools, and closures of existing facilities, and the consistency of such plans with the local government comprehensive plan.

Policy X.4.3.5:

The City will provide to the School Board on an annual basis and in accordance with a schedule described in the Interlocal Agreement, a report on growth and development trends for the preceding calendar year within their jurisdiction. These reports will include the following:

- (a) The type, number, and location of residential units which have received development plan approval;
- (b) Information regarding comprehensive land use amendments which have an impact on school facilities;
- (c) Residential building permits and/ or certificates of occupancy issued for the preceding year and their location;
- (d) The identification of any development orders issued which contain a requirement for the provision of a school site as a condition of development approval;
- (e) Other information relevant to monitoring for school concurrency.

Objective X.4.4: The City shall maximize co-location opportunities between the City, the School Board, and other jurisdictions.

Policy X.4.4.1:

The City shall co-locate public facilities such as parks, recreational areas, libraries, and community centers with schools to the maximum extent practicable. The City will seek opportunities to co-locate and share use of City facilities when preparing updates to the Comprehensive Plan's schedule of capital improvements and when planning and designing new, or renovating existing, community facilities.

Policy X.4.4.2:

Upon notice by the School Board that it is considering acquisition of a school site, the City shall promptly notify the School Board of the City's interest, if any, in joint acquisition or co-location for other public facilities.

Policy X.4.4.3:

The City and the School Board shall, where feasible, enter into agreements for joint-use facilities, to include but not be limited to, schools, community centers, libraries and parks.

Policy X.4.4.4:

The City will coordinate with the School Board and adjacent local governments in order to ensure that new school facilities and expanded school facilities serve as and provide emergency shelters as required by Section 1013.72, Florida Statutes.

DEFINITIONS

Adequate school capacity: the circumstance where there is sufficient school capacity by school type, based on adopted Level of Service (LOS) standards, to accommodate the demand created by a proposed residential development

Affected Jurisdictions: local governments that are parties to the Interlocal Agreement for Public School Facilities Planning and are physically located within the same SCSA(s) as the area affected by a land use decision that may increase public school enrollment

Capacity : "capacity" as defined in the Florida Inventory of School Houses (FISH) manual

Capacity Enhancement Agreement: an agreement between the School Board, affected jurisdictions and a private entity (land owner, developer, applicant, etc) to address long range school capacity issues associated with a land use decision

Existing school facilities: school facilities constructed and operational at the time a completed application for residential development is submitted to a Local Government

Final Subdivision or Plat/Final Site Plan: the stage in residential development where permits or development orders are approved authorizing actual construction of infrastructure, the recording of a final plat or the issuance of building permits

FISH Manual: the document entitled "Florida Inventory of School Houses (FISH)," the most current edition, that is published by the Florida Department of Education, Office of Educational Facilities (hereinafter the "FISH Manual")

Land Use Decision s : Future Land Use Map amendments, rezonings, and other residential development approvals under the Land Development Code that precede the application of school concurrency and do not require a Certificate of School Concurrency

FISH Capacity : capacity that is provided by "buildings and facilities," as defined in the FISH Manual

Measurable programmatic change : means a change to the operation of a school or the use of the school facility that has consistently and measurably modifies the capacity such as the use of classrooms for special education or other special purposes.

Program Capacity : capacity that is provided by “buildings and facilities” as defined in the FISH Manual and modified by the School Board to reflect measurable programmatic changes

Planned school facilities: school facility capacity that will be in place or under actual construction within three (3) years after the issuance of final subdivision or site plan approval, pursuant to the School Board’s adopted 5-Year District Facilities Work Program

Preliminary Subdivision or Plat/Preliminary Site Plan: any conceptual approval in residential that precedes the review of detailed engineering plans and/or the commencement of actual construction of infrastructure

School Type: Elementary Schools are grades Pre Kindergarten Exceptional Student Education (PK- ESE) through 5; Middle Schools are grades 6 through 8; and High School are grades 9 through 12

Total school facilities: existing school facilities and planned school facilities

Utilization of capacity: current enrollment at the time of a completed application for residential development, divided by the program capacity

Work Program: the School Board’s 5 -Year District Facilities Work Program adopted pursuant to section 1013.35, F.S.

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

Regional Planning Council: North Central Fl
Review Date: 7/25/13
Amendment Type: Draft Amendment

Regional Planning Council Item No.: 68
Local Government: Alachua County
Local Government Item No: CPA 03-13 PSFE
State Land Planning Agency Item No: 13-4ESR

Date Mailed to Local Government and State Land Planning Agency: 7/26/13 (estimated)

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

DESCRIPTION OF AMENDMENT

The amendment consists of text amendments to the County Comprehensive Plan Public School Facilities Element and the Capital Improvements Element resulting from recent amendments to the Alachua County Public Schools Interlocal Agreement (see attached).

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

The amendment does not result in an increase in intensity or density of uses. Therefore, significant adverse impacts are not anticipated to occur to Natural Resources of Regional Significance, regional facilities, or adjoining local governments.

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

Adverse extrajurisdictional impacts are not anticipated to occur to adjacent 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 County and the Florida Department of Economic Opportunity.

**EXCERPTS FROM THE
COUNTY COMPREHENSIVE PLAN AMENDMENT**

Exhibit 1 of Staff Report for CPA 03-13

Proposed Amendments to Public Schools Facilities Element

GOAL 1

THE COUNTY SHALL COLLABORATE WITH THE SCHOOL BOARD OF ALACHUA COUNTY (SBAC) TO PLAN FOR PUBLIC SCHOOL CAPACITY TO ACCOMMODATE PROJECTED ENROLLMENT DEMAND WITHIN THE FIVE YEAR, TEN YEAR, AND TWENTY YEAR PLANNING PERIODS.

OBJECTIVE 1.1 - COORDINATE LAND USE AND SCHOOL CAPACITY. ~~[9]-5.025(3)(B)(4)(5), AND (6) F.A.C.]~~

It is the objective of Alachua County to coordinate land use decisions [see definition] with school capacity planning. This objective will be accomplished recognizing the SBAC's statutory and constitutional responsibility to provide a uniform system of free and adequate public schools, and the County's authority for land use, including the authority to approve or deny petitions for future land use and rezoning for residential development that generate students and impact the Alachua County school system.

Policy 1.1.1 Coordinated Map Series ~~[9]-5.025(3)(c)(6), (4)(a) and (4)(b) F.A.C.]~~

The County, in conjunction with the SBAC and the municipalities within the County, shall annually update and maintain a public school facilities map series as supporting data and analysis. This map series including the planned general location of schools and ancillary facilities for the five-year planning period and the long-range planning period, will be coordinated with the County's Future Land Use Map or Map Series. The map series shall include at a minimum:

- (a) A map or maps which identify existing location of public school facilities by type and existing location of ancillary plants;
- (b) A future conditions map or map series which depicts the planned general location of public school facilities and ancillary plants and renovated facilities by year for the five year planning period, and for the end of the long range planning period of the County; and,
- (c) A map or map series which depicts School Concurrency Service Areas (SCSAs) for high schools, middle schools and elementary schools.

Policy 1.1.2 Coordinate School Capacity with Planning Decisions

Alachua County shall coordinate land use decisions with the School Board's Long Range Facilities Plans over the 5-year, 10-year and 20-year periods by requesting School Board review of proposed comprehensive plan amendments and rezonings that would increase residential density. This shall be done as part of a planning assessment of the impact of such land use development proposals on school capacity.

Policy 1.1.3 Geographic Basis for School Capacity Planning

For purposes of coordinating land use decisions with school capacity planning, the School Concurrency Service Areas (SCSAs) that are established for high, middle and elementary schools as part of the Interlocal Agreement for Public School Facility Planning ("Interlocal Agreement") shall be used for school capacity planning. The relationship of high, middle and elementary capacity and students anticipated to be generated as a result of land use decisions shall be assessed in terms of its impact (1) on the school system as a whole and (2) on the applicable SCSA(s). For purposes of this planning assessment, existing or planned capacity in adjacent SCSAs shall not be considered.

Policy 1.1.4 Criteria for Evaluating Land Use Decisions

In reviewing land use decisions, the SBAC may address the following issues as applicable:

- (a) Available school capacity or planned improvements to accommodate the enrollment resulting from the land use decision;
- (b) The provision of school sites and facilities within neighborhoods;
- (c) The co-location of parks, recreation and neighborhood facilities with school sites;
- (d) The linkage of schools, parks, libraries and other public facilities with bikeways, trails, and sidewalks for safe access;
- (e) Traffic circulation in the vicinity of schools including the provision of off-site signalization, signage, access improvements, sidewalks to serve schools and the inclusion of school bus stops and turnarounds;
- (f) Encouraging the private sector to identify and implement creative solutions to developing adequate school facilities in residential developments;
- (g) Whether the proposed location is consistent with any local government's school design and planning policies.

Policy 1.1.5 SBAC Report to County

The SBAC shall report its findings and recommendations regarding the land use decision to the County. If the SBAC determines that capacity is insufficient to support the proposed land use decision, the SBAC shall include its recommendations to remedy the capacity deficiency including estimated cost ~~and financial feasibility~~. The SBAC shall forward the Report to all municipalities within the County.

Policy 1.1.6 County to Consider SBAC Report

The County shall consider and review the SBAC's comments and findings regarding the availability of school capacity in the evaluation of land use decisions.

Policy 1.1.7 Capacity Enhancement Agreements

Where feasible and agreeable to the County, SBAC, affected jurisdictions and the applicant, Capacity Enhancement Agreements shall be encouraged to ensure adequate capacity is available at the time the school impact is created. The SBAC's Long Range Facilities Plans over the 5-year, 10-year and 20-year periods shall be amended to incorporate capacity modification commitments established by Capacity Enhancement Agreements.

Policy 1.1.8 Educational Facilities Benefit District Funding Option

The School Board and local governments may consider establishment of Educational Facilities Benefit Districts [Section 1013.355-357, F.S] as a funding option if needed to achieve or maintain level of service standards ~~financial feasibility~~.

Policy 1.1.9 SBAC to Report to the Elected Officials Group

The SBAC will annually provide a cumulative report of land use decisions and the effect of these decisions on public school capacity to the Elected Officials Group – comprised of representatives of the School Board, the County and the municipalities within the County – established by the Interlocal Agreement for Public School Facility Planning.

GOAL 2

PROVIDE ADEQUATE PUBLIC SCHOOL CAPACITY TO ACCOMMODATE ENROLLMENT DEMAND WITHIN A ~~FINANCIALLY FEASIBLE~~ THE SCHOOL BOARD'S FIVE-YEAR DISTRICT FACILITIES WORK PROGRAM

OBJECTIVE 2.1 - IMPLEMENT SCHOOL CONCURRENCY

The County shall coordinate with the SBAC to assure the future availability of adequate public school facility capacity through its authority to implement school concurrency.

Policy 2.1.1 ~~Amendment of~~ Interlocal Agreement

~~By July 1, 2008,~~ ~~†~~The County shall ~~amend~~ maintain the Interlocal Agreement for Public School Facility Planning to implement school concurrency in concert with the SBAC and the municipalities. The Interlocal Agreement shall be consistent with the goals, objectives and policies of ~~this the~~ Element.

Policy 2.1.2 Ordinance Implementing School Concurrency

The County shall ~~amend its land development regulations to include~~ implement the provisions for public school concurrency management through its land development regulations.

OBJECTIVE 2.2 - LEVEL OF SERVICE STANDARDS

The County shall ensure, in coordination with the SBAC, that the capacity of public schools is sufficient to support final development plans for residential developments at the adopted level of service (LOS) standards within the period covered by the 5-year schedule of capital improvements. ~~After the first 5-year schedule of capital improvements, capacity shall be maintained within each year of subsequent 5-year schedules of capital improvements.~~

Policy 2.2.1 Uniform Application of Level of Service (LOS) Standards

The LOS standards established herein shall be applied consistently by all the local governments within Alachua County and by the SBAC on a district-wide basis to all schools of the same type.

Policy 2.2.2 Level of Service (LOS) Standards

The uniform, district-wide LOS standards shall be 100% of ~~Permanent~~ Program Capacity [see definition] for elementary, middle and high schools. This LOS standard shall apply to all school concurrency service areas (SCSAs) as adopted in the Interlocal Agreement, ~~except on an interim basis for the three elementary school concurrency service areas listed below. The interim LOS standards for these three elementary school concurrency service areas shall be as follows for the periods specified below:~~

- ~~(a) High Springs CSA – 120% of Permanent Program Capacity through 2010-2011;~~
- ~~(b) Newberry CSA – 115% of Permanent Program Capacity through 2010-2011;~~
~~and,~~
- ~~(c) West Urban CSA – 115% of Permanent Program Capacity through 2010-2011.~~

~~(d)~~ For combination schools, the School Board shall separately determine the capacity of each school to accommodate elementary, middle and high students and apply the LOS Standard prescribed above for elementary, middle and high levels respectively.

Policy 2.2.3 Amendment of Level of Service (LOS) Standards

If there is agreement to amend the LOS standards, it shall be accomplished by the execution of an amendment to the Interlocal Agreement by all parties and the adoption of amendments to the local government comprehensive plans. The amended LOS standard shall not be effective until all plan amendments are effective and the amendment to the Interlocal Agreement for Public School Facility Planning is fully executed. Changes to LOS standards shall be supported by adequate data and analysis showing that the amended LOS standard ~~is financially feasible and~~ can be reasonably met and achieved and maintained within the period covered by the applicable five years of the SBAC Five-Year Work Program.

OBJECTIVE 2.3 - SCHOOL CONCURRENCY SERVICE AREAS

The County shall, in coordination with the SBAC and municipalities within the County, establish School Concurrency Service Areas (SCSAs), as the areas within which an evaluation is made of whether adequate school capacity is available based on the adopted LOS standards.

Policy 2.3.1 School Concurrency Service Area (SCSA) Maps

SCSAs for high, middle and elementary schools shall be as adopted in the Interlocal Agreement. SCSA boundaries shall be included as a part of the Data and Analysis supporting this Element and included in the PSFE Map Series as part of that supporting data.

Policy 2.3.2 Criteria for School Concurrency Service Areas

SCSAs shall be established to maximize available school capacity and make efficient use of new and existing public schools in accordance with the LOS standards, taking into account minimization of transportation costs, limitations on maximum student travel times, the effect of court approved desegregation plans, and recognition of the capacity

commitments resulting from the development approvals by the local governments within Alachua County.

SCSA boundaries shall consider the relationship of school facilities to the communities they serve including reserve area designations and extra-territorial areas established under the "Alachua County Boundary Adjustment Act" and the effect of changing development trends.

Policy 2.3.3 Modifying School Concurrency Service Areas

The County, in coordination with the SBAC and the municipalities within the County, shall require that prior to adopting a modification to SCSAs, the following standards will be met:

- (a) Potential modifications to the SCSAs may be considered annually. Supporting data and analysis for modified SCSAs shall be included in the annual update to the SBAC's 5-Year Work Program.
- (b) Modifications to SCSA boundaries shall be based upon the criteria as provided in Policy 2.3.2.
- (c) Any modifications to the SCSA boundaries shall be modified based on supporting data and analysis showing that the Level of Service standard can be reasonably met for the amended SCSAs ~~are financially feasible~~ within the five-year period described by the 5-Year District Facilities Work Program. ~~five-year schedule of capital improvements.~~
- (d) Any party to the adopted Interlocal Agreement may propose a modification to the SCSA boundary maps.
- (e) At such time as the SBAC determines that a SCSA boundary change is appropriate considering the above criteria, the SBAC shall transmit the proposed SCSA boundary modification with data and analysis to support the changes to the Elected Officials Group.
- (f) The Elected Officials Group shall review the proposed SCSA boundary modifications and send its comments to the SBAC and the parties to the Interlocal Agreement.
- (g) Modifications to a SCSA shall become effective upon final approval by the SBAC and amendment of the Interlocal Agreement for Public School Facility Planning by the parties to the agreement.

OBJECTIVE 2.4 - SCHOOL CONCURRENCY REVIEW PROCESS

In coordination with the SBAC, the County will establish a joint process for implementation of school concurrency which includes applicability, capacity determination, availability standards, and school capacity methodology.

Policy 2.4.1 Development Review

The issuance of final development orders ~~subdivisions or plats and site plan approvals~~ for residential development shall be subject to the availability of adequate school capacity based on the Level of Service (LOS) standards adopted in this Element.

Policy 2.4.2 Exemptions

The following residential developments are exempt from the school concurrency requirements:

- (a) Single family lots of record that received final subdivision or plat approval prior to October 3, 2008 the effective date of the PSFE, or single family subdivisions or plats actively being reviewed on or before June 28, 2008 at the time of adoption of the PSFE that **have** received preliminary development plan approvals and the development approval has not expired.
- (b) Multi-family residential development that received final site plan approval prior to October 3, 2008 the effective date of the PSFE, or multi-family site plans that were actively being reviewed on or before June 28, 2008 at the time of adoption of the PSFE that **have** received preliminary development plan approvals and the development approval has not expired.
- (c) Amendments to subdivisions or plat and site plan for residential development that were approved prior to October 3, 2008 the effective date of the PSFE, **and** which do not increase the number of students generated by the development.
- (d) Age restricted developments that prohibit permanent occupancy by persons of school age. Such restrictions must be recorded, irrevocable for a period of at least thirty (30) years and lawful under applicable state and federal housing statutes. The applicant must demonstrate that these conditions are satisfied.
- (e) Group quarters that do not generate students in public school facilities, including residential facilities such as local jails, prisons, hospitals, bed and breakfast, motels and hotels, temporary emergency shelters for the homeless, adult halfway houses, firehouse dorms, college dorms exclusive of married student housing, and non-youth facilities.

Policy 2.4.3 Student Generation Rates and Costs per Student Station

Student generation rates used to determine the impact of a particular development application on public schools, and the costs per student station shall be determined in accordance with professionally accepted methodologies and **adopted established** annually by the SBAC **in with** the 5-Year District Facilities Work Program.

Policy 2.4.4 School Capacity and Enrollment

The SBAC shall determine the level of service or utilization rate of each school using a uniform methodology. The SBAC shall use **permanent** program capacity as the methodology to determine the capacity of elementary, middle, and high school facilities. School enrollment shall be based on the enrollment of each individual school based on counts reported by the SBAC to the Department of Education.

Policy 2.4.5 Determination of Adequate Capacity

~~The SBAC staff shall conduct a~~ **A** concurrency review **shall be conducted** for all development plan approvals **that are** subject to school concurrency **in accordance with procedures for coordination of such reviews by the County and the School Board**

established in the Interlocal Agreement. These procedures shall provide for review of individual development proposals by SBAC staff to determine whether there is adequate public school capacity to accommodate the proposed development, and issuance by the County of a concurrency determination based on SBAC staff's review and recommendation. This review shall include findings and recommendations to the County whether there is adequate school capacity to accommodate the proposed development. These procedures shall also provide for the SBAC in coordination with local governments in the County to prepare an annual report based on existing and projected capacity and enrollment and student generation rates that establishes maximum thresholds for developments at or below which adequate public school capacity will be available; for developments at or below these thresholds the County may determine as part of the County's development review process that that there is adequate public school capacity without SBAC staff review of such developments.

(a) Adequate school capacity means there is sufficient school capacity at the adopted LOS standards to accommodate the demand created by a proposed development for each type of school within the affected CSA.

(b) ~~The SBAC's findings and recommendations analysis shall address whether adequate capacity exists for each type of school, based on the level of service standards.~~ If adequate capacity does not exist, the SBAC shall identify possible mitigation options that may be ~~considered~~ applied consistent with the policies set forth within Objective 2.5. In the event that the SBAC determines that there is not adequate capacity in accordance with the concurrency availability standard in Policy 2.4.6., then the development application may remain active pending the conclusion of the mitigation negotiations and execution of a legally binding mitigation agreement in accordance with the policies under Objective 2.5.

~~The County will issue a concurrency determination based on the SBAC written findings and recommendations.~~

Policy 2.4.6 Concurrency Availability Standard

School concurrency applies only to residential development or a phase of residential development requiring a final development order subdivision or plat approval, site plan, or its functional equivalent, proposed or established on or after October 3rd, 2008. the effective date of the Public School Facilities Element (PSFE).

The County shall ~~include~~ amend the concurrency management provisions systems in its land development regulations to require that all new residential development be reviewed for school concurrency no later than the time of final subdivision, final plat or final site plan. The County shall not deny a final development order subdivision, final plat or final site plan for residential development due to a failure to achieve and maintain the adopted LOS standards for public school capacity where:

(a) Adequate school facilities will be in place or under construction within three years, as provided in the SBAC 5-Year District Facilities Work Program ~~for~~

~~School Concurrency adopted as part of the Capital Improvements Element, after the issuance of the final development order subdivision, final plat or final site plan for residential development; or,~~

- (b) Adequate school facilities are available in an adjacent SCSA, and when adequate capacity at adopted LOS Standards will be in place or under construction in the adjacent SCSA within three years, as provided in the SBAC 5-Year District Facilities ~~Work Program Plan for School Concurrency adopted as part of the Capital Improvements Element~~, after the issuance of the final development order subdivision, final plat or final site plan approval; or,
- (c) The developer executes a legally binding commitment to provide mitigation proportionate to the demand for public school facilities to be created by development of the property subject to the final development order subdivision, plat or site plan (or functional equivalent) as provided in this element.

