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MEETING NOTICE

CLEARINGHOUSE COMMITTEE

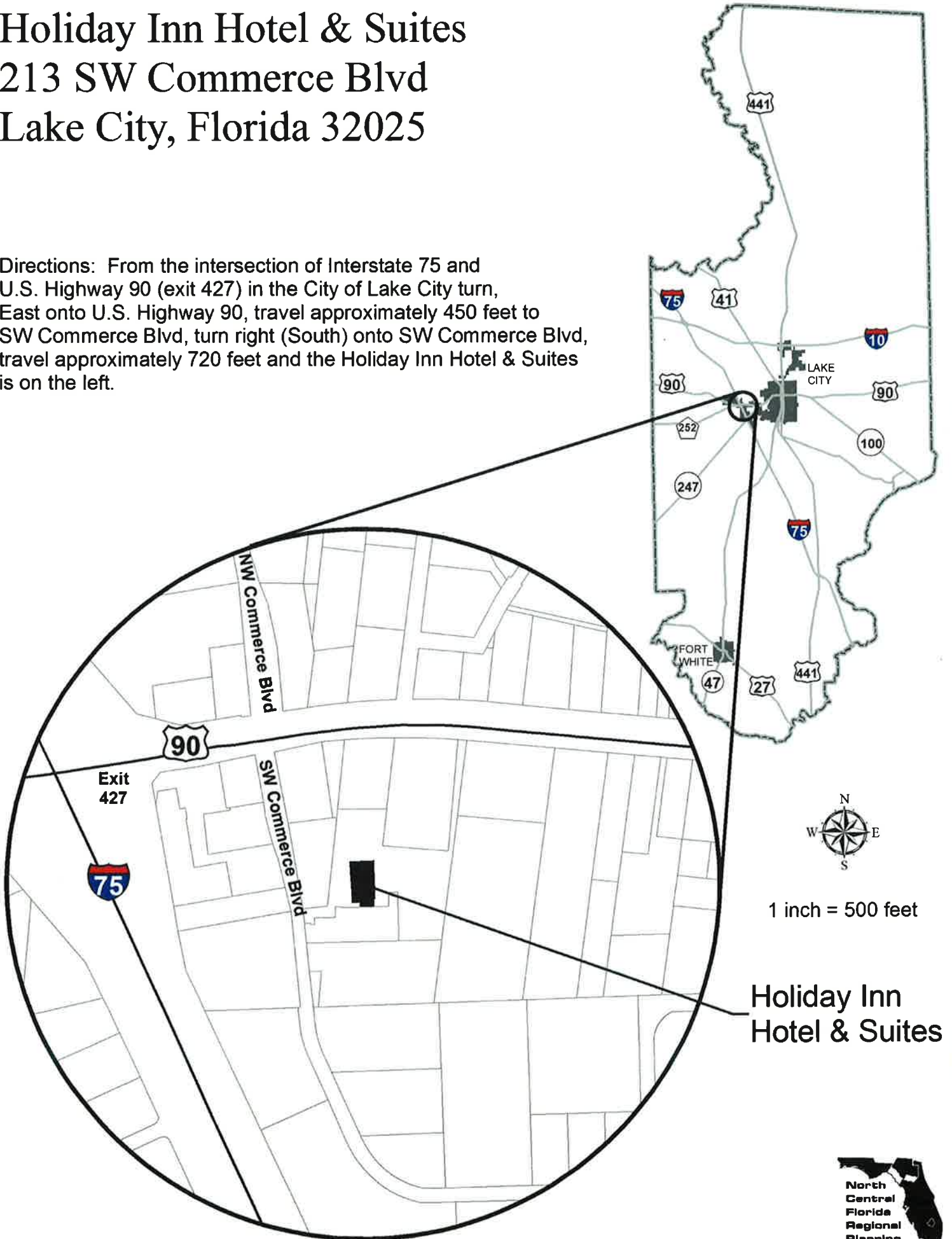
There will be a meeting of the Clearinghouse Committee of the North Central Florida Regional Planning Council on **March 28, 2013**. The meeting will be held at the **Holiday Inn Hotel & Suites, 213 SW Commerce Boulevard, Lake City**, beginning at **6:00 p.m.**

(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.



Holiday Inn
Hotel & Suites





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AGENDA

CLEARINGHOUSE COMMITTEE

Holiday Inn Hotel & Suites
Lake City, Florida

March 28, 2013
6:00 p.m.

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II. COMMITTEE-LEVEL REVIEW ITEMS	
<u>Local Government Comprehensive Plan Amendments</u>	
#45 - City of Archer Comprehensive Plan Adopted Amendment (DEO No. 12-1ESR)	9
#47 - City of Newberry Comprehensive Plan Draft Amendment (DEO No. 13-1ESR)	71
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III. STAFF-LEVEL REVIEW ITEMS	
#32 - Environmental Protection Agency - State Revolving Funds - Town of Fort White, Wastewater Facilities Plan - Fort White, Columbia County, Florida - SAI#: FL201301256481C	89

NORTH CENTRAL FLORIDA REGIONAL PLANNING COUNCIL

CLEARINGHOUSE COMMITTEE

MINUTES

Holiday Inn Hotel and Suites
Lake City, Florida

February 28, 2013
6:00 p.m.

MEMBERS PRESENT

Jim Catron
Donnie Hamlin
Sandra Haas, Chair
Thomas Hawkins, Vice-Chair
James Montgomery
Daniel Riddick
Wesley Wainwright
Mike Williams

MEMBERS ABSENT

Stephen Witt

STAFF PRESENT

Steven Dopp

Chair Haas called the meeting to order at 6:05 p.m.

I. APPROVAL OF JANUARY 24, 2013 MEETING MINUTES

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

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

- #35 - Alachua County Comprehensive Plan Adopted Amendments (DEO No. 13-1ESR);
- #36 - Alachua County Comprehensive Plan Adopted Amendments (DEO No. 13-2ESR); and
- #42 - City of Gainesville Comprehensive Plan Adopted Amendments (DEO No. 13-1ESR).

ACTION: It was moved by Commissioner Wainwright and seconded by Mr. Montgomery to add the above-referenced items to the agenda. The motion carried unanimously.

III. COMMITTEE-LEVEL REVIEW ITEMS

- #31 - Hamilton County Comprehensive Plan Adopted 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, regional facilities or adjacent local governments.

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

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

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

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

#34 - Taylor 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; however, adverse impacts to segments of the Regional Road Network, as well as adverse impacts to adjacent local governments, may occur as a result of the removal of transportation concurrency requirements. Mr. Dopp further noted that the staff report recommends the County incorporate Transportation Best Practices contained in the North Central Florida Strategic Regional Policy Plan as goals and policies in the County Comprehensive Plan.

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

#35 - Alachua County Comprehensive Plan Adopted Amendments (DEO No. 13-1ESR)

#36 - Alachua County Comprehensive Plan Adopted Amendments (DEO No. 13-2ESR)

#42 - City of Gainesville Comprehensive Plan Adopted Amendments (DEO No. 13-1ESR)

Mr. Dopp stated that the staff reports find the comprehensive plans as amended do not create significant adverse impacts to regional facilities, Natural Resources of Regional Significance or create significant adverse extrajurisdictional impacts.

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

The meeting adjourned at 6:35 p.m.

Sandra Haas, Chair

Date

COMMITTEE-LEVEL ITEMS

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

Regional Planning Council: North Central Fl
Review Date: 3/28/13
Amendment Type: Adopted Amendment

Regional Planning Council Item No.: 45
Local Government: City of Archer
Local Government Item No.: CPA 12-01
State Land Planning Agency Item No.: 12-1ESR

Date Mailed to Local Government and State Land Planning Agency: 3/29/13 (estimated)

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

DESCRIPTION OF AMENDMENT

City item CPA 12-01 reclassifies 99.40 acres from Residential (up to 2 dwelling units per acre) to Industrial and 6.76 acres from Commercial to Industrial on the City Future Land Use Plan Map.

In response to comments on the draft version of the amendment from the Florida Department of Transportation, the North Central Florida Regional Planning Council and Alachua County, the adopted version of the amendment also amends the text of the Future Land Use Element, the Traffic Circulation Element, the Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Recharge Element, the Conservation Element, the Capital Improvements Element as well as Appendix A of the City Comprehensive Plan. The adopted version of the amendment adds Transportation Planning Best Practices policies to enhance road network connectivity and to promote access management; adds new objectives and policies to protect high aquifer recharge areas and other natural resources; adds new policies which comply with the County Hazardous Materials Management Code; adds new policies which require connection to centralized sanitary sewer when available; and adds annexed lands to the Future Land Use Map Series (see attached).

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

The subject property of the amendment is located within one-half mile of State Road 24 as well as U.S. Highway 41, both of which are identified in the regional plan as part of the Regional Road Network. Regional Plan Policy 5.1.1 states that impacts to the Regional Road Network are adequately mitigated in municipalities whose local government comprehensive plans which include goals and policies implementing Transportation Planning Best Practices, as identified in the regional plan. The City Traffic Circulation Element now contains Transportation Planning Best Practices (see attached) consistent with the regional plan. Therefore, transportation impacts to the Regional Road Network are adequately mitigated.

Although the subject property is located within an Area of High Recharge Potential to the Floridan Aquifer, a Natural Resource of Regional Significance as identified and mapped in the regional plan, significant adverse impacts to Natural Resources of Regional Significance are adequately mitigated by the

inclusion of the new objectives and policies in the City Comprehensive Plan which prevent and minimize potential adverse impacts to the Area of High Recharge Potential to Floridan Aquifer.

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

Significant adverse extrajurisdictional impacts are not anticipated as a result of the amendment.

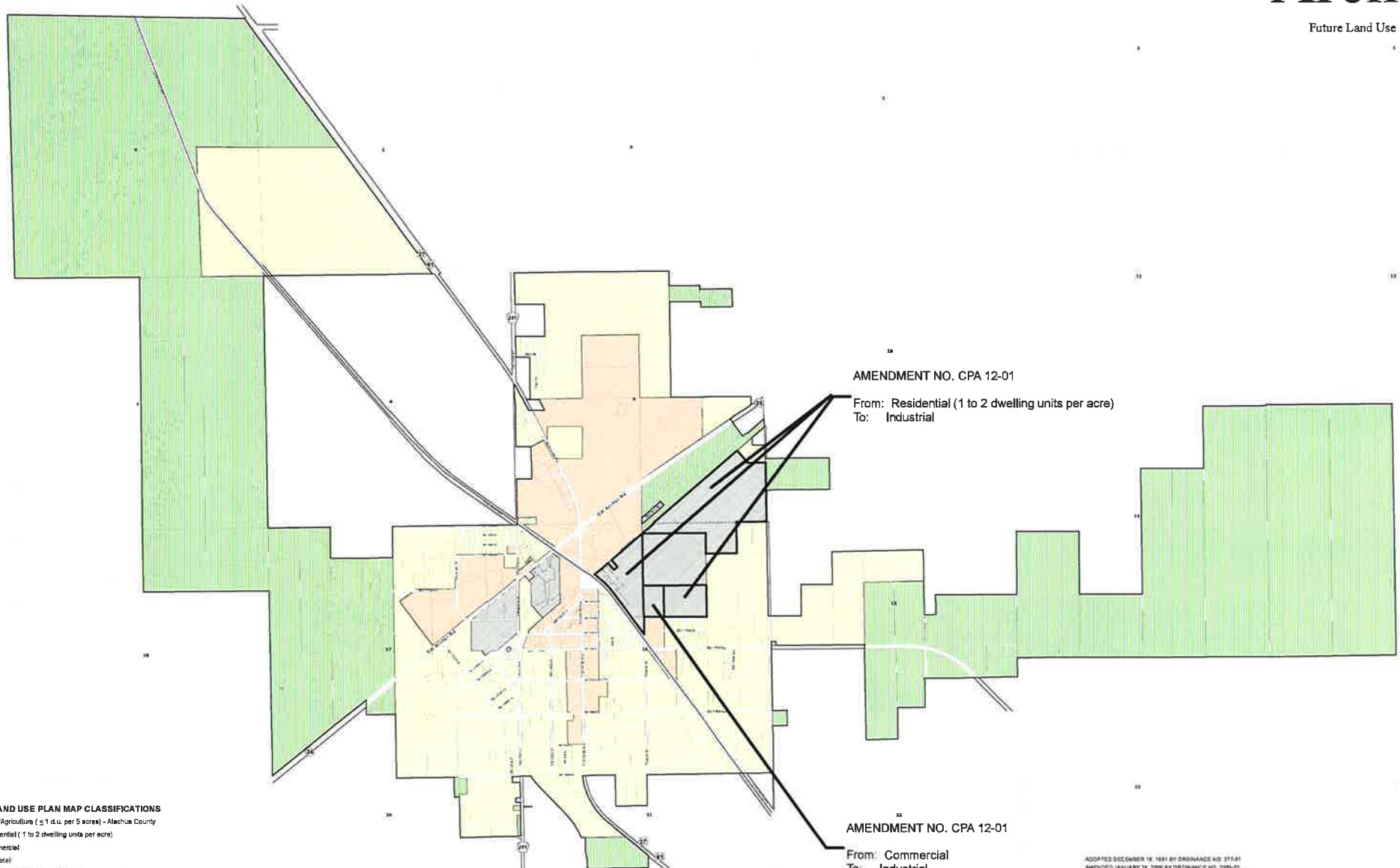
Request a copy of the adopted version of the amendment?

Yes _____	No _____
Not Applicable	___X___

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

City of Archer

Future Land Use Plan Map



AMENDMENT NO. CPA 12-01
From: Residential (1 to 2 dwelling units per acre)
To: Industrial

AMENDMENT NO. CPA 12-01
From: Commercial
To: Industrial

FUTURE LAND USE PLAN MAP CLASSIFICATIONS

- Rural/Agriculture (≤ 1 d.u. per 5 acres) - Alachua County
- Residential (1 to 2 dwelling units per acre)
- Commercial
- Industrial
- Historic Overlay District (shaded)

OTHER MAP FEATURES

- City Limits
- Township 11 South, Range 18 East
- Railroad
- U.S. Highway
- State Highway
- County Road

Source: City of Archer, 2011
W:\PLM_data\archer\wpa\2012\map_01.mxd



ADOPTED DECEMBER 18, 1981 BY ORDINANCE NO. 371-81
 AMENDED JANUARY 24, 1989 BY ORDINANCE NO. 208-82
 AMENDED SEPTEMBER 11, 1989 BY ORDINANCE NO. 288-85
 AMENDED NOVEMBER 24, 1991 BY ORDINANCE NO. 326-91-18
 AMENDED FEBRUARY 9, 1994 BY ORDINANCE NO. 359-91
 AMENDED OCTOBER 10, 1995 BY ORDINANCES NOS. 338-95, 355-94 AND 383-95
 AMENDED FEBRUARY 13, 2006 BY ORDINANCE NO. 336-02
 AMENDED APRIL 18, 2008 BY ORDINANCE NO. 359-04
 AMENDED JULY 8, 2007 BY ORDINANCE NO. 3207-04
 AMENDED NOVEMBER 24, 2007 BY ORDINANCES NOS. 3287-06, 3287-08, 3287-09, 3287-10, 3287-11, 3287-12 AND 3287-13
 AMENDED JULY 28, 2009 BY ORDINANCE NO. 379-09
 AMENDED FEBRUARY 27, 2012 BY ORDINANCE NO. 373-12

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



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

e. Transportation Planning Best Practices

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

Enhance Road Network Connectivity by

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

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

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

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

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

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

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

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



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

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

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

Promote Access Management Strategies by

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

Develop Multimodal Transportation Systems by

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

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

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

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

Establishing a local public mass transit system.



f. Regional Review of Local Government Comprehensive Plans and Plan Amendments

Transportation impact analysis of local government comprehensive plans and plan amendments conducted by the Council are generally limited to applicable road segments within one-half mile of the property which is the subject of the comprehensive plan and/or plan amendment. The analysis assumes that the subject property is developed to the maximum allowable intensity of use permitted by the Future Land Use Map category. The analysis does not include a trip distribution, although a trip distribution is used by the Council if a trip distribution is provided by the local government. In lieu of a trip distribution analysis, the Council examines what would happen if all of the trips were distributed to all directions of functionally classified road segments. If the resulting analysis finds that a segment of the regional road network will not meet level of service standards, the Council includes an Objection in its report. The Council recommends that the local government conduct a trip distribution analysis for the amendment and should the analysis result in adverse impacts, modify the amendment to prevent the adverse impacts. Such modification could include a reduction in the size of the subject property, a reduction in maximum allowable intensity of use, or a lowering of the adopted level of service standard of adversely impacted regional road segments.

g. Developments of Regional Impact

The regional plan has two alternative approaches for Developments of Regional Impact to mitigate significant and adverse impacts to the Regional Road Network. First, significant and adverse impacts are considered to be adequately mitigated if the local government development order contains conditions which maintain the minimum level of service standard for all significantly and adversely impacted segments of the Regional Road Network. Second, impacts to the Regional Road Network are considered to be adequately mitigated when the local government development order contains conditions which implement the proportionate share provisions of Chapter 163, Florida Statutes.

Chapter 163, Florida Statutes, allows Developments of Regional Impact to make a proportionate-share payment/contribution for its significant and adverse traffic impacts. The proportionate share funding provided for a Development of Regional Impact must reflect its share of the cost of all roadway modifications needed to ensure that regional road segments, which are otherwise significantly adversely impacted by the development, can operate at the adopted level of service standard established in the applicable local government comprehensive plan should all of the identified modifications be constructed. Furthermore, the payment for the Development of Regional Impact must be sufficient to pay for at least one transportation modification without the use of additional funds from state or local government.

4. University of Florida Campus Master Plan and Impacts to Regional Transportation Facilities

Section 240.155, Florida Statutes, requires the University of Florida to prepare a campus master plan to address the impacts of campus development on off-site public facilities. The data and analysis on which the plan is based must identify the projected impacts of campus development on off-site infrastructure. Campus master plans are required by Section 240.155(5), Florida Statutes, to be consistent with the State Comprehensive Plan and not to conflict with local government comprehensive plans.

Florida Statutes also require the university and applicable local governments to enter into a campus development agreement. The agreement must identify any deficiencies in service which the proposed campus development will create or contribute and identify all improvements to facilities and services

Adopted May 23, 1996, Amended August 28, 1997, February 27, 2003 and October 27, 2011

EXCERPTS FROM THE CITY COMPREHENSIVE PLAN AMENDMENT

Words **bolded and underlined** have been added.
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I
 FUTURE LAND USE
 INTRODUCTION

This Future Land Use Element and Future Land Use Plan map and map series, designates the future general distribution, location and extent of the uses of land within the incorporated areas of the City. The purpose of this Future Land Use Element is to provide for the appropriate distribution of population densities and building and structural densities and intensities. The data collected for this plan element and analysis of this data, contained in the City'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.

The following goal, objectives and policies provide for distribution of future land use, as well as, guidance for such future land use. The focal point around which this Future Land Use Element is centered in the City as a designated urban development area and the uses and density of such uses within this designated area. As the unincorporated areas of the County are primarily rural in character and use, there is an opportunity to provide appropriate direction for the future location and concentration of urban uses within the City.

FUTURE LAND USE GOAL, OBJECTIVES AND POLICIES

GOAL I - IN RECOGNITION OF THE IMPORTANCE OF ENHANCING THE QUALITY OF LIFE IN THE CITY, THE CITY SHALL DIRECT DEVELOPMENT TO THOSE AREAS WHICH HAVE IN PLACE, OR HAVE AGREEMENTS TO PROVIDE, SERVICE CAPACITY TO ACCOMMODATE GROWTH IN AN ENVIRONMENTALLY ACCEPTABLE MANNER

OBJECTIVE I.1 ~~The City, upon adoption of this comprehensive plan,~~ shall ensure concurrent development of public facilities to support urban densities and intensities within the City.

Policy I.1.1 The City shall limit the location of higher density residential, high intensity commercial, **light industrial** and heavy industrial uses to areas adjacent to arterial or collector roads where public facilities are available to support such higher density or intensity. Such uses may be allowed in areas not adjacent to arterial or collector roads when public support facilities already exist or are constructed concurrent with development.

Policy I.1.2 The City's zoning regulation shall provide for the following:

LAND USE	ZONING	DENSITY / <u>FLOOR AREA RATIO</u>
Residential	R-1	Less than or equal to 1 dwelling unit per acre
	R-2	1 to 4 dwelling units per acre
	R-3	1 to 4 dwelling units per acre
Commercial	C-1	1 to 12 dwelling units per acre*
	C-2	4 to 12 dwelling units per acre**
Commercial	C-1	.75 floor area ratio
	C-2	.75 floor area ratio
Light Industrial	I ILW	.50 floor area ratio
Heavy Industrial	I	.50 floor area ratio
Conservation	CSV	N/A

Words **bolded and underlined** have been added.
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* 1 - 3 dwelling units are permitted in this district as an accessory use, such as apartments located above business establishments in the downtown commercial district, and 4 - 12 dwelling units per acre are permitted for apartments units which provide on-site sewage treatment plants.

** 1 - 3 dwelling units per acre may be permitted as an accessory use to commercial activity such as residential apartments over one story commercial; 4 - 12 dwelling units per acre shall be permitted for apartment complexes with on-site sewage treatment plants; and 4 - 8 dwelling units per acre shall be permitted for mobile home parks.

Policy I.1.3

Density of residential development in the City shall be governed by availability of City water and adequate sewage treatment facilities as follows:

LAND USE	CITY WATER	SEWAGE TREATMENT	PERMITTED
Residential	No	Septic Tank	1 to 2 dwelling units per acre
	Yes	Septic Tank	1 to 4 dwelling units per acre
	Yes	Package Plant	1 to 12 dwelling units per acre

All Commercial uses shall be required to connect to and use the City water system **and wastewater system.** ~~, density and intensity of uses shall be governed by Chapter 10 D-6 of the Florida Administrative Code, with regard to waste water.~~ **If the City wastewater system is not operational at the time of development, package plants or septic tanks may be used on an interim or temporary basis provided (1) all applicable state and County health standards and requirements are satisfied (2) the wastewater connections are planned and designed; and (3) guarantees are in place ensuring that the development will connect to the City wastewater system when available.**

All **Light Industrial and Heavy Industrial** uses shall be required to connect to and use the City water system **and wastewater system.** ~~, density and intensity of uses shall be governed by Chapter 10 D-6 of the Florida Administrative Code, with regard to waste water.~~ **If the City wastewater system is not operational at the time of development, package plants or septic tanks may be used on an interim or temporary basis provided (1) all applicable state and County health standards and requirements are satisfied (2) the wastewater connections are planned and designed; and (3) guarantees are in place ensuring that the development will connect to the City wastewater system when available.**

Policy I. 1.4

The Light Industrial land use category is intended to accommodate warehousing and distribution, fabricating and assembly uses, certain office and light industrial uses, such as research and development and experimental laboratories and similar uses or the manufacture or fabrication of products that have minimal off-site impacts and will not include intensive industrial uses that generate industrial waste. Performance standards shall provide for buffering, signage, landscaping, and other methods to limit any adverse impact and ensure compatibility with adjacent areas. Certain warehousing, transportation and distribution uses may be appropriate if all performance standards can be achieved.

Words **bolded and underlined** have been added.
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Policy I.1.5 **The Heavy Industrial land use category is intended to accommodate industrial uses that are dependent on transportation and large volumes of raw materials. The uses associated with the Heavy Industrial future land use classification include uses within the Light Industrial future land use classification as well as the conversion of raw materials or parts into finished products, associated office, warehouse and research. Heavy Industrial uses have potential impacts on surrounding land including noise, odor, smoke, vibration and other hazards. Performance standards shall provide for buffering, signage, landscaping, and other methods to limit any adverse impact and ensure compatibility with adjacent areas.**

Policy I.1.6 **Light Industrial and Heavy Industrial uses shall not be located adjacent to residential or agricultural areas without adequate buffering or integrated design and business practices to eliminate or minimize adverse impacts.**

Policy I.1.7 **Light Industrial and Heavy Industrial locations and proposed uses shall be consistent with the Conservation Element policies.**

Policy I.1.8 **Light Industrial and Heavy Industrial operations shall minimize the following impacts on public health and the environment:**

- 1. Erosion;**
- 2. Noise;**
- 3. Odor, fumes, vapors and gases;**
- 4. Fire and explosion hazards;**
- 5. Radioactive elements;**
- 6. Electromagnetic interference;**
- 7. Smoke, dust, particulate matter, and dirt;**
- 8. Vibrations;**
- 9. Glare; and**
- 10. Toxic waste.**

Policy I.1.9 **Criteria for permitting Light Industrial and Heavy Industrial development shall include, but are not limited to:**

- 1. Topography and soils-land having stable, well-drained soils, free from flooding;**
- 2. Climate - prevailing wind direction that does not impact adjacent residential areas;**
- 3. Location - close proximity to arterials and collectors;**
- 4. Accessibility - access, where possible, rail facilities;**
- 5. Utilities - availability of water, sanitary sewer, electricity or natural gas in adequate quantities; and**
- 6. Size-large enough for proper site design.**

Policy I.1.10 **Light Industrial and Heavy Industrial sites shall be designed to provide for:**

- 1. Adequate off-street parking to meet the needs of the operation; and**

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

2. Adequate buffering along roadways and adjacent uses to minimize the effects of light, noise and signing.

Policy I.1.11

When Light Industrial and Heavy Industrial development is located along a railway facility or a railroad-highway intersection, conflict between the development and the adjacent highway network and railway facility should be avoided.

Policy I.1.12

Light Industrial and Heavy Industrial development shall be located only in areas where adequate facilities and services exist or will be provided prior to occupancy. These facilities include, but are not limited to:

1. Roadways;
2. Fire service;
3. Water supply;
4. Solid waste collection and disposal;
5. Sewage collection and disposal;
6. Stormwater drainage and disposal; and
7. Emergency medical service.

Policy I.1.13

New Light Industrial and Heavy Industrial development shall meet all of the requirements for adequate facilities based on the level of service standards for those facilities and concurrency provisions of the Comprehensive Plan.

Policy I.1.14

The City shall develop performance standards for Light Industrial and Heavy Industrial uses in order to address the following:

1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;
2. Buffering from adjacent existing/potential uses;
3. Open space provisions and balance of proportion between gross floor area and site size;
4. Adequacy of pervious surface area in terms of drainage requirements;
5. Placement of signage;
6. Adequacy of site lighting and intrusiveness of lighting upon the surrounding area;
7. Safety of on-site circulation patterns (patron, employee and delivery vehicles, trucks), including parking layout and drive aisles, and points of conflict;
8. Landscaping; and
9. Unique features and resources which may constrain site development, such as soils, existing vegetation and historic significance.

Policy I.1.15

The Conservation land use category shall be limited to public access, low-intensity resource-based recreation, (i.e., greenways and trails), native vegetative community restoration, residential and non-residential uses necessary to manage such conservation lands (i.e., ranger stations, research stations, and park amenities).

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

- Policy I.~~**1.41.16**~~ The City shall require developers to provide for maintenance of privately owned development improvements in site and development plans and to include provisions for:
1. Ownership of improvements and property;
 2. Financing of operations and required capital improvements;
 3. Dedication of road rights-of-way of sufficient size (minimum sixty feet) to accommodate present and future utility needs; and
 4. Adequate provision of easements across private property for use of required utilities.
- Policy I.~~**1.51.17**~~ Community and regional utility facilities shall be restricted to commercial or industrial land use areas.
- Policy I.~~**1.61.18**~~ The City **shall** requires provisions for drainage, stormwater management, open space and safe and convenient on site traffic flow for all development.
- Policy I.~~**1.71.19**~~ Public, charter, and private schools will be permitted within any "R-1" residential or "C-1" or "C-2" commercial land use classifications. Public, charter, and private schools will be permitted within "R-2" and "R-3" residential ~~**and "1" industrial land use classifications**~~ with a Conditional Use Permit.
- Policy I.~~**1.81.20**~~ The City shall require the location of public, private, and charter school sites to be consistent with the following criteria:
1. The proposed school location shall be compatible with present and projected use of adjacent property;
 2. Adequate public facilities and services are, or will be available concurrent with the development of the school;
 3. There are no significant environmental constraints that would preclude development of an educational facility on the site;
 4. There will be no adverse impacts on archaeological or historic sites or structures listed on the State of Florida Historic Master Site File, which are located on the site;
 5. The proposed location is well drained and soils are suitable for development or are adaptable for development and outdoor educational purposes with drainage improvements;
 6. The proposed site can accommodate the required parking and circulation of vehicles on the site; and
 7. Where feasible, the proposed site is so located to allow for co-location with parks, libraries, and community centers.
- Policy I.~~**1.91.21**~~ The City shall require the development of public, private, and charter school sites to be consistent with the following standards:
1. Schools shall be located on roadways which have sufficient capacity to carry traffic to be generated by the school and are suitable for high volume traffic during evening and special events as determined by generally acceptable traffic engineering standards;

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2. The location, arrangement, and lighting of play fields and playgrounds shall be located and buffered as may be necessary to minimize impacts to adjacent residential property; and
3. All structural setbacks, building heights, and access requirements shall be governed by the City's land development regulations.

OBJECTIVE I.2 The City, ~~**upon adoption of this comprehensive plan,**~~ shall regulate the location of land development consistent with topography and soil conditions and the availability of facilities and services.

Policy I.2.1 The City shall restrict development within unsuitable areas due to flooding, improper drainage, ~~**steep slopes,**~~ rock formations and adverse earth formations, unless acceptable methods are formulated by the developer and approved by the City to solve the problems created by the unsuitable land conditions.

OBJECTIVE I.3 The City, ~~**upon adoption of this comprehensive plan,**~~ shall require that proposed development be approved only where the public facilities meet or exceed the adopted level of service standard.

Policy I.3.1 The City shall review proposed development to determine its impact on level of service standards for public facilities. This level of service standards will be maintained. Building permits shall be issued only when the necessary facilities and services are in place in accordance with the Concurrency Management System found within this Comprehensive Plan.

OBJECTIVE I.4 The City, ~~**upon adoption of this comprehensive plan,**~~ shall adopt innovative land development regulations to implement the Comprehensive Plan.

Policy I.4.1 The City shall contain specific and detailed provisions to manage future growth and development to implement the Comprehensive Plan which shall contain at a minimum the following provisions to:

1. Regulate the subdivision of land;
2. Regulate the use of land and water consistent with this Element to maintain the compatibility of adjacent land uses and provide for open space;
3. Protect environmentally sensitive lands identified within the Conservation Element;
4. Regulate areas subject to seasonal and periodic flooding and provide for drainage and stormwater management;
5. Protect potable water wellfields and aquifer recharge areas;
6. Regulate signage (See zoning ordinance Section 21);
7. Provide safe and convenient onsite traffic flow and vehicle parking needs (See zoning ordinance Section 11); and
8. Provide that development orders and permits shall not be issued which result in a reduction of the level of service standards adopted in this Comprehensive Plan.

OBJECTIVE I.5 The City, ~~**upon adoption of this comprehensive plan,**~~ shall discourage urban sprawl by limiting the extension of public facilities such as the water distribution system to the corporate limits of the City. This will not preclude the City from extending water facilities to preserve the public health.

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- Policy I.5.1 The urban (Archer)/rural (unincorporated area of the County) distinction shall be clarified by the City in its relationship with Alachua County.
- OBJECTIVE I.6 The City, ~~upon adoption of this comprehensive plan,~~ shall encourage compatible adjacent land uses.
- Policy I.6.1 The City shall require any consideration of zoning change, land use change, or conditional use permit to evaluate the impact on adjacent land use.
- Policy I.6.2 Incompatible adjacent land uses shall be reduced by:
1. Denial of the development approval requested;
 2. Requirement of buffers and setbacks;
 3. Requirement of developer constructed improvements;
 4. Requirement of downscaling of proposed development;
 5. Requirement of mitigation by the developer; and
 6. Some combination of the above.
- OBJECTIVE I.7 The City, ~~upon adoption of this comprehensive plan,~~ shall ensure the availability of land upon which affordable housing can be constructed.
- Policy I.7.1 The City shall provide adequate land availability for multi-family dwelling units (apartments), mobile home parks, and mixed mobile home/single-family dwelling subdivisions.
- OBJECTIVE I.8 ~~At the time of adoption of this comprehensive plan, the~~ **The** City shall regulate nonconforming lot sizes, uses of land, structures, and uses of structures. Nonconformities shall be permitted to continue until they are voluntarily removed; however, non-conformities, except for single family residences, shall not be enlarged upon, expanded, intensified or extended. Certain non-conforming structures may be renovated and repaired to promote the safety and general appearance and avoid the deterioration and shabby appearance that can come from long term non-conformities.
- Policy I.8.1 Non-conforming undeveloped lots lawfully permitted at the effective date of this plan, when conforming in all other respects except setback requirements, may be developed upon a finding that the property cannot be utilized as proposed without deviations, the deviations are necessitated by size or shape of lot, and the property can be developed as proposed without significant adverse impact on surrounding properties, public health, or safety.
- Policy I.8.2 Lawful, non-conforming uses of land may be permitted to continue after the adoption of this plan provided a non-conforming use is not enlarged, increased or intensified; and provided that if the non-conforming use ceases for any reason (except governmental action which impedes access to the premises) for a period of six consecutive months, any subsequent use shall conform with this plan.
- Policy I.8.3 A lawful non-conforming structure may continue as long as it remains otherwise lawful and provided:
1. It may not be enlarged or altered in a way which would increase its nonconformity;
 2. If it should be destroyed by any means to the extent of 50% or more of its replacement value, it shall not be reconstructed except in conformity with this plan; and

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3. Should such structure be moved for any reason for any distance whatever, it shall thereafter conform with this plan. Notwithstanding any other provisions for non-conforming structures, any structure used for single family residential purposes and maintained as a non-conforming structure may be enlarged or replaced with a similar structure so long as that enlargement or replacement does not create new non-conformities or increase the extent of existing non-conformities.

Policy I.8.4

Lawful non-conforming use of structure may be permitted provided:

1. No existing structure devoted to such use shall be enlarged, extended, etc. without changing the use of the structure to a permitted use;
2. Any non-conforming use of a structure or structure and premise may be changed to another non-conforming use of the same character or a more restricted non-conforming use provided such alternate non-conforming use is equally or more appropriate to the district than the previous non-conforming use;
3. Any structure or structure and premises in combination in which a non-conforming use is superseded by a permitted use shall thereafter conform to the regulations of the district;
4. If a non-conforming use of a structure or structure and premises ceases for any reason (except where governmental action impedes access to the premises) for a period of more than six (6) consecutive months, any subsequent use shall conform to the regulations of the district; and
5. Should a structure containing a non-conforming use be destroyed by any means to the extent of more than 50% of its replacement value at the time of destruction, its status as a non-conforming use shall be terminated and any reconstruction shall be in conformity.

OBJECTIVE I.9

The City, ~~upon adoption of this comprehensive plan,~~ shall adopt historic resource preservation provisions.

Policy I.9.1

The City shall establish criteria for designating historic structures and sites and further, establish guidelines for the maintenance and adaptive reuse of historic structures and sites.

Policy I.9.2

The City shall maintain a listing of all known prehistoric and historic sites within the City. This list shall be updated as new information regarding the prehistoric or historic significance of a site is identified and provided to the City by the state historical officer.

OBJECTIVE I.10

The City, ~~upon adoption of this comprehensive plan,~~ shall protect natural resources and environmentally sensitive lands (including but not limited to floodplains).

Policy I.10.1

~~The City does not have specific hydrological information that would be helpful in developing regulations to protect potable water well fields. Studies are presently being done by the Suwannee River Water District which will form the basis for review and reevaluation of existing well field regulations. In the interim, between the time of adoption of the Comprehensive Plan and the availability of the Suwannee River Water District study, the following measures shall be taken~~ The following standards shall apply for the protection of potable water wellfields:

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1. The first 200- foot radius around the well shall remain a zone of exclusion where no development activities shall be permitted.
2. From a radius of 200-600 feet around the well, land uses shall be regulated to prohibit:
 - a. Land fills;
 - b. Facilities for the bulk storage, handling or processing of materials on the Florida Substance List;
 - c. Activities that require the storage, use or transportation of restricted substances, agricultural chemicals, petroleum products, hazardous toxic waste, medical waste, etc.;
 - d. Feedlots or other commercial animal facilities;
 - e. Waste water treatment plants, percolation ponds, and similar facilities;
 - f. Mines; and
 - g. Excavation of waterways or drainage facilities which intersect the water table.

Policy I.10.2 The City shall presume that the Development Constraint Areas will require a study by the developer to indicate what affect the propose development will have on the environmentally sensitive lands. Three conditions shall be addressed:

1. Sinkholes - there shall be no development within 50 feet, and mitigation proposals shall be provided within 200 feet.
2. Soils - mitigation proposals shall be provided to minimize adverse impacts.
3. Floodprone - development impacts on adjacent areas, as well as to the proposed development shall be assessed. In addition, mitigation plans shall be provided.

OBJECTIVE I.11 The City, ~~**upon adoption of this comprehensive plan**~~, shall establish a process for coordination with agencies responsible for the implementation of any regional resource planning and management plan prepared pursuant to Chapter 380, Florida Statutes, ~~**by the year 1992**~~.

Policy I.11.1 The City shall require that all proposed development which is subject to the provisions of any regional resource planning and management plan shall be consistent with such plan and that proposed development be reviewed for such consistency during the development review process.

OBJECTIVE I.12 The City, ~~**upon adoption of this comprehensive plan**~~, shall coordinate review of all proposed development plans, with the Water Management District, for developments proposed within the drainage basin of any designated priority water body to provide the Water Management District an opportunity to review such development to determine if the development is consistent with any approved management plans within that basin.

Policy I.12.1 The City shall include a provision which requires the developer to submit development plans for all proposed development within the drainage basin of any designated priority water body shall be submitted to the Water Management District for review and comment as to the consistency of the proposed development with any approved management plans within such basin prior to development review by the City.

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- OBJECTIVE I.13 The City, ~~**upon adoption of this comprehensive plan,**~~ in implementing the Boundary Adjustment Act of 1991 which provides for an Urban Reserve Area shall participate with Alachua County to increase population by pursuing annexation of adjacent areas.
- Policy I.13.1 The City shall enact annexation procedures which are consistent with Alachua County's Boundary Adjustment Act of 1991.
- Policy I.13.2 The City shall discourage the County of Alachua from allowing subdivisions to be built within two miles of the City without specific approval of the City.
- Policy I.13.3 The City and the Alachua County Board of County Commissioners as part of the Boundary Adjustment Act of 1991 have agreed that any changes in the land use plan or in development regulation controlling development within the urban reserve area of the City, will be submitted to the City for their review and comment prior to being heard by the Alachua County Planning Commission or the Board of County Commissioners. Any comments received from the City will be included in the information presented to the Planning Commission or County Commission as a part of the petition to change land use or development regulations.
- OBJECTIVE I.14 The City, ~~**upon adoption of this comprehensive plan,**~~ shall ensure the continuation of the character of the community by prohibiting inappropriate land uses.
- Policy I.14.1 The City shall not permit mining within the City because there are no known minerals of commercial value located in the City, and responsible mining development regulations would require expertise not economically available to the City to develop appropriate regulations to:
1. Require special buffers and setbacks;
 2. Eliminate/regulate blasting;
 3. Require and assure reclamation;
 4. Require and evaluate environmental impact reports; and
 5. Evaluate transportation needs and impacts created by heavy equipment transporting materials.
- OBJECTIVE I.15 The City shall support efforts that facilitate coordination of planning between the City and the School Board of Alachua County for the location and development of educational facilities, pursuant to requirements of Section 163.3177, Florida Statutes.
- Policy I.15.1 Public educational facilities are an allowable use within the following future land use categories: Residential and Commercial.
- Policy I.15.2 The City will coordinate and cooperate with the School Board of Alachua County to ensure that public schools are adequately and efficiently provided commensurate with growth and address school planning issues such as site selection, and construction/ expansion and capacity.
- Policy I.15.3 In addition to consistency with the Comprehensive Plan, the proposed location of a new or expanded public education facility shall be reviewed and considered in accordance with the standards and procedures prescribed in the Public School Facilities Element.

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II
 TRAFFIC CIRCULATION
 INTRODUCTION

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

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

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

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

TRAFFIC CIRCULATION GOAL OBJECTIVES AND POLICIES

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

OBJECTIVE II.1 The City, **upon adoption of this comprehensive plan**, shall establish a safe, convenient and efficient level of service standard which shall be maintained for all motorized and non-motorized transportation systems.

Policy II.1.1 Establish Level of Service Standard at peak hour as defined within the Florida Department of Transportation "**Florida Level of Service Standards and Guidelines Manual for Planning, 1989**" **2012 Quality/ Level of Service Handbook** for the following roadway segments within the City:

ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT DESCRIPTION	<u>NUMBER OF LANES</u>	<u>FUNCTIONAL CLASSIFICATION</u>	<u>AREA TYPE</u>	LEVEL OF SERVICE
1	U.S. 41/S.R. 45 (from north city limits to south city limits)	<u>2U</u>	<u>Principal Arterial</u>	<u>Rural</u>	C
2	S.R. 24 (from east city limits to west city limits)	<u>2U</u>	<u>Minor Arterial</u>	<u>Rural</u>	D

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ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT DESCRIPTION	<u>NUMBER OF LANES</u>	<u>FUNCTIONAL CLASSIFICATION</u>	<u>AREA TYPE</u>	LEVEL OF SERVICE
3	C.R. 241 (from C.R. 346 to south city limits)	<u>2U</u>	<u>Collector</u>	<u>Rural</u>	C
4	C.R. 346 (from U.S. 41/S.R. 45 to east city limits)	<u>2U</u>	<u>Collector</u>	<u>Rural</u>	C
5	C.R. 241 (from U.S. 41 to north city limits)	<u>2U</u>	<u>Collector</u>	<u>Rural</u>	C

U - Undivided Roadway

Policy II.1.2 The City shall include provisions to control the number and frequency of connections and access points of driveways and roads to arterial and collector roads.

Policy II.1.3 The City shall require the provision of safe and convenient off street parking and loading standards, which includes the provision for non-motorized vehicle parking.

Policy II.1.4 The City shall include requirements for additional right-of-way width for bicycle and pedestrian ways to be provided for all proposed collector and arterial roadways, as integrated or parallel transportation facilities.