Policy 2.4.7 Reservation of Capacity

~~The County shall not issue a Final Certificate of Level of Service Compliance for any non-exempt residential development application until the School District has issued a School Capacity Availability Determination Letter verifying capacity is available to serve the development. A determination of adequate~~ The School Capacity Determination Letter shall indicate a temporary commitment of capacity of the necessary school facilities for purposes of development review and approval for a period not to exceed one year from Preliminary Development Plan Approval or until a Final Development Order is issued, whichever occurs first, or as specified for phased projects in the County's land development regulations.

- (a) Once the County reserves school capacity for concurrency purposes as a part of the Final Development Order, the school capacity necessary to serve the development shall be considered reserved for a period not to exceed three (3) years or until completion of construction of development infrastructure required by the Development Order or longer if the SBAC concurs that there is sufficient capacity as specified in the County's ~~Land Development~~ Regulations. These time frames shall be subject to any State-mandated extensions of development approvals.
- (b) Phased projects, as provided for in the Alachua County land development regulations, may obtain approval for a longer period, provided the development order is in accordance with an development agreement entered into by the School Board, Alachua County, and the developer, which may include a phasing schedule or other timing plan for development plan approvals, capacity reservation fees, capacity enhancement agreements, or other requirements as determined by the School Board.
- (c) The County shall notify shall notify the SBAC within fifteen (15) working days of the approval or expiration of a concurrency reservation for a residential development. No further determination of school capacity availability shall be required for the residential development before the expiration of the Final

Certificate of Level of Service Compliance, except that any change that would increase student generation requires review.

Policy 2.4.8 ~~Subdivision and Site Plan Standards~~

~~In the event that the SBAC determines that there is not sufficient capacity in the affected concurrency service area or an adjacent concurrency service area to address the impacts of a proposed development, the following standards shall apply. Either (1) the site plan or final subdivision must provide capacity enhancement sufficient to meet its impacts through proportionate share mitigation in Objective PSFE 2.5; or (2) the final site plan or final subdivision must be delayed to a date when capacity enhancement and level of service can be assured.~~

Policy 2.4.9 ~~Capacity Availability~~

~~In evaluating a subdivision plat or site plan for concurrency, any relevant programmed improvements in years 2 or 3 of the 5-year schedule of improvements shall be considered available capacity for the project and factored into the level of service analysis. Any relevant programmed improvements in years 4 or 5 of the 5-year schedule of improvements shall not be considered available capacity for the project unless funding for the improvement is assured through SBAC funding to accelerate the project, through proportionate share mitigation, or some other means of assuring adequate capacity will be available within 3 years. (The SBAC may use relocatable classrooms to provide temporary capacity while funded schools or school expansions are being constructed.)~~

OBJECTIVE 2.5 - PROPORTIONATE SHARE MITIGATION

Alachua County, in coordination with the SBAC, shall provide for mitigation alternatives that are determined by the SBAC to ~~be financially feasible and will~~ achieve and maintain the adopted LOS standard consistent with the adopted SBAC's ~~financially feasible~~ 5-Year District Facilities Work Program.

Policy 2.5.1 Mitigation Options

Mitigation may be allowed for those developments that cannot meet the adopted LOS Standards. Mitigation options shall include options listed below for which the SBAC assumes operational responsibility through incorporation in the adopted SBAC's ~~financially feasible~~ Five-Year District Facilities Work Program and which will maintain adopted LOS standards.

- (a) The payment of a proportionate share amount as calculated by the formula in Policy 2.5.3 or the equivalent donation, construction, or funding of school facilities or sites in accordance with costs determined by the School Board sufficient to offset the demand for public school facilities created by the proposed development;
- (b) The creation of mitigation banking within designated areas based on the construction of a public school facility in exchange for the right to sell capacity credits; and,
- (c) The establishment of a charter school with facilities constructed in accordance with the State Requirements for Educational Facilities (SREF).

Policy 2.5.2 Mitigation Must Enhance ~~Permanent Program~~ Capacity

Mitigation must be directed toward a **permanent program** capacity improvement identified in the SBAC's ~~financially feasible~~ 5-Year **District Facilities** Work Program, which satisfies the demands created by the proposed development consistent with the adopted LOS standards. ~~Relocatable classrooms will not be accepted as mitigation.~~

Policy 2.5.3 — Mitigation to Meet Financial Feasibility

Mitigation shall be directed to projects on the SBAC's ~~financially feasible~~ 5-Year **District Facilities** Work ~~Program Plan~~ that the SBAC agrees will satisfy the demand created by that development approval. Such mitigation proposals shall be reviewed by the SBAC, the County and any affected municipality. If agreed to by all parties, the mitigation shall be assured by a legally binding development agreement between the SBAC, the County, and the applicant which shall be executed prior to the County's issuance of the final ~~development order subdivision plat or the final development plan approval. If the mitigation proposal is for a project that is not within the SBAC's adopted 5-Year Work Plan, acceptance of the proposal will be subject to determination by the SBAC of the financial feasibility of the project.~~ If the SBAC agrees to the mitigation, the SBAC must commit in the agreement to placing the improvement required for mitigation in its 5-Year **District Facilities** Work Program.

Policy 2.5.43 Calculating Proportionate Share

The applicant's total proportionate share obligation to resolve a capacity deficiency shall be based on the following:

NUMBER OF STUDENT STATIONS (BY SCHOOL TYPE) = NUMBER OF DWELLING UNITS BY HOUSING TYPE
X STUDENT GENERATION MULTIPLIER (BY HOUSING TYPE AND SCHOOL TYPE)

PROPORTIONATE SHARE AMOUNT = NUMBER OF STUDENT STATIONS (BY SCHOOL TYPE) X COST PER STUDENT STATION FOR SCHOOL TYPE.

The above formula shall be calculated for each housing type within the proposed development and for each school type (elementary, middle or high) for which a capacity deficiency has been identified. The sum of these calculations shall be the proportionate share amount for the development under review.

The SBAC average cost per student station shall only include school facility construction and land costs, and costs to build schools to emergency shelter standards when applicable.

The applicant's proportionate-share mitigation obligation shall be credited toward any other impact or exaction fee imposed by local ordinance for the same need, on a dollar-for-dollar basis, at fair market value.

OBJECTIVE 2.6 - ADOPTION OF SBAC FIVE-YEAR DISTRICT FACILITIES WORK PROGRAM

~~Effective July 1, 2008 and no later than December 1st of e~~Each year ~~thereafter~~, the County shall adopt (which adoption may be through incorporation by reference) in its Capital Improvements Element, the SBAC's annually updated 5-Year **District Facilities** Work Program.

Policy 2.6.1 Development, Adoption and Amendment of the SBAC 5-Year District Facilities Work Program

The SBAC shall annually update and amend the Five-Year District Facilities Work Program to reflect the (LOS) standards for schools to add a new fifth year, which continues to achieve and maintain the adopted LOS for schools. The Five-Year District Facilities Work Program ensures the level of service standards for public schools are achieved and maintained within the period covered by the 5-year schedule. The Five-Year District Facilities Work Program shall also address the correction of existing facility deficiencies and facilities needed to meet future needs. After the first 5-year schedule of capital improvements, annual updates to the schedule shall ensure levels of service standards are achieved and maintained within the subsequent 5-year schedule of capital improvements necessary to address existing deficiencies and meet future needs based upon achieving and maintaining the adopted level of service standards. The County shall have neither obligation nor responsibility for funding the Five-Year District Facilities Work Program by adopting the SBAC's Five-Year District Facilities Work Program into the Capital Improvements Element.

GOAL 3

PROVIDE SAFE AND SECURE PUBLIC SCHOOLS SITED WITHIN WELL DESIGNED COMMUNITIES.

OBJECTIVE 3.1 - SCHOOL LOCATION AND SITE DESIGN

The County shall establish standards and criteria to guide the location of future public schools.

Policy 3.1.1 Coordination of Existing School Facilities and Sites

Standards regarding existing and future public school facilities and sites in the unincorporated area of Alachua County shall be as provided in Section 5.3 and related sub-policies in the Future Land Use Element of the Alachua County Comprehensive Plan. This includes identification of Future Land Use categories where public educational facilities shall be allowable uses; areas where future educational facilities shall be avoided; encouraging the location of elementary and middle schools within existing or proposed residential areas or village centers, and near public facilities to facilitate joint use; providing for reasonable development standards and conditions for school site planning including promotion of safe pedestrian and bicycle access; and, linking schools with surrounding residential areas by bikeways and sidewalks.

Policy 3.1.2 Coordination of Future School Facilities and Sites

All new public schools built within the unincorporated County will be coordinated by the SBAC with the County to verify consistency between the location of public school with the County's Comprehensive Plan, ensure that the new schools are proximate and consistent with existing and proposed residential areas, serve as community focal points, are co-located with other appropriate public facilities when possible, and shall have the on-site and off-site infrastructure necessary in place to support the new school.

Policy 3.1.3 Bus Stops

The County shall, in cooperation with the SBAC, develop and adopt design standards for school bus stops and turnarounds in new developments and redevelopment projects.

OBJECTIVE 3.2 - ENCOURAGE SCHOOLS AS FOCAL POINTS OF COMMUNITY PLANNING AND DESIGN

Policy 3.2.1 Enhance Community/Neighborhood Design

The County, in conjunction with the SBAC, shall promote the neighborhood concept in new developments or redevelopment by encouraging the use of existing schools as neighborhood centers or focal points.

OBJECTIVE 3.3 - CONSIDER COMPATIBILITY OF USES ADJACENT TO PUBLIC SCHOOLS

Policy 3.3.1 Compatibility of Adjacent Uses

The County shall consider input from the SBAC in reviewing plan amendments and rezonings concerning compatibility of proposed uses adjacent to existing schools and known future school sites.

OBJECTIVE 3.4 - COORDINATE WITH SBAC ON REDUCTION OF HAZARDOUS WALKING CONDITIONS

Policy 3.4.1 Safe Ways to School

To reduce hazardous walking conditions consistent with Florida's safe ways to school program, Alachua County shall coordinate with the SBAC to implement the provisions of Section 1006.23, Florida Statutes, including identification and correction of hazardous conditions along walking routes to schools, and identification of proposed projects to remedy such conditions for priority consideration in the annual review and update of the Capital Improvement Program.

OBJECTIVE 3.5 - SCHOOL SITING STANDARDS

The County will establish siting standards for schools.

Policy 3.5.1 Evaluation of Potential School Sites

Potential school sites shall be consistent with the school siting standards provided in the Interlocal Agreement for Public School Facility Planning.

OBJECTIVE 3.6 - SCHOOL DEVELOPMENT STANDARDS

The County shall establish development standards for schools to achieve compatibility with surrounding neighborhoods and the community.

Policy 3.6.1 School Development Standards

The County shall require the development of school sites to be consistent with the following standards provided these requisites are not in conflict with the State Requirements for Educational Facilities (SREF) or unless the Board of County Commissioners approves changes or modifications:

- (a) The location, arrangement, and lighting of play fields and playgrounds shall be located and buffered as may be necessary to minimize impacts to adjacent residential property;
- (b) The following minimum size guidelines have been recommended by the SBAC: Elementary School - 25 acres, Middle School - 35 acres, High School - 65 acres. These guidelines shall not preclude smaller sized sites if determined to be acceptable by the School Board.
- (c) Maximum height of the school structure shall adhere to the height requirements established for the zoning district for the school site zoning district;
- (d) Building setbacks from property lines for all schools shall adhere to the minimum building setback requirements established for the zoning district for the school site zoning district;
- (e) All parking areas on school sites shall adhere to the minimum setback requirements established for the zoning district;
- (f) Access to school sites shall be governed by the County's and FDOT's access management regulations, including installation by the SBAC, or other party as determined by Alachua County, of all access-related improvement required by such regulations;
- (g) The site shall be required to provide bicycle/pedestrian connections to sidewalks, trails, and bikeways internal or adjacent to residential neighborhoods, including the provision of safe roadway crossings;
- (h) Development of the site shall be consistent with applicable policies contained within the Conservation and Open Space Element of this plan.

OBJECTIVE 3.7 - COORDINATE SUPPORTING INFRASTRUCTURE

The County shall coordinate with the SBAC plans for supporting infrastructure.

Policy 3.7.1 Coordination of Planned Improvements

As part of the annual review and update of the Capital Improvements Element, the County shall consider infrastructure required to support new school facilities.

GOAL 4

PROMOTE AND OPTIMIZE INTERGOVERNMENTAL COOPERATION FOR EFFECTIVE FUTURE PLANNING OF PUBLIC SCHOOL SYSTEM FACILITIES.

OBJECTIVE 4.1 - SCHOOL BOARD REPRESENTATION

Policy 4.1.1 Appointed Local Planning Agency (LPA) and Planning Commission Members

As provided in the Interlocal Agreement ~~for Public School Facility Planning, the County shall include a representative appointed by the School Board on the Local Planning Agency (LPA) and Planning Commission as a voting member. to attend those meetings~~

~~at which the agencies consider comprehensive plan amendments and rezonings that would, if approved, increase residential density on the property that is the subject of the application.~~

Policy 4.1.2 Development Review Representative

As provided in the Interlocal Agreement ~~for Public School Facility Planning~~, the School Board will appoint a representative to advise the Local Government review committee, or equivalent body on development and redevelopment which could have a significant impact on student enrollment or school facilities.

OBJECTIVE 4.2 - JOINT MEETINGS

The County shall participate in meetings and other actions established to promote coordination and the sharing of data and information.

Policy 4.2.1 Staff Working Group

As provided in the Interlocal Agreement ~~for Public School Facility Planning~~, a staff working group of the County, SBAC and municipalities will meet on a semi-annual basis to identify issues and assemble and evaluate information regarding the coordination of land use and school facilities planning. A staff representative from the Regional Planning Council will also be invited to attend. A designee of the School Board shall coordinate and convene the semi-annual meeting.

Policy 4.2.2 Annual Meeting of Elected Officials

One or more representatives of the County, each City, and the School Board will meet at least annually in joint workshop sessions. A representative of the Regional Planning Council will also be invited to attend. The joint workshop sessions will be opportunities for the County Commission, the City Commissions or Councils, and the School Board to hear reports, discuss policy, set direction, and reach understandings concerning issues of mutual concern regarding coordination of land use and school facilities planning, including population and student growth, development trends, school needs, off-site improvements, and joint use opportunities. The Superintendent of Schools, or designee, shall be responsible for making meeting arrangements and providing notification to the general public of the annual meeting.

OBJECTIVE 4.3 - COORDINATE STUDENT ENROLLMENT & POPULATION PROJECTIONS

The County will coordinate with the SBAC and the municipalities within the County to maintain and update student enrollment and population projections.

Policy 4.3.1 Annual Revision and Distribution

The County will coordinate with the SBAC and the municipalities to base school planning upon consistent projections of the amount, type, and distribution of population growth and student enrollment. Countywide 5-year population and student enrollment projections shall be reviewed and updated annually.

Policy 4.3.2 Enrollment Projections

The School Board shall use student population projections based on information produced by the demographic and education estimating conferences pursuant to Section 216.136, Florida Statutes and the Department Of Education Capital Outlay Full-Time Equivalent (COFTE). The School Board may request adjustment to the projections based on actual enrollment and development trends. In formulating such a request the SBAC will coordinate with the Cities and County regarding development trends, enrollment projections and future population projections.

Policy 4.3.3 Planning Data on Growth and Development

As provided in the Interlocal Agreement ~~for Public School Facility Planning~~, the County will provide to the SBAC, on an annual basis, a report on growth and development trends in the unincorporated area of the County for the preceding calendar year. The County, in coordination with the municipalities, will generate data on growth and development for the School Board's consideration in allocating the projected student enrollment into school attendance zones.

Policy 4.3.4 The School District's Five-Year District Facilities Work Program

No later than ~~October 1st~~ ~~August 15th~~ of each year, the School Board shall submit to the County the district's tentative Five Year District Facilities Work Program. The program will be consistent with the requirements of Sections 1013.313 and 1013.35, F.S., and include projected student populations apportioned geographically, an inventory of existing school facilities, projections of facility space needs, information on relocatables, general locations of new schools for the 5, 10, 20 year time periods, and options to reduce the need for additional ~~permanent~~ student stations. ~~The program will be financially feasible for a five-year period.~~ The County shall review the program and provide comments to the School Board within 30 days on the consistency of the program with the local comprehensive plan, including the capital improvements element and whether a comprehensive plan amendment will be necessary for any proposed educational facility.

Policy 4.3.5 Educational Plant Survey

At least one year prior to preparation of each Educational Plant Survey, the Staff Working Group established Policy 4.2.1 will assist the School Board in an advisory capacity in preparation of the survey. The Educational Plant Survey shall be consistent with the requirements of Section 1013.313, F.S., and include at least an inventory of existing educational facilities, recommendations for new and existing facilities, and the general location of each in coordination with local government comprehensive plans. The Staff Working Group will evaluate and make recommendations regarding the location and need for new schools, significant expansions of existing schools, and closures of existing facilities, and the consistency of such plans with the local government comprehensive plan.

OBJECTIVE 4.4 - SCHOOL SITE SELECTION, EXPANSIONS AND CLOSURES

The County, in conjunction with the SBAC, shall implement an effective process for identification and selection of school sites and for the review of significant expansions and closures.

Policy 4.4.1 Advisory Committees

The SBAC will establish a School Planning Advisory Committee (SPAC) for the purpose of reviewing potential sites for new schools, proposals for significant school expansions and potential closure of existing schools. Based on information gathered during the review, the SPAC will submit recommendations to the Superintendent of Schools. The SPAC will be a standing committee and will meet on an as needed basis. In addition to appropriate representatives of the School Board staff, the SPAC will include at least one staff member of the County, a staff representative from each of the municipalities, and a diverse group of community members.

Policy 4.4.2 New School Sites

When the need for a new school site is identified in the Five Year **District** Facilities Work Program, the SPAC will develop a list of potential sites in the area of need. The list of potential sites for new schools will be submitted to the County with jurisdiction for an informal assessment regarding consistency with this Element. Based on the information gathered during this review, and the evaluation criteria set forth in this Element, the SPAC will make a recommendation to the Superintendent of one or more sites in order of preference.

Policy 4.4.3 Expansions and Closures

For significant expansions and potential closures, the SPAC will make appropriate recommendations to the Superintendent.

Policy 4.4.4 Expeditious Consistency Review

At least 60 days prior to acquiring or leasing property that may be used for a new public educational facility, the SBAC shall provide written notice of its intent to the County. The County shall notify the SBAC within 45 days of receipt of this notice if the proposed new public education facility site is consistent with the local government's comprehensive plan. This notice does not constitute the local government's determination of consistency of any proposed construction pursuant to Section 1013.33 ~~(12), (13), (14), (15)~~, Florida Statutes.

GOAL 5

MONITORING AND EVALUATION OF PUBLIC SCHOOL FACILITIES ELEMENT

OBJECTIVE 5.1 - COORDINATE THE COMPREHENSIVE PLAN WITH SCHOOL FACILITIES PLANS

On an ongoing basis, Alachua County shall evaluate the comprehensive plan with the school facilities plans of the SBAC to ensure consistency.

Policy 5.1.1 Coordination of Plan Amendments

Alachua County and the SBAC will coordinate during updates or amendments to the County's Comprehensive Plan and updates or amendments for long-range plans for School Board facilities. Amendments to the Public School Facilities Element will be initiated following the procedures of the Interlocal Agreement ~~and amendments to the Capital Improvements Element to incorporate the School Board's adopted Work Program shall occur prior to December 1st of each year.~~

Policy 5.1.2 Annual Meeting of the Staff Working Group

Consistent with the Interlocal Agreement for Public School Facility Planning, the Staff Working Group will meet at least once per year to discuss issues related to the effectiveness of implementing the Public School Facilities Element and the Interlocal Agreement and discuss recommendations for change.

Policy 5.1.3 Annual Meeting of the County and the SBAC

On an annual basis, Alachua County and the School Board will conduct a workshop on implementing the Public School Facilities Element and Interlocal Agreement.

PUBLIC SCHOOL FACILITIES ELEMENT DEFINITIONS

The terms used in this element shall be defined as follows:

Adequate school capacity - the circumstance where there is sufficient school capacity by school type, based on adopted Level of Service (LOS) standards, to accommodate the demand created by a proposed residential development.

Affected Jurisdictions – Local governments that are parties to the Interlocal Agreement for Public School Facilities Planning and are physically located within the same SCSA(s) as the area affected by a land use decision that may increase public school enrollment.

Alachua County Boundary Adjustment Act – The special act of the Florida Legislature addressing annexations and intergovernmental coordination on planning for annexations in Alachua County. [Codified at Chapter 225 of the Alachua County Code of Ordinances]

Capacity - "capacity" as defined in the FISH Manual.

Capacity Enhancement Agreement – An agreement between the SBAC, affected jurisdictions and a private entity (land owner, developer, applicant, etc.) for the mitigation of school capacity deficiencies that are anticipated to result from a land use decision.

Existing school facilities - school facilities constructed and operational at the time a completed application for residential development is submitted to the County and Cities.