Policy II.1.5 The City shall negotiate with the state to extend the rails to trails program from Gainesville to Archer.

Policy II.1.6 The City should plan for the development of biking and jogging paths through the Archer as part of a "linear park."

Policy II.1.7 The City shall encourage safe and convenient on-site pedestrian circulation such as sidewalks and crosswalks connecting buildings and parking areas at the development site.

Policy II.1.8 The City shall encourage sidewalk connections from the development to existing and planned public sidewalk along the development frontage.

OBJECTIVE II.2 The City, **upon adoption of this comprehensive plan**, shall, require that all traffic circulation improvements be consistent with and complement the future land uses on the future land use plan map.

Policy II.2.1 The City shall, as part of the capital improvement scheduling of roadway improvements, review all proposed roadway improvements to determine if such improvement will further the direction of the future Land Use Plan Element. Where the roadway is operated and maintained by another jurisdictional authority, the City shall notify such jurisdiction, in writing, if any identified roadway improvement plans are not consistent with the provisions of the future land use plan element.

Policy II.2.2 The City shall negotiate with the Florida Department of Transportation to four-lane State Road 24 through the City to the west city-limits.

OBJECTIVE II.3 The City, **upon adoption of this comprehensive plan**, shall coordinate its traffic circulation planning efforts with the Florida Department of Transportation for consistency with the Department's 5-, 10- and 20-year Transportation Plans.

Policy II.3.1. The City shall, during the capital improvements planning process for roadway improvements, review the proposed roadway improvements which will be completed as part of the implementation of the Florida Department of Transportation 5 - Year

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Transportation Plan so that such capital project planning is complementary and consistent with the state roadway improvement planning.

OBJECTIVE II.4 The City, **upon adoption of this comprehensive plan**, shall control the number and frequency of connections and access points of driveways and roadways to arterial and collector roads.

Policy II.4.1 The City shall be consistent with the regulations of the Florida Department of Transportation pertaining to Access Management (**Chapter 14-97**). The City has established that access points or curb breaks shall be regulated as follows:

1. 1 curb break permitted for a single property;
2. 2 curb breaks with a minimum distance of 75 feet;
3. 3 curb breaks with a minimum distance of 150 feet; and
4. More than 3 curb breaks with a minimum distance of 300 feet.

Policy II.4.2 The Supplementary District Regulations found within the City's land development regulations shall require all structures along all new or realigned arterial roadways to provide adequate setbacks for the future need of additional right-of-way.

Policy II.4.3 **Properties under the same ownership or those consolidated for development shall be treated as one property for the purposes of access management and shall not receive the maximum potential number of access points for that frontage indicated under minimum access spacing standards.**

Policy II.4.4 **Large commercial developments shall be required to provide and/or extend nearby local and collector streets and provide street connections with surrounding residential areas so residents may access the development without traveling on arterial streets.**

Policy II.4.5 **Shopping centers shall be required to provide a unified access and circulation plan and require any out parcels to obtain access from the unified access and circulation system.**

Policy II.4.6 **Existing lots unable to meet the access spacing standards for arterials shall obtain access from platted side streets, parallel streets, service roads, joint and cross-access or the provision of easements;**

Policy II.4.7 **Adequate corner clearance shall be maintained at crossroad intersections with arterials.**

Policy II.4.8 **The City shall encourage cross-access connections easements and joint driveways, where available and economically feasible.**

Policy II.4.9 **The City shall encourage closure of existing excessive, duplicative, unsafe curb cuts or narrowing of overly wide curb cuts at the development site.**

OBJECTIVE II.5 The City **upon adoption of this comprehensive plan**, will attempt to ensure that transportation plans made by other units of government do not have a detrimental effect on city residents.

Policy II.5.1 **The City shall encourage that future neighborhoods be shaped around cul-de-sacs, and that houses built on strips along the road be discouraged.**

Policy II.5. **21** The City shall require developers who put in anything more intensive than one dwelling per four acres and with more than two units, be required to pave the roads into and through the development.

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IV
SANITARY SEWER, SOLID WASTE, DRAINAGE, POTABLE WATER AND
NATURAL GROUNDWATER AQUIFER RECHARGE ELEMENT

INTRODUCTION

The following plan element provides direction for the use, maintenance and location of general sanitary sewer, solid waste, drainage, potable water facilities and natural groundwater aquifer recharge areas in conformance with the future land use element of this Comprehensive Plan. The data collected for this plan element and analysis of this data contained in the City'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.

The future growth of the City depends upon the safe, adequate and economical means for the provision of public facilities and services. This portion of the Comprehensive Plan provides a goal, objectives and policies which direct the implementation and use of such public facilities in a logical and economic fashion, as well as, in a manner which is consistent with the State of Florida Comprehensive Plan, the North Central Florida Strategic Regional ~~Comprehensive~~ Policy Plan and various elements of this Comprehensive Plan.

SANITARY SEWER, SOLID WASTE, DRAINAGE, POTABLE WATER AND NATURAL
GROUNDWATER AQUIFER RECHARGE ELEMENT GOAL, OBJECTIVES AND POLICIES

~~GOAL IV-1 - CAUSE THE PROVISION OF~~ **PROVIDE FOR** PUBLIC FACILITIES IN A TIMELY, ORDERLY AND EFFICIENT MANNER WITH MINIMAL ADVERSE IMPACT ON NATURAL RESOURCES AND AT AN ACCEPTABLE LEVEL OF SERVICE ~~FOR THE CITY'S~~ **POPULATION**

- OBJECTIVE IV.1 ~~The City of Archer, upon adoption of this comprehensive plan,~~ shall undertake capital improvement projects to prevent any future deficiencies. The ~~deficiencies~~ **improvements** shall be prioritized in conformance with the criteria established in ~~Policy VIII.H~~ **Capital Improvements Element** of this Comprehensive Plan
- Policy IV.1.1 The City ~~of Archer~~ shall provide that capital improvement projects needed for replacement or correction of existing deficiencies be given priority over providing for future facilities needs.
- Policy IV.1.2 **New development shall be responsible for the extension and provision of public facilities to serve the demand generated by the new development and for its proportionate share of the public facility capacity required by new development.**
- ~~OBJECTIVE IV.2 The City of Archer upon adoption of this comprehensive plan, shall establish policies that will meet future needs for facilities by scheduling the completion of public facilities improvements, such as the extension or increase of capacity of such facilities, concurrent with projected demands.~~
- OBJECTIVE IV.32 ~~In order to~~ **The City shall** maximize the use of existing facilities and discourage urban sprawl ~~the City of Archer, upon adoption of this comprehensive plan, shall~~ **by providing an adequate, safe, and environmentally sound system of potable water supply and sanitary sewer collection, treatment and disposal, and by** requiring that urban uses ~~shall~~ be directed to areas which are served by public facilities. ~~(Urban land uses shall be herein defined as residential, commercial and industrial land use categories).~~

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Policy IV.3.1 2.1 The City of ~~Archer~~ shall permit residential densities in excess of 4 dwelling units per acre only where privately-owned and operated package sewer systems and community potable water systems are utilized.

~~Policy IV.2.2~~ ~~The City of Archer shall prohibit the installation of septic tanks in locations with unsuitable soils, unless the mound ground field system is used.~~

Policy IV.2.2 All new development within the City shall be timed to occur when both centralized potable water and sanitary sewer system are available for connection. Any new subdivision, expansion of an existing subdivision, multi-family, or any new or expansion of a non-residential use, development or redevelopment, shall be required to connect to a centralized potable water and sanitary sewer system for service by Florida Department of Environmental Protection permitted potable water and wastewater treatment plants.

If the City wastewater system is not operational at the time of development, package plants or septic tanks may be used on an interim or temporary basis provided (1) all applicable state and County health standards and requirements are satisfied (2) the wastewater connections are planned and designed; and (3) guarantees are in place ensuring that the development will connect to the City wastewater system when available.

Policy IV.2.3 The use of new package wastewater treatment plants shall be considered only in instances where the public health and/or groundwater quality is a risk from failed septic system and centralized sanitary sewer is not available or cannot be reasonably connected because of engineering impediments.

POLICIES FOR SANITARY SEWER

OBJECTIVE IV.3 The City shall ensure that adequate sanitary sewer facility capacity will be available to serve development concurrent with the demand for such facilities.

Policy IV.2.13.1 ~~The City of Archer hereby establishes the following level of service standards for sanitary sewer facility:~~ The following level of service standards for sanitary sewer service in the City are hereby adopted, and shall be used as the basis for determining the availability of facility capacity and the demand generated by a development within the appropriate service area for purposes of issuing development orders or building permits.

FACILITY TYPE	A LEVEL OF SERVICE
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<u>Public Wastewater Plants</u>	<u>120 gallons per capita per day</u>
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Privately-owned plants	120 gallons per capita per day
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For private package treatment plants, the level of service standards shall be the minimum design and operating standards as established by the authorized federal, state, regional, water management district, and local regulatory agencies.

Private septic tanks shall be installed and maintained in accordance with all applicable Health Department standards.

Policy IV.2.33.2 The City of ~~Archer~~ shall allow existing septic tanks and package wastewater treatment facilities to remain in service until at least such time as a centralized sanitary sewer service is available.

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Policy IV.3.3 The City shall require all privately owned package plants to connect to the public sanitary sewer system when such service is available. New privately owned package plants are prohibited except as provided by Policy IV.2.3.

Policy IV.3.4 The Level of Service Standards adopted in Policy IV.3.1 shall be used as the criteria to measure the available capacity of the sanitary sewer system(s). A development order shall not be approved unless adequate capacity will be available concurrent with the impacts of development based on the following standards:

1. The necessary facilities and services are in place at the time the final development is issued; or
2. The final development order is issued subject to the condition that the necessary facilities and services will be in place when the impacts of development occur; or
3. The necessary facilities are under construction at the time the final development order is issued; or
4. The necessary facilities and series are guaranteed in an enforceable development agreement that includes provisions of subsection 1, 2, and 3 above and the guarantees that the necessary facilities and services will be in place when the impacts of development occur.

Policy IV.3.5 All wastewater treatment and disposal systems shall meet applicable federal, state, regional, water management district, and local treatment requirements.

Policy IV.3.6 Wastewater effluent not meeting applicable water quality standards shall not be discharged.

Policy IV.3.7 No new public sanitary sewer system shall be permitted unless it is consistent with the policies established in all elements of the Comprehensive Plan.

POLICIES FOR SOLID WASTE DISPOSAL

OBJECTIVE IV.4 The City shall ensure that collection, transportation and disposal of solid waste is handled safely, securely and efficiently to protect human health and the environment.

Policy IV.2.44.1 The City of Archer hereby establishes the following level of service standards for solid waste disposal **facilities**:

FACILITY TYPE	A LEVEL OF SERVICE
Solid Waste Landfill	.61 tons per capita per year

Policy IV.1.24.2 The City ~~of Archer~~ shall maximize the use of County's solid waste landfill facilities through an interlocal agreement with the County and continue the existing strategy for separation of solid waste for recycling ~~pursuant to Chapter 403.706, Florida Statutes in effect upon adoption of this comprehensive plan.~~

Policy IV.1.34.3 If the Alachua County landfill should be unavailable to the City ~~of Archer~~, the City will utilize other landfill facilities by pursuing inter local agreements with adjoining counties for landfill space, or contracting with regional landfills.

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POLICIES FOR DRAINAGE

OBJECTIVE IV.5 The City shall coordinate improvements to the stormwater management system which serve new or future needs with the Future Land Use Map and level of service standards as adopted in this Comprehensive Plan.

Policy IV.5.1 Drainage improvements shall be coordinated with the goals, objectives and policies of the Conservation Element and Recreation and Open Space Element of this Comprehensive Plan.

Policy IV.2.55.2 The City of ~~Archer~~ sets the following level of service standards for drainage:

All projects ~~which fall totally within a floodprone area~~ **shall provide** a detention / **retention** system ~~must be installed~~ such that the peak rate of post-development runoff will not exceed the peak-rate of pre-development runoff from storm events, including:

1. A storm with a 10 year, 24 hour rainfall depth with Soil Conservation Service (CSS) type II distribution falling on average antecedent moisture conditions for projects serving exclusively forest, and recreational uses: or
2. A storm with 100 year critical duration rainfall depth for projects serving any land use other than silvicultural or recreational uses.

All other storm water management projects shall adhere to the standards as specified in ~~Ch. 17-25, Section 17-25.025, F.A.C Chapter 62-25, Florida Administrative Code~~, with treatment of the first inch of run-off on-site to meet water quality standards required by ~~Ch 17-302, Section 17-302.500, F.A.C. (rule of FDNR) Chapter 62-25, Florida Administrative (rule of Florida Department of Environmental Protection~~. The policy will include Ch. 40B-4, ~~Florida Administrative Code F.A.C., including Ch. 40B-44.2030(8)(g), F.A.C.~~ (rule of Suwannee River Water Management District).

Any development exempt from the above ~~Ch. 17-25 Chapter 62-25, Florida Administrative~~ or Ch. 40B-4, and which is adjacent to, or drains into a surface water, canal, stream, or empties into a sinkhole, shall first allow the runoff to enter a grassed swale designed to percolate 80% of the runoff from a 3 year, 1 hour design storm within 72 hours after a storm event.

Policy IV.5.3 To ensure water quality and flood protection, new development shall provide facilities designed to control and treat stormwater runoff at the following levels of service:

1. **Flood Management: All new building lots shall include adequate buildable area above the 100-year floodplain and all new habitable structures must be outside the floodplain. Existing lots of record without buildable area above the floodplain may only develop subject to limitations such as intensity, clearing, limits on the use of fill material and requirement for appropriate on-site sewage disposal. No development shall adversely impact the functions of the floodplain.**

Facility Type

Level of Service

Residential floor elevation

1 foot above the 100 year/critical duration storm elevation

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<u>Non-residential floor elevation</u>	<u>1 foot above the 100 year/critical duration storm elevation or flood resistant construction</u>
<u>Water Quality</u>	
<u>Retention basins</u>	<u>100 year/critical-duration storm or applicable</u>
<u>Water Management District Standards</u>	
<u>Detention basins</u>	<u>25 year/critical-duration storm with 100 year/critical-duration storm routing analysis</u>
<u>Storm sewer system</u>	<u>3 year/10 minute</u>
<u>Crossdrains</u>	<u>10/25 year/24 hour storm for closed systems 100 year/24 hour for open system</u>
<u>Sidedrains</u>	<u>10 year/20 minute</u>

2. Water Quality: All new development, redevelopment, and, when expansion occurs, existing developed areas, must provide adequate stormwater treatment so as not to degrade the water quality of the receiving water body. 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 pollutant which will degrade the water quality of the watershed. Regardless of the area served, the stormwater treatment provided must prove a level of treatment which meets or exceeds Chapter 62-25 Florida Administrative Code and applicable federal, state, regional, Water Management District and local requirements in effect on the date of adoption of this Comprehensive Plan.

Policy IV.~~2.65.4~~ The City of Archer shall require the construction of roads within new plats or re-plats 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.

Policy IV.~~2.75.5~~ The City of Archer 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 IV.5.6 All appropriate state, water management district, and/or federal permits required by a development shall be obtained and submitted to the City prior to the issuance of construction permits.

Policy IV.5.7 No development order shall be issued for new development which would result in an increase in demand on deficient facilities as prescribed by Chapter 62-25 Florida Administrative Code unless one of the following criteria are met:

1. The necessary facilities are under construction at the time a development permit is issued and will be completed when the impacts of development occur; or

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2. The necessary facilities are guaranteed in an enforceable development agreement; or
3. The development is limited to pre-development contributions to the capacity of the existing facility in cases where upgrading of existing facilities would create adverse stormwater impacts to adjacent or downstream properties.

Policy IV.5.8 Stormwater management facilities shall utilize contours of the site and minimize disturbance to existing natural features to maximum extent feasible.

Policy IV.5.10 The City shall pursue funding of stormwater projects through appropriate state or federal grant applications which address identified needs.

POLICIES FOR POTABLE WATER

OBJECTIVE IV.6 The City shall ensure that adequate potable water facility capacity will be available to serve development concurrent with the demands for such facilities.

Policy IV.2.86.1 ~~The City the Archer hereby establishes the following level of service standards for potable water of 116 gallons per capita per day.~~

~~FACILITY TYPE~~ _____ ~~A LEVEL OF SERVICE STANDARDS~~

~~Community Potable Water System~~ _____ ~~120 gallons per capita per day~~

~~Private Individual Water Wells~~ — ~~Not Applicable~~

The following level of service standard for potable water are hereby adopted, and shall be used as the basis for determining the availability of facility capacity and the demand generated by a development within the appropriate service area for purpose of issuing development orders or building permits.

Public potable water systems: 116 gallons per capita per day

Private community water systems, and non-community water systems shall provide and maintain the minimum design and operating standards as established by the authorized federal, state, regional, water management district, and local regulatory agencies.

Policy IV.6.2 The Level of Service standards adopted in Policy IV.6.1 shall be used as the criteria to measure the available capacity of the potable water system(s) for new development. A development order will not be approved unless adequate capacity will be available concurrent with the impacts of development based on the following standards:

1. The necessary facilities and services are in place at the time the final development order is issued; or
2. The final development order is issued subject to the condition that the necessary facilities and services will be in place when the impacts of development occur; or
3. The necessary facilities are under construction at the time the final development order is issued; or
4. The necessary facilities and services and guaranteed in an enforceable development agreement that includes provisions of subsection 1, 2, and 3 above, and the guarantees that the necessary facilities and services will be in place when the impacts of development occur.

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Policy IV.6.3 **No new public or private water system shall be permitted unless it is consistent with the policies establish in all elements of the Comprehensive Plan.**

~~Objective IV-6~~**Policy IV.6.4** The City ~~of Archer, upon adoption of this comprehensive plan,~~ shall participate in the Suwannee Water Management District water conservation rules.

~~Policy IV.6.1~~ **Policy IV.6.5** The City ~~of Archer~~ shall participate in the enforcement of water use restrictions when the Suwannee Water Management District declares a water shortage.

POLICIES FOR NATURAL GROUNDWATER AQUIFER RECHARGE

~~OBJECTIVE IV.4~~ ~~The City of Archer, upon adoption of this comprehensive plan, shall require that no sanitary sewer facility have any discharge into designated prime groundwater aquifer recharge areas.~~

~~OBJECTIVE IV.5~~**7** The City ~~of Archer, upon adoption of this comprehensive plan,~~ shall ~~coordinate with the Suwannee Water Management District to~~ protect the functions of natural groundwater recharge areas and natural drainage features, ~~by requiring subdivision approval to be reviewed by the Suwannee Water Management District prior to approval of plat.~~

~~Policy IV.4.17.1~~ The City ~~of Archer~~ shall provide that during the development review process all proposed development within the drainage basin of any designated priority water body shall be coordinated with the Suwannee Water Management District and ensure that any proposed development is consistent with any approved management plans within that basin.

Policy IV.7.2 **All new development, redevelopment, and, when expansion occurs, existing developed areas located within High Aquifer Recharge Areas shall provide treatment of stormwater before it enters the Floridan Aquifer. This shall be presumed to have been met by designing and construction a stormwater management system to control post development water runoff rate and/or volume and a water quality to not exceed predevelopment runoff rate and/or volume and water quality.**

~~Policy IV.5.47.3~~ The City ~~of Archer~~ shall provide for the limitation of development and associated impervious surfaces in ~~prime high~~ groundwater recharge areas designated by the Suwannee Water Management District to protect the recharge area.

~~Policy IV.5.17.4~~ The City ~~of Archer~~ shall prohibit the discharge of hazardous materials to all soils, groundwaters and surface waters of the City.

~~Policy IV.5.27.5~~ The City ~~of Archer will participate in~~ **shall cooperate with** the County in establishing a local listing of all producers of industrial, hazardous and toxic materials and waste, ~~as provided by the Water Quality Assurance Act of 1983.~~

~~Policy IV.5.3~~ ~~The City of Archer will participate in the County's Amnesty Day program as provided by the Water Quality Assurance Act of 1983.~~

POLICIES FOR HAZARDOUS WASTE AND MATERIALS

~~OBJECTIVE IV.78~~ The City ~~of Archer, upon adoption of this comprehensive plan,~~ will participate with other public agencies to increase public awareness of the nature, harmful effects, and proper disposal methods associated with hazardous materials and hazardous wastes through public information programs. Information on source reduction and recycling of hazardous materials and wastes shall also be made available.

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Policy IV.~~7.18.1~~**7.18.1** The Chief of the City of Archer's Volunteer Fire Department will have the responsibility to implement public information' programs.

CRITERIA:

A. The Chief shall be assigned as a public information contact to answer questions, to disseminate current information to the public, to provide information programs to schools, and to advise the commercial sector on the proper handling of hazardous materials.

Policy IV.~~7.28.2~~**7.28.2** The City ~~of Archer~~ shall disseminate information on hazardous waste source reduction and recycling to homeowners and businesses.

CRITERIA:

A. The City ~~of Archer~~ shall research and compile information from available sources on hazardous waste source reduction and recycling possibilities.

OBJECTIVE IV.~~89~~**89** The City ~~of Archer, upon adoption of this comprehensive plan,~~ shall provide, in coordination with the Alachua County Local Emergency Planning Coordinator, adequate emergency response and clean-up capabilities for the uncontrolled or accidental release of hazardous materials. The City of Gainesville has been designated the Emergency Response Team.

Policy IV.~~8.19.1~~**8.19.1** The City ~~of Archer~~ shall provide training for and equip all involved public service personnel to insure adequate, efficient, and safe response to hazardous materials incidents on a permanent basis.

Policy IV.~~8.29.2~~**8.29.2** Operating costs for hazardous material spills shall be recovered from parties responsible for the cause.

Policy IV.~~8.39.3~~**8.39.3** The City ~~of Archer~~ shall join with Alachua County, when/if a county system becomes available, to establish and maintain a hazardous data base (accessible to all County municipalities) which will identify the characteristics, locations, types and quantities of hazardous materials for emergency response purposes.

Policy IV.~~8.49.4~~**8.49.4** The City ~~of Archer~~ shall establish a data base consisting of a listing of the hazardous materials stored or handled by each facility within its Fire Department service zone. In addition, the City shall, with the assistance from Alachua County's underground storage tank registration program, compile a list of all known underground storage tanks within the same fire service zone. This will include both commercial and privately owned facilities.

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V
CONSERVATION
INTRODUCTION

The following goal, objectives and policies constitute the Conservation Element providing for the promotion of the conservation, use and protection of the City's natural resources. The data collected for this plan element and analysis of this data, contained in the City'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, 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 future conservation areas which consist of land within the City which is anticipated to have planned management of a natural resource to prevent exploitation, destruction or neglect of that natural resources. At present there are no areas which have planned management of a natural resource within the City. Therefore, until such time as there are areas which conserve a natural resource through the use of best management programs, this category although listed, will not be shown on the Future Land use Plan map.

The Future Land Use Plan map series includes the identification of flood prone areas, existing waterwells, minerals and soils, which are land cover features, but are not land uses. Therefore, these natural resources are identified within the Future Land Use Plan map series. 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 CITY OF ARCHER TO MAINTAIN THE INTEGRITY OF NATURAL FUNCTIONS

~~OBJECTIVE V.1 The City of Archer, upon adoption of this comprehensive plan, shall protect air quality through the appropriate siting of development and associated public facilities by requiring landscape buffers.~~

CONSERVATION STRATEGIES

OBJECTIVE V.1 The City shall support multiple, diverse strategies for the conservation of natural systems in the City.

Policy V.1.1 The City shall use a conservation land use category as specified in the Future Land Use Element as a conservation strategy.

Policy V.1.2 The City shall cooperate with agencies responsible for managing specific conservation areas to ensure that development activities work in concert with protection and conservation strategies.

DEVELOPMENT REGULATION AND REVIEW

OBJECTIVE V.2 The City shall protect natural resources during the land use planning and development review process from activities that would significantly damage the ecological integrity of these areas. The applicability of the policies and standards in this section shall be determined for all development at each stage of the land use planning, zoning, and development review and permitting process.

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Policy V.2.1 The City shall collaborate with affected local, state, and federal regulatory agencies and the water management district to adopt and enforce regulations that implement the goals, objectives, and policies of this Comprehensive Plan element and provide the fullest protection for natural resource areas and characteristics.

Policy V.2.3 ~~The City of Archer shall identify and make recommendations, where appropriate, for the purchase of environmentally sensitive lands under the Conservation and Recreation Lands Program or Save Our Rivers Program.~~

Policy V.2.12.2 The City ~~of Archer~~ shall as part of the development review process require the coordination of development plans with the Florida Department of Environmental ~~Regulation~~ **Protection** and the Water Management District to assist in monitoring uses which may impact the City's current and projected water sources.

RESOURCE PROTECTION STANDARDS

OBJECTIVE V.3 The City shall protect natural resources by requiring that all development activities be conducted in accordance with at least minimum resource protection standards.

Policy V.3.1 All development shall conform with the environmental regulations of federal, state, and local agencies as well as the water management district.

Policy V.3.2 The City shall prohibit subdivision of land that would create new lots lacking sufficient buildable area, as defined by setback requirements and other development standards.

AIR QUALITY

OBJECTIVE V.4 The City shall take appropriate steps to maintain or improve ambient air quality to ensure the protection of public health and the environment and compliance with state and National Ambient Air Quality Standards.

Policy V.4.1 The City ~~of Archer~~ 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 ~~Regulation~~ **Protection** are maintained in the City.

Policy V.4.2 The City shall encourage new development that maintains and improves air quality. Factors contributing to the maintenance or improvement of air quality shall be identified and considered during land use planning and development review. These factors include but are not limited to:

1. Increased use of green space in site planning for all types of development and along major roadways;
2. Increased strategic planting of trees and shrubs to shade streets and buildings, reducing energy consumption and new carbon dioxide generation caused by combustion of fossil fuels; and
3. Control of airborne dust generated from land clearing and site preparation activities. Control may involve the use of techniques such as temporary silt fencing, immediate seeding or sodding, permanent vegetative buffering, phasing land clearing with development, or sprinkling the area with water.

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Policy V.4.3 The City shall support programs that reduce adverse impacts on air quality due to traffic emissions by encouraging multiple ridership in automobiles and safe use of bikeways.

Policy V.4.4 All incineration, prescribed open burning, and yard trash burning shall be conducted in accordance with local, State and Federal regulations such that the health and safety of the public and the environment is protected.

SOILS

OBJECTIVE V.5 The City shall reduce the rate of soil erosion and sedimentation from development activities and encourage the utilization of the soil consistent with the ability of the physical properties of the soil to support appropriate land uses.

~~OBJECTIVE V.3~~ ~~The City of Archer, upon adoption of this comprehensive plan,~~ will include in its land development regulations for development review provisions for protection of soils, and native vegetative communities.
Policy V.5.1

~~Policy V.3.15.2~~ ~~The City of Archer~~ shall review topographic, hydrologic and vegetative cover factors during the development review process in order to protect and conserve the natural functions of soils.

Policy V.5.3 Characteristics of soil suitability and capability shall be considered in determining appropriate land uses. Preliminary recommendations concerning soil suitability can be found in the County Soil Survey prepared by the United States Department of Agriculture Natural Resources Conservation Service.

Policy V.5.4 The City shall require land clearing for development to be phased with construction activity and include measures to:

1. Minimize soil erosion.
2. Minimize removal of native and non-invasive trees and vegetation.
3. Limit the removal and damage of historic and designated specimen trees; and
4. Stabilize and revegetate the site with native vegetation after clearing.

Policy V.5.5 The City shall require that land be developed with regard for natural topographic features.

GEOLOGICAL RESOURCES

OBJECTIVE V.6 The City shall protect and maintain significant natural geologic features such as special karst features.

Policy V.6.1 Significant geologic features shall be identified and evaluated for their importance to the overall natural resource system of the City and region.

Policy V.6.2 The City shall utilize the High Groundwater Aquifer Recharge Areas Map in Appendix A of this Comprehensive Plan in conjunction with site-specific data, when available, to determine karst related aquifer contamination potentials.

Policy V.6.3 The City shall review the possibility of acquiring and managing, when feasible, unique geological features and their surrounding natural areas. If a subject feature is privately owned, the City shall encourage the owner to create a management plan in cooperation with the appropriate agencies and investigate the possibility of acquiring and preserving the surrounding property.

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Policy V.6.4 **The City shall utilize regulatory and stewardship techniques to ensure that stormwater, wastewater and landscaping practices do not negatively impact the structural integrity, hydrology, biodiversity and other natural functions of significant geologic resources.**

Policy V.6.5 **Significant geological features shall be accurately identified on development proposals. The City shall require strategies for protecting these features during construction and after development. These strategies shall address:**

1. **Inclusion of significant geologic features as part of common open space;**
2. **Utilization of principles of good landscape design to incorporate features as aesthetic elements;**
3. **Pretreatment of stormwater runoff, in accordance with City and water management district rules and regulations, prior to discharging to karst geology features;**
4. **The identification of the appropriate level of treatment of wastewater effluent prior to discharge to any karst geology features; and**
5. **Perimeter edge buffering around features to maintain natural context, edge vegetation, and structural protection.**

GROUNDWATER

OBJECTIVE V.7 **The City shall protect and conserve the quality and quantity of groundwater resources to ensure long-term public health and safety, potable water supplies from surficial, intermediate, and Floridan Aquifer, and the ecological integrity of natural resources.**

Policy V.7.1 **The City shall protect groundwater resources by minimizing impervious surface requirements for new development and by providing incentives to developers for utilizing environmentally beneficial techniques and materials, such as pervious materials for parking lots, water reclamation practices, and high filtration landscape design. The incentives should be based on best management practices for water resources protection recommended by the Florida Department of Agriculture and Consumer Services, and the state land planning agency.**

Policy V.7.2 **All development within the City shall comply with the County Hazardous Materials Management Code.**

Policy V.7.3 **Appropriate planning, development design standards, and special construction practices shall be required to ensure both short- and long-term mitigation of impacts on groundwater created by activities occurring in High Aquifer Recharge Areas. The following provisions shall apply:**

1. **All new development or modifications to existing development shall provide stormwater treatment consistent with the Comprehensive Plan.**
2. **All stormwater basins in High Aquifer Recharge Areas shall be designed and constructed to provide for at least three (3) feet of unconsolidated solid materials such as sand, silts, and clays between the surface of limestone bedrock and the bottom and sides of the stormwater basin.**
3. **The following new uses shall be prohibited in areas of the City designated as the high vulnerability zone of the High Groundwater Aquifer Recharge**

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Area Map in Appendix A of this Comprehensive Plan, unless it can be demonstrated that the material, in the quantity and/or solution stored or the conditions under which it is to be stored, does not pose a hazard to human health or the environment:

- a. **Wholesale bulk fuel storage;**
 - b. **Chemical manufacturing;**
 - c. **Pesticide manufacturing;**
 - d. **Auto salvage or junk yard;**
 - e. **Asphalt plant;**
 - f. **Battery reclamation or manufacturing;**
 - g. **Electronics manufacturing using halogenated solvents;**
 - h. **Any hazardous waste transfer site;**
 - i. **Any site defined by the Resource Conservation and Recovery Act as a treatment, storage, or disposal facility for hazardous waste;**
 - j. **Regional pesticide distribution site;**
 - k. **Underground storage tank for the storage of hazardous materials; and**
 - l. **Portland cement manufacturing.**
4. **The City shall cooperate with the County to enforce the County Hazardous Materials Management Code. The Code provides the following measures towards the protection of natural resources:**
- a. **Regulates hazardous materials to prevent discharges to the environment in the County.**
 - b. **Provides uniform standards for the proper storage, handling, and monitoring of hazardous materials on a county-wide basis.**
 - c. **Provides for early detection, containment, and recovery of discharges.**
 - d. **Establishes a cost recovery mechanism to pay for hazardous materials emergency response actions performed by the Florida Environmental Protection Department.**
 - e. **Provides the County with legal authority to establish environmental monitoring, remediation, and closure requirements for contaminated sites; and,**
 - f. **Disallows the construction of new storage tank systems within three hundred (300) feet of an existing private water supply utility well, or within one thousand (1,000) feet of an existing public water supply well.**

Policy V. ~~**2.117.4**~~ The City ~~**of Archer**~~, as part of the development review process, shall require that all hazardous waste generators properly manage their own wastes and require that new hazardous waste generators comply with all applicable federal and state permitting requirements before approving any development plans.

Policy V.7.5 **The City shall require all hazardous materials or waste facilities to obtain federal, state and County permitting as required by law prior to issuance of a**

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development order. A copy of a Hazardous Materials Management Plan for the site shall be submitted to the City.

Policy V.7.6 **The City shall prohibit the unauthorized disposal and burning of waste within the City.**

Policy V.~~2.9~~**7.7** The City ~~of Archer shall~~, as part of the development review process, **shall** limit ~~development to low density and non-intensive uses in prime~~ **impervious surface in high** aquifer recharge areas, designated by the Suwannee River Water Management District, in order to maintain the natural features of these areas.

Policy V.7.8 **Applicants for new development or additions to existing development shall address potential groundwater quality impacts. Development applications shall be denied if they are insufficiently protective of groundwater quality.**

Policy V.~~2.10~~**7.9** The City ~~of Archer~~ shall as part of the development review process require the maintenance of the quantity and quality of surface water runoff within freshwater stream to sink watersheds by prohibiting any development which may diminish or degrade the quality and quantity of surfacewater runoff within the City.

~~Policy V.2.4~~**V.7.10** The City ~~of Archer~~ shall, through the development review process, require that post-development runoff rates and pollutant loads do not exceed pre-development conditions.

Policy V.~~2.5~~**7.11** The City ~~of Archer~~ 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.7.12 **The City shall protect the natural function of floodplains, recognizing the role of flood patterns in maintain water quality and quantity. Flood plain regulations will be based on Federal Emergency Management Agency Flood Insurance Rate Map.**

Policy V.~~2.6~~**7.13** The City ~~of Archer~~ shall regulate development within 100-year floodplains 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.

Policy V.2.~~27~~**14** The City ~~of Archer~~ shall prohibit uses within or adjacent to the water resources of the City which would violate water quality anti-degradation rules established by the Florida Department of Environmental ~~Regulation~~ **Protection**.

~~OBJECTIVE V.2~~ **Policy V.7.15** The City ~~of Archer, upon adoption of this comprehensive plan,~~ shall include within the land development regulations applicable provisions of the Florida Division of Forestry best management practices to provide for the conservation, appropriate use and protection of the quality and quantity of current and projected water sources, water recharge areas and potable water wells.

Policy V.~~2.7~~**V.7.16** The City ~~of Archer~~ shall support the Suwannee River Water Management District in their conducting of water conservation programs.

Policy V.~~2.8~~**V.7.17** The City ~~of Archer~~ shall comply with the plans of the Suwannee River Water Management District for the emergency conservation of water sources.

ENDANGERED OR THREATENED SPECIES

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OBJECTIVE V.-~~48~~ The City ~~of Archer, upon adoption of this comprehensive plan,~~ shall protect all endangered and threatened Flora and Fauna (~~see Table V-2~~) from adverse impacts due to loss of critical habitat.

Policy V.-~~48.1~~ The City of Archer shall identify those areas containing endangered plant or animal species (~~Table V-2~~) through the requirement of site specific surveys of undeveloped parcels by the developer prior to issuance of building permits.

Policy V.-~~48.2~~ The City of Archer shall protect those areas containing endangered plant or animal species (~~Table V-2~~) ~~by requiring the natural habitat or vegetative community be protected. Sixty percent of the community shall remain undisturbed.~~ The following measures shall be considered depending upon specific circumstances:

1. Off site mitigation
2. Setback requirement adjustments
3. Buffers
4. Clustering

Evidence shall include an assessment based on size, location and viability of a natural or vegetative community.

Policy V.8.3

The City shall ensure that land use designations, development practices and regulations protect native communities and ecosystems, and environmentally sensitive lands.

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VIII CAPITAL IMPROVEMENTS ELEMENT

INTRODUCTION

The following goal, objectives and policies for capital improvement provide strategic planning for the financing and construction of improvements identified as part of the capital improvements Data and Analysis document.

These data collected for this plan element and analysis of this data, contained in the City'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.

This element is not intended to be a capital improvement program for the City and therefore, considers only those public facilities which are planned for under the requirements of Chapter 163, Florida Statutes, Part II ~~and Rule 9J-5, Florida Administrative Code~~, as amended.

CAPITAL IMPROVEMENTS GOAL, OBJECTIVES AND POLICIES

GOAL VIII - THE CITY SHALL ADOPT AND IMPLEMENT A CAPITAL IMPROVEMENTS PROGRAM WHICH COORDINATES THE TIMING AND PRIORITIZES THE DELIVERY OF THE NEEDS ADDRESSED WITHIN THE OTHER ELEMENTS OF THIS COMPREHENSIVE PLAN

OBJECTIVE VIII. 1 The City, ~~upon adoption of this comprehensive plan~~, shall provide capital improvements to correct the existing and projected deficiencies as identified within the schedule of improvements and funding of this plan element, by adopting an annual capital improvements budget and every year thereafter which is consistent with the schedule of improvements and funding.

Policy VIII.1.1 The City shall establish as part of the annual budgeting process the following criteria for the evaluation of proposed capital improvement projects:

CRITERIA

- a. The City shall assess the level of service for the City's public facilities which have adopted level of service standards established by the Comprehensive Plan, on an annual basis, prior to or concurrent with the City's budget process;
- b. The City shall schedule only those projects which are consistent with the goals, objectives and policies of this Comprehensive Plan and which do not exceed the City's fiscal capacity;
- c. The City shall identify those existing or projected public facility needs, which occur or are projected to occur, due to deficiencies in the maintenance of adopted levels of service standards;
- d. The capital improvement projects identified which are imminently needed to protect the public health and safety shall be given the highest priority;
- e. The capital improvements projects related to the maintenance and operation of existing facilities, which due to existing or projected needs, do not or are not expected to meet the adopted level of service standard for such facility shall be given the second order of priority;

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- f. The capital improvement projects with the greatest deficiencies based upon the established level of service standards within the Comprehensive Plan shall be given the third order of priority; and
- g. The capital improvement projects, which due to deficiencies based upon the established level of service standard within the Comprehensive Plan, are needed to provide public facilities to areas which have received development approval prior to the adoption of this Comprehensive Plan shall be given the fourth order of priority.

Policy VIII.1.2 The City shall, upon identification of a need for drainage facility improvements due to deficiencies based upon the established level of service standards within the Comprehensive Plan, coordinate plans for improvements with the Suwannee River Water Management District prior to scheduling such drainage facility improvement.

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

Policy VIII.1.4 On an annual basis and as prescribed in the Public School Facilities Element, the City shall adopt by reference the Five Year District Facilities Plan adopted by the School Board of Alachua County, and include the schedule of school improvements in its annual update of the Capital Improvements Element.

The City hereby adopts by reference, the 2009-2010 Five Year District Facilities Plan adopted by the School Board of Alachua County on October 5, 2009 and as shown by "Table VIII.1.4 Schedule of Capital Improvements for Alachua County Public Schools."

OBJECTIVE VIII.2 The City, ~~upon adoption of this comprehensive plan,~~ shall require that all decisions regarding the issuance of development permits shall be consistent with the established level of service standards adopted for public facilities within the Comprehensive Plan.

Policy VIII.2.1 The City shall use the following level of service standards in reviewing impacts of new development and redevelopment upon the provision of public facilities:

TRAFFIC CIRCULATION LEVEL OF SERVICE STANDARDS

Establish Level of Service Standard at peak hour as defined within the Florida Department of Transportation "~~Florida Level of Service Standards and Guidelines Manual for Planning, 1989~~" **2012 Quality/ Level of Service Handbook** for the following roadway segments within the City:

<u>ROADWAY SEGMENT NUMBER</u>	<u>ROADWAY SEGMENT DESCRIPTION</u>	<u>NUMBER OF LANES</u>	<u>FUNCTIONAL CLASSIFICATION</u>	<u>AREA TYPE</u>	LEVEL OF SERVICE
1	U.S. 41/S.R. 45 (from north city limits to south city limits)	<u>2U</u>	<u>Principal Arterial</u>	<u>Rural</u>	C
2	S.R. 24 (from east city limits to west city limits)	<u>2U</u>	<u>Minor Arterial</u>	<u>Rural</u>	D
3	C.R. 241 (from C.R. 346 to south city limits)	<u>2U</u>	<u>Collector</u>	<u>Rural</u>	C

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ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT DESCRIPTION	<u>NUMBER OF LANES</u>	<u>FUNCTIONAL CLASSIFICATION</u>	<u>AREA TYPE</u>	LEVEL OF SERVICE
4	C.R. 346 (from U.S. 41/S.R. 45 to east city limits)	<u>2U</u>	<u>Collector</u>	<u>Rural</u>	C
5	C.R. 241 (from U.S. 41 to north city limits)	<u>2U</u>	<u>Collector</u>	<u>Rural</u>	C

SANITARY SEWER LEVEL OF SERVICE STANDARDS

FACILITY TYPE LEVEL OF SERVICE STANDARD

Public Wastewater Plants 120 gallons per capita per day

~~**Privately Owned**~~

Package Treatment Plant 120 gallons per capita per day

For private package treatment plants, the level of service standards shall be the minimum design and operating standards as established by the authorized federal, state, regional, water management district, and local regulatory agencies.

Private septic tanks shall be installed and maintained in accordance with all applicable Health Department standards.

SOLID WASTE DISPOSAL LEVEL OF SERVICE STANDARDS

FACILITY TYPE LEVEL OF SERVICE STANDARD

Solid Waste Fill 0.61 tons per capita per year

DRAINAGE LEVEL OF SERVICE STANDARDS

~~**FACILITY TYPE**~~ LEVEL OF SERVICE STANDARD

~~**Retention Pond**~~ ~~**Standards as specified in Chapter 17-25 and 40B-4, rules of the Florida Department of Environmental Regulation, Florida Administrative Code, as amended.**~~

All projects shall provide a detention / retention system such that the peak rate of post-development runoff will not exceed the peak-rate of pre-development runoff from storm events, including:

- 1. A storm with a 10 year, 24 hour rainfall depth with Soil Conservation Service (CSS) type II distribution falling on average antecedent moisture conditions for projects serving exclusively forest, and recreational uses:**
or
- 2. A storm with 100 year critical duration rainfall depth for projects serving any land use other than silvicultural or recreational uses.**

All other storm water management projects shall adhere to the standards as specified in Chapter 62-25, Florida Administrative Code, with treatment of the first inch of run-off on-site to meet water quality standards required by

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Chapter 62-25, Florida Administrative (rule of Florida Department of Environmental Protection. The policy will include Ch. 40B-4, Florida Administrative Code (rule of Suwannee River Water Management District).