Final Development Order – The approval by the County of a specific plan for a development with residential uses that specifies the maximum number and type of residential units. This may include approval of a final subdivision, final site plan, or functional equivalent as provided in the County's land development regulations.

Final Subdivision or Plat / Final Site Plan – The stage in residential development where permits or development orders are approved authorizing actual construction of infrastructure, the recording of a final plat or the issuance of building permits.

FISH Manual - the document entitled "Florida Inventory of School Houses (FISH)," 2006 edition, and that is published by the Florida Department of Education, Office of Educational Facilities (hereinafter the "FISH Manual").

Land Use Decisions – future land use amendments, developments of regional impact, rezonings and other residential development approvals under the Land Development Code that precede the application of school concurrency and do not require a Certificate of School Concurrency.

Permanent-FISH Capacity - capacity that is provided by "~~permanent~~ buildings and facilities," as defined in the FISH Manual.

~~Permanent~~-Program Capacity – capacity that is provided by "~~permanent~~ buildings and facilities" as defined in the FISH Manual and modified by the SBAC to reflect measurable programmatic changes.

Planned School Facilities - school facility capacity that will be in place or under actual construction within three (3) years after the issuance of final subdivision or site plan approval, pursuant to the School Board's adopted Five Year Facilities Work Program.

Preliminary Development Plan Approval – The conferral of certain rights to final development order approval, including the maximum number and type of residential units, provided that such final approval is granted by the County within a time period prescribed in the land development regulations, but not exceeding one (1) year, or as specified for phased projects in the County’s land development regulations.

Preliminary Subdivision or Plat / Preliminary Site Plan – Any conceptual approval in residential that precedes the review of detailed engineering plans and/or the commencement of actual construction of infrastructure.

State Requirements for Educational Facilities (SREF) – Standards established by the State of Florida for the design and construction of public educational facilities. [<http://www.fldoe.org/edfacil/sref.asp>]

Total school facilities - Existing school facilities and planned school facilities.

Utilization of capacity - current enrollment at the time of a completed application for residential development.

Five Year District Facilities Work Program or Work Program - the ~~financially feasible~~ School District’s Five Year District Facilities Work Program adopted pursuant to section 1013.35, F.S.

Measurable programmatic change - means a change to the operation of a school or the use of the school facility that has consistently and measurably modifies the capacity such as the use of classrooms for special education or other special purposes.

School Type - Elementary Schools are grades Pre-Kindergarten Exceptional Student Education (PK- ESE) through 5; Middle Schools are grades 6 through 8; and High Schools are grades 9 through 12.

Exhibit 2 of Staff Report for CPA 03-13 Proposed Amendments to Capital Improvements Element

Policy 1.2.4 LOS standards for Category "A" and "B" public facilities shall be as follows:

...

- (f) Public Schools LOS Standard (based on Public School Facilities Element)

The uniform, district-wide LOS standards shall be 100% of **Permanent** Program Capacity [see definition] for elementary, middle and high schools. This LOS standard shall apply to all concurrency service areas (CSA) as adopted in the Interlocal Agreement, ~~except on an interim basis for the three elementary school concurrency service areas listed below. The interim LOS standards for these three elementary school concurrency service areas shall be as follows for the periods specified below:~~

~~High Springs CSA – 120% of permanent program capacity through 2010-2011;~~

~~Newberry CSA – 115% of permanent program capacity through 2010-2011;~~

~~West Urban CSA – 115% of permanent program capacity through 2010-2011.~~

These LOS standards shall be applied to School Concurrency Service Areas (SCSAs) as specified in the Public School Facilities Element.

Policy 1.3.2 Require Category "A" and "B" public facilities and services needed to support development to be available concurrent with the impacts of development and require issuance of a Certificate of Level of Service Compliance (CLSC) as a condition of all final development orders. "Concurrent" shall mean that all adopted LOS Standards shall be maintained or be achieved within a reasonable time frame as set out in 1.3.2 (A-D) below. Failure to receive a Certificate of Level of Service Compliance will preclude the issuance of any final development order on the project or project phase, until the requirements of 1.3.2 (A-D) have been satisfied.

...

- (d) For public schools, the concurrency requirement may be satisfied by:

- (1) Adequate school facilities will be in place or under construction within three years, as provided in the School Board 5-Year District Facilities **Work** Plan for School Concurrency adopted as part of this element, after the issuance of the final **development order subdivision, final plat or final site plan for residential development**; or,
- (2) Adequate school facilities are available in an adjacent SCSA, and when adequate capacity at adopted LOS Standards will be in place or under construction in the adjacent SCSA within three years, as provided in the School Board 5-Year District Facilities **Work** Plan for School Concurrency, after the issuance of the final **development order subdivision, final plat or final site plan approval**; or,
- (3) The developer executes a legally binding commitment to provide mitigation proportionate to the demand for public school facilities to be created by development of the property subject to the final **development order subdivision, plat or site plan (or functional equivalent)** as provided in the Public School Facilities Element.

**Table 2. Public School Facilities Schedule of Capacity Projects
FY 2011-2015**

Reserved for future updates of the Public School Facilities Schedule of Capacity Projects as provided in the Alachua County School District 5-Year District Facilities Work Program; there are no capacity projects listed in the 2012-2013 Work Program for Fiscal Years 2012-2016.

Project Description	Location		2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	Total	Funded
New Classroom Building	SANTA FE SENIOR HGH	Planned Cost	\$3,000,000	\$0	\$0	\$0	\$0	\$3,000,000	Yes
		Student Stations	250	0	0	0	0	250	
		Total Classrooms	10	0	0	0	0	10	
		Gross Sq Ft	13,653	0	0	0	0	13,653	
New Elementary School 'H'	Location not specified	Planned Cost	\$15,275,000	\$0	\$0	\$0	\$0	\$15,275,000	Yes
		Student Stations	708	0	0	0	0	708	
		Total Classrooms	36	0	0	0	0	36	
		Gross Sq Ft	114,284	0	0	0	0	114,284	
		Planned Cost:	\$18,275,000	\$0	\$0	\$0	\$0	\$18,275,000	
		Student Stations:	958	0	0	0	0	958	
		Total Classrooms:	46	0	0	0	0	46	
		Gross Sq Ft:	127,837	0	0	0	0	127,837	

Source: Alachua School District, 5-Year Facilities Work Program for 2010-2011, September 30, 2010.

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

Regional Planning Council: North Central FI
Review Date: 7/25/13
Amendment Type: Adopted Amendment

Regional Planning Council Item No.: 69
Local Government: City of Alachua
Local Government Item No.
City Ordinance No.: 13-08
State Land Planning Agency Item No: 13-3ESR

Date Mailed to Local Government and State Land Planning Agency: 7/26/13 (estimated)

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

DESCRIPTION OF AMENDMENTS

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

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

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

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

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

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

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

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

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

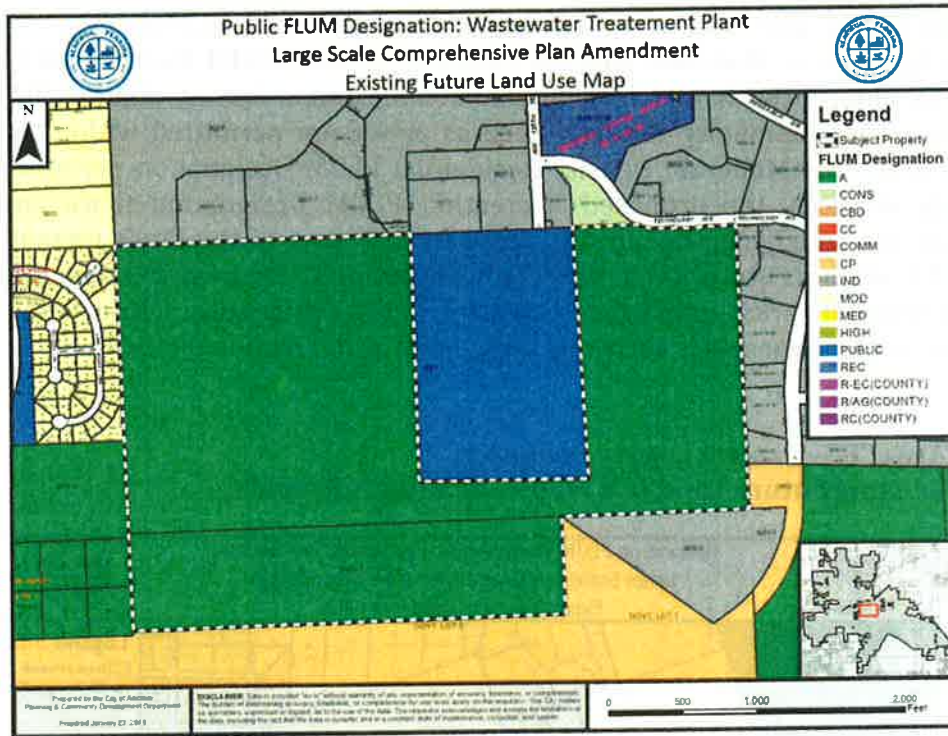
Request a copy of the adopted version of the amendment?

Yes _____ No _____
Not Applicable _____ X _____

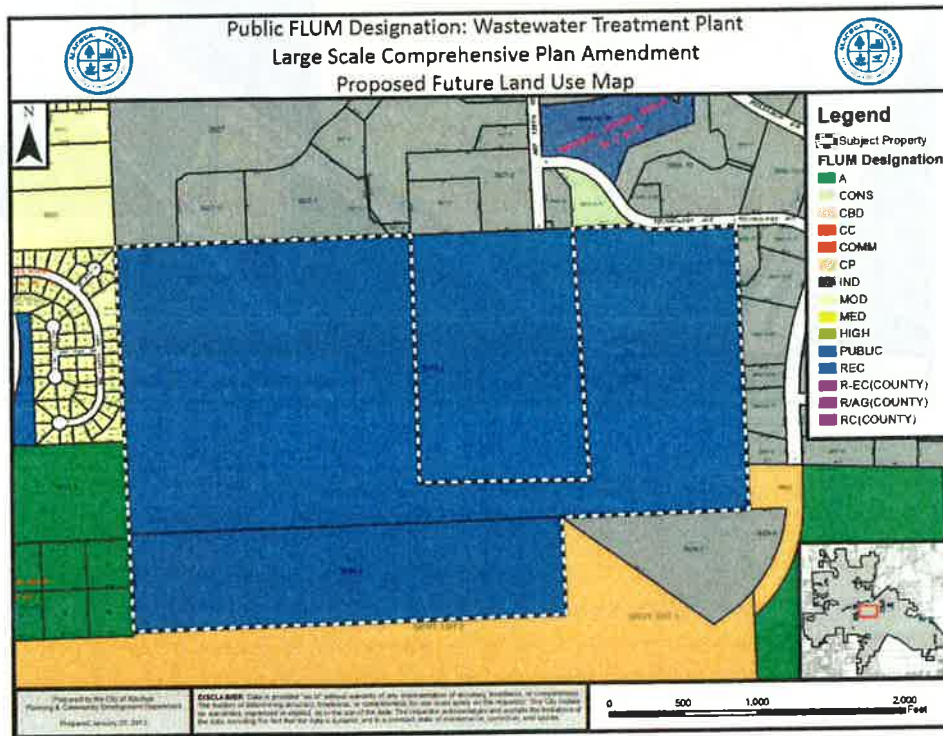
It is recommended that these findings be forwarded to the City and the Florida Department of Economic Opportunity.

EXCERPTS FROM CITY COMPREHENSIVE PLAN AMENDMENT

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



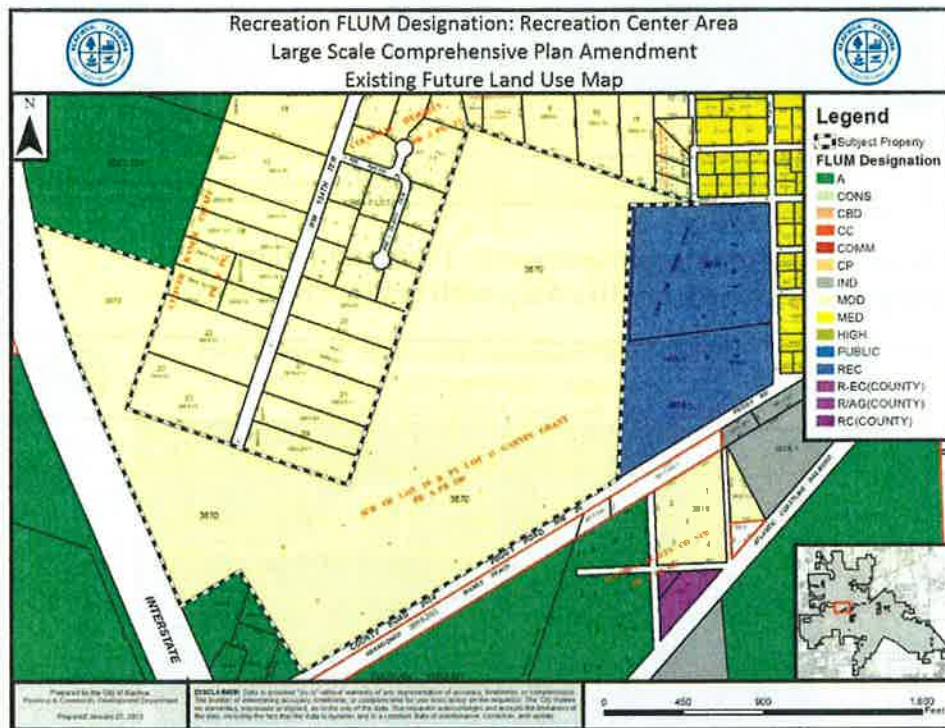
Map 2. Area "A" - Paul O'Dea Wastewater Treatment Plant Proposed Future Land Use Map with Subject Property



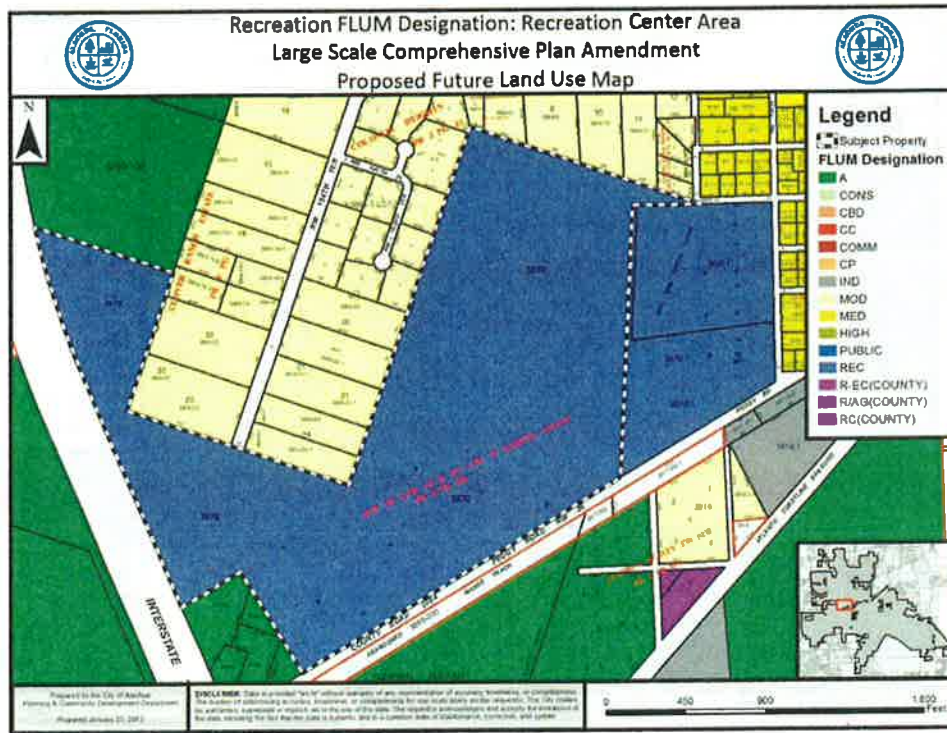
Area “B” – Project Legacy Property

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

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



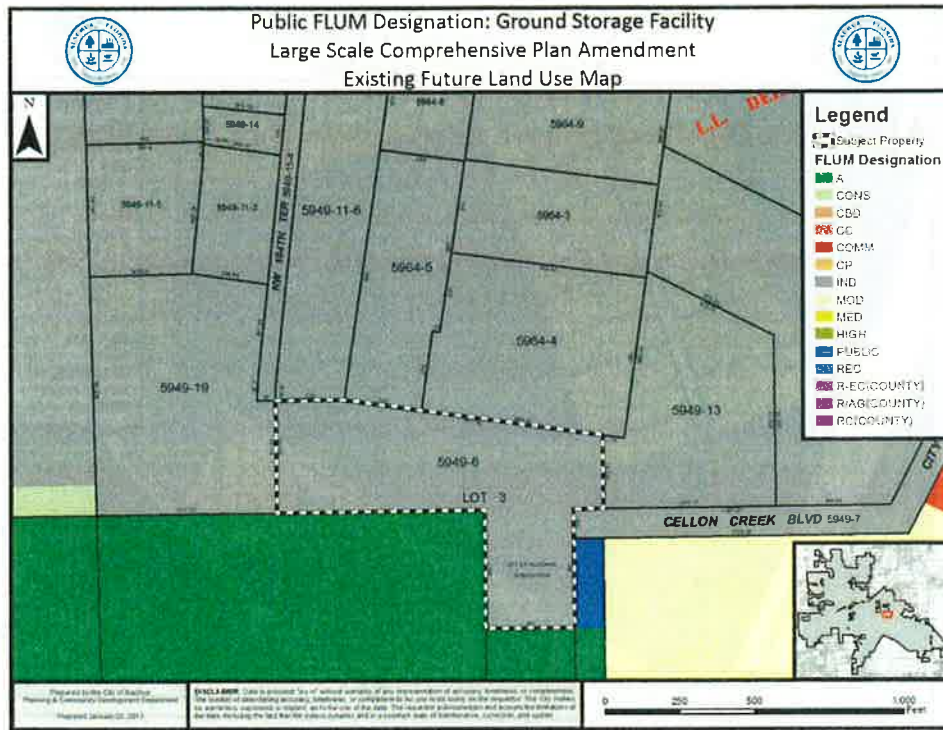
**Map 4. Area "B" – Project Legacy Property
Proposed Future Land Use Map with Subject Property**



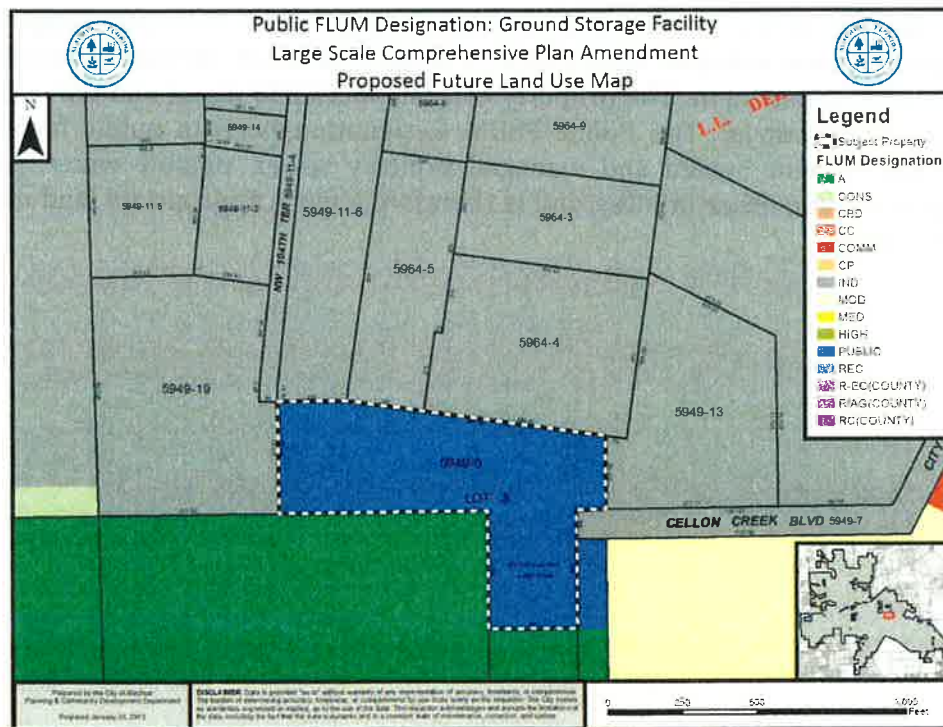
Area "C" – City's Ground Storage Facility

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

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



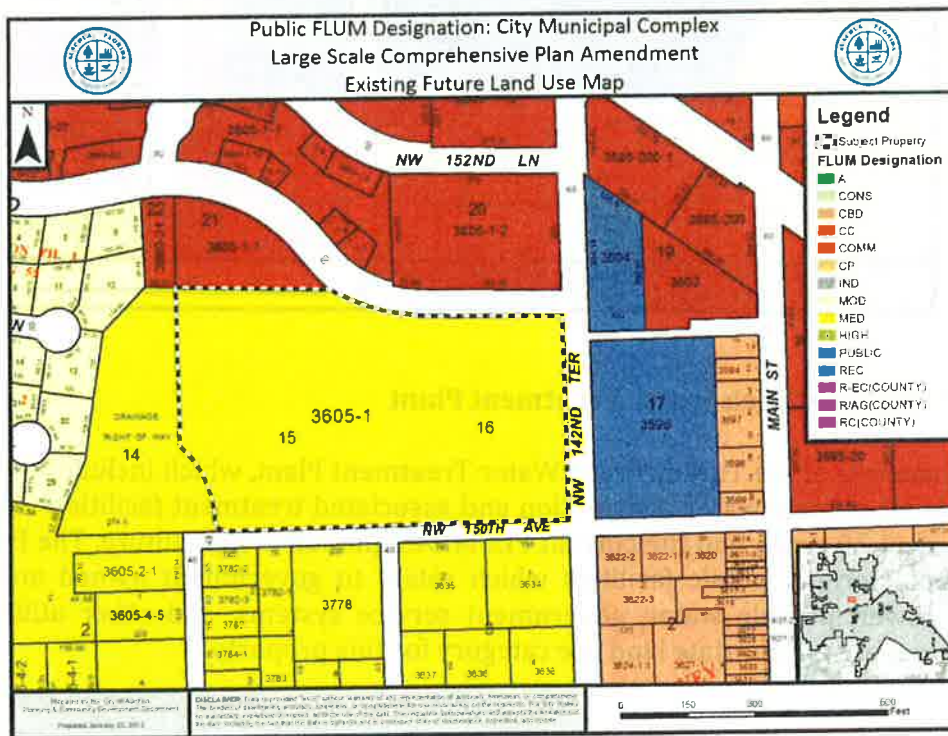
**Map 6. Area "C" – Ground Storage Facility
Proposed Future Land Use Map with Subject Property**



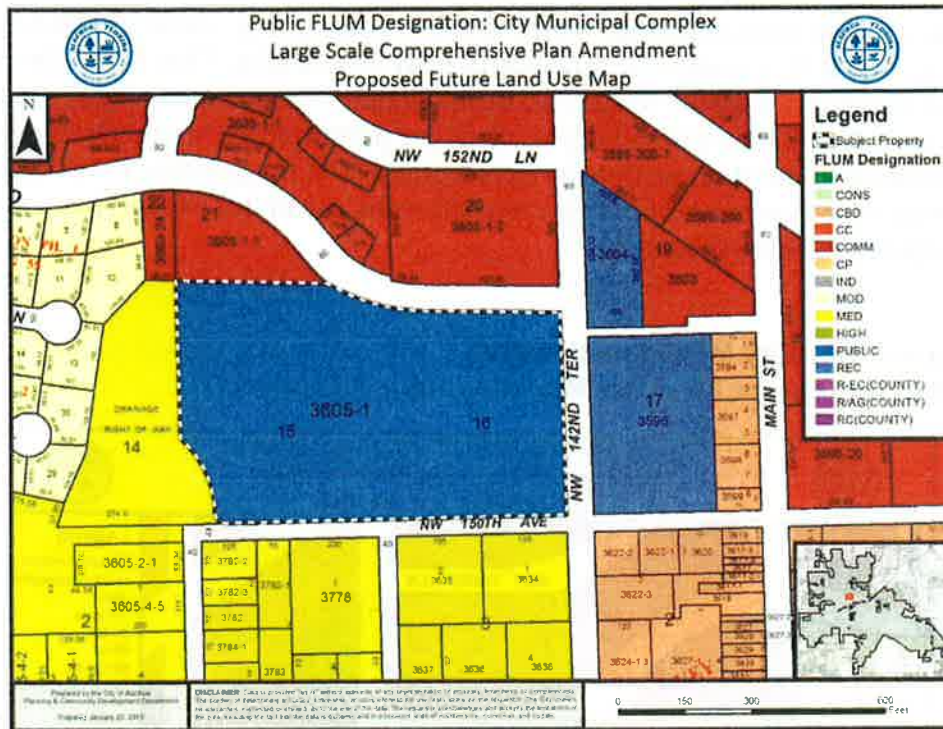
Area "D" - City Municipal Complex

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

**Map 7. Area "D" - City Municipal Complex
Existing Future Land Use Map with Subject Property**



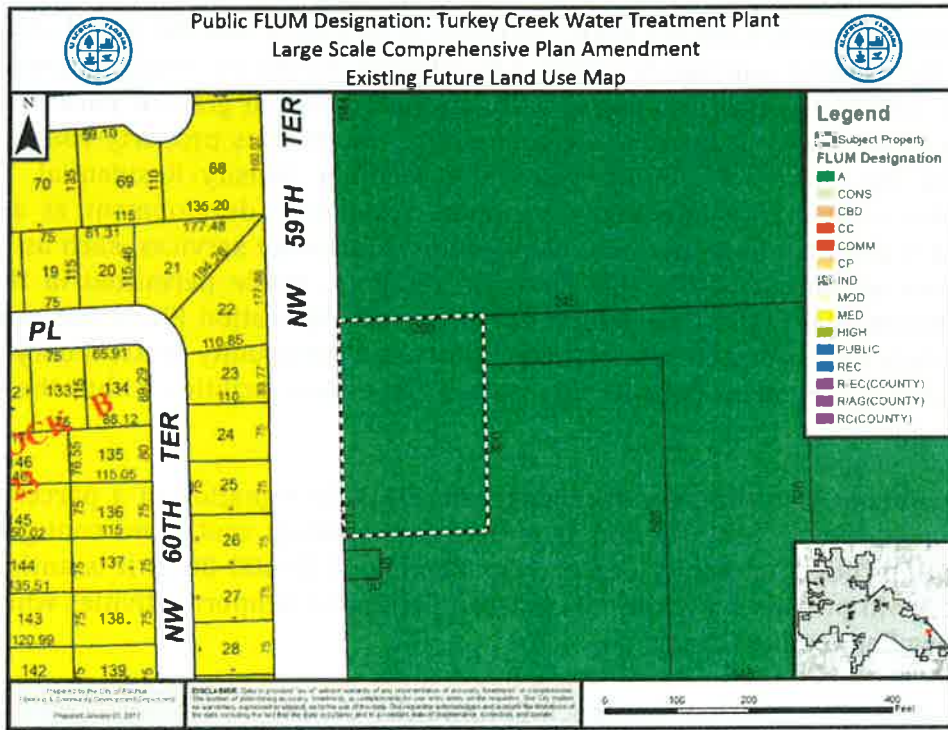
**Map 8. Area “D” – City Municipal Complex
Proposed Future Land Use Map with Subject Property**



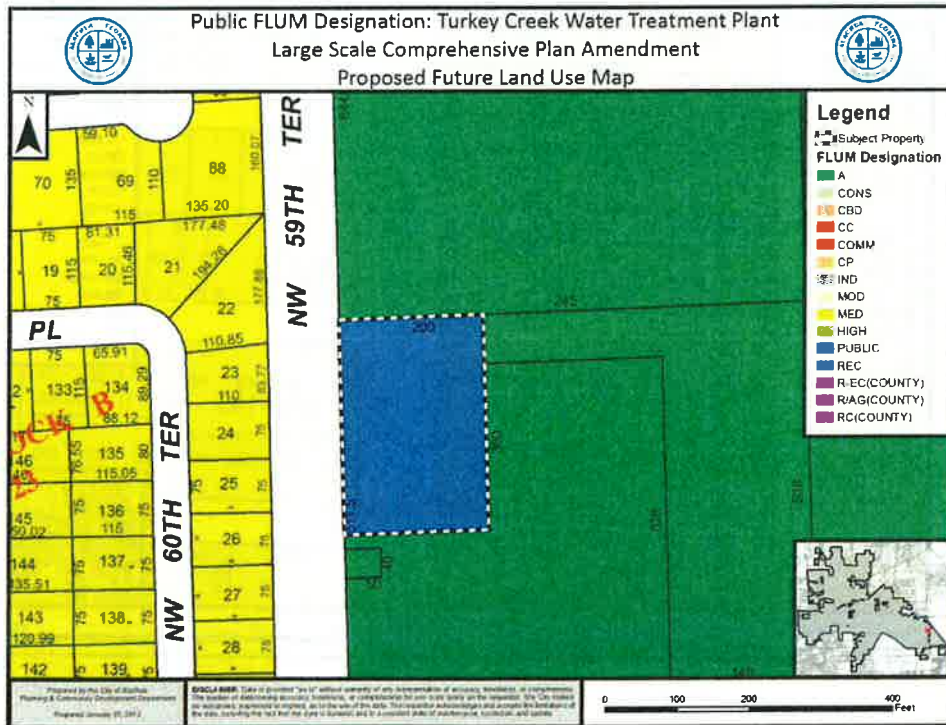
Area “E” – Turkey Creek Water Treatment Plant

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

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



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

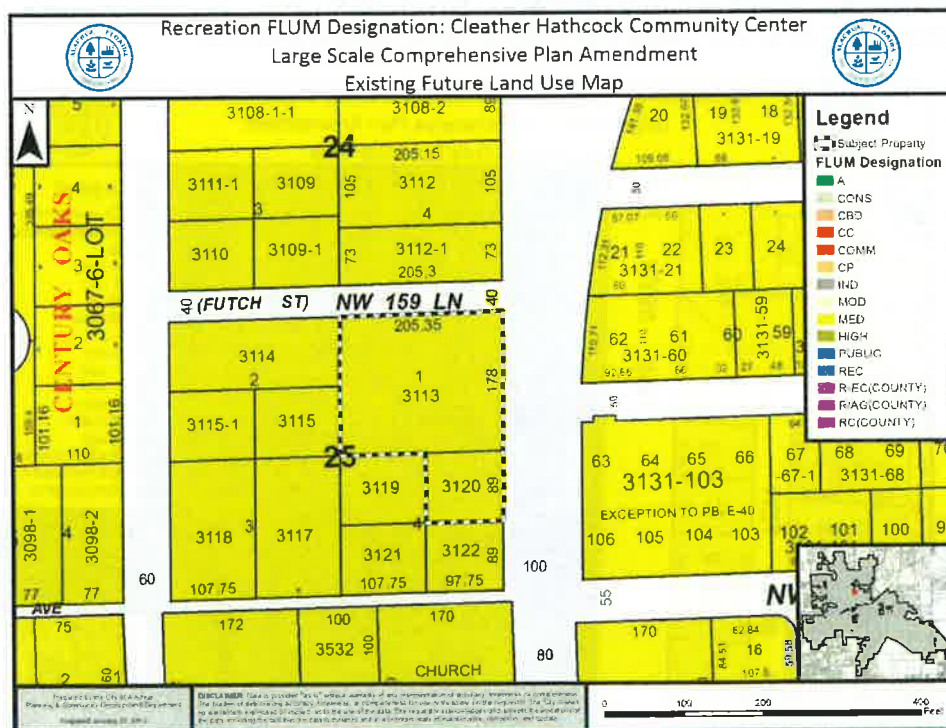


Area "F" – Cleather Hathcock Community Center

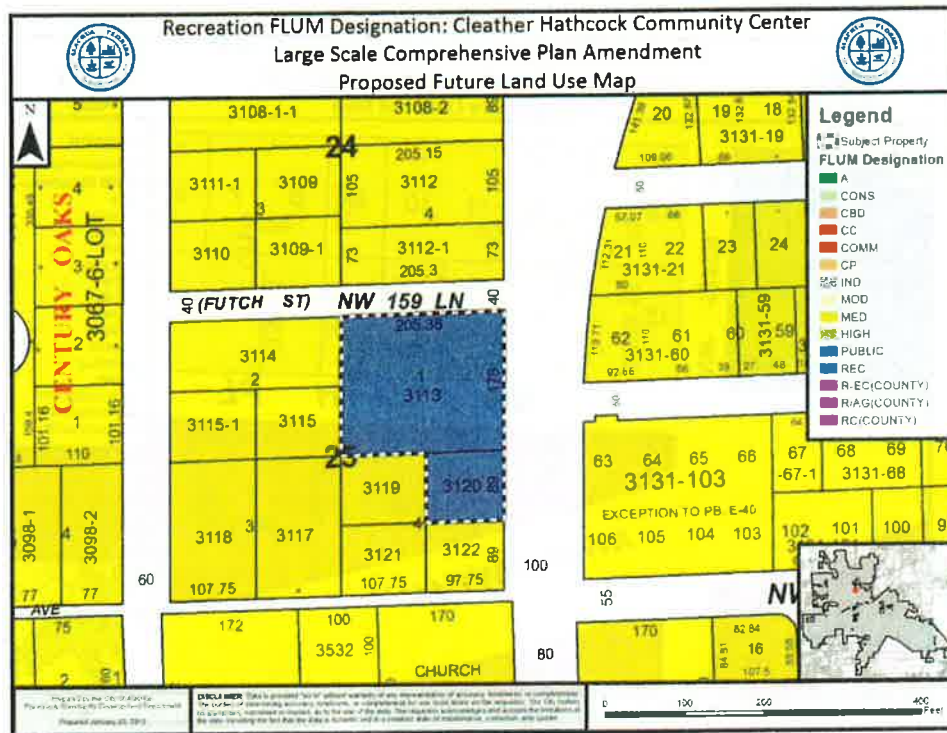
Area "F" consists of the Cleather Hathcock Community Center and the parcel adjacent to the south of the existing community center. The adjacent parcel was recently acquired by the City. It is anticipated that this parcel will provide additional grassed parking to support activities which occur at the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

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

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



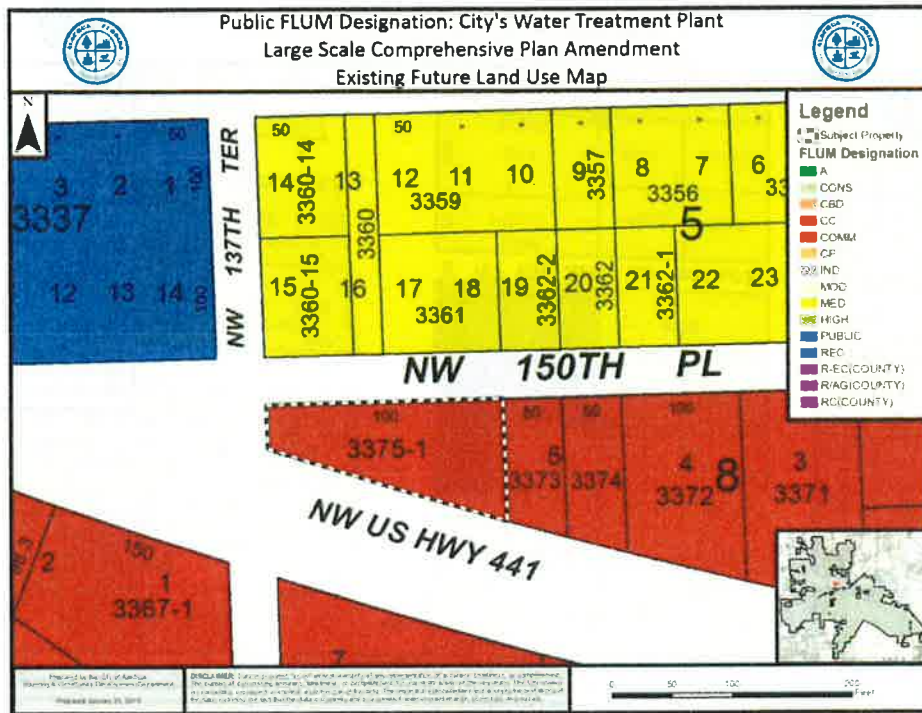
**Map 12. Area "F" - Cleather Hathcock Community Center
Proposed Future Land Use Map with Subject Property**



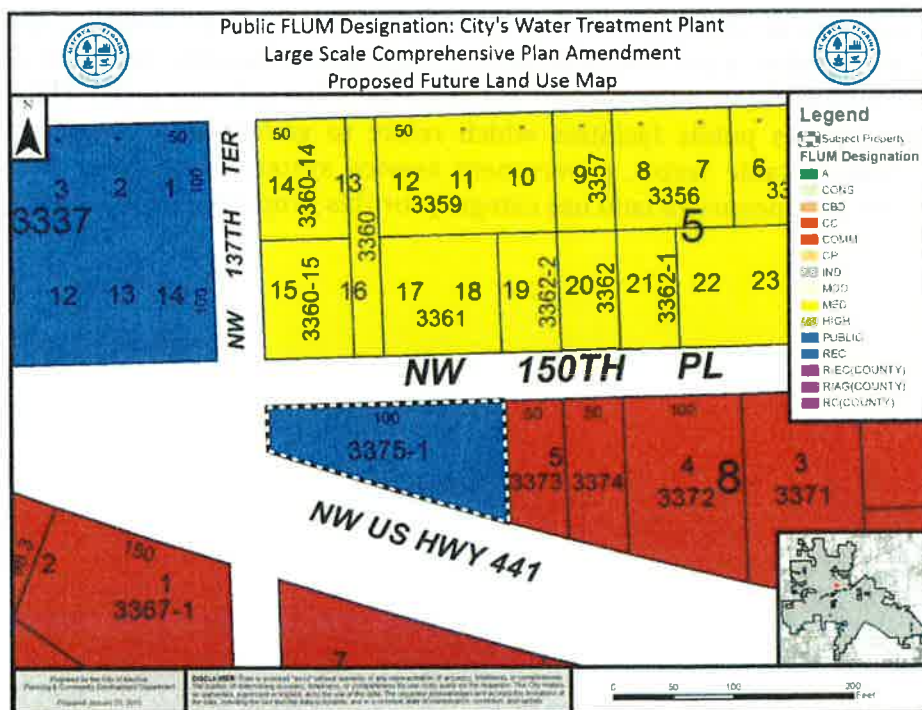
Area "G" - City's Water Treatment Plant

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

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



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



EXCERPTS FROM CITY COMPREHENSIVE PLAN

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

GOAL 1: Wastewater

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

Objective 1.1:

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

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

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

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

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

Levels of Service

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

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

Objective 1.2:

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

Policy 1.2.a:

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

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

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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.

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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.

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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.

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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

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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

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

Objective 3.3:

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

Policy 3.3.a:

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

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

Objective 3.4:

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

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

Objective 3.5:

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

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

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

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

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

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

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

GOAL 4: Potable water

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

Objective 4.1:

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

Policy 4.1.a:

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

Policy 4.1.b:

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

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

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

Policy 4.1.c: The City establishes the following level of service standards for potable water:

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

Policy 4.1.d: A wellfield protection area shall be established as a minimum of 500' around a community potable water facility wellhead, as shown on the City of Alachua Existing and Planned Water Wells Map.

Objective 4.2:
Adopted by the Alachua City Commission

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

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

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

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

Goal 5: Natural Groundwater Aquifer Recharge

Objective 5.1:

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

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

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

Adopted by the Alachua City Commission

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

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

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

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

Objective 5.2:

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

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

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

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

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

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

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

Objective 5.3:

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

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

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

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NEW YORK, N.Y. 10017



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

e. Transportation Planning Best Practices

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

Enhance Road Network Connectivity by

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

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

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

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

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

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

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

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



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

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

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

Promote Access Management Strategies by

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

Develop Multimodal Transportation Systems by

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

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

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

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

Establishing a local public mass transit system.

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

Regional Planning Council: North Central Fl
Review Date: 7/25/13
Amendment Type: Draft Amendment

Regional Planning Council Item No.: 70
Local Government: Suwannee County
Local Government Item No.: CPA 13-01
State Land Planning Agency Item No.: 13-1ER

Date Mailed to Local Government and State Land Planning Agency: 7/26/13 (estimated)

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

DESCRIPTION OF AMENDMENT

County item CPA 13-01 consists of amendments to all elements of the County Comprehensive Plan (See attached excerpts).

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

The County Comprehensive Plan amendment includes updated maps of Natural Resources of Regional Significance contained in the North Central Florida Strategic Regional Policy Plan. The maps help to identify regional resources located within the County in order to prevent and/or mitigate significant adverse impacts to regionally important resources. Additionally, the County Comprehensive Plan contains an objective and associated policies which address these regional resources. Therefore, the County Comprehensive Plan, as amended, does not result in significant adverse impacts to Natural Resources of Regional Significance.

The county is bisected by the following roads which are part of the Regional Road Network as identified in the North Central Florida Strategic Regional Policy Plan: Interstate Highway 10, U.S. Highways 27, 90 and 129 as well as State Roads 51 and 247. The amendment retains transportation concurrency requirements in the County Comprehensive Plan. Therefore, significant adverse impacts are not anticipated to occur to the Regional Road Network.

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

The County 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 County and the Florida Department of Economic Opportunity.

**EXCERPTS FROM THE
COUNTY COMPREHENSIVE PLAN AMENDMENT**

Words **bolded and underlined** have been added.
Words **~~bolded and struck through~~** have been deleted

V

CONSERVATION ELEMENT

INTRODUCTION

The following goal, objectives and policies constitute the Conservation Element providing for the promotion of the conservation, use and protection of the County's natural resources. The data collected for this plan element and analysis of this data, contained in the County's Data and Analysis document, are not part of this plan element, but serve to provide a foundation and basis for the formulation of this portion of the Comprehensive Plan.

Conservation uses are defined as activities within land areas designated for the purpose of conserving or protecting natural resources or environmental quality and within this plan includes areas designated for such purposes as flood control, protection of quality or quantity of groundwater or surface water, floodplain management, or protection of vegetative communities or wildlife habitats.