Any development exempt from the above Chapter 62-25, Florida Administrative or Ch. 40B-4, and which is adjacent to, or drains into a surface water, canal, stream, or empties into a sinkhole, shall first allow the runoff to enter a grassed swale designed to percolate 80% of the runoff from a 3 year, 1 hour design storm within 72 hours after a storm event.

Flood Management:

<u>FACILITY TYPE</u>	<u>LEVEL OF SERVICE STANDARD</u>
<u>Residential floor elevation</u>	<u>1 foot above the 100 year/critical duration storm elevation</u>
<u>Non-residential floor elevation</u>	<u>1 foot above the 100 year/critical duration storm elevation or flood resistant construction</u>

Water Quality

<u>Retention basins</u>	<u>100 year/critical-duration storm or applicable</u>
--------------------------------	--

Water Management District Standards:

<u>FACILITY TYPE</u>	<u>LEVEL OF SERVICE STANDARD</u>
<u>Detention basins</u>	<u>25 year/critical-duration storm with 100 year/critical-duration storm routing analysis</u>
<u>Storm sewer system</u>	<u>3 year/10 minute</u>
<u>Crossdrains</u>	<u>10/25 year/24 hour storm for closed systems 100 year/24 hour for open system</u>
<u>Sidedrains</u>	<u>10 year/20 minute</u>

POTABLE WATER LEVEL OF SERVICE STANDARDS

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Private Individual	Not Applicable

~~Water Wells~~

~~Community Potable — 120 gallons per capita per day
 Water Systems~~

Public potable water systems: 116 gallons per capita per day

Private community water systems, and non-community water systems shall provide and maintain the minimum design and operating standards as established by the authorized federal, state, regional, water management district, and local regulatory agencies.

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RESOURCE BASED RECREATION ACTIVITY/FACILITY LEVEL OF SERVICE STANDARDS

ACTIVITY	LEVEL OF SERVICE STANDARDS
Picnicking	1 picnic table for every 500 persons to be served.
Bicycling	1 mile of local roadway for every 1,000 persons to be served.

ACTIVITY BASED RECREATION ACTIVITY/FACILITY LEVEL OF SERVICE STANDARDS

ACTIVITY	LEVEL OF SERVICE STANDARD
Equipped Play area	1 play area for every 2,100 persons to be served.
Tennis	1 tennis court for every 2,100 persons to be served.
Baseball/Softball	1 ball field for every 700 persons to be served.
Football/Soccer	1 multi-purpose playing field for every 2, 100 persons to be served.
Hand/Racquetball	1 court for every 1,100 persons to be served.
Basketball	1 goal for every 1, 100 persons to be served
Shuffleboard	1 court for every 2,100 persons to be served.

PUBLIC SCHOOLS LEVEL OF SERVICE STANDARDS

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

High Springs Concurrency Service Area	120% of Permanent Program Capacity through 2010-2011;
Newberry Concurrency Service Area	115% of Permanent Program Capacity through 2010-2011: and
West Urban Concurrency Service Area	115% of Permanent Program Capacity through 2010-2011.

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

OBJECTIVE VIII.3 The City, ~~upon adoption of this comprehensive plan~~, shall include subdivision improvement standards within the land development regulations which, where required by such regulations, the subdivider shall provide paved streets, street name signs, street lights, fire hydrants, install water mains and stormwater facilities.

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- Policy VIII.3.1 The City shall require evaluation of adjacent roads, utilities, public schools and public improvements as part of the evaluation process in considering proposed subdivisions.
- Policy VIII.3.2 The City shall require all proposed subdivisions which involve necessary infrastructure to meet the LOS of the City, and to finance these facilities.
- OBJECTIVE VIII.4 The City, ~~**upon adoption of this comprehensive plan**~~, shall establish a capital improvements budgeting process to manage the fiscal resources of the City, so that needed capital improvements, identified within the Comprehensive Plan, are provided for existing and future development and re-development.
- Policy VIII.4.1 The City shall incorporate within the City's annual budgeting process, a capital improvements budget which addresses the needed projects found in the schedule of improvements and funding of this plan element.
- Policy VIII.4.2 The City shall limit the issuance of development permits to areas where the adopted level of service standards for the provision of public facilities found within the Comprehensive Plan are maintained. This provision shall also include areas where development orders were issued prior to the adoption of the Comprehensive Plan.
- Policy VIII.4.3 The City shall establish a policy as part of the annual capital improvements budgeting process to issue revenue bonds only when the maximum total of the annual payment for all revenue bonds does not exceed 20 percent of the City's annual non-ad valorem operating revenues.
- Policy VIII.4.4 The City shall establish a policy as part of the annual capital improvements budgeting process to request issuance of general obligation bonds only when the maximum general obligation bonding capacity does not exceed 20 percent of the property tax base.
- Policy VIII.4.5 The City shall apply for federal or state grant funding for projects which recognize the policies of other elements of this comprehensive plan whenever available and where it has been determined that the City has competitive standing in any ranking process for determining program award.
- Policy VIII.4.6 The City shall limit the extension of the service area of new public facilities owned and operated by the City to the adjacent designated urban development area as defined within the County's Comprehensive Plan.
- Policy VIII.4.7 The City shall replace or renew community facility plants damaged due to storm surge or flood only where such facility can meet minimum requirements for flood proofing.

IMPLEMENTATION

OF THE FIVE YEAR SCHEDULE OF IMPROVEMENTS

The five year schedule of improvements shown in Table VIII-10 is the implementation mechanism of the Capital Improvements Element to stage the timing, location, of projected cost and revenue sources for any capital improvement needs identified within the other elements of the Comprehensive Plan. The following schedule documents the economic feasibility of the City's Comprehensive Plan and is based upon the Data and Analysis Report, which although not a part of this plan, provides the foundation for the determination of the economic feasibility of any projects listed.

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TABLE VIII-10
 FIVE YEAR SCHEDULE OF IMPROVEMENTS

PROJECT DESCRIPTION	SCHEDULE	PROJECTED COST	GENERAL LOCATION	REVENUE SOURCE	CONSISTENCY WITH OTHER ELEMENTS
None					

PROCEDURE FOR MONITORING AND EVALUATION OF CAPITAL IMPROVEMENTS ELEMENT

The role of monitoring and evaluation of the Capital Improvements Element is important to the effectiveness of the City's planning program.

The estimates of revenues and expenditures by fiscal trend analysis and the projected revenue/expenditure gaps will provide information about the City's ability to maintain the City's adopted level of service standards for public facilities. Therefore, the Capital Improvements Element requires a continuous program for monitoring and evaluation, and pursuant to Chapter 163, Part II, Florida Statutes, this element will be reviewed on an annual basis to ensure that the fiscal resources are available to provide the public facilities needed to support the established level of service standards.

The annual review is the responsibility of the City Manager and the City Commission. They shall consider the following points during the annual review to assist in the determination of findings and recommendations to the City Commission:

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 (See Policy VIII.1.1);
2. Give consideration to the need for any corrections, updates and modifications concerning costs, and revenue sources;
3. Assess the City's effectiveness in maintaining the adopted level of service standards;
4. Review the impacts of service provisions of other local, regional or state agencies upon the City's ability to maintain the adopted level of service standards;
5. Assess the financial capacity of the City to undertake scheduled capital improvements;
6. Examine the efforts by the City to secure grants or private funds, whenever available, to finance the provision of needed capital improvements;
7. Review 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;
8. Examine the City's ability to provide public facilities within respective geographic service areas in order to determine any need for boundary modification or adjustment; and
9. 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 City Manager will be transmitted to the City Council for review at a scheduled public hearing. The City Council shall direct City 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 City Council.

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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 City'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 this Capital Improvements Element, shall be adopted in accordance with Chapter 163.3187, Florida Statutes, as amended.

CONCURRENCY MANAGEMENT SYSTEM

The Growth Management Act, and all local government comprehensive plans prepared in conformance with the Act, requires that public facilities and services necessary to support proposed development occur concurrent with the impacts of such development. Policies throughout this comprehensive plan require that the issuance of development orders be contingent upon the availability of adequate public facilities at acceptable levels of service, however, successful implementation of such policies will be dependent upon review and monitoring procedures established by the City.

Concurrency Management System - Its Purpose and Overview

In response to the need to review all proposed development and monitor capacity and level of service for all public facilities and services to ensure that concurrency is maintained, the City is establishing a systematic computer based Concurrency Management System. The Concurrency Management System guide will assist developers and other interested parties in understanding the process for requesting concurrency determinations or obtaining concurrency certificates. The key elements of this guide are outlined within this section of the Capital Improvement Element. These administrative procedures along with the computer based monitoring system will ensure that policies relating to concurrency are successfully implemented.

The City, like all other local governments in the State of Florida, must ensure that certain public facilities and services needed to support development are available at the time the impacts of development occur. It is the Concurrency Management System which will ensure that the impact of development will not degrade the levels of service adopted in the Archer comprehensive plan for public facilities and services.

The City, therefore, requires 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 City **Plan Planning and Zoning** Board. If the project requires any other development permit, a copy of the Certificate of Concurrency will be included with any future application for a development permit. A separate concurrency review will not be required for each development permit for the same project. Concurrency review addresses only the availability of 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 will be notified that a Certificate cannot be issued. The burden of showing compliance with the adopted levels of service and meeting the concurrency test will be upon the applicant. The City **Plan Planning and Zoning** Board will direct the applicant to the appropriate staff to assist in the preparation of the necessary documentation and information.

The City **Plan Planning and Zoning** Board will review applications for development and a development approval will 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 plan. A project will be deemed concurrent if the following standards are met:

1. The necessary facilities and services are in place at the time a development permit is issued;

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2. The development permit is issued subject to the condition that the necessary facilities and services will be in place concurrent with the impacts of development;
3. The necessary public facilities and services are guaranteed in an enforceable development agreement to be in place concurrent with the impacts of development.

In addition, facilities will be deemed concurrent based on the adopted Five-year Capital Improvements Program as outlined below:

1. ~~The Five-year Capital Improvements Program of the comprehensive plan are financially feasible. As permitted by Section 9J-5.055(2)(c)1., Florida Administration Code, e~~ Concurrence determinations will include transportation projects included in the first three years of the Florida Department of Transportation Five- Year Work Program.
2. The Five-year Capital Improvements Program includes improvements necessary to correct any identified facility deficiencies and maintain adopted levels of service for existing and permitted development.
3. The Five-year Capital Improvements Program is a realistic, ~~financially feasible~~ program based on currently available revenue sources and development orders will only be issued if the public facilities necessary to serve the development are available or included in the five-year schedule of capital improvements.
4. The Five-year Capital Improvements Program identifies whether funding is for design, engineering consultant fees, or construction and indicates, by funded year, how the dollars will be allocated.
5. The Five year Capital Improvements Program identifies the year in which actual construction of roadway projects will occur and only those projects scheduled for construction within the first three years of the City or Florida Department of Transportation five-year programs will be utilized for concurrency determination.
6. A plan amendment will be required in order to eliminate, defer or delay construction of any roadway or service which is needed to maintain the adopted level of service standard.
7. Land development regulations will support this comprehensive plan and further ensure that development orders and permits will only be issued when public facilities and services at adopted levels of service are available concurrent with the impacts of development.
8. The City's comprehensive plan clearly identifies all facilities and services to be provided by the City with public funds in accordance with the adopted five year Capital Improvements Program.

A concurrency test will be made of the following public facilities and services for which level of service standards have been established in this plan:

1. Roadways
2. Potable Water
3. Wastewater
4. Solid Waste
5. Drainage
6. Park and Recreation

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.

Concurrency Determination - Procedures

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An applicant may wish to determine quickly if there is sufficient capacity to accommodate their project. The City Plan Board and staff will 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. The staff will then make a determination of what public facilities or services would be deficient if the development were approved.

There are certain development actions which are ineligible to receive a concurrency reservation because they are too conceptual and, consequently, do not allow an accurate assessment of public facility impacts.

These development actions include land use amendments to the comprehensive plan and rezoning requests. Development actions of this type will receive a non-binding concurrency determination as part of the project review process.

Any concurrency determination, whether requested as part of an application for development action or without an application for development action, in a non-binding determination of what public facilities and services are available at the date of inquiry. The specific procedures for receiving a concurrency determination for each level of service facility are outlined below.

Concurrency Determination - Roadways

- ~~1. The City will provide level of services information as set forth in the City's comprehensive plan. If the preliminary level of service information indicates a level of service failure, the developer has two alternatives:
 - ~~a. Accept the level of service information as set forth in the comprehensive plan:~~
 - ~~b. Prepare a more detailed Highway Capacity Analysis as outlined in the Highway Capacity Manual, Special Report 209 (1985) or a Speed and Delay study following the procedures outlined by the Florida Department of Transportation, Traffic Engineering Office in its Manual for Uniform Traffic Studies.~~~~
- ~~2. If the developer chooses to do a more detailed analysis, the following procedure will be followed:
 - ~~a. Planning staff will provide the developer with the acceptable methodology for preparing the alternative analysis.~~
 - ~~b. The developer will submit the completed alternative analysis to planning staff for review.~~
 - ~~e. Planning staff will review the alternative analysis for accuracy and appropriate application of the methodology.~~~~
- ~~3. If the alternative methodology, after review and acceptance by the staff, indicates an acceptable level of service where the comprehensive plan indicates a level of service failure, the alternative methodology will be used.~~
- ~~4. If the developer is at the application stage for the project, this alternative methodology can be used to obtain a Concurrency Determination - Roadways. It is a non-binding determination that at the date of application, adequate roadway facility capacity and levels of service are available.~~
- ~~5. If the developer is at the final approval stage for the project, this alternative methodology can be used to obtain a certificate of Concurrency, the specifics of which are set forth in the CMS ordinance.~~
- ~~6. Any proposed development generating more than 750 trips a day will be required to provide a trip distribution model in addition to the requirements outlined above.~~
1. The City shall provide level of service information as set forth in the City's Comprehensive Plan. If this information indicates a level of service failure, the applicant may either

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- a. Accept the level of service information as set forth in the City's Comprehensive Plan; or
 - b. Prepare a more detailed Highway Capacity Analysis as outlined in the Highway Capacity Manual, 2010; or
 - c. Conduct a traffic impact analysis following the procedures outlined in the Florida Department of Transportation, Transportation Impact Handbook, August 12, 2010.
2. If the applicant chooses to perform a more detailed analysis, the applicant shall submit the completed alternative analysis to the Land Development Administrator for review. The Land Development Administrator shall review the alternative analysis for accuracy and appropriate application of the methodology.
 3. If the foregoing alternative methodology indicates an acceptable level of service and is accepted by the Land Development Regulation Administrator, the alternative methodology shall be used in place of the most recent data and analysis to support the City's Comprehensive Plan.

Concurrency Determination - Potable Water

1. The City will provide level of service information as set forth in the comprehensive plan.
2. If the 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 at the date of application or inquiry.
3. If the level of services 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.

Concurrency Determination - Waste Water

1. The City will provide level of service information as set forth in the City's comprehensive plan.
2. If the 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 at the date of application or inquiry.
3. If the 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.

Concurrency Determination - Solid Waste

1. The City will provide level of service information as set forth in the comprehensive plan.
2. If the 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 at the date of application or inquiry.
3. If the 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.

Concurrency Determination - Drainage

1. The City will provide level of service information as set forth in the City's comprehensive plan,
2. If the 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 at the date of application or inquiry.

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3. If the 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.

Concurrency Determination - Parks and Recreation

1. The City will provide level of service information as set forth in the City's comprehensive plan.
2. If the 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 at the date of application or inquiry.
3. If the 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.

CERTIFICATE OF CONCURRENCY

A Certificate of Concurrency will only be issued upon final development approval and indicates that concurrency will be not for all monitored facilities and services. The Certificate of Concurrency will remain in effect for the same period of time as the development order with which it was issued. If the development approval does not have an expiration date, the Certificate of Concurrency will be valid for twelve months from the date of issuance.

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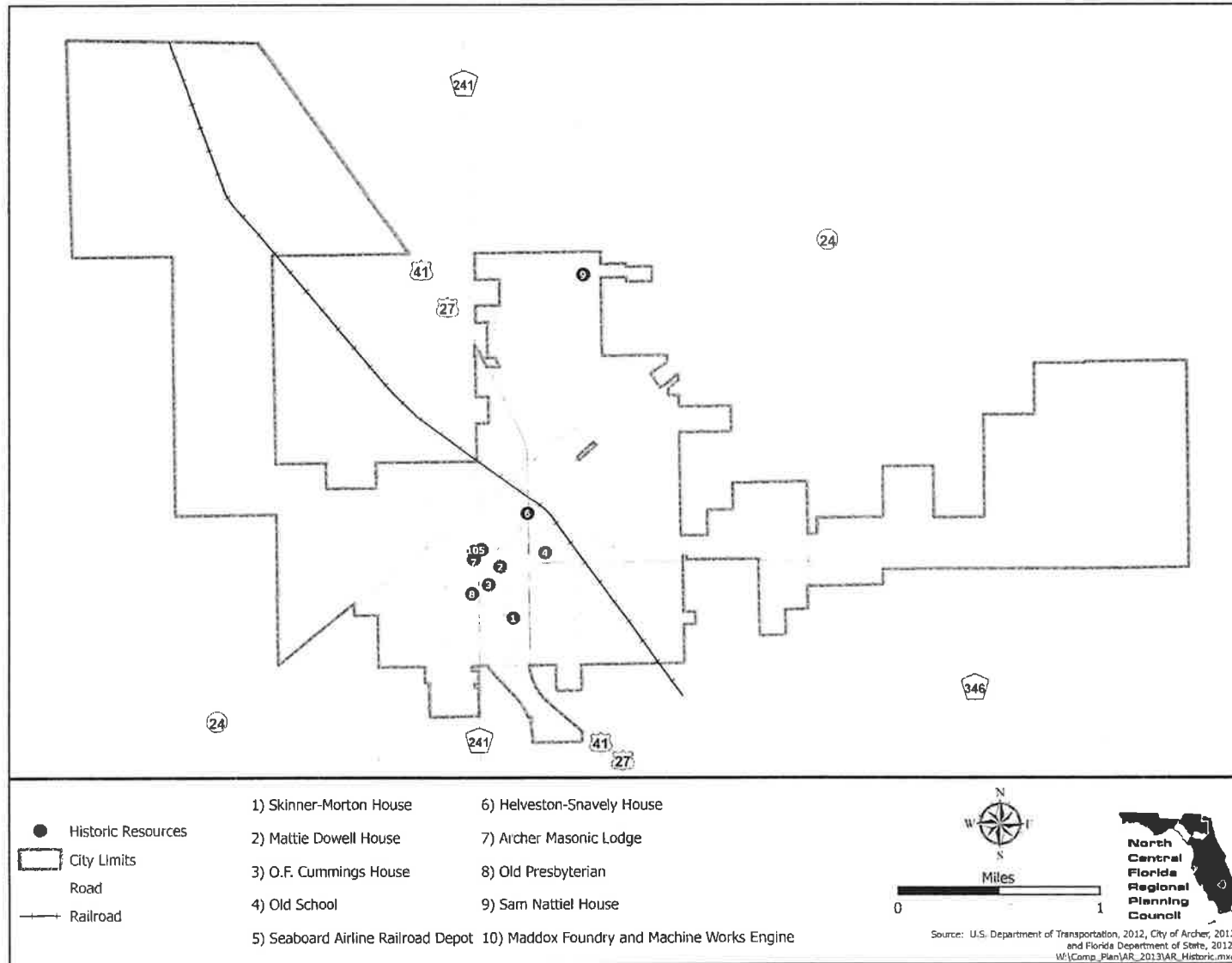
APPENDIX A
FUTURE LAND USE MAP SERIES

LIST OF ILLUSTRATIONS

- A-I** **Historic Resources Map**
- A -II** **Existing Waterwells Map**
- A-III** **Flood Prone Areas Map**
- A-IV** **Wetlands Map**
- A-V** **Minerals Map**
- A-VI** **Generalized Soil Map**
- A-VII** **Future Traffic Circulation Map**
- A-VIII** **High Groundwater Aquifer Recharge Area Map**