The Future Land Use Plan map addresses conservation future land use as defined above. The conservation future land use category shown on the Future Land Use Plan map identifies lands which have been designated "conservation" for the purposes of protecting natural resources or environmental quality.

The Future Land Use Plan map series includes the identification of flood prone areas, wetlands, existing and planned waterwells, rivers, bays, lakes, minerals and soils, which are land cover features, but are not land uses. Therefore, although these natural resources are identified within the Future Land Use Plan map series, they are not designated on the Future Land Use Plan map as conservation areas. However, the constraints on future land uses of these natural resources are addressed in the following goal, objective and policy statements.

CONSERVATION GOAL, OBJECTIVES AND POLICIES

GOAL V - CONSERVE, THROUGH APPROPRIATE USE AND PROTECTION, THE RESOURCES OF THE COUNTY TO MAINTAIN THE INTEGRITY OF NATURAL FUNCTIONS.

OBJECTIVE V.1 The County shall establish provisions within the site plan review process to protect air quality by requiring the appropriate siting of development and associated public facilities.

Policy V.1.1 The County's ~~land development regulations~~ shall require that all appropriate air quality permits are obtained prior to the issuance of development orders, so that minimum air quality levels established by the Florida Department of Environmental Protection are maintained in the County.

OBJECTIVE V.2 The County, in order to protect the quality and quantity of current and projected water sources, hereby establishes a 300 foot wellfield protection area around community water system wells. In addition, the County in order to protect high groundwater aquifer recharge areas as designated by the Water Management District and depicted in Appendix A of this Comprehensive Plan shall limit development in these areas as specified in the high groundwater aquifer recharge protection policy of the Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element of this Comprehensive Plan.

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- Policy V.2.1 The County as part of the development review process shall require the coordination of development plans with the Florida Department of Environmental Protection and the Water Management District to assist in the monitoring uses which may impact the County's current and projected water sources.
- Policy V.2.2 The County shall protect the present water quality classification established by the Florida Department of Environmental Protection by prohibiting industrial uses, commercial uses and intensive agricultural uses, such as milking barns and chickenhouses, to be located adjacent to the County's surface water bodies.
- Policy V.2.3 The County shall identify and make recommendations, where appropriate, for the purchase of environmentally sensitive lands by the State of Florida, Water Management District, or U.S. Government, under the programs administered by the U.S. Department of Interior, Florida Department of Natural Resources or the land acquisition programs of the Water Management District.
- Policy V.2.4 The County's ~~land development regulations~~ shall require a 35-foot natural buffer around all wetlands, unless said wetlands are subject to a dredge and fill permit issued by the U.S. Army Corps of Engineers or the Florida Department of Environmental Protection, and prohibit the location of agriculture, residential, recreational, public, commercial and industrial land uses, and mining operations within the buffer areas, but allow resource-based recreational activities within buffer areas and silviculture uses within buffer areas subject to the provisions of silviculture policies of this element.
- Policy V.2.5 The County shall, through the development review process, require that post-development runoff rates and pollutant loads do not exceed pre-development conditions.
- Policy V.2.6 The County's ~~land development regulations~~ shall require all new development to maintain the natural functions of environmentally sensitive areas, including but not limited to wetlands and 100-year floodplains so that the long term environmental integrity and economic and recreational value of these areas is maintained.
- Policy V.2.7 The County shall provide for the regulation of development within 100-year floodplains of the Suwannee, Santa Fe and Ichetucknee Rivers by establishing these areas as Environmentally Sensitive in accordance with the land use classification policy contained in the Land Use Element of this Comprehensive Plan. In addition, in order to maintain the flood-carrying and flood storage capacities of the floodplains and reduce the risk of property damage and loss of life, the County shall adopt flood damage prevention regulations and in the ~~interim~~ shall continue to enforce the provisions of the National Flood Insurance Program.
- Policy V.2.8 Unless wetlands are subject to a dredge and fill permit issued by the U.S. Army Corps of Engineers or the Florida Department of Environmental Protection, the County shall conserve wetlands by prohibiting any development, excepting mining operations, or dredging and filling which would alter the natural functions of wetlands and regulating mining operations within wetlands, as stated in the mining policy contained in the Land Use Element of this Comprehensive Plan. Where no other alternative for development exists, excepting mining operations, mitigation will be considered as a last resort using criteria established within the

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rules of the Florida Department of Environmental Protection, in effect upon amendment of this Comprehensive Plan. For the purposes of this Comprehensive Plan "wetlands" means those areas that are inundated or saturated by surface water or groundwater at a frequency and a duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soils. Soils present in wetlands generally are classified as hydric or alluvial, or possess characteristics that are associated with reducing soil conditions. The prevalent vegetation in wetlands generally consists of facultative or obligate hydrophytic macrophytes that are typically adapted to areas having soil conditions described above. These species, due to morphological, physiological or reproductive adaptations, have the ability to grow, reproduce or persist in aquatic environments or anaerobic soil conditions. Florida wetlands generally include swamps, marshes, bayheads, bogs, cypress domes and strands, sloughs, wet prairies, riverine swamps and marshes, hydric seepage slopes, tidal marshes, mangrove swamps and other similar areas. Florida wetlands generally do not include longleaf or slash pine flatwoods with an understory dominated by saw palmetto.

- Policy V.2.9 The County shall support the Water Management District in their conducting of water conservation programs.
- Policy V.2.10 The County shall comply with the plans of the Water Management District for the emergency conservation of water sources.
- Policy V.2.11 The County shall limit development and associated impervious surfaces in high groundwater aquifer recharge areas designated by the Water Management District and depicted in Appendix A of this Comprehensive Plan, in accordance with the requirements stipulated in the high groundwater aquifer recharge policy contained in the Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element of this Comprehensive Plan in order to maintain the natural features of these areas.
- Policy V.2.12 The County as part of the development review process shall require the maintenance of the quantity and quality of surface water runoff within natural drainage basins.
- Policy V.2.13 The County shall only allow hazardous and bio-medical waste treatment facilities as special permits within areas designated agricultural and located within the rural area of the County. Further, the County's land development regulations shall include the following conditions for such approval of a hazardous and bio-medical waste treatment facility as a special permit:
1. The location, site design and buffer requirements for the facility shall consider wind currents in relationship to population centers, which will direct any incinerated materials or noxious odors from these populations centers;
 2. The facility shall access to principal arterials and major intersections;
 3. The facility shall be required to be served by a community potable water system and a centralized sanitary sewer system; and

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4. In no case shall a hazardous or bio-medical waste treatment facility be located within an Environmentally Sensitive Area as designated within this Comprehensive Plan.

Policy V.2.14

The County shall require a minimum undisturbed vegetated buffer of 75 feet measured from the generally recognized river bank of any Outstanding Florida Water as classified by the Florida Department of Environmental Protection and any other river of the Suwannee River System, and 50 feet adjacent to all other streams tributary to any such Outstanding Florida Water and any other river of the Suwannee River System, be maintained for all single-family residential uses and agricultural uses. Excepting single family residential uses and agricultural uses, as provided for above all other permitted land uses shall conform with the variable buffer requirements contained in rule 40B-4.3030~~(4)~~ **(12)**F.A.C., as administered by the Suwannee River Water Management District in effect upon adoption of this policy. Exception shall be made for the provision of reasonable access to the river; resource based recreational activities within buffer areas; and silviculture activities conducted in accordance with the silviculture policies of this element.

Policy V.2.15

The County's ~~land development regulations~~ shall require a 50-foot minimum undisturbed vegetated buffer adjacent to all other perennial rivers, streams and creeks, unless said waterbodies are subject to a dredge and fill permit issued by the U.S. Army Corps of Engineers or the Florida Department of Environmental Protection and prohibit the location of residential, commercial and industrial land uses within the buffer areas, but allow resource-based recreational activities within buffer areas and silviculture uses within buffer areas in accordance with the silviculture policies of this element.

Policy V.2.16

Silviculture practices conducted in Agricultural, Conservation and Environmentally Sensitive Area land use categories designated on the Future Land Use Plan Map shall be limited to tree harvesting methods which are compatible with the maintenance of the natural functions of wetlands. Such silviculture practices shall be conducted in accordance with the silviculture policies of this element as modified by the following standards:

Conduct silviculture practices in a manner that:

1. The natural hydrology and hydroperiod of wetlands are maintained and state water quality standards are not violated;
2. There is no conversion of wetland systems to upland systems; and
3. There is no conversion to other wetland systems except for the beneficial alteration of degraded wetlands to restore the wetlands as they existed prior to having been degraded or altered.

Policy V.2.17

Silviculture activities shall follow the best management practices outlined in the publications titled Silviculture Best Management Practices Manual (Revised ~~2000~~ **2008**, Florida Department of Agriculture and Consumer Services, Division of Forestry) and Management Guidelines for Forested Wetlands in Florida (December 1988, Florida Department of Agriculture and Consumer Services, Division of Forestry and Florida Forestry Association) except that:

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1. The Primary Streamside Management Zone criteria, contained in best management practices as provided in Silviculture Best Management Practices Manual (Revised ~~2000~~ **2008**, Florida Department of Agriculture and Consumer Services, Department of Forestry), will be applied within 150 feet of Outstanding Florida Waters as classified by the Florida Department of Environmental Protection and any other river of the Suwannee River System, however, the 75 feet immediately adjacent to and including the normally recognized bank of such Outstanding Florida Waters and any other river of the Suwannee River System shall be left in its natural state as an undisturbed vegetated buffer pursuant to Chapter 40B-4.3030~~(4)(e)~~**(12)**, Florida Administrative Code, in effect upon adoption of this policy; and
2. The Primary Streamside Management Zone criteria in forested wetland areas shall be applied within 75 feet of perennial rivers, streams and creeks greater than 30 feet in width if the silviculture policies of this element do not apply.

Policy V.2.18 Following the publication of any future editions of the Silviculture Best Management Practices Manual ~~2000~~ **2008** edition, by the Florida Department of Agriculture and Consumer Services, ~~Division of Forestry~~**Florida Forest Service** or Management Guidelines for Forested Wetlands in Florida, by the Florida Department of Agriculture and Consumer Services, Division of Forestry and Florida Forestry Association, the County shall review and consider any such editions for adoption as an amendment to this Comprehensive Plan.

Policy V.2.19 The County hereby adopts and shall maintain a Master Ecological Corridor Protection Map, Illustration A-XII, covering the upland areas within 1/4 mile of the natural waterways in the Suwannee River, Santa Fe River, Lake Louise and the Itchenutuckee River to further the environmental protection goals prepared by the Suwannee River Water Management District, Federal, State or other local governments.

OBJECTIVE V.3 The County shall require special mining permits and that such permits be coordinated with the Florida Department of Environmental Protection; require that all subdivision plats be approved in a manner which will protect and conserve the natural functions of soils; and establishing a coordination process by which adjacent local governments, other governmental entities and research and interest groups have input into the identification and preservation of unique vegetative communities.

Policy V.3.1 The County shall require, ~~within the land development regulations~~, that any mining permit be coordinated with the Florida Department of Environmental Protection so that areas disturbed by mining activities are reclaimed to productive and beneficial use.

Policy V.3.2 The County shall review any comments provided by the Soil and Water Conservation District concerning proposed subdivision plats regarding topographic, hydrologic and vegetative cover factors in order to protect and conserve the natural functions of soils by the proposed development.

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- Policy V.3.3 The County shall consider flexible and creative concepts in development plans, where development retains forest resources located on the site to be maintained as open spaces to provide for recreation, wildlife habitat, watershed protection, erosion control and maintenance of water quality.
- Policy V.3.4 The County shall cooperate with adjacent local governments, other governmental entities, research and interest groups to conserve and protect unique vegetative communities located within the County and adjacent local government jurisdictions.
- OBJECTIVE V.4 The County shall continue to include within the land development regulations, best management practices for the conservation, appropriate use and protection of fisheries, wildlife and wildlife habitats, identify, as provided in the critical wildlife habitat policy of this element, and protect native wildlife and their habitats, including state and federally protected plant and animal species (endangered, threatened and species of special concern), within proposed development sites and protect these natural resources from the impacts of development by the use of the Florida Fish and Wildlife Conservation Commission Critical Wildlife Conservation Areas, Florida Natural Areas Inventory, and North Central Florida Strategic Regional Policy Plan Regionally Significant Natural Resources map series to identify habitats which potentially contain endangered, threatened or species of special concern, and rare or unique vegetative communities prior to granting development approval.
- Policy V.4.1 The County shall cooperate with the Florida Fish and Wildlife Conservation Commission in the monitoring and inventorying of wildlife and wildlife habitats within the County.
- Policy V.4.2 The County shall assist in the application and compliance with all Federal and state regulations which pertain to endangered and rare species.
- Policy V.4.3 The County shall consult with the Florida Fish and Wildlife Conservation Commission prior to the issuance of a development order where there is an indication that such issuance would result on an adverse impact to any endangered or rare species. All new development will maintain the natural functions of environmentally sensitive areas, including but not limited to wetlands and 100-year floodplains so that the long term environmental integrity and economic impact and recreation value of these areas is maintained.
- Policy V.4.4 The County shall address during the development review process the mitigation of development activities within environmentally sensitive areas, which include but are not limited to those areas identified as environmentally sensitive areas, on the Future Land Use Plan Map of this Comprehensive Plan to ensure that the possible impacts created by the proposed development activity will not significantly alter the natural functions of these significant natural resources. All new development will maintain the natural functions of environmentally sensitive areas, including but not limited to wetlands and 100-year floodplains so that the long term environmental integrity and economic impact and recreation value of these areas is maintained.

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- Policy V.4.5 The County shall initiate development and implementation of a local wildlife habitat protection and management program, and shall coordinate with state and federal wildlife programs.
- Policy V.4.6 The County shall implement a public education program on the need to protect and manage the habitat of threatened and endangered species and species of special concern.
- Policy V.4.7 The County shall request the assistance of the Florida Game and Fresh Water Fish Commission to conduct inventories of State and federally protected plant and animal species in the County.
- Policy V.4.8 The County shall require the evaluation of impacts to endangered, threatened, or species of special concern wildlife and rare or unique vegetative communities by requiring the developer of any proposed development which is equal to or greater than 20 acres and located within areas identified by the Florida Fish and Wildlife Conservation Commission Critical Wildlife Conservation Areas to evaluate the impacts to endangered, threatened or species of special concern and rare or unique vegetative communities; provided, however, if competent and substantial scientific evidence demonstrating that an endangered, threatened or species of special concern, wildlife habitat or rare and unique vegetative community is located within the area of any proposed development which is equal to or greater than 20 acres is presented to the County at the time of a preliminary plat or site and development plan is reviewed by the County, the developer shall evaluate the impacts on such habitats or communities. As a condition of permit approval of any proposed development within these areas, such evaluation shall consist of a survey of the development site conducted by the developer to identify the presence of any state and federally protected plant and animal species. In addition, if protected species are found on the site or would be affected by the development, a specific management plan shall be required from the developer, including necessary modifications to the proposed development, to ensure the preservation of the protected species and their habitat. The Inventory and Management Plan shall be done in consultation with the Florida Fish and Wildlife Conservation Commission, but the final approval of the management plan shall be by the County.
- Policy V.4.9 The County shall coordinate with Federal, State and local agencies or nonprofit environmental organizations in managing natural areas and open spaces.
- Policy V.4.10 The County shall develop and implement, in coordination with regulatory agencies and the North Central Florida Regional Planning Council, a Comprehensive Management Plan for public lands to restore or enhance the site's natural hydrology, degraded natural areas or removal of non-native vegetation.
- Policy V.4.11 The County shall establish and maintain a conservation land management program aimed at increasing protection or enhancement of surface water quality by coordinating with regulatory agencies and enhancing non-point pollution treatment on public lands to require swales in road rights of way, install retention areas designed in a park like setting along roadways, and design future facilities and structures to drain toward natural holding areas for pre-treatment.

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- Policy V.4.12 The County shall continue to implement a program and set of standards to protect natural vegetative communities and listed species habitat from the adverse impacts of development.
- OBJECTIVE V.5 The County, in order to protect significant natural resources in a manner which is in conformance with and furthers the North Central Florida Strategic Regional Policy Plan, as amended August 28, 1997, hereby adopts the following maps as they apply to the unincorporated areas of the County as part of the Future Land Use Map Series of this Comprehensive Plan; (1) Regionally Significant Natural Resources - Ground Water Resources, dated ~~May 23, 1996~~ **October 27, 2011**; (2) Regionally Significant Natural Resources - Natural Systems, dated ~~August 28, 1997~~ **October 27, 2011**; (3) Regionally Significant Natural Resources - Planning and Resource Management Areas, dated ~~May 23, 1996~~ **October 27, 2011**; (4) Regionally Significant Natural Resources - Planning and Resource Management Areas (Surface Water Improvement Management Water Bodies), dated ~~May 23, 1996~~ **October 27, 2011**; and (5) Regionally Significant Natural Areas - Surface Water Resources, dated ~~May 23, 1996~~ **October 27, 2011**. The following policies provide direction for the use of these maps in applying the referenced policies of this Comprehensive Plan.
- Policy V.5.1 The map entitled Regionally Significant Natural Resources - Ground Water Resources, dated ~~May 23, 1996~~ **October 27, 2011**, included within the Future Land Use Map Series, identifies groundwater resources for the application of the provisions of the high groundwater aquifer protection policy of the Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element of this Comprehensive Plan.
- Policy V.5.2 The map entitled Regionally Significant Natural Resources - Natural Systems, dated ~~August 28, 1997~~ **October 27, 2011**, included within the Future Land Use Map Series, identifies listed species for the application of the provisions the critical wildlife habitat policy of this element.
- Policy V.5.3 The maps entitled Regionally Significant Natural Resources - Planning and Resource Management Areas, dated ~~May 23, 1996~~ **October 27, 2011**, included within the Future Land Use Map Series, identifies state owned regionally significant lands for application of the provisions of the conservation land use policy of the Future Land Use Element of this Comprehensive Plan.
- Policy V.5.4 The maps entitled Regionally Significant Natural Resources - Planning and Resource Management Areas (Surface Water Improvement Management Water Bodies), dated ~~May 23, 1996~~ **October 27, 2011**, included within the Future Land Use Map Series, identifies surface water management improvement water bodies for the application of the provisions of the surface water runoff policy of this element.
- Policy V.5.5 The map entitled Regionally Significant Natural Areas - Surface Water Resources, dated ~~May 23, 1996~~ **October 27, 2011**, included within the Future Land Use Map Series, identifies surface water resources for the application of the provisions of the surface water and riverbank protection policies of this element.

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1. The review of the criteria used to evaluate capital improvement projects in order to ensure that projects are being ranked in their appropriate order of priority;
2. The County's effectiveness in maintaining the adopted level of service standards;
3. The impacts of service provisions of other local, regional or state agencies upon the County's ability to maintain the adopted level of service standards;
4. Efforts by the County to secure grants or private funds, whenever available, to finance the provision of needed capital improvements;
5. The consideration of any corrections, updates and modifications concerning costs, and revenue sources;
6. The consistency of the Capital Improvements Element with the other elements of the Comprehensive Plan and most particularly it's support of the Future Land Use Element;
7. The County's ability to provide public facilities within respective geographic service areas in order to determine any need for boundary modification or adjustment; and
8. The appropriateness of including within the 5-Year Schedule of Improvements those identified improvements needed for the latter part of the planning period.

The findings and recommendations of the Local Planning Agency will be transmitted to the County for review at a scheduled public hearing. Subsequent to review of the findings and recommendations of the Local Planning Agency, the Board of County Commissioners shall direct County staff to provide the Local Planning Agency with an updated 5-Year schedule of Improvements and any drafts for amendments to the Capital Improvements Element as deemed necessary by the Board of county Commissioners.

The Local Planning Agency shall consider the annual amendment of the 5-Year Schedule of Improvements at the first scheduled date for consideration of amendments to the County's Comprehensive Plan. All amendments to the Schedule or elements except for corrections, updates, and modifications concerning costs; revenue sources; acceptance of facilities pursuant to dedications which are consistent with the plan; or the date of construction of any facility enumerated in the capital improvements element, shall be adopted in accordance with Chapter 163.3187, Florida Statutes, as amended.

CONCURRENCY MANAGEMENT SYSTEM

INTRODUCTION

Chapter ~~9J-5~~ **163**, Florida ~~Statutes~~ **Administrative Code** requires the adoption of a concurrency management system to ensure that facilities and services needed to support development are available concurrent with the impacts of such development. This concurrency management system is designed to ensure that the adopted level of service standards required within this Comprehensive Plan for roads, potable water, sanitary sewer, solid waste, drainage and recreation and open space will be maintained.

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

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PURPOSE AND OVERVIEW

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

If the application for development is not concurrent, the applicant shall be notified that a certificate cannot be issued for the development. The burden of showing compliance with the adopted levels of service and meeting the concurrency test shall be upon the applicant.