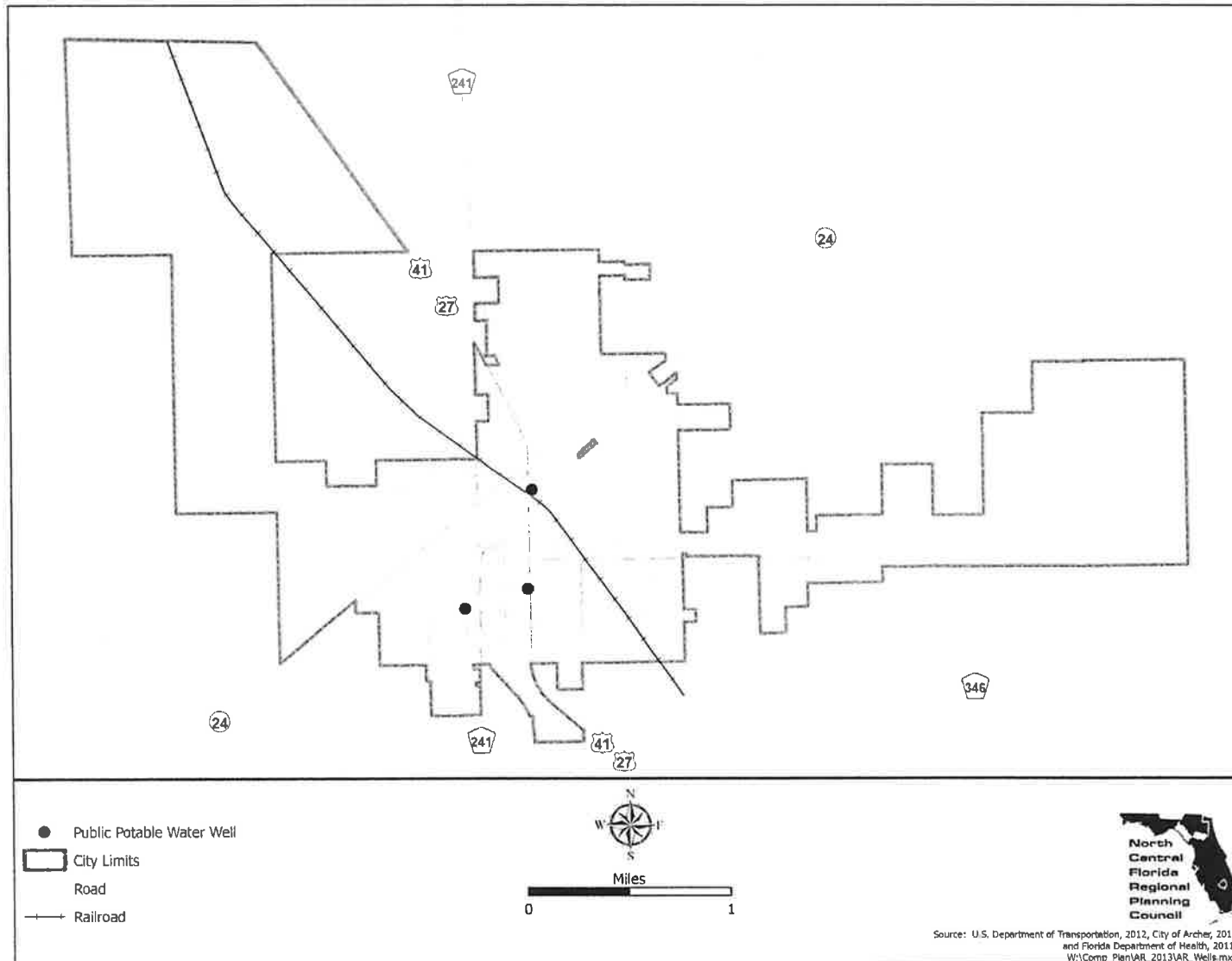
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Illustration A-I
CITY OF ARCHER
Historic Resources



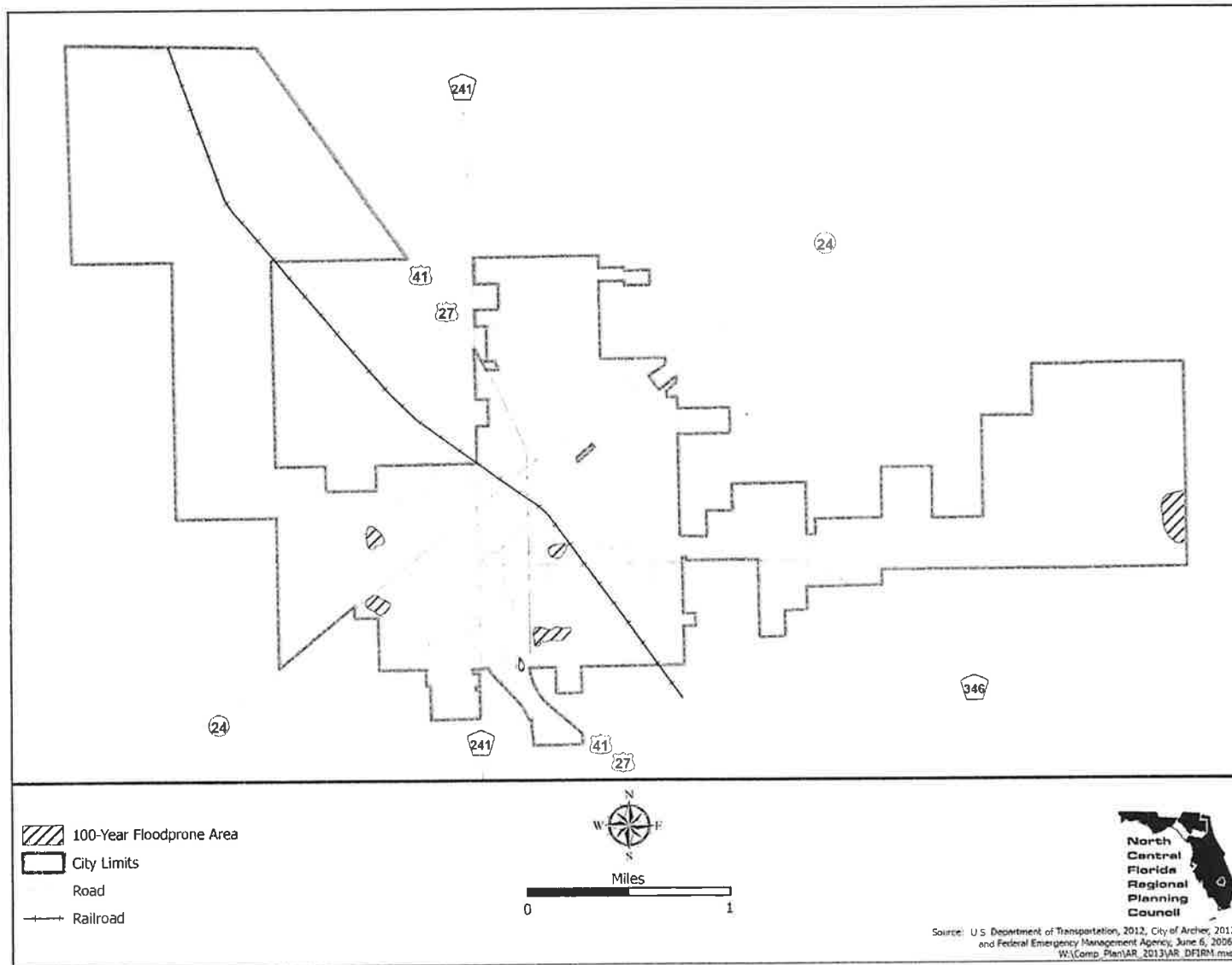
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Illustration A-II
CITY OF ARCHER
Existing Waterwells



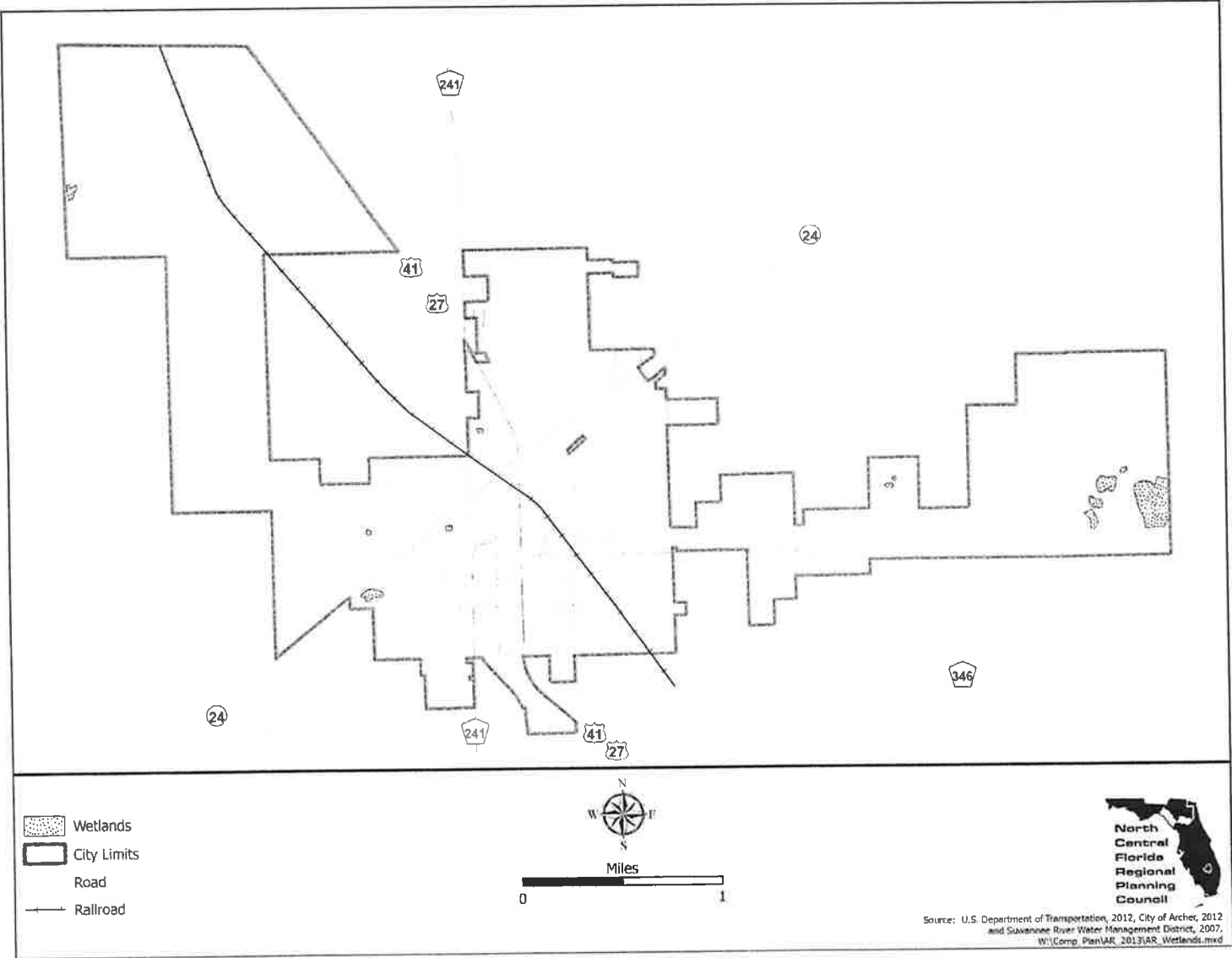
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Illustration A-III
CITY OF ARCHER
Flood Prone Areas



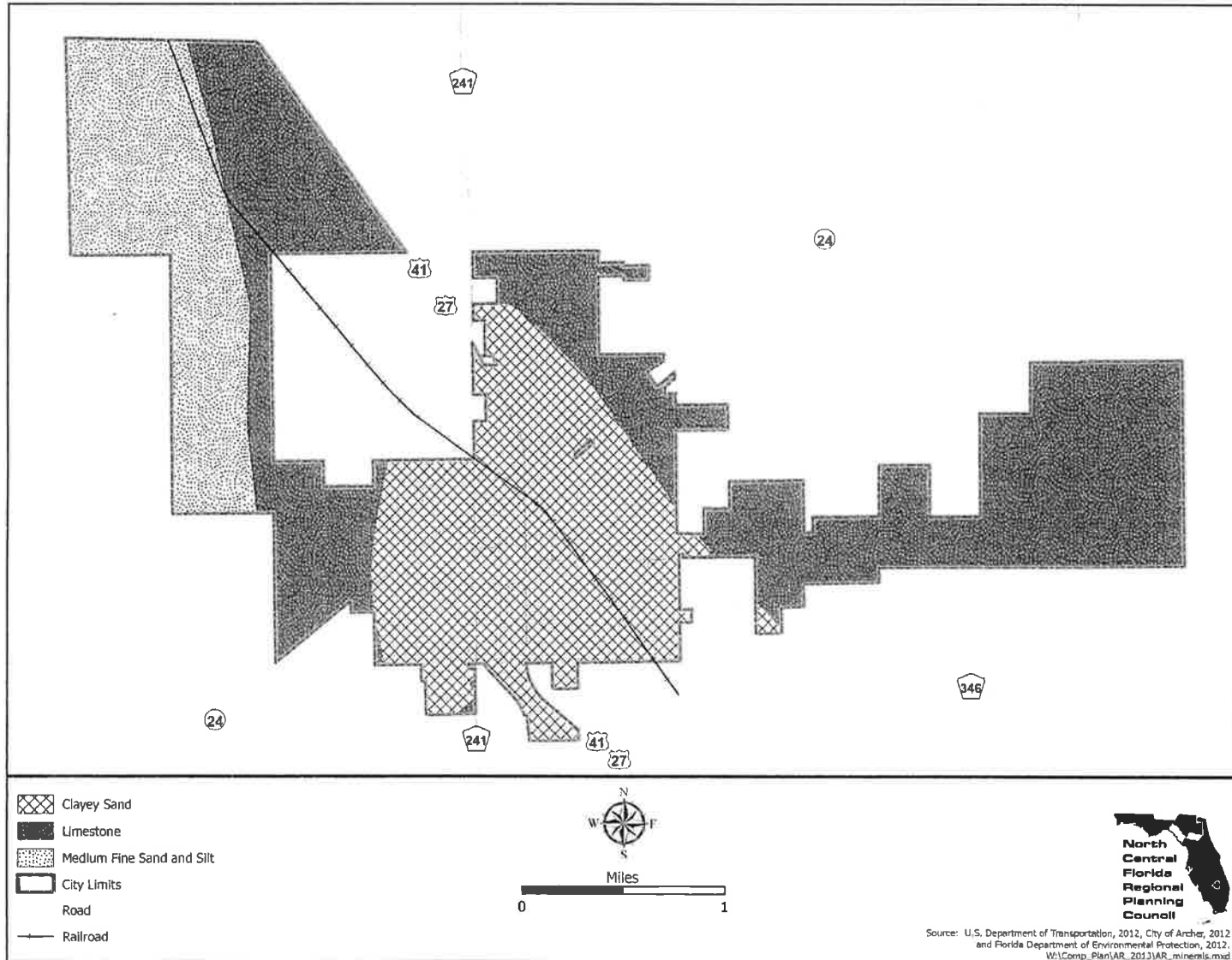
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Illustration A-IV
CITY OF ARCHER
Wetlands



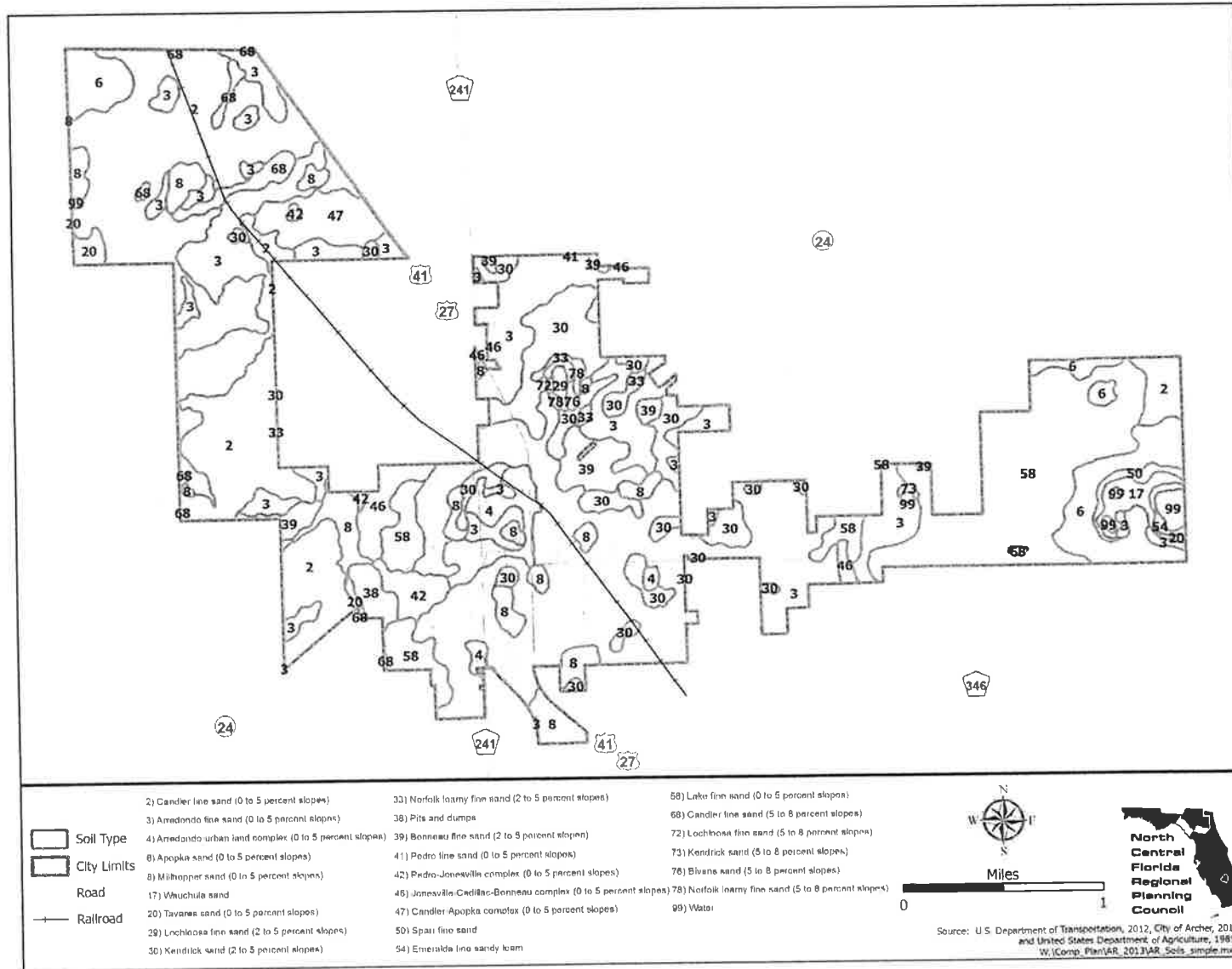
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Illustration A-V
CITY OF ARCHER
Minerals



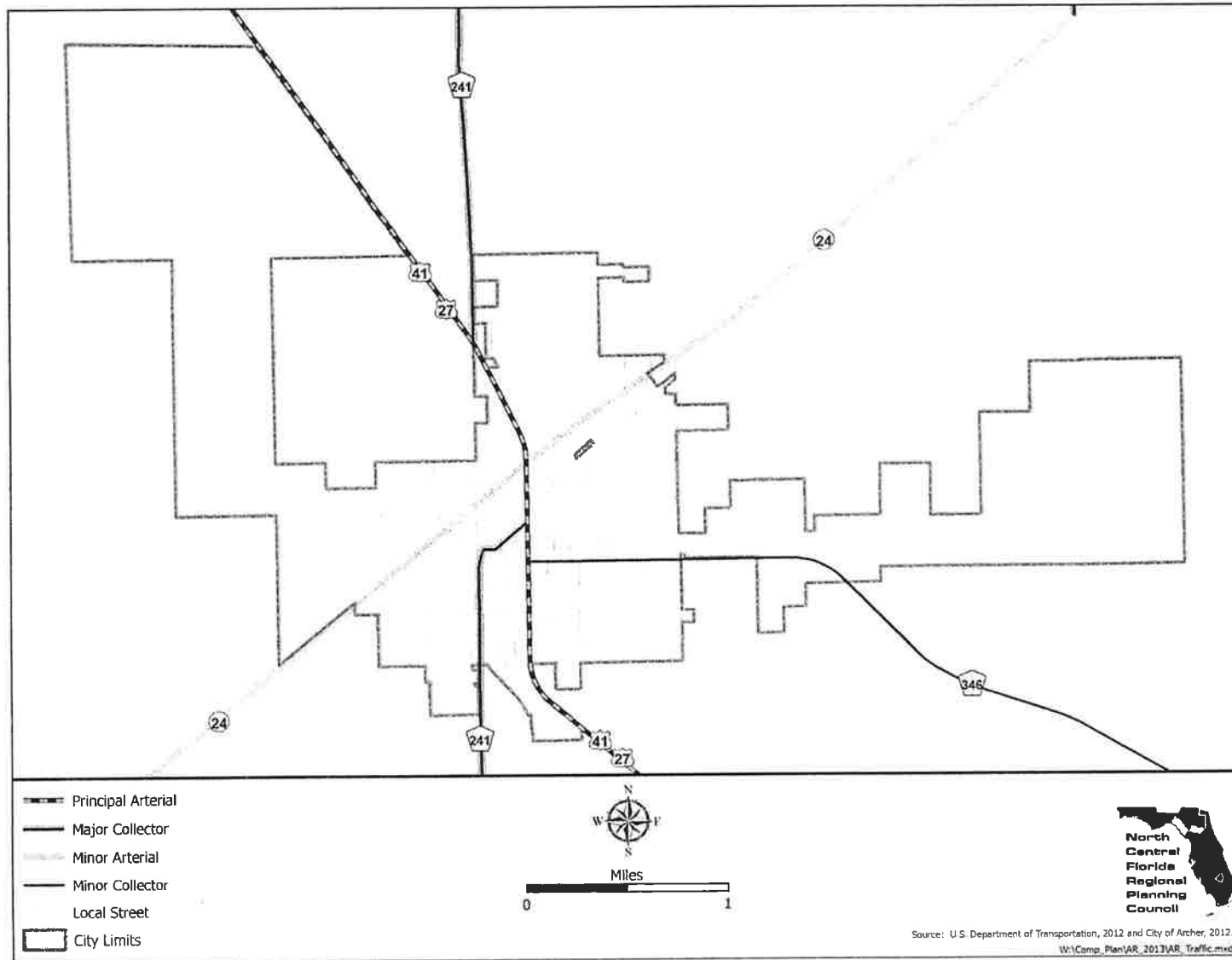
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Illustration A-VI
CITY OF ARCHER
Soils