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

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

1. For Sanitary Sewer, Solid Waste, Drainage and Potable Water Facilities
 - a.** **Prior to the issuance of a building permit or its functional equivalent, the County will consult with the applicable water supply utility to ensure that adequate water supplies and facilities will be in place and available no later than the anticipated date of issuance of a certificate of occupancy or its functional equivalent.**
 - ab.** A development order or permit may be issued, subject to the condition that, at the time of issuance of a certificate of occupancy or its functional equivalent, if the necessary facilities and services are in place and available to serve the new development; or
 - bc.** At the time the development order or permit is issued, the necessary public facilities and services are guaranteed in an enforceable development agreement, pursuant to Section 163. 3220, Florida Statutes, or an agreement or development order issued pursuant to Chapter 380, Florida Statutes, to be in place and available to serve new development at the time of the issuance of a certificate of occupancy or its functional equivalent.
2. For Parks and Recreation Facilities
 - a. At the time the development order or permit is issued, the necessary facilities and services are in place or under actual construction; or
 - b. A development order or permit is issued subject to the condition that, at the time of the issuance of a certificate of occupancy or its functional equivalent, the acreage for the necessary facilities and services to serve the new development is dedicated or acquired by the County, or funds in the amount of the developer's fair share are committed; and
 - (1) A development order or permit is issued subject to the conditions that the necessary facilities and services needed to serve the new development are scheduled to be in place or under actual construction not more than one year after issuance of a certificate of occupancy or its functional equivalent as provided in the County's adopted 5-Year Schedule of the Capital Improvements Element; or

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- (2) At the time the development order or permit is issued, the necessary facilities and services are the subject of a binding executed agreement which requires the necessary facilities and services to serve the new development to be in place or under actual construction not more than one year or under actual construction not more than one year after issuance of a certificate of occupancy or its functional equivalent; or
- (3) At the time the development order or permit is issued, the necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to Section 163.3220, Florida Statutes, or an agreement or development order issued pursuant to Chapter 380, Florida Statutes, to be in place or under actual construction not more than one year after issuance of a certificate of occupancy or its functional equivalent.

3. For Transportation Facilities

- a. At the time a development order or permit is issued the necessary facilities and services are in place or under construction; or
- b. A development order or permit is issued, subject to the condition that the necessary facilities and services needed to serve the new development are scheduled to be in place or under actual construction no more than three years after issuance of a certificate of occupancy or its function equivalent as provided in the County's 5-Year Schedule of the Capital Improvements Element. The schedule of capital improvements may recognize and include transportation projects included in the first three years of the applicable, adopted Florida Department of Transportation five-year work program, for facilities not on the Florida Intrastate Highway System. In addition, the schedule of capital improvements may recognize and include translocation projects included in the applicable, adopted Florida Department of Transportation five-year work program for facilities on the Florida Intrastate Highway System.
- c. At the time the development order or permit is issued, the necessary facilities and services are the subject of a binding executed agreement which requires the necessary facilities and services to serve the new development to be in place or under actual construction nor more than three years after the issuance of a certificate of occupancy or its functional equivalent; or
- d. At the time a development order or permit is issued the necessary facilities and services are guaranteed on an enforceable development agreement, pursuant to Section 163.3220, Florida Statutes, or an agreement or development order issued pursuant to Chapter 380, Florida Statutes, to be in place or under actual construction not more than five years for facilities that are part of the Florida Intrastate Highway System and three years after issuance of a certificate of occupancy or its functional equivalent for all other transportation facilities.

4. **For Public School Facilities**

- a. **At the time a final subdivision or site plan approval for residential uses is issued the necessary public school facilities and services are in place; or**

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- b. A final subdivision or site plan approval for residential uses is issued, subject to the condition that the necessary public school facilities and services needed to serve the new development are scheduled to be in place or under actual construction no more than three years after issuance of final subdivision or site plan approval as provided in the County's 5-Year Schedule of the Capital Improvements Element; or
- c. A final subdivision or site plan approval for residential uses is issued, subject to the execution of a legally binding mitigation agreement between the applicant, School Board and County. This agreement shall be supported by a bond, deposit of funds or other acceptable financial means to assure performance of the proportional share mitigation agreed to by the developer.

CONCURRENCY DETERMINATION PROCEDURES

A concurrency test shall be made of the following public facilities and services for which level of service standards have been established in this Comprehensive Plan, which are

1. Traffic circulation,
2. Sanitary sewer,
3. Solid waste,
4. Drainage,
5. Potable water, ~~and~~
6. Recreation and open space, ~~and~~
7. Public School Facilities

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

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

If there appears to be insufficient capacity, the Land Development Regulation Administrator shall then make a determination of what public facilities or services would be deficient if the proposed project were approved.
 - b. There are certain development approvals that are ineligible to receive concurrency reservation because they are too conceptual and, consequently, do not allow an accurate assessment of public facility impacts. These development approvals are land use amendments to the Comprehensive Plan and rezoning requests. Those development approvals shall receive a non-binding concurrency determination.

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- c. Any concurrency determination, whether requested as part of an application for development approval or without an application for development approval, is a non-binding determination of what public facilities and services are available at the date of inquiry. The issuance of a Certificate of Concurrency Compliance shall be the only binding action, which reserves capacity for public facilities and services.
2. For Roadways the following determination procedures shall apply:
 - a. The County shall provide level of service information as set forth in the most recent Data and Analysis Report in support of the County's Comprehensive Plan. If this level of service information indicates a level of service failure, the applicant may either:
 - (1) Accept the level of service information as set forth in the most recent Data and Analysis Report supporting the County's Comprehensive Plan, or
 - (2) Prepare a more detailed Highway Capacity Analysis as outlined in the Highway Capacity Manual, **2010; or**
 - (3) Special Report 209 (1985) or a speed and delay study Conduct a traffic impact analysis following the procedures outlined by the Florida Department of Transportation, Traffic Engineering Office in its Manual for Uniform Traffic Studies. Transportation Impact Handbook, dated August 12, 2010.**
 - b. If the applicant chooses to ~~do perform~~ a more detailed analysis, the **applicant shall submit the completed alternative analysis to the Land Development Administrator for review, and Land Development Administrator shall review the alternative analysis for accuracy and appropriate application of the methodology.**
 - ~~(1) Applicant shall submit the completed alternative analysis to the Land Development Administrator for review, and~~
 - ~~(2) Land Development Administrator shall review the alternative analysis for accuracy and appropriate application of the methodology.~~
 - c. If the alternative methodology, after review and acceptance by the Land Development Administrator, indicates an acceptable level of service, the alternative methodology shall be used in place of the most recent Data and Analysis to support the County's Comprehensive Plan.
 3. For sanitary sewer, solid waste, drainage, potable water, and recreation and open space the following determination procedures shall apply:
 - a. The County shall provide level of service information as set forth in the most recent Data and Analysis Report in support of the County's Comprehensive Plan.
 - b. If such level of service information indicates that the proposed project would not result in a level of service failure, the concurrency determination would be that adequate facility capacity at acceptable levels of service was available.
 - c. If such level of service information indicates that the proposed project would result in a level of service failure, the concurrency determination would be that adequate facility capacity at acceptable levels of service was not available at the date of application or inquiry.

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4. **For Public School Facilities the following determination procedures shall apply:**
- a. **The School Board staff will review and determine school capacity of each school type.**
 - b. **Development applications must include the number and type of units, and projection of students by type of school based on the student generation rates established by the School Board.**
 - c. **The County will transmit completed applications for residential development to the School Board for a determination of whether there is adequate school capacity to accommodate the proposed residential development, based on the adopted Level of Service standards.**
 - d. **Within forty-five (45) days from the date of the initial transmittal, consistent with the development review process and schedule of the County, the School Board staff will review the completed application and report in writing to the County whether adequate school capacity exists for each level of school.**
 - e. **If the School Board determines that adequate capacity does not exist but that mitigation may be an acceptable alternative, the development application will remain active pending the conclusion of the mitigation negotiation period.**
 - f. **The County will issue a School Concurrency Determination only upon:**
 1. **The School Board's written determination that adequate school capacity will be in place or under actual construction within three (3) years after the issuance of final subdivision or site plan approval for each school type without mitigation; or**
 2. **The execution of a legally binding mitigation agreement between the applicant, School Board, and County. This agreement shall be supported by a bond, deposit of funds or other acceptable financial means to assure performance of the proportionate share mitigation agreed to by the developer.**
 - g. **If the School Board determines that adequate capacity will not be in place or under actual construction within three (3) years after the issuance of final subdivision or site plan approval and mitigation is not an acceptable alternative, the County and Municipalities will not issue a School Concurrency Determination and will deny the residential development order or defer action until such time as the School Board reports that capacity is available or acceptable mitigation agreement is approved by the School Board and the County.**

STAFF-LEVEL ITEMS



#58

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REGIONAL CLEARINGHOUSE INTERGOVERNMENTAL COORDINATION AND RESPONSE

Date: 7-16-13

PROJECT DESCRIPTION

#58 - Progress Energy Florida, Inc. Ten-Year Site Plan, 2013 - 2023

TO: Mr. Phillip Ellis
Division of Regulatory Analysis
Florida Public Service Commission
540 Shumard Oak Blvd.
Tallahassee, FL 32399-0850

COMMENTS ATTACHED

NO COMMENTS REGARDING THIS PROJECT

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

**Progress Energy Florida, Inc.
Ten-Year Site Plan**

April 2013

2013-2022

**Submitted to:
Florida Public Service Commission**



DOCUMENT NUMBER-DATE

01540 MAR 29 2013

-115-

FPSC-COMMISSION CLERK

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PROGRESS ENERGY FLORIDA

SCHEDULE 8
PLANNED AND PROSPECTIVE GENERATING FACILITY ADDITIONS AND CHANGES

AS OF JANUARY 1, 2013 THROUGH DECEMBER 31, 2022

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)
PLANT NAME	UNIT NO.	LOCATION (COUNTY)	UNIT TYPE	FUEL PRL	FUEL ALI	FUEL TRANSPORT PRL	FUEL TRANSPORT ALI	START MO./YR	SERVICE MO./YR	RETIREMENT MO./YR	NAMEPLATE KW	SUMMER MW	WINTER MW	STATUS ^b	NOTES ^c
CRYSTAL RIVER	3	CITRUS	NP	BIT		RR	WA		10/1966	1/2013		(789)	(805)	RT	(1)
ANCLOTE	1	PASCO	ST	NG		PL			4/2013			0	0	FC	(1)
ANCLOTE	2	PASCO	ST	NG		PL			12/2013			0	0	FC	(1)
CRYSTAL RIVER	1	CITRUS	ST	BIT		RR	WA		10/1966	4/2016		(370)	(372)	RT	(1)
CRYSTAL RIVER	2	CITRUS	ST	BIT		RR	WA		11/1969	4/2016		(499)	(503)	RT	(1)
HIGGINS	P1-4	PINELLAS	GT							d		(105)	(116)	P	(1)
TURNER	P1-2	VOLUSIA	GT							d		(20)	(26)	P	(1)
AVON PARK	P1-2	HIGHLANDS	GT							d		(48)	(70)	P	(1)
RIO PINAR	P1	ORANGE	GT							d		(12)	(15)	P	(1)
SUWANNEE RIVER	1-3	SUWANNEE	ST							e		(129)	(131)	P	(1)
UNKNOWN	1	UNKNOWN	CC					01/2015	06/2018			1189	1307	P	(1)
UNKNOWN	2	UNKNOWN	CC					01/2017	06/2020			1189	1307	P	(1)
UNKNOWN	1	UNKNOWN	CT					06/2020	06/2022			187	214	P	(1)

a. Net capability of Crystal River 3 represents approximately 91.8% PEF Ownership.

b. See page v. for Code Legend of Future Generating Unit Status.

c. NOTES

(1) Planned, Prospective, or Committed project.

d. Higgins P1-4, Turner P1-2, Avon Park P1-2, Rio Pinar P1 are expected to be shut down by 6/2016.

e. Suwannee 1-3 are expected to be shut down by 5/2018



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REGIONAL CLEARINGHOUSE INTERGOVERNMENTAL COORDINATION AND RESPONSE

Date: 7-16-13

PROJECT DESCRIPTION

#59 - Gainesville Regional Utilities - 2013 Ten-Year Site Plan

TO: Mr. Phillip Ellis
Division of Regulatory Analysis
Florida Public Service Commission
540 Shumard Oak Blvd.
Tallahassee, FL 32399-0850

COMMENTS ATTACHED

NO COMMENTS REGARDING THIS PROJECT

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

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GAINESVILLE REGIONAL UTILITIES

2013 TEN-YEAR SITE PLAN



100 YEARS of SERVICE | 1912-2012

Submitted to:

The Florida Public Service Commission

April 1, 2013

DOCUMENT NUMBER-DATE

01600 APR-1 2013

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1948

1949

1950

1951

3. FORECAST OF FACILITIES REQUIREMENTS

3.1 GENERATION RETIREMENTS

The System plans to retire four generating units within the next 10 years. The John R. Kelly steam unit #7 (JRK #7), 23.2 MW net summer continuous capacity, is presently scheduled to be retired in October 2015. JRK combustion turbines 1, 2, and 3, 14 MW net summer continuous capacity each, are scheduled to be retired in February 2018, September 2018, and May 2019, respectively. These unit retirements are tabulated in Schedule 8.

3.2 RESERVE MARGIN AND SCHEDULED MAINTENANCE

GRU uses a planning criterion of 15% capacity reserve margin (suggested for emergency power pricing purposes by Florida Public Service Commission Rule 25-6.035). Available generating capacities are compared with System summer peak demands in Schedule 7.1 and System winter peak demands in Schedule 7.2. Higher peak demands in summer and lower unit operating capacities in summer result in lower reserve margins during the summer season than in winter. In consideration of existing resources, expected future purchases, and savings impacts from conservation programs, GRU expects to maintain a summer reserve margin well in excess of 15% over the next 10 years.

3.3 GENERATION ADDITIONS

No additions to GRU owned generating capacity are scheduled within this ten year planning horizon.

GRU has entered into a 30 year power purchase agreement with the Gainesville Renewable Energy Center for 100 MW net capacity, fueled entirely with biomass. Initial synchronization is scheduled for June 26, 2013 with full commercial operation by the end of 2013.

3.4 DISTRIBUTION SYSTEM ADDITIONS

Up to five new, identical, mini-power delivery substations (PDS) were planned for the GRU system in 1999. Three of the five - Rocky Point, Kanapaha, and Ironwood - were installed by 2003. A fourth PDS, Springhill, was brought on-line in January 2011. The fifth PDS, known as Northwest Sub, is planned for addition to the System in 2019. This PDS will be located in the 2000 block of NW 53rd Avenue. These new mini-power delivery substations have been planned to redistribute the load from the existing substations as new load centers grow and develop within the System.

The Rocky Point, Kanapaha, and Ironwood PDS utilize single 33.6 MVA transformers that are directly radial-tapped to our looped 138 kV system. The new Springhill Substation consists of one 33.3 MVA transformer served by a loop fed SEECO pole mounted switch. The proximity of these new PDS's to other, existing adjacent area substations will allow for backup in the event of a substation transformer failure.

4. ENVIRONMENTAL AND LAND USE INFORMATION

4.1 DESCRIPTION OF POTENTIAL SITES FOR NEW GENERATING FACILITIES

Currently, there are no new potential generation sites planned.

4.2 DESCRIPTION OF PREFERRED SITES FOR NEW GENERATING FACILITIES

The new Gainesville Renewable Energy Center (GREC) biomass-fueled generation facility is currently under construction on land leased from GRU on the northwest portion of the existing Deerhaven Generating Station plant (site). The site is shown in Figure 1.1 and Figure 4.1, located north of Gainesville off U.S. Highway 441. The site is preferred for this project for several major reasons. Since it is an existing power generation site, future development is possible while minimizing impacts to the greenfield (undeveloped) areas. It also has an established access to fuel supply, power delivery, and potable water facilities. The location of the biomass facility is shown on Figure 4.1.

4.2.1 Land Use and Environmental Features

The location of the site is indicated on Figure 1.1 and Figure 4.1, overlain on USGS maps that were originally at a scale of 1 inch : 24,000 feet. Figure 4.2 provides a photographic depiction of the land use and cover of the existing site and adjacent areas. The existing land use of the certified portion of the site is industrial (i.e., electric power generation and transmission and ancillary uses such as fuel storage and conveyance; water withdrawal, combustion product handling and disposal, and forest management). The areas acquired since 2002 have been annexed into the City of Gainesville. The site is a PS, Public Services and Operations District, zoned property. Surrounding land uses are primarily rural or agricultural with some low-density residential development. The Deerhaven site encompasses approximately 3,474 acres.

The Deerhaven Generating Station plant site is located in the Suwannee River Water Management District. A small increase in water quantities for potable uses is projected, with the addition of the biomass facility. It is estimated that industrial processes and cooling water needs associated with the new unit will average 1.4 million gallons per day (MGD). Approximately 400,000 gallons per day of these needs will initially be met using reclaimed water from the City of Alachua. The groundwater allocation in the existing Deerhaven Site Certification will be reduced by 1.4 MGD to accommodate the GREC biomass unit however, the remaining allocation of 5.1 MGD is sufficient to accommodate the requirements of the GRU portion of the site in the future. Water for potable use will be supplied via the City's potable water system. Groundwater will continue to be extracted from the Floridian aquifer. Process wastewater is currently collected, treated and reused on-site. The site has zero discharge of process wastewater to surface and ground waters, with a brine concentrator and on-site storage of solid water treatment by-products. The new GREC biomass unit will use a wastewater treatment system to also accomplish zero liquid discharge however the solid waste produced will not be stored onsite. Other water conservation measures may be identified during the design of the project.

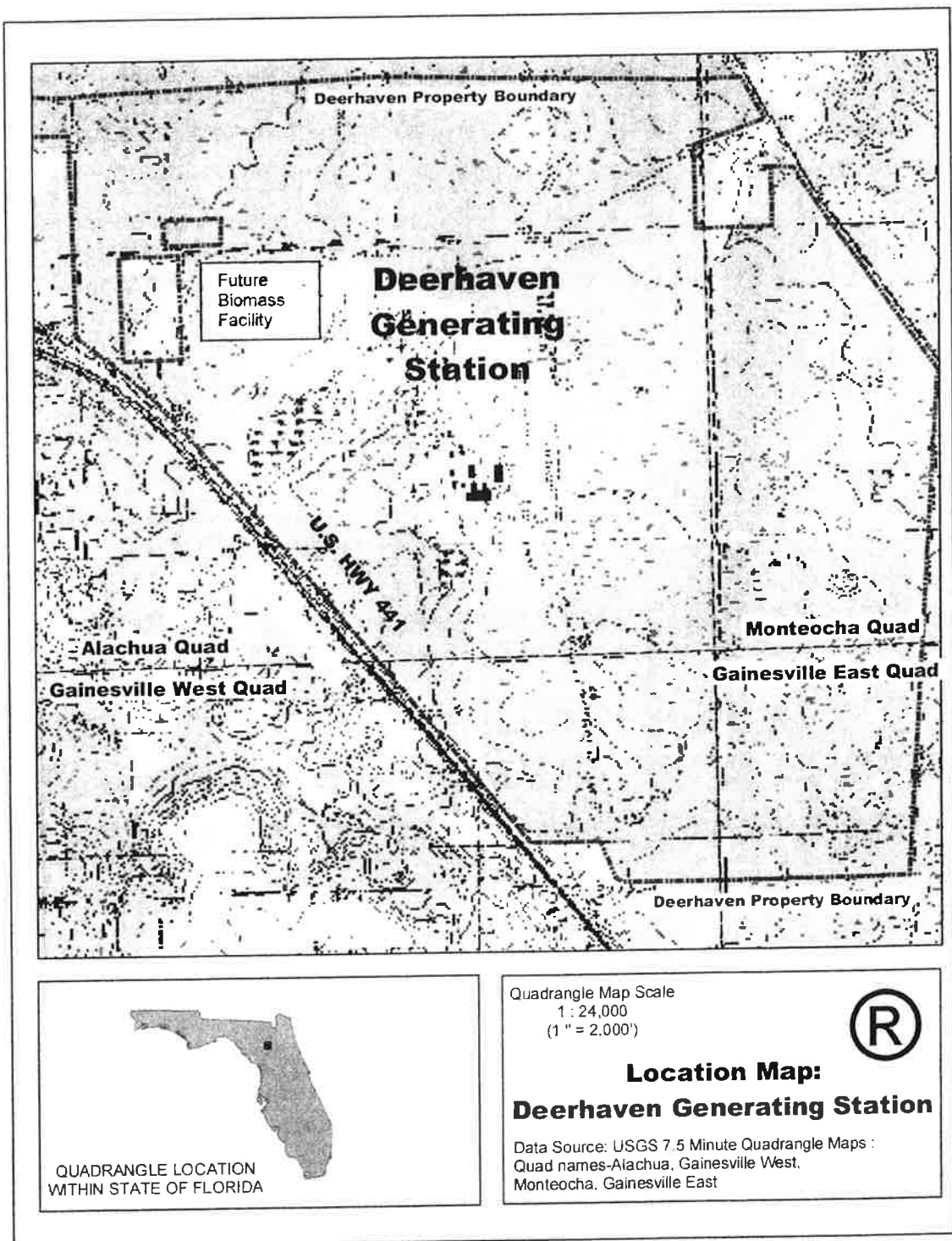
4.2.2 Air Emissions

The proposed generation technology for the biomass unit will necessarily meet all applicable standards for all pollutants regulated for this category of emissions unit.