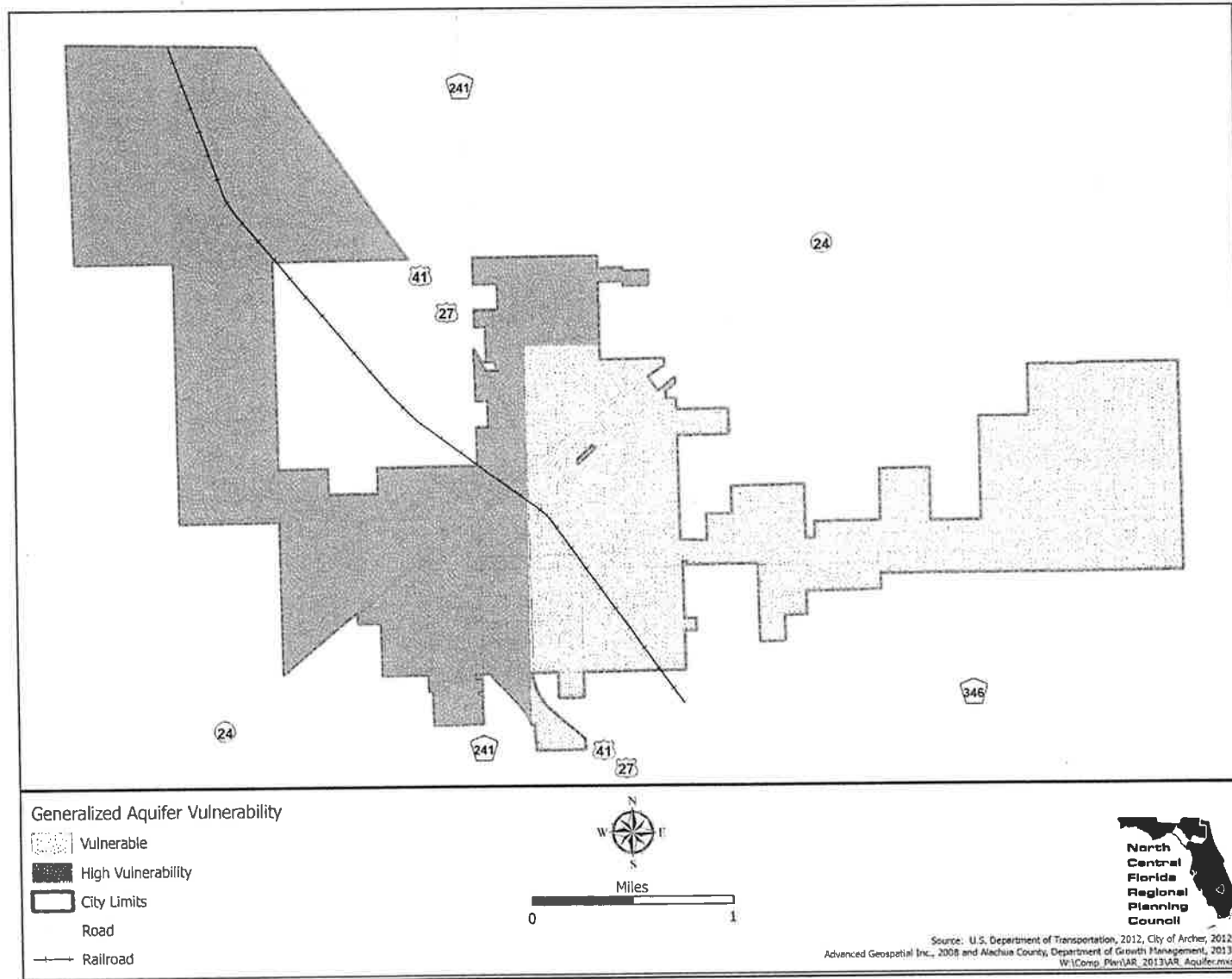
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Illustration A-VII
CITY OF ARCHER
Future Traffic Circulation



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Illustration A-VIII
CITY OF ARCHER
High Groundwater Aquifer Recharge Area



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

Regional Planning Council: North Central Fl
Review Date: 3/28/13
Amendment Type: Draft Amendment

Regional Planning Council Item No.: 47
Local Government: City of Newberry
Local Government Item No.: CPA 13-01
State Land Planning Agency Item No.: 13-1ESR

Date Mailed to Local Government and State Land Planning Agency: 3/29/13

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

DESCRIPTION OF AMENDMENT

City item CPA 13-01 reclassifies approximately 73.5 acres from Commercial and approximately 4.5 acres of Industrial categories to Planned Development on the City Future Land Use Plan map (see attached).

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

Significant adverse impacts are not anticipated to occur to Natural Resource of Regional Significance or regional facilities as the amendment does not result in an increase in intensity or density of use.

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

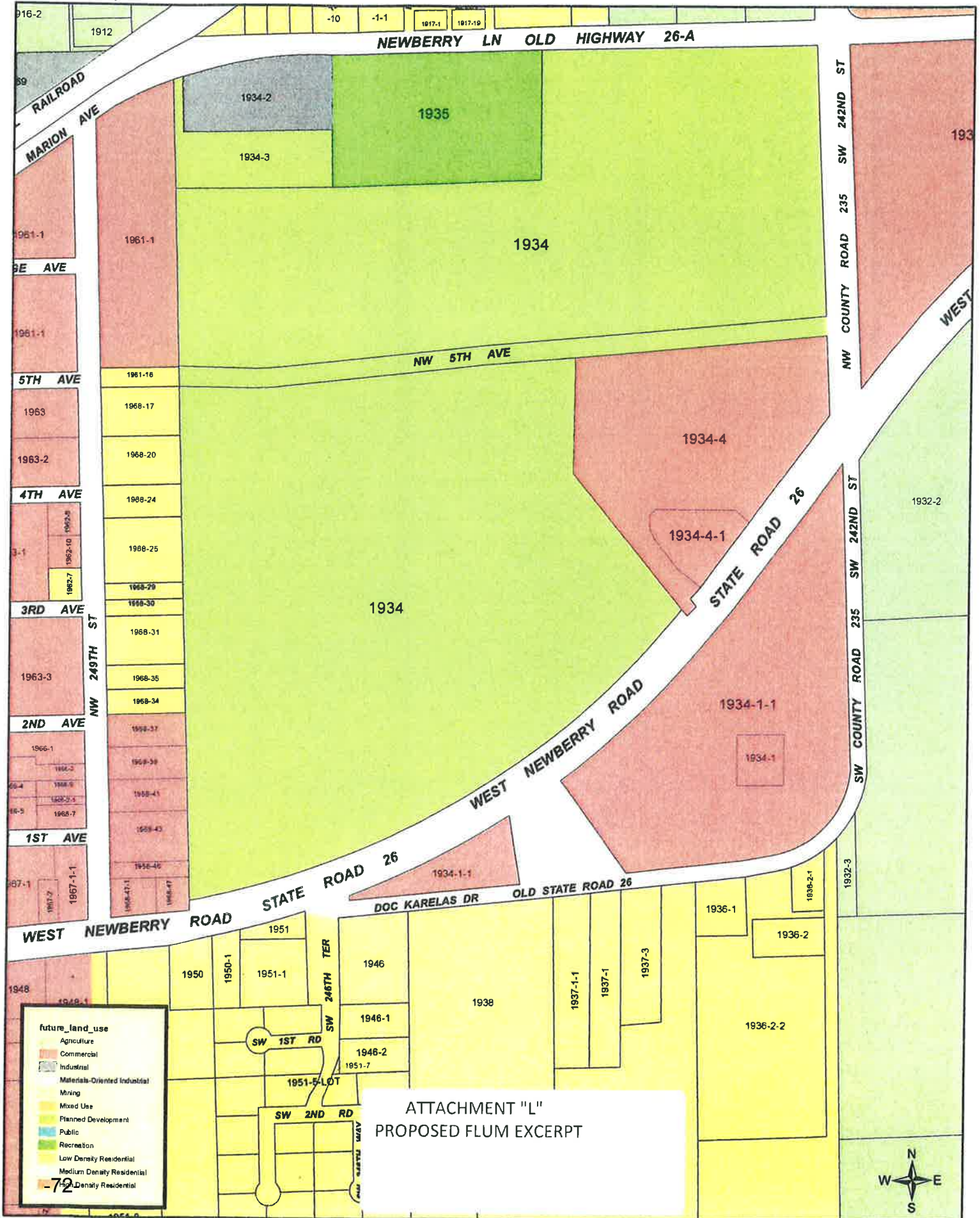
Adverse extrajurisdictional impacts as a result of the amendment are not anticipated since the amendment does not result in an increase in the intensity or density of use.

Request a copy of the adopted version of the amendment?

Yes No
Not Applicable

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

Proposed Future Land Use Map Excerpt (CPA 13-01)



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

Regional Planning Council: North Central Fl
Review Date: 3/28/13
Amendment Type: Adopted Amendment

Regional Planning Council Item No.: 48
Local Government: Suwannee County
Local Government Item No.: CPA 12-03
State Land Planning Agency Item No.: 13-1ESR

Date Mailed to Local Government and State Land Planning Agency: 3/29/13 (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 12-03 reclassifies 77.64 acres from Agriculture-1 (up to 1 dwelling unit per 5 acres) and Highway Interchange to Industrial (see attached).

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

The subject property is adjacent to Interstate Highway 10 and U.S. Highway 90, both of which are identified as part of the Regional Road Network in the North Central Florida Strategic Regional Policy Plan. The local government data and analysis report indicates that significant adverse impacts are not anticipated to the Regional Road Network as a result of the amendment. The subject property is located within an Area of High Recharge Potential to the Floridan Aquifer, a Natural Resource of Regional Significance identified and mapped in the regional plan. Nevertheless, significant adverse impacts are not anticipated to occur to Natural Resources of Regional Significance as a result of the amendment as the County Comprehensive Plan contains adequate policy direction to mitigate significant adverse impacts to the Area of High Recharge Potential to the Floridan Aquifer consistent with the regional plan (see attached).

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?

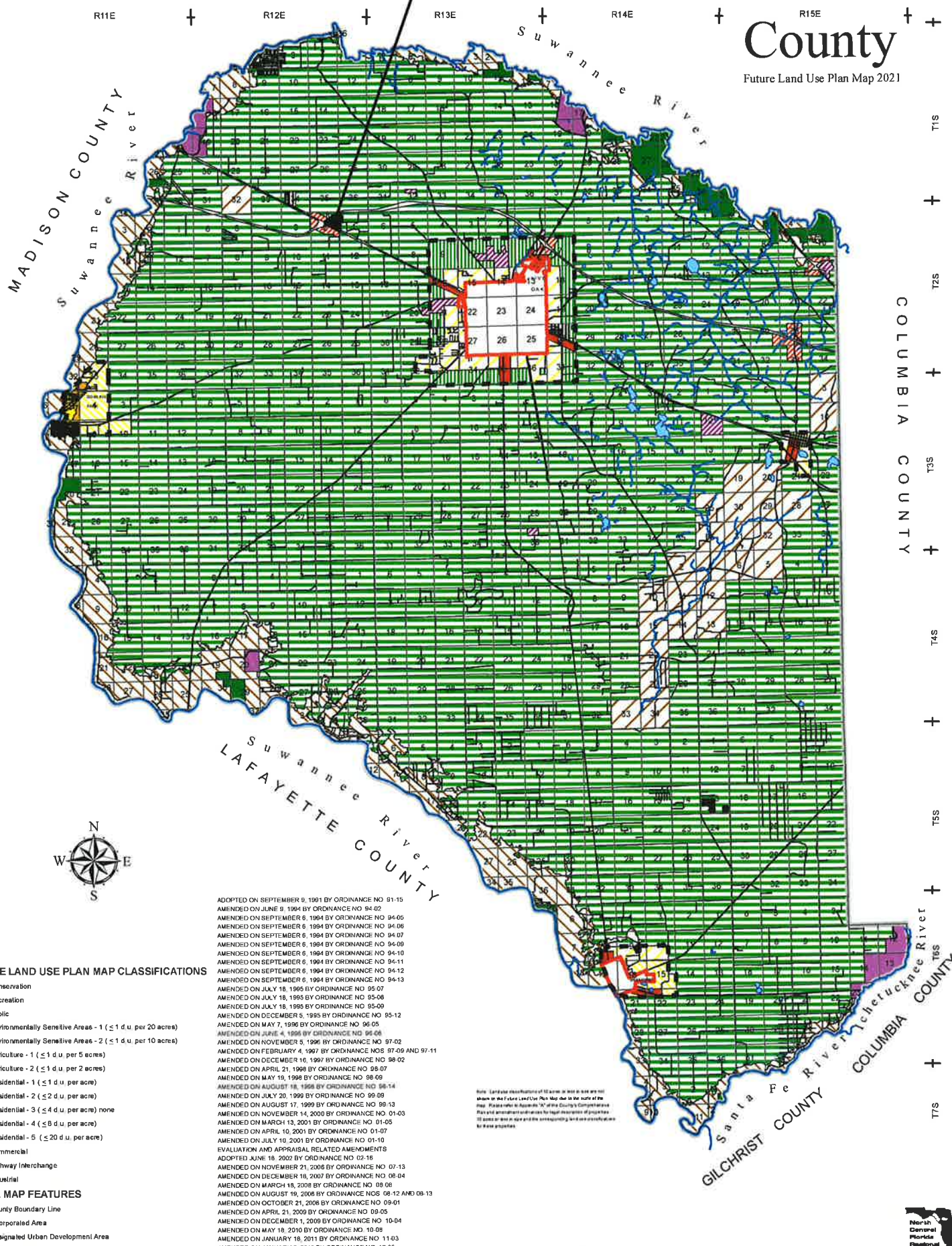
Yes _____	No _____
Not Applicable	____X____

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

From: Highway Interchange and
Agriculture - 1 (≤ 1 d.u. per 5 acres)
To: Industrial

Suwannee County

Future Land Use Plan Map 2021



FUTURE LAND USE PLAN MAP CLASSIFICATIONS

- Conservation
- Recreation
- Public
- Environmentally Sensitive Areas - 1 (≤ 1 d.u. per 20 acres)
- Environmentally Sensitive Areas - 2 (≤ 1 d.u. per 10 acres)
- Agriculture - 1 (≤ 1 d.u. per 5 acres)
- Agriculture - 2 (≤ 1 d.u. per 2 acres)
- Residential - 1 (≤ 1 d.u. per acre)
- Residential - 2 (≤ 2 d.u. per acre)
- Residential - 3 (≤ 4 d.u. per acre) none
- Residential - 4 (≤ 8 d.u. per acre)
- Residential - 5 (≤ 20 d.u. per acre)
- Commercial
- Highway Interchange
- Industrial

OTHER MAP FEATURES

- County Boundary Line
- Incorporated Area
- Designated Urban Development Area
- Lake
- River or Stream

ADOPTED ON SEPTEMBER 9, 1991 BY ORDINANCE NO. 91-15
 AMENDED ON JUNE 9, 1994 BY ORDINANCE NO. 94-02
 AMENDED ON SEPTEMBER 6, 1994 BY ORDINANCE NO. 94-05
 AMENDED ON SEPTEMBER 6, 1994 BY ORDINANCE NO. 94-06
 AMENDED ON SEPTEMBER 6, 1994 BY ORDINANCE NO. 94-07
 AMENDED ON SEPTEMBER 6, 1994 BY ORDINANCE NO. 94-08
 AMENDED ON SEPTEMBER 6, 1994 BY ORDINANCE NO. 94-09
 AMENDED ON SEPTEMBER 6, 1994 BY ORDINANCE NO. 94-10
 AMENDED ON SEPTEMBER 6, 1994 BY ORDINANCE NO. 94-11
 AMENDED ON SEPTEMBER 6, 1994 BY ORDINANCE NO. 94-12
 AMENDED ON SEPTEMBER 6, 1994 BY ORDINANCE NO. 94-13
 AMENDED ON JULY 18, 1995 BY ORDINANCE NO. 95-07
 AMENDED ON JULY 18, 1995 BY ORDINANCE NO. 95-08
 AMENDED ON JULY 18, 1995 BY ORDINANCE NO. 95-09
 AMENDED ON DECEMBER 5, 1995 BY ORDINANCE NO. 95-12
 AMENDED ON MAY 7, 1996 BY ORDINANCE NO. 96-05
 AMENDED ON JUNE 4, 1996 BY ORDINANCE NO. 96-06
 AMENDED ON NOVEMBER 5, 1996 BY ORDINANCE NO. 97-02
 AMENDED ON FEBRUARY 4, 1997 BY ORDINANCE NOS. 97-05 AND 97-11
 AMENDED ON DECEMBER 16, 1997 BY ORDINANCE NO. 98-02
 AMENDED ON APRIL 21, 1998 BY ORDINANCE NO. 98-07
 AMENDED ON MAY 19, 1998 BY ORDINANCE NO. 98-09
 AMENDED ON AUGUST 18, 1998 BY ORDINANCE NO. 98-14
 AMENDED ON JULY 20, 1999 BY ORDINANCE NO. 99-09
 AMENDED ON AUGUST 17, 1999 BY ORDINANCE NO. 99-13
 AMENDED ON NOVEMBER 14, 2000 BY ORDINANCE NO. 01-03
 AMENDED ON MARCH 13, 2001 BY ORDINANCE NO. 01-05
 AMENDED ON APRIL 10, 2001 BY ORDINANCE NO. 01-07
 AMENDED ON JULY 10, 2001 BY ORDINANCE NO. 01-10
 EVALUATION AND APPRAISAL RELATED AMENDMENTS
 ADOPTED JUNE 18, 2002 BY ORDINANCE NO. 02-18
 AMENDED ON NOVEMBER 21, 2006 BY ORDINANCE NO. 07-13
 AMENDED ON DECEMBER 18, 2007 BY ORDINANCE NO. 08-04
 AMENDED ON MARCH 18, 2008 BY ORDINANCE NO. 08-08
 AMENDED ON AUGUST 19, 2008 BY ORDINANCE NOS. 08-12 AND 08-13
 AMENDED ON OCTOBER 21, 2008 BY ORDINANCE NO. 09-01
 AMENDED ON APRIL 21, 2009 BY ORDINANCE NO. 09-05
 AMENDED ON DECEMBER 1, 2009 BY ORDINANCE NO. 10-04
 AMENDED ON MAY 18, 2010 BY ORDINANCE NO. 10-08
 AMENDED ON JANUARY 18, 2011 BY ORDINANCE NO. 11-03
 AMENDED ON JANUARY 3, 2012 BY ORDINANCE NO. 12-05
 AMENDED ON MARCH 19, 2013 BY ORDINANCE NO. 13-05

Note: Land use classifications of 10 acres or less in size are not shown on the Future Land Use Plan Map due to the scale of the map. Please refer to Appendix "A" of the County Comprehensive Plan and associated ordinance for legal descriptions of properties 10 acres or less in size and the corresponding land use classification for those properties.



**EXCERPTS FROM THE
COUNTY COMPREHENSIVE PLAN**

	FACILITY TYPE	LEVEL OF SERVICE STANDARD
	Wayne Frier's Mobile Home Park Community Potable Water System	67 gallons per capita per day
	Wellborn Community Potable Water System	59 gallons per capita per day
Policy IV. 5.2	The County shall permit a residential density in excess of 1.0 dwelling unit per acre only within areas served by centralized potable water.	

NATURAL GROUNDWATER AQUIFER RECHARGE SUB ELEMENT

GOAL IV-6 - ENSURE THE PROTECTION OF SURFACE AND GROUNDWATER QUALITY AND QUANTITY BY ESTABLISHMENT OF PLANS AND PROGRAMS TO PROMOTE ORDERLY USE AND DEVELOPMENT OF LAND IN A MANNER WHICH WILL PROMOTE SUCH PROTECTION AND AVAILABILITY

- OBJECTIVE IV.6 The County shall require that no sanitary sewer facility have any discharge of primary treated effluent into designated high groundwater aquifer recharge areas as designated by the Water Management District and depicted in Appendix A of this Comprehensive Plan.
- Policy IV.6.1 The County shall require that during the development review process, all proposed development within the drainage basin of any designated priority water body shall be coordinated with the Water Management District and ensure that any proposed development is consistent with any approved management plans within that basin.
- OBJECTIVE IV.7 The County shall coordinate with the Water Management District to protect the functions of high groundwater aquifer recharge areas as designated by the Water Management District and depicted in Appendix A of this Comprehensive Plan and natural drainage features, by requiring that all developments requiring subdivision approval be reviewed by the Water Management District prior to final approval of the plat.
- Policy IV.7.1 The County's land development regulations shall provide for the limitation of development adjacent to natural drainage features to protect the functions of the feature, by establishing a design standard that require all development to conform to the natural contours of the land and natural drainage ways remain undisturbed. In addition, no development shall be constructed so that such development impedes the natural flow of water from higher adjacent properties across such development.
- Policy IV.7.2 The County shall provide for the limitation of development and associated impervious surfaces in high groundwater aquifer recharge areas as designated by the Water Management District and depicted in Appendix A of this Comprehensive Plan to protect the functions of the recharge area through requirement of the following:
1. Stormwater management practices shall not include drainage wells and sinkholes for stormwater disposal where recharge is into potable water aquifers. Where development is proposed in areas with existing wells, these wells shall be abandoned, including adequate sealing and plugging according to Chapter 17-28, Florida Administrative Code, in effect upon adoption of this Comprehensive Plan;

2. Well construction, modification, or closure shall be regulated in accordance with the criteria established by the Water Management District and the Florida Department of Health;
3. Abandoned wells shall be closed in accordance with the criteria established in Chapter 17-28, Florida Administrative Code, in effect upon adoption of this Comprehensive Plan;
4. No person shall discharge or cause to or permit the discharge of a regulated material as listed in Chapter 442, Florida Statutes, in effect upon adoption of this Comprehensive Plan, to the soils, groundwater, or surfacewater; and
5. No person shall tamper or bypass or cause or permit tampering with or bypassing of the containment of a regulated material storage system, except as necessary for maintenance or testing of those components.