4.3 STATUS OF APPLICATION FOR SITE CERTIFICATION

Gainesville Renewable Energy Center LLC received unanimous approval for certification under the Power Plant Siting Act on December 7, 2010. The Florida Department of Environmental Protection approved the air construction permit for GREC on December 29, 2010, fulfilling the final regulatory requirement for the biomass facility.

Figure 4.1



Quadrangle Map Scale
1 : 24,000
(1" = 2,000')

Location Map: 

Deerhaven Generating Station

Data Source: USGS 7.5 Minute Quadrangle Maps :
Quad names-Alachua, Gainesville West,
Monteocha, Gainesville East



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REGIONAL CLEARINGHOUSE INTERGOVERNMENTAL COORDINATION AND RESPONSE

Date: 7-16-13

PROJECT DESCRIPTION

#60 - Seminole Electric Cooperative, Inc., Ten-Year Site Plan 2013 -2022

TO: Mr. Phillip Ellis
Division of Regulatory Analysis
Florida Public Service Commission
Capitol Circle Office Center
2540 Shumard Oak Blvd
Tallahassee, FL 32399-0850

COMMENTS ATTACHED

NO COMMENTS REGARDING THIS PROJECT

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

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July 16, 2013

Mr. Phillip Ellis
Division of Regulatory Analysis
Florida Public Service Commission
Capitol Circle Office Center
2540 Shumard Oak Blvd
Tallahassee, FL 32399-0850

RE: Regional Review of Ten-Year Site Plan, 2013 - 2022
Seminole Electric Cooperative, Inc.

Dear Mr. Ellis:

Pursuant to Section 186.801, Florida Statutes, Council staff has reviewed the proposed Ten-Year Site Plan and provides the following comments.

The above-referenced ten-year site plan proposes to construct eight natural gas-powered electrical generation stations by 2022 to be located within Gilchrist County. The combined summer electrical generating capacity of the stations will be 1,770 megawatts, while the combined winter electrical generating capacity of the stations will be 2,080 megawatts. The ten-year site plan notes that 385 megawatts of the summer generating capacity and 456 megawatts of the winter generating capacity will be cooled by water using wet cooling towers with forced air draft fans.

The subject property of the Gilchrist County site is located adjacent to Waccasassa Flats, a Natural Resource of Regional Significance as identified and mapped in the North Central Florida Strategic Regional Policy Plan. Page IV-55 of the North Central Florida Strategic Regional Policy Plan notes the following regarding Waccasassa Flats.

Occupying approximately 61,653 acres, Waccasassa Flats runs down the center of Gilchrist County. The flats are part of a larger wetland system which runs into Levy County and the Withlacoochee Regional Planning District. During the rainy season, waters in the aquifer build up sufficient pressure to spill out of the many sinkholes and ponds scattered throughout the flats to inundate the area.

The area is predominantly comprised of commercial pine plantation. Pine stands are interspersed among numerous cypress ponds, depression marshes, hydric hammock, and other wetland communities. Several lakes (the largest of which is 150 acres), small areas of upland hardwood forest, sandhill, and other minor natural communities contribute to the diversity of the flats.

Applicable regional plan goals and policies include the following:

REGIONAL GOAL 4.7. Maintain the quantity and quality of the region's surface water systems in recognition of their importance to the continued growth and development of the region.

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Letter to Mr. Phillip Ellis
Page 2
July 16, 2013

Policy 4.7.5. Use non-structural water management controls as the preferred water management approach for rivers, lakes, springs, and fresh water wetlands identified as natural resources of regional significance.

Policy 4.7.6. Support the coordination of land use and water resources planning for surface water resources designated as natural resources of regional significance among the Council, local governments, and the water management districts through regional review responsibilities, participation in committees and study groups, and ongoing communication.

Policy 4.7.12. Ensure that local government comprehensive plans, DRIs, and requests for federal and state funds for development activities reviewed by the Council include adequate provisions for stormwater management, including retrofit programs for known surface water runoff problem areas, and aquifer recharge protection in order to protect the quality and quantity of water contained in the Floridan Aquifer and surface water systems identified as natural resources of regional significance.

Policy 4.7.13. Work with local governments, state and federal agencies, and the local water management districts in the review of local government comprehensive plans and developments of regional impact as they affect wetlands identified as natural resources of regional significance to ensure that any potential adverse impacts created by the proposed activities on wetlands are minimized to the greatest extent possible.

The proposed electrical power generation site to be located in Gilchrist County will be consistent with the regional plan provided the water consumption of the electrical generating stations does not result in significant and adverse impacts to the wetland functions of Wacassassa Flats. However, the ten-year site plan does not indicate the water source or the amount of water to be used to cool the electrical generating stations. Additionally, the ten-year site plan does not provide an analysis of environmental impacts to Wacassassa Flats of the withdrawal of groundwater used to cool the electrical generating units.

Therefore, it is recommended that the ten-year site plan include information on the water consumption of the electrical generating stations as well as an analysis of environmental impacts to Wacassassa Flats as a result of their water consumption. Finally, it is recommended that an alternative environmental impact analysis be provided whereby 100 percent of the electrical generation capacity of the site is cooled using air.

If you have any questions concerning this matter, please do not hesitate to contact Steven Dopp, Senior Planner of the Planning Council's Regional and Local Government Programs staff, at 352.955.2200, extension 109.

Sincerely,



Scott R. Koons, AICP
Executive Director

State of Florida



Public Service Commission

CAPITAL CIRCLE OFFICE CENTER • 2540 SHUMARD OAK BOULEVARD
TALLAHASSEE, FLORIDA 32399-0850

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POE

DATE: April 3, 2013
TO: Ann Cole, Commission Clerk, Office of Commission Clerk
FROM: Phillip O. Ellis, Engineering Specialist III, Division of Engineering
 Kevin D. Dawkins, Engineering Specialist I, Division of Engineering (KJ)
RE: 2013 Ten-Year Site Plan from Seminole Electric Cooperative, Inc.

Attached is Seminole Electric Cooperative, Inc.'s 2013 Ten-Year Site Plan, submitted on April 1, 2013, consistent with Rule 25-22.071, Florida Administrative Code (F.A.C.). Please place this item in Docket No. 130000 – Undocketed Filings for 2013, as it relates to the annual undocketed staff Ten-Year Site Plan Review project.

If you have any additional questions, please contact me.

POE

Attachment

DOCUMENT NUMBER-DATE

01656 APR -4 13

-133-
FPSC-COMMISSION CLERK

[The following text is extremely faint and illegible due to low contrast and blurring. It appears to be a multi-paragraph document.]

environment, Seminole has assumed that all future generation will be fueled with natural gas.

5.8 Procurement of Supply-Side Resources

In making decisions on future procurement of power supply, Seminole compares its self-build alternatives with purchased power alternatives. Seminole solicits purchased power proposals from utilities, independent power producers, QFs, renewable energy providers, and power marketers. Seminole’s evaluation of its options includes an assessment of economic life cycle cost, reliability, strategic concerns and risk elements.

5.9 Transmission Plans

The following table lists all 69 kV and above projects for new, upgraded, or reconfigured transmission facilities planned by Seminole over the ten-year planning horizon that are required for new generation facilities.

Status	Line Terminals		Circuits	Line Miles	Commercial In-Service Date	Nominal Voltage (kV)	Capacity (MVA)
	From	To					
New	Gilchrist Plant	Gilchrist East Switching Station	2	10	2019	230	1195

5.9.1 Transmission Facilities for Gilchrist Generating Station

The following transmission system additions would tentatively be required for the addition of the Gilchrist units:²

- Construction of a new Gilchrist East switching station along the existing PEF Ft. White – Newberry 230 kV transmission line.

² Note, at the time of this filing Seminole had not submitted a network service request to designate these new units as designated network resources to serve Member load in the PEF area.

- Construction of two new 230 kV circuits (rated at 3000 Amps), ten miles in length a piece, to connect the Gilchrist generating station to the new Gilchrist East switching station.

**Schedule 9
Status Report and Specifications of Proposed Generating Facilities**

1	Plant Name & Unit Number	Gilchrist Generating Station Unit 1
2	Capacity a. Summer (MW): b. Winter (MW):	198 232
3	Technology Type:	GE 7FA Combustion Turbine
4	Anticipated Construction Timing a. Field construction start-date: b. Commercial in-service date:	December 2017 December 2019
5	Fuel a. Primary fuel: b. Alternate fuel:	Natural Gas
6	Air Pollution Control Strategy	Dry Low NOx Burner
7	Cooling Method:	Air
8	Total Site Area:	Approximately 530 acres
9	Construction Status:	Planned
10	Certification Status:	Planned
11	Status With Federal Agencies	N/A
12	Projected Unit Performance Data Planned Outage Factor (POF): Forced Outage Factor (FOF): Equivalent Availability Factor (EAF): Resulting Capacity Factor (%): Average Net Operating Heat Rate (ANOHR):	1.4 1.5 97.1 5% 9762Btu/kWh (HHV) - ISO Rating
13	Projected Unit Financial Data (\$2017) Book Life (Years): Total Installed Cost (In-Service Year \$/kW): Direct Construction Cost (\$/kW): AFUDC Amount (\$/kW): Escalation (\$/kW): Fixed O&M (\$/kW-Yr): Variable O&M (\$/MWH): K Factor:	30 638 613 25 Included in values above 12.12 5.77* N/A *Variable O&M does not include start up charge of \$6,052 per start

**Schedule 9
Status Report and Specifications of Proposed Generating Facilities**

1	Plant Name & Unit Number	Gilchrist Generating Station Unit 2-3
2	Capacity a. Summer (MW): b. Winter (MW):	198 (each) 232 (each)
3	Technology Type:	GE 7FA Combustion Turbine
4	Anticipated Construction Timing a. Field construction start-date: b. Commercial in-service date:	December 2018 December 2020
5	Fuel a. Primary fuel: b. Alternate fuel:	Natural Gas
6	Air Pollution Control Strategy	Dry Low NOx Burner
7	Cooling Method:	Air
8	Total Site Area:	Approximately 530 acres
9	Construction Status:	Planned
10	Certification Status:	Planned
11	Status With Federal Agencies	N/A
12	Projected Unit Performance Data Planned Outage Factor (POF): Forced Outage Factor (FOF): Equivalent Availability Factor (EAF): Resulting Capacity Factor (%): Average Net Operating Heat Rate (ANOHR):	1.4 1.5 97.1 5% 9762 Btu/kWh (HHV) - ISO Rating
13	Projected Unit Financial Data (\$2018) Book Life (Years): Total Installed Cost (In-Service Year \$/kW): Direct Construction Cost (\$/kW): AFUDC Amount (\$/kW): Escalation (\$/kW): Fixed O&M (\$/kW-Yr): Variable O&M (\$/MWH): K Factor:	30 652 627 25 Included in values above 12.36 5.90* N/A *Variable O&M does not include start up charge of \$6,186 per start

**Schedule 9
Status Report and Specifications of Proposed Generating Facilities**

1	Plant Name & Unit Number	Gilchrist Generating Station Units 4-7
2	Capacity a. Summer (MW): b. Winter (MW):	198 (each) 232 (each)
3	Technology Type:	GE 7FA Combustion Turbine
4	Anticipated Construction Timing a. Field construction start-date: b. Commercial in-service date:	December 2019 December 2021
5	Fuel a. Primary fuel: b. Alternate fuel:	Natural Gas
6	Air Pollution Control Strategy	Dry Low NOx Burner
7	Cooling Method:	Air
8	Total Site Area:	Approximately 530 acres
9	Construction Status:	Planned
10	Certification Status:	Planned
11	Status With Federal Agencies	N/A
12	Projected Unit Performance Data Planned Outage Factor (POF): Forced Outage Factor (FOF): Equivalent Availability Factor (EAF): Resulting Capacity Factor (%): Average Net Operating Heat Rate (ANOHR):	1.4 1.5 97.1 5% 9762 Btu/kWh (HHV) - ISO Rating
13	Projected Unit Financial Data (\$2019) Book Life (Years): Total Installed Cost (In-Service Year \$/kW): Direct Construction Cost (\$/kW): AFUDC Amount (\$/kW): Escalation (\$/kW): Fixed O&M (\$/kW-Yr): Variable O&M (\$/MWH): K Factor:	30 667 641 26 Included in values above 12.60 5.77* N/A *Variable O&M does not include start up charge of \$6,325 per start

**Schedule 9
Status Report and Specifications of Proposed Generating Facilities**

1	Plant Name & Unit Number	Gilchrist Generating Station CC Units 1-2
2	Capacity a. Summer (MW): b. Winter (MW):	192 (each) 228 (each)
3	Technology Type:	GE 7FA Combined Cycle
4	Anticipated Construction Timing a. Field construction start-date: b. Commercial in-service date:	December 2017 December 2020
5	Fuel a. Primary fuel: b. Alternate fuel:	Natural Gas #2 Oil
6	Air Pollution Control Strategy	SCR, DLN Burner, CO Catalyst
7	Cooling Method:	Wet Cooling Tower with Forced Air Draft Fans
8	Total Site Area:	Approximately 530 acres
9	Construction Status:	Planned
10	Certification Status:	Planned
11	Status With Federal Agencies	N/A
12	Projected Unit Performance Data Planned Outage Factor (POF): Forced Outage Factor (FOF): Equivalent Availability Factor (EAF): Resulting Capacity Factor (%): Average Net Operating Heat Rate (ANOHR):	3.00 2.50 94.50 50% 6630 Btu/kWh (HHV) - ISO Rating
13	Projected Unit Financial Data (\$2019) Book Life (Years): Total Installed Cost (In-Service Year \$/kW): Direct Construction Cost (\$/kW): AFUDC Amount (\$/kW): Escalation (\$/kW): Fixed O&M (\$/kW-Yr): Variable O&M (\$/MWH): K Factor:	30 858 791 67 Included in values above 12.96 1.08* N/A *Variable O&M does not include start up charge of \$6,186 per CT

**Schedule 10
Status Report and Specifications of Proposed Associated Transmission Lines**

1	Point of Origin and Termination:	Originating at SECI's Gilchrist plant site; terminating at SECI's Gilchrist East Switching Station
2	Number of Lines:	Two
3	Right-of-Way	To be determined
4	Line Length:	10 miles each
5	Voltage:	230 kV
6	Anticipated Construction Timing:	Start: January 2018 Completion: May 2019
7	Anticipated Capital Investment:	\$24 million (total)
8	Substation:	The Gilchrist Interconnection will require a new Seminole Gilchrist East switching station on the PEF Ft. White - Newberry 230 kV transmission line
9	Participation with Other Utilities:	N/A

6.2 Midulla Generating Station (MGS) – Hardee County, Florida

MGS is located in Hardee and Polk Counties about nine miles northwest of Wauchula, 16 miles south-southwest of Bartow, and 40 miles east of Tampa Bay. The site is bordered by County Road 663 on the east, CF Industries on the south, and Mosaic, Inc. on the north and west. Payne Creek flows along the sites south and southwestern borders. The site was originally strip-mined for phosphate and was reclaimed as pine flatwoods, improved pasture, and a cooling reservoir with a marsh littoral zone. A more detailed description of environmental and land use is available in the site certification application PA-89-25SA.

6.3 Gilchrist Generating Station Site – Gilchrist County, Florida

The Gilchrist Generating Station site is approximately 530 acres in size. The site is located in the central portion of Gilchrist County, approximately 8 miles north of the City of Trenton and is a suitable site for advanced natural gas facilities, peaking units, and renewable energy resources. Much of the site has been used for silviculture (pine plantation) and consists of large tracts of planted longleaf and slash pine communities. Few natural upland communities remain. Most of these large tracts that have been recently harvested, leaving xeric oak and pine remnants. A few wetland communities remain on the east side of the site with relatively minor disturbances due to adjacent silvicultural activities.

The initial site evaluation included wetland occurrence information documented on National Wetland Inventory (NWI) map(s) from the U.S. Fish and Wildlife Service (USFWS), soils maps and information from the National Resource Conservation Service (NRCS), records of any listed plants or animals known from Gilchrist County that are available from online data and records maintained by the Florida Natural Areas Inventory (FNAI) and the Atlas of Florida Vascular Plants maintained by the University of South Florida Herbarium, lists of federally listed

plants and animals maintained by USFWS, and records of eagle nest locations and wading bird rookeries that might occur within the Site available on the Florida Fish and Wildlife Conservation Commission (FWC) Web site. The following discussion summarizes the results of the ecological survey.

6.3.1 Vegetation/Land Use

There are eight vegetation or land use types on the Site. These were classified using the Florida Land Use Cover and Forms Classification system (FLUCFCS) published by the Florida Department of Transportation in 1999. The following are brief descriptions of each of the vegetation/land use types identified. For convenience, the descriptions are broadly classified as uplands and wetlands.

6.3.2 Upland Vegetation

Coniferous Plantations (FLUCFCS 441) - Approximately 337.5-acres or 63.7 percent of the Site are classified as upland pine plantation. These areas are periodically harvested on a 20- to 30-year cycle. Planted pine stands ranged in age from mature stands on the eastern portion of the Site, 3- to 4-year-old stands in the southern portion to recently cleared and replanted lands on the far east side, and 8- to 10-year-old pine near the focus area in the western portion of the Site. Typical species are longleaf pine and some slash pine in the canopy, scattered saw palmetto, blackberry, gallberry, Chapman's oak, myrtle oak, and shiny blueberry in the shrub layer and wiregrass, earleaf greenbrier, fennel, broomsedges, and yankeeweed in the understory.

Longleaf Pine – Xeric Oak (FLUCFCS 412) - Within the Site boundary, there are approximately 131.5 acres, or 24.8 percent, that are classified as Longleaf Pine – Xeric Oak. This community predominantly exists in the north-central portion of the Site on well-drained sandhill. These areas have been used for pine cultivation in the past; remnant scrub oaks and a few

remnant pines have resulted in a community that is similar to a relatively undisturbed sandhill community. The remaining vegetative community after logging is mostly intact and diverse in some areas of the Site. The canopy consists of longleaf and slash pines with xeric oaks including sand live oak and turkey oak, Myrtle oak, saw palmetto staggerbush, winged sumac, pawpaw, sand blackberry, fetterbush, and less commonly Chapman's oak and Florida rosemary occur in the shrub layer. Common species in the herb stratum include yankeeweed, wiregrass, little bluestem, reindeer moss, prickly-pear cactus, gopher apple, goldenasters, witchgrasses, bracken fern, blackroot, chaffhead, blazing stars, and whitetassels.

Xeric Oak (FLUCFCS 421) - Approximately 40 acres or 7.6 percent of the Site is classified as xeric oak. This community consists predominantly of clusters of turkey oak and/or sand live oak. This community is similar to the Longleaf Pine – Xeric oak community except pine trees are absent from the community and the oak canopy is dense. Shrub and herb species are similar to those occurring in the Longleaf Pine – Xeric oak community.

Roads – Unpaved Logging Roads (FLUCFCS 814) - This designation is used for logging roads found throughout the site that are clearly visible in aerial photography. All these roads are unpaved, and one of the roads used for access is an abandoned railway line. They are unvegetated and periodically maintained and passable. Roads cover approximately 10.7 acres or 2 percent of the Site area.

6.3.3 Wetland Vegetation

All wetlands and/or surface waters in Florida are regulated by the Florida Department of Environmental Protection (FDEP), and Waters of the United States (streams, rivers, etc., and wetlands connected or exhibiting a significant nexus thereto) are regulated by the U.S. Army Corps of Engineers (USACE). Any disturbance to any wetland on the Site will require a permit

from FDEP; disturbance to wetlands connected to Waters of the United States will also require a permit or approval from USACE for any proposed impacts. Impacts usually require mitigation of some sort.

Approximately 10.1 acres of the Site (1.9 percent) consist of various categories of vegetation types classified as wetlands. When the property was surveyed, many of the wetland communities were dry, likely as a result of the recent significant drought in Florida. The Site predominantly consists of well-drained soils supporting no wetlands, except in the far eastern portion of the Site where soil and geological differences support a higher frequency of wetlands. No wetlands are found near the focus area in the northwestern portion of the Site. The following is a classification and brief description of each wetland type on the Site.

Cypress (FLUCFCS 621) - Within the Site boundary there was one 2.6-acre cypress wetland. Besides pond cypress, the canopy consists of red maple, sweet bay, and tupelo with a dense shrub layer of titi, dahoon holly, highbush blueberry, and fetterbush and a minimal understory due to shading. Scattered individuals of maidencane, Virginia chain fern, laurel greenbrier, and yellow-eyed grasses comprise the herb stratum. Although, the wetland had been logged in the past and the area surrounding the wetland had recently been clear-cut, the quality of this particular wetland was high. Minimal disturbance was evident, cypress recruitment as evidenced by the presence of several age classes was observed, and there were lots of titi seedlings. The wetland was dry when observed, and no indicators of ponding were evident.

Wet Prairie (FLUCFCS 643) - There were four wetlands comprising 6.7 acres that are classified as wet prairies. These marshes tended to be low diversity and were usually dominated by maidencane and redroot and fringed by a few red maple, buttonbush, and titi. Due to the dry conditions, many of these wetlands were becoming dominated by yankeeweed (*Eupatorium*

compositifolium) in all but the center of the wetland. Few hydrologic indicators were observed in these dessicated wetlands, and many of the soils consisted of a thin veneer of dried peat over sandy soils. These wetlands were all impacted by minor hydrologic alterations due to a variety of factors including spoil mounds on the perimeter and furrowing associated with pine plantation bedding, which disrupts inflow from surrounding uplands. The two wet prairies that are adjacent to or within clear-cut stands were of the lowest quality with regard to hydrology, vegetation, and water resources. Only one wet prairie was of relatively good quality.

Freshwater Marshes with Shrubs, Brush, and Vines (FLUCFCS 6417) - One wetland comprising 0.8 acre is classified as a freshwater shrub marsh. This small, isolated wetland is dominated by a thick shrub layer of predominantly titi, with red maples, dahoon holly, swamp bay, and gallberry also present. The quality is low.

6.3.4 Soils

There are seven soil types on the Site according to the 2006 Soil Survey of Gilchrist County published by the U.S. Department of Agriculture (USDA)-NRCS. These include the excessively drained Entisols, Penney, and Kershaw Fine Sand; the moderately well-drained Entisol, Ortega Fine Sand; the somewhat poorly drained Spodosol, Hurricane Fine Sand; and the poorly drained Lynnhaven and Allenton mucky fine sands, depressional (a hydric soil type). Most of the soils, even within pine plantations, have not been thoroughly disturbed by bedding or other large-scale land moving activities.

6.3.5 Wildlife (Overview)

Species assemblages were determined from the site visit in November, 2010 and using information on typical species found in these habitats from literature. Pedestrian and vehicular surveys were conducted over the entire Site. A more thorough wildlife analysis was conducted in

the focus area in the western portion of the Site, mostly to ascertain the density of gopher tortoises. All species or signs observed (such as tracks, scats, nests, burrows, etc.) were recorded and are discussed in the following sections.

Due in large part to the dry conditions of the Site, there were few wildlife sightings or signs. Wildlife that were observed or signs thereof include the white-tailed deer, red-shouldered hawk, American kestrel, fence lizard, gopher tortoise, turkey vulture, black vulture, ground dove, and wild turkey.

6.3.6 Listed Species (Overview)

A list of all rare, threatened, endangered or commercially exploited plants known to occur in Gilchrist County was compiled from records available online on the Web sites of FNAI (www.fnai.org) and the *Atlas of Florida Vascular Plants* developed by the Institute of Systematic Botany at the University of South Florida (www.plantatlas.usf.edu). The plants included as threatened or endangered for *Gilchrist County in the Atlas of Florida Vascular Plants* are derived from the Regulated Plant Index contained within Chapter 5B-40, Florida Administrative Code (F.A.C.), amended February 17, 2003, and administered by the Florida Department of Agriculture and Consumer Affairs Division of Plant Industry. Information on listed wildlife species that could occur in Gilchrist County in habitats that occur on the Site is available online from FNAI and the FWC. Remnant sandhill and xeric oak communities are found on the Site. This natural community has a state listing of S3, indicating that it is rare or uncommon in the state. Due to the presence of remnant xeric habitats, the Site provides habitat that has a moderate to high potential for the occurrence of listed species, particularly animals adapted to sandhill communities.

6.3.7 Listed Plants

Based on available records from FNAI, no federally listed plants are known in Gilchrist County. Several state-listed endangered and threatened plants are known in Gilchrist County. The only state-listed plants that have the potential to occur onsite are the state-endangered incised agrimony and sandhill spiny pod. These plants are distinctive in their morphology and were not seen during the field survey. Therefore, the potential for their occurrence on the Site is considered low.

6.3.8 Listed Wildlife

Listed wildlife species are those formally classified as endangered, threatened, or of special concern by FWC or as endangered or threatened by USFWS. One listed species, the gopher tortoise, was observed onsite and found within the focus area. Gopher tortoise burrows provide suitable habitat for many commensal animals, many of which are listed species including the Florida mouse, eastern indigo snake, gopher frog, short-tailed snake, and the Florida pine snake. In addition, a kestrel was observed near the focus area. Due to the time of year, it is unknown if the bird was the resident kestrel that is a state-listed species.

This initial survey indicates that gopher tortoise burrows are present throughout the Site and in moderate to high densities in portions of the Site. The focus area had a sufficiently high population of gopher tortoise burrows to indicate that a full survey would be necessary before construction activities. Due to current management guidelines for gopher tortoises, the impacts would likely require relocation onsite as a preference of FWC. There is abundant habitat on the Site for relocation.

Other animal species recorded for Gilchrist County that have the potential to occur in the Site vicinity, according to FNAI, include gopher frog (*Rana capito*), eastern indigo snake

(*Drymarchon couperi*), Florida pine snake (*Pituophis melanoleucus mugitus*), Florida mouse (*Podomys floridamus*), short-tailed snake (*Stilosoma extenuatum*), Florida burrowing owl (*Athene cunicularia floridana*), and Sherman's fox squirrel (*Sciurus niger shermani*).

While only the kestrel and gopher tortoise were observed on the Site, Figure 5 discusses the likelihood of occurrence for other listed animal species on the Site. It should be noted that while a kestrel was observed at this time of the year, it is possible it is the migratory subspecies and not listed. However, the habitat preference of the listed resident subspecies is identical, so it could be present onsite.

In summary, there appear to be no fatal flaws to the development of the Site from an ecological perspective. Gopher tortoises were observed in moderate to high densities in every upland habitat found on the Site, including the focus area. Any activities planned that could impact their habitat will require thorough gopher tortoise surveys and tortoise relocation. Since wetlands onsite can easily be avoided by careful planning and layout of facilities, onsite wetland impacts are not expected to be an issue.

Figure 5. Potential for Occurrence for Listed Wildlife Species on the SECI Gilchrist Site

Common Name	Scientific Name	Status		Preferred Habitat	Likelihood of Occurrence
		FWC	USFWS		
<u>Amphibians</u>					
Gopher frog	<i>Rana capito</i>	SSC	None	Longleaf pine-turkey oak communities, usually in gopher tortoise burrows, near wetlands for breeding	Moderate—Habitats are available onsite; minimal presence of wetlands near suitable habitat
<u>Reptiles</u>					
Eastern indigo snake	<i>Drymarchon corais couperi</i>	T	T	Wide range of habitats in Florida, usually found near gopher tortoise burrows	High—Presence of gopher tortoise burrows
Gopher tortoise	<i>Gopherus polyphemus</i>	T	None	Xeric habitats with sandy soils	Present—Observed
Florida pine snake	<i>Pituophis melanoleucus mugitus</i>	SSC	None	Xeric habitats, usually sandhill communities, also found in association with gopher tortoises	High—Sandhill and xeric habitats found and gopher tortoise burrows; found in Gilchrist County
Short-tailed snake	<i>Stilosoma extenuatum</i>	T	None	Dry upland habitats, principally sandhill, xeric hammock, and sand pine scrub	High—Suitable habitats present

Figure 5. Potential for Occurrence for Listed Wildlife Species on the SECI Gilchrist Site (Continued, Page 2 of 3)

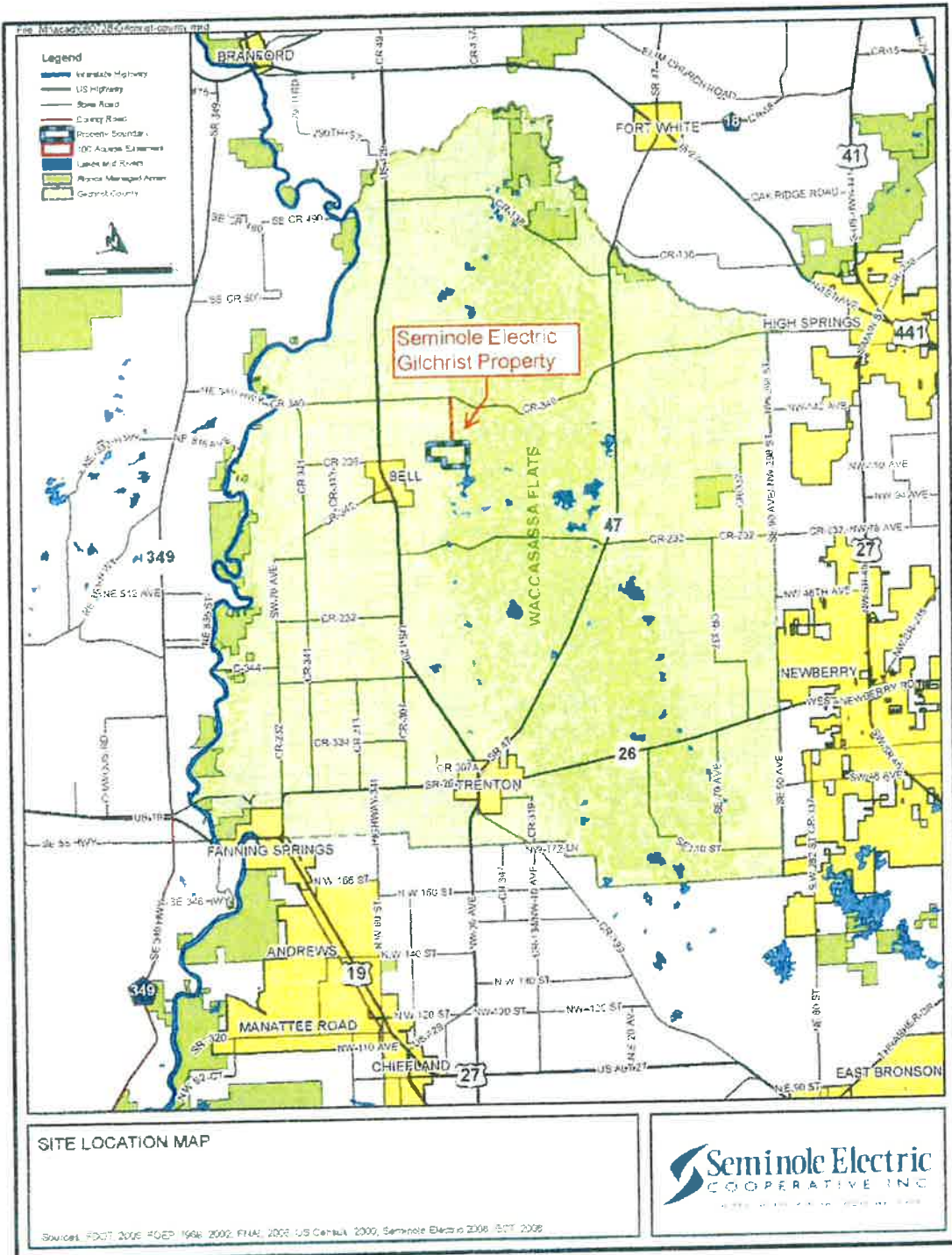
Common Name	Scientific Name	Status		Preferred Habitat	Likelihood of Occurrence
		FWC	USFWS		
Birds					
Limpkin	<i>Aramus guarana</i>	SSC	None	Freshwater marshes, swamps, springs and spring runs. Also lake margins in peninsular Florida	Low—Minimal presence of wetland habitat
Florida burrowing owl	<i>Athene cunicularia floridana</i>	SSC	None	High, sparsely vegetated, sandy ground; dry prairies and sandhill	High—Suitable habitat and presence in county
Little blue heron	<i>Egretta caerulea</i>	SSC	None	Forested wetlands for nesting; shallow wetlands for foraging	Low—Minimal presence of wetland habitat
Snowy egret	<i>Egretta thula</i>	SSC	None	Many kinds of seasonal and permanently inundated wetlands	Low—Minimal presence of wetland habitat
Tricolored heron	<i>Egretta tricolor</i>	SSC	None	Many kinds of seasonal and permanently inundated wetlands	Low—Minimal presence of wetland habitat
White ibis	<i>Eudocimus albus</i>	SSC	None	Forested wetlands, wet prairies and swales	Low—Minimal presence of wetland habitat
Southeastern American kestrel	<i>Falco sparverius paulus</i>	T	None	Dry open pine habitats, utilize cavities excavated by woodpeckers	High—Possibly observed on property; sable habitat present
Florida sandhill crane	<i>Grus Canadensis pratensis</i>	T	None	Wet prairies, emergent wetlands	Low—Minimal presence of wetland habitat

Figure 5. Potential for Occurrence for Listed Wildlife Species on the SECI Gilchrist Site (Continued, Page 3 of 3)

Common Name	Scientific Name	Status		Preferred Habitat	Likelihood of Occurrence
		FWC	USFWS		
Bald eagle	<i>Haliaeetus leucocephalus</i>	***	***	Tall trees (usually pines) near open water for foraging	Low—No significant open water areas for foraging
Wood stork	<i>Mycteria americana</i>	E	E	Nesting habitat is forested wetlands with standing water, foraging habitat is shallow wetlands, ditches	Low—Minimal presence of wetland habitat
<u>Mammals</u>					
Florida mouse	<i>Podomys floridanus</i>	SSC	None	Prefers fire-maintained xeric habitats and is a commensal with gopher tortoises	High—Gopher tortoise burrows found. Suitable habitat
Sherman's fox squirrel	<i>Sciurus niger shermani</i>	SSC	None	Mature flatwoods, sandhill communities	High—Sandhill community habitat present
Florida black bear	<i>Ursus americanus floridanus</i>	T	None	Flatwoods with hardwood swamps, usually prefers thick habitats	Low—Minimal amount of thick habitat or swamps. Not found in county

***While the bald eagle has been both state and federally delisted, it is still governed by the state bald eagle rule and the federal Bald and Golden Eagle Protection Act (see http://myfwc.com/docs/WildlifeHabitats/Eagle_Plan_April_2008.pdf#page=35)

Sources: FWC, 2008,2010
ECT, 2007





#63

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REGIONAL CLEARINGHOUSE INTERGOVERNMENTAL COORDINATION AND RESPONSE

Date: 6-28-13

PROJECT DESCRIPTION

#63 - Environmental Review, Gilchrist County - Neighborhood Revitalization,
Small Cities Community Development Block Grant - #11DB-C5-03-31-01-P16

TO: Lauren Milligan, Florida State Clearinghouse

XC: Fred D. Fox
26 Spanish Street
St. Augustine, FL 32085-1047

COMMENTS ATTACHED

NO COMMENTS REGARDING THIS PROJECT

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

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

**CONCURRENT NOTICE
NOTICE OF FINDING OF NO SIGNIFICANT IMPACT AND
NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS**

Date: June 13, 2013

Name of Responsible Entity: Gilchrist County

Address: 209 SE 1st Street

Trenton, FL 32693

Telephone Number: (352) 463-3198

These notices shall satisfy two separate but related procedural requirements for activities to be undertaken by Gilchrist County.

REQUEST FOR RELEASE OF FUNDS

On or about July 6, 2013, Gilchrist County will submit a request to the Florida Department of Economic Opportunity (DEO) for the release of Community Development Block Grant funds under Title I of the Housing and Community Development (HCD) Act of 1974, as amended, to undertake a project to make the following improvements:

Activities:

Service Area #1 – Southeast 79th Lane Drainage Basin Service Area:

The activity proposed in the Southeast 79th Lane Drainage Basin Service Area involves resolving the flooding problems experienced within the drainage basin after periods of heavy rainfall. The Southeast 79th Lane Drainage Basin Service Area is bound on the north by the rear property lines of the properties located on the north side of Southeast 77th Lane, the south boundary of the basin is Southeast 80th Lane, the east boundary of the basin is Southeast 75th Court, the west boundary of the drainage basin is Southeast 70th Avenue. The project proposed in this service area involves the acquisition of property for the construction of a retention pond to provide storage for storm water runoff.

Service Area #1 – Southeast 79th Lane Drainage Basin Service Area:

The activity proposed in the Southeast 79th Lane Drainage Basin Service Area involves resolving the flooding problems experienced within the drainage basin after periods of heavy rainfall. The Southeast 79th Lane Drainage Basin Service Area is bound on the north by the rear property lines of the properties located on the north side of Southeast 77th Lane, the south boundary of the basin is Southeast 80th Lane, the east boundary of the basin is Southeast 75th Court, the west boundary of the drainage basin is Southeast 70th Avenue. The project proposed for the Southeast 79th Lane Drainage Basin Service Area is stabilizing the roadside swales using sod and/or ditch paving and capturing surface drainage along the roadways of the proposed new paving area. The project proposed for the Southeast 79th Lane Drainage Basin Service Area also includes excavating the proposed acquisition drainage retention area. Approximately four thousand five hundred and forty linear feet (4,540') of storm water drainage will be installed. The beneficiaries for the activity proposed in this service area are those people living within the Southeast 79th Lane Drainage Basin Service Area.

Service Area #2 – New Paving Southeast 79th Lane/Southeast 71st Court/Southeast 73rd Court:

The service area for this activity includes all of the homes whose occupants utilize the roads proposed for paving for ingress and egress to their residences.

03K Street Improvements – The proposed paving project is located in unincorporated Gilchrist County. Currently many of the streets within the Waccassassa/Southeast 79th Lane Service Area are unpaved dirt streets. Some of the dirt streets in the subdivision are impassible for first response vehicles and this creates a dangerous situation for the residence residing within the service area. The funds included in this activity will be used to construct approximately four thousand five hundred and forty linear feet (4,540') of new paved roads.

The proposed Waccassassa/Southeast 79th Lane Service Area primary project is paving the following dirt roads which are owned and maintained by Gilchrist County.

All streets proposed for paving within Service Area #2 are interconnected.

UNMET NEEDS:

Service Area #3 – Southeast 79th Lane Drainage Basin #2 Service Area (Unmet Need):

The activity proposed in the Southeast 79th Lane Drainage Basin #2 Service Area involves resolving the flooding problems experienced within the drainage basin after periods of heavy rainfall. The Southeast 79th Lane Drainage Basin Service Area is bound on the north by the rear property lines of the properties located on the north side of Southeast 79th Lane, the south boundary of the basin is the south property line of 8280 Southeast 76th Avenue, the east boundary of the basin is approximately two hundred feet (200') west of southeast 80th Avenue, the west boundary of the drainage basin approximately two hundred and fifty feet (250') west of southeast 76th Avenue. The project proposed in this service area involves the acquisition of property for the construction of a retention pond to provide storage for runoff water.

Service Area #3 – Southeast 79th Lane Drainage Basin #2 Service Area (Unmet Need):

The activity proposed in the Southeast 79th Lane Drainage Basin #2 Service Area involves resolving the flooding problems experienced within the drainage basin after periods of heavy rainfall. The Southeast 79th Lane Drainage Basin Service Area is bound on the north by the rear property lines of the properties located on the north side of Southeast 79th Lane, the south boundary of the basin is the south property line of 8280 Southeast 76th Avenue, the east boundary of the basin is approximately two hundred feet (200') west of southeast 80th Avenue, the west boundary of the drainage basin approximately two hundred and fifty feet (250') west of southeast 76th Avenue. The project proposed for the Southeast 79th Lane Drainage Basin Service includes excavating the proposed acquisition drainage retention area.

Service Area #4 – New Paving Southeast 78th Court/Southeast 70th Court/Southeast 78th Place (Unmet Need):

The service area for this activity includes all of the homes whose occupants utilize the roads proposed for paving for ingress and egress to their residences.

03K Street Improvements – The proposed paving project is located in unincorporated Gilchrist County. Currently many of the streets within the Southeast 78th Street/Southeast 70th Court/Southeast 78th Place Service Area are unpaved dirt streets. Some of the dirt streets in the subdivision are impassible for first response vehicles and this creates a dangerous situation for the residence residing within the service area.

CDBG Funds - \$750,000.00

FINDING OF NO SIGNIFICANT IMPACT

Gilchrist County has determined that the project will have no significant impact on the human environment. Therefore, an Environmental Impact Statement under the National Environmental Policy Act of 1969 (NEPA) is not required. Additional project information is contained in the Environmental Review Record (ERR) on file at the County Administrative Office located at 209 SE 1st St, Trenton, FL 32693 and may be examined or copied weekdays 8:30 A.M. to 5:00 P.M.

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR to Sharon Langford, County Commissioner Chairman, 209 SE 1st St, Trenton, FL 32693. All comments must be received by June 29, 2013. Comments will be considered prior to Gilchrist County requesting a release of funds. Comments should specify which notice they are addressing.

RELEASE OF FUNDS

Gilchrist County certifies to the Florida Department of Economic Opportunity and HUD that Sharon Langford in her capacity as County Commissioner Chairman consents to accept the jurisdiction of the Federal Courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. The State's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows Gilchrist County to use the CDBG funds.

OBJECTIONS TO RELEASE OF FUNDS

DEO will accept objections to its release of funds and Gilchrist County certification for a period of fifteen days following the anticipated submission date or its actual receipt of the request (whichever is later) only if they are on one of the following bases: (a) the certification was not executed by the Certifying Officer of Gilchrist County; (b) Gilchrist County has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR part 58; (c) the grant recipient has committed funds or incurred costs not authorized by 24 CFR Part 58 before approval of a release of funds by the State; or (d) another Federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality. Objections must be prepared and submitted in accordance with the required procedures at 24 CFR Part 58, Sec. 58.76 and shall be addressed to the Florida Department of Economic Opportunity, CDBG Program Section, MSC-400, 107 East Madison Street, Tallahassee, Florida 32399-6508. Potential objectors should contact Gilchrist County to verify the actual last day of the objection period.

Sharon Langford, County Commissioner Chairman
Environmental Certifying Official