OBJECTIVE IV.8 The County 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 County shall assist the Water Management District with the dissemination of educational materials regarding the conservation of water prior to peak seasonal demand.

Policy IV.8.1 The County 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.

OBJECTIVE IV.9 The County shall include within the land development regulations a requirement that construction activity undertaken shall protect the functions of natural drainage features.

Policy IV.9.1 The County's land development regulations shall include a provision which requires a certification, by the preparer of the permit plans, that all construction activity undertaken shall incorporate erosion and sediment controls during construction to protect the functions of natural drainage features.

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.

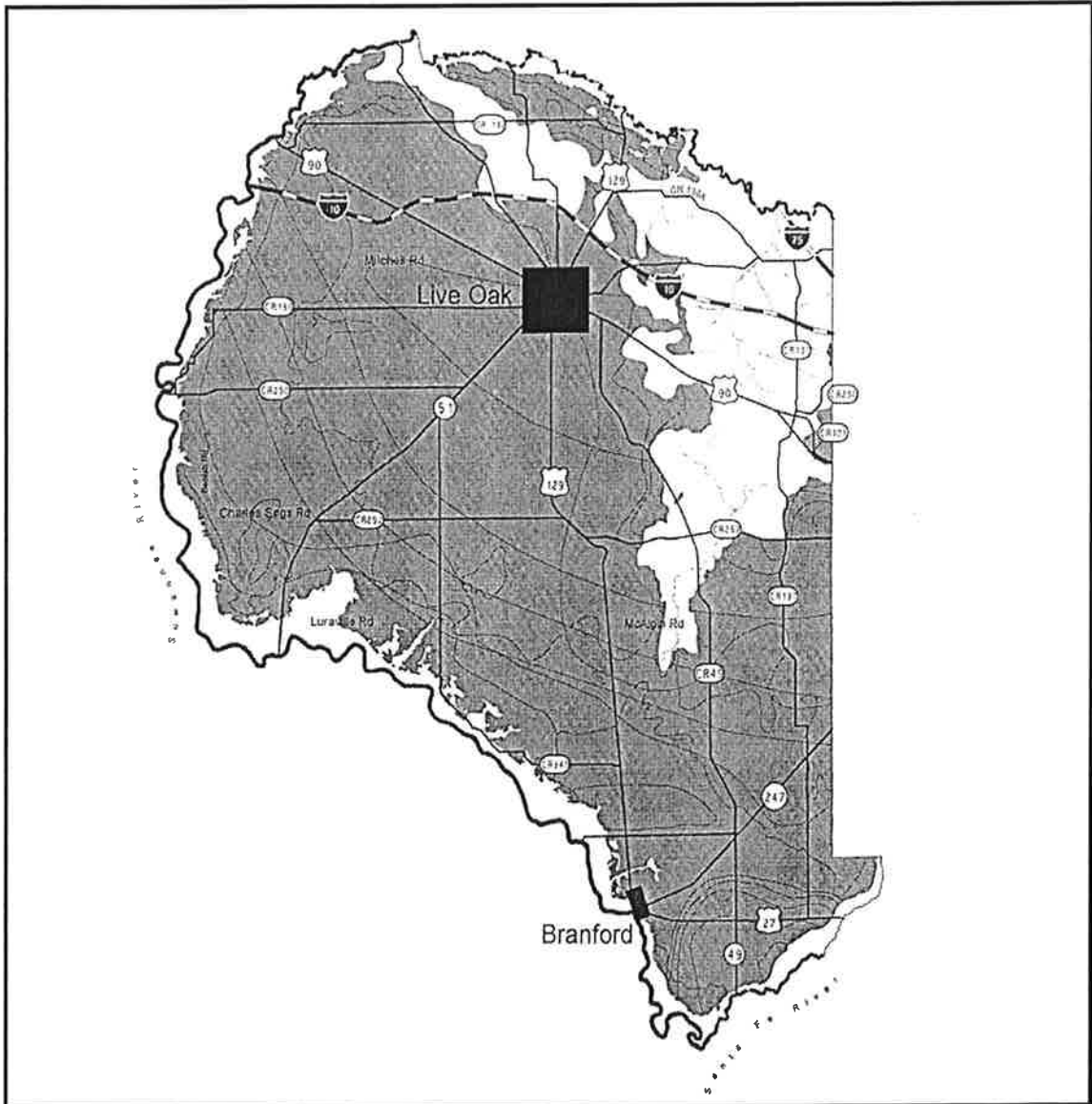
Policy V.1.1 The County's land development regulations shall require that all appropriate air quality permits are obtained prior to the issuance of development orders, so that minimum air quality levels established by the Florida Department of Environmental Protection are maintained in the County.

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.

- 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 rules of the Florida Department of Environmental Protection, in effect upon

- 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; (2) Regionally Significant Natural Resources - Natural Systems, dated August 28, 1997; (3) Regionally Significant Natural Resources - Planning and Resource Management Areas, dated May 23, 1996; (4) Regionally Significant Natural Resources - Planning and Resource Management Areas (Surface Water Improvement Management Water Bodies), dated May 23, 1996; and (5) Regionally Significant Natural Areas - Surface Water Resources, dated May 23, 1996. 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, 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, 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, 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, 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, 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.

ILLUSTRATION A - X
 GROUNDWATER AQUIFER RECHARGE MAP



LEGEND

- Major Rivers
- Streams
- Groundwater Aquifer Recharge Rank
- High

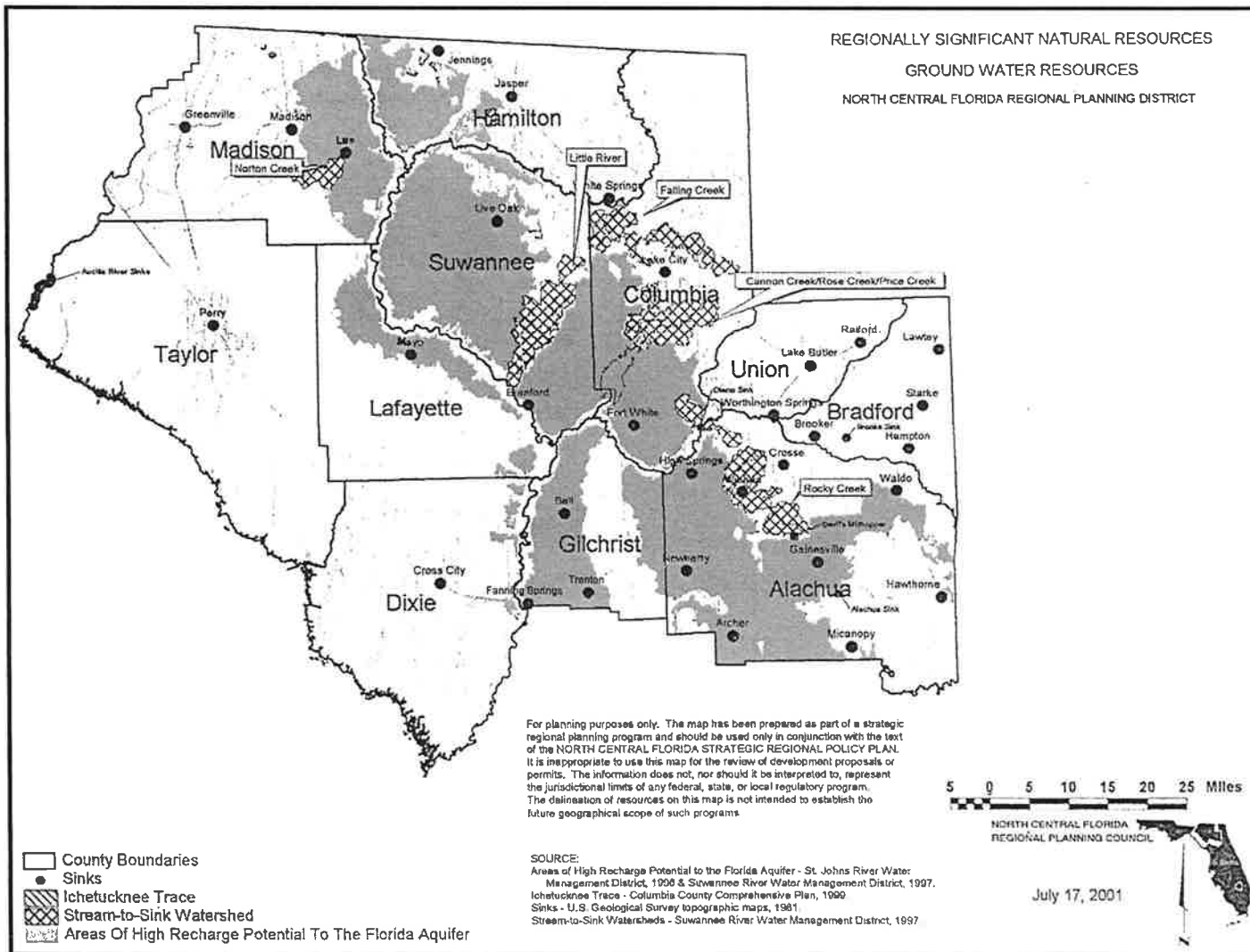
SOURCE

Suwannee River Water Management District
 Groundwater Aquifer Recharge Data, 2000

SCALE

0 1 2 3 4 5 6 7 8 9 Miles

NORTH CENTRAL FLORIDA
 REGIONAL PLANNING COUNCIL



REGIONALLY SIGNIFICANT NATURAL RESOURCES - GROUND WATER RESOURCES

ILLUSTRATION A - XI-a

STAFF-LEVEL ITEMS

SKSD

**FLORIDA STATE CLEARINGHOUSE
RPC INTERGOVERNMENTAL COORDINATION AND RESPONSE SHEET**

SAI#: FL201301256481C

DATE: 1/25/2013

COMMENTS DUE TO CLEARINGHOUSE: 3/7/2013

CFDA#: 66.458

COUNTY: COLUMBIA

CITY: FORT WHITE

FEDERAL ASSISTANCE DIRECT FEDERAL ACTIVITY FEDERAL LICENSE OR PERMIT OCS

PROJECT DESCRIPTION

ENVIRONMENTAL PROTECTION AGENCY - STATE REVOLVING FUNDS - TOWN OF FORT WHITE, WASTEWATER FACILITIES PLAN - FORT WHITE, COLUMBIA COUNTY, FLORIDA.

ROUTING:

RPC

X N. CENTRAL FLORIDA RPC

PLEASE CHECK ALL THE LOCAL GOVERNMENTS BELOW FROM WHICH COMMENTS HAVE BEEN RECEIVED; ALL COMMENTS RECEIVED SHOULD BE INCLUDED IN THE RPC'S CLEARINGHOUSE RESPONSE PACKAGE. IF NO COMMENTS WERE RECEIVED, PLEASE CHECK "NO COMMENT" BOX AND RETURN TO CLEARINGHOUSE.

**NORTH CENTRAL FLORIDA
RECEIVED**

COMMENTS DUE TO RPC: 2/28/2013

JAN 30 2013

 COLUMBIA

NO COMMENTS:

REGIONAL PLANNING COUNCIL

(IF THE RPC DOES NOT RECEIVE COMMENTS BY THE DEADLINE DATE, THE RPC SHOULD CONTACT THE LOCAL GOVERNMENT TO DETERMINE THE STATUS OF THE PROJECT REVIEW PRIOR TO FORWARDING THE RESPONSE PACKAGE TO THE CLEARINGHOUSE.)

NOTES:

ALL CONCERNS OR COMMENTS REGARDING THE ATTACHED PROJECT (INCLUDING ANY RPC COMMENTS) SHOULD BE SENT IN WRITING BY THE DUE DATE TO THE CLEARINGHOUSE. PLEASE ATTACH THIS RESPONSE FORM AND REFER TO THE SAI # IN ALL CORRESPONDENCE.

IF YOU HAVE ANY QUESTIONS REGARDING THE ATTACHED PROJECT, PLEASE CONTACT THE STATE CLEARINGHOUSE AT (850) 245-2161.

Florida Department of Environmental Protection State Revolving Fund Pre-Construction Grant

Facilities Plan

Date: December 2012

Prepared For:

The Town of Fort White
P.O. Box 129
Fort White, FL 32038

Prepared By:

North Florida Professionals
P.O. Box 3823
Lake City, FL 32056



And

Southeastern Consulting Engineers, Inc.
130 Hwy 22
Wewahitchka, FL 32465



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Chapter 1 Summary of Findings and Recommendations

The Florida Department of Environmental Protection (FDEP) State Revolving Fund Program (SRF) has granted the Town of Ft. White a planning grant for the preparation of a Wastewater Facilities Plan for wastewater collection and treatment systems. North Florida Professional Services and Southeastern Consulting Engineers, Inc. prepared this Facilities Plan on behalf of the Town of Ft. White to meet the requirements of the planning grant. The facilities plan evaluates wastewater facilities alternatives in order to determine the best wastewater system for the Town based on a 20 year planning period. The project service area includes the limits of the Ft. White Town, as shown in Figure 1, **Appendix 1**.

Currently, wastewater is treated and disposed of by residents and businesses in the Town of Ft. White via onsite septic systems. Because of environmental issues caused by aging septic systems and growth limitations associated with the lack of a centralized wastewater system, it is proposed that the Town of Ft. White construct a centralized wastewater collection and treatment system. Potable water is currently supplied to residents and businesses within the Town limits by the Town's Water Utility.

The wastewater project proposed in this Facilities Plan will consist of a gravity sanitary sewer collection system within the Town limits. After the wastewater enters the collection system, it will flow by gravity to a nearby liftstation where it will be pumped to the proposed Ft. White wastewater treatment facility. Wastewater will be treated in the facility and a land application system will be utilized to dispose of the effluent. The collection, transmission and treatment facilities are discussed in more detail in Chapters 5 and 6 of this report. The collection and treatment facilities will occur within the limits of the Town of Ft. White.

There are is cost or debt service associated with the recommended facilities as the "Do Nothing" alternative is recommended. For the revenues generated from the existing residences and businesses in the town to repay the debt service from any of the centralized wastewater system alternatives a grant of approximately 90% would be necessary. At this time, a centralized wastewater system is not financially feasible for the Town of Ft. White.

Chapter 3 Existing Wastewater System

3.1 Description of Existing Wastewater System

All residential and commercial wastewater in the Town of Ft. White is currently treated by residential and commercial septic systems with one exception. The Columbia County School Board owns and operates a 24,000 GPD Activated Sludge Wastewater Treatment Facility which treats the wastewater generated by the Fort White High School.

The school wastewater treatment facility is in good condition without any major problems. The majority of the septic systems in Ft. White were constructed after 1990 according to the Columbia County Health department records. A septic system analysis report is included in **Appendix 2**.

3.2 Wastewater Flows

The town of Ft. White consists of approximately 567 residents who, combined with the High School, use approximately 57,000 Gallons of water per day from the City of Ft. White Water Plant. Therefore the current wastewater flow is assumed to be 57,000 GPD and the flow per person is 100 GPD as shown.

Existing Per Capita Flow = 57,000 GPD/567 people = 100 gpcd

The 20 year projected wastewater flows calculated below are based on the existing per capita usage and a growth rate of 0.5% per year. The 2000-2010 census data shows a 1.9% population increase. This growth rate is not used as the economic recession and decline in the housing market has slowed the growth. Therefore, the 20 year population projection is 624 persons. A Peaking factor of 2.5 is used to estimate the projected maximum daily flows.

Projected Average Daily Flow (ADF) = 624 persons*100 gpcd = 62,400 GPD

Projected Maximum Daily Flow (MDF) = ADF*2.5 = 62,400 GPD*2.5 = 156,000 GPD

The proposed wastewater system service area is presented Figure 1, **Appendix 1**. The collection system and each treatment system alternative will be based on the projected MDF. This flow projection gives the town the ability to grow over the life of any of the proposed systems.

Chapter 5 Alternative Analysis with Cost Comparison

This alternative analysis evaluates four alternatives for the wastewater treatment system only. A financial and technical analysis of the four treatment facility alternatives for the twenty year planning period is included. In addition, an evaluation of non-conventional technology was completed and is presented in **Appendix 8**. This analysis included environmental benefits, construction, operation and maintenance costs, personnel required for operation, and the usefulness in Ft. White with regards to social, environmental, and economic factors.

Wastewater Collection System

Central to each wastewater treatment system alternative is a common wastewater collection system for the collection of wastewater from the residences and businesses in the Town. This collection system will be gravity consisting of gravity sewer pipe, manholes, and 3 lift stations. While the collection systems associated with each treatment alternative will be unique, they are considered as a constant cost for the purposes of this report. The exception is in Alternative 3 where a substantial amount of forcemain is added to the capital cost. The material quantities and costs associated with this system are presented in Table 1. The collection system costs do not include the individual service connections for the existing residences and businesses. These costs will be included in a CDBG grant applications.

Table 1: Collection/Transmission System Opinion of Probable Cost

ENGINEERS OPINION OF PROBABLE COST					
COLLECTION/TRANSMISSION SYSTEM					
ITEM	DESCRIPTION	QTY	UNIT	UNIT COST	EXTENSION
GENERAL COSTS					
	Mobilization	1	LS	\$140,582.50	\$140,582.50
	Maintenance of Traffic	1	LS	\$56,233.00	\$56,233.00
	Layout	1	LS	\$56,233.00	\$56,233.00
	Testing	1	LS	\$5,000.00	\$5,000.00
	As-Built Survey	1	LS	\$10,000.00	\$10,000.00
Subtotal					\$268,048.50
CONSTRUCTION COSTS					
1	Liftstations	3	EA	\$115,000.00	\$345,000.00
2	Manholes	94	EA	\$3,500.00	\$329,000.00
3	Forcemain	15000	LF	\$15.00	\$225,000.00
4	Gravity Sewer Piping	37300	LF	\$23.00	\$857,900.00
5	Type IV Silt Fence	52300	LF	\$2.50	\$130,750.00
6	Directional Bore	14000	LF	\$15.00	\$210,000.00
7	Sidewalk Repair	2000	SY	\$10.00	\$20,000.00
8	Road Repair	21200	SY	\$20.00	\$424,000.00
9	Seed & Mulch	30000	SY	\$9.00	\$270,000.00
Subtotal					\$2,811,650.00
Contingency					\$140,582.50
Construction Cost Opinion					\$3,220,281.00

5.1.1 Advantages/Disadvantages

Advantages:

- Existing equipment can be reused in the expansion
- The existing operators can operate the expanded plant

Disadvantages:

- The existing equipment that is repurposed doesn't save much money
- Need for an agreement between the Town and Columbia County school board

5.2 Alternative Two – Construct a new Wastewater Treatment Plant in Ft. White

Alternative two consists of the construction of a new wastewater treatment plant in the town of Ft. White. The resulting treatment plant will be a Class I Treatment plant capable of treating the wastewater to a 10 mg/l concentration of BOD and TSS, the same as the plant in Alternative 1. The difference is that this treatment plant will be smaller in size as the High School will continue to operate their plant for their wastewater needs. The new plant will include the same type of treatment equipment, site work, and effluent disposal equipment as that in Alternative one. As shown in Table 4, the total cost for this alternative is \$6,135,178.50. The operation and maintenance costs associated with this alternative are the same as those associated with Alternative 1 at \$92,390.00.

Table 4: Alternative 2 Opinion of Probable Cost

ENGINEERS OPINION OF PROBABLE COST		
ALTERNATIVE 2 - NEW WWTF IN FT. WHITE		
ITEM	DESCRIPTION	COST
1	Collection/Transmission System	\$2,811,650.00
2	New Plant	\$850,000.00
3	Land Application System	\$350,000.00
4	Purchase of Land for Land Application System	\$195,000.00
5	Excavation/Site Grading	\$50,000.00
6	Yard piping	\$20,000.00
7	Erosion Control	\$20,000.00
8	Building	\$100,000.00
9	Parking	\$50,000.00
10	Electrical	\$50,000.00
11	Seed & Mulch	\$50,000.00
	Subtotal Construction	\$4,546,650.00
	Mobilization	\$227,332.50
	Maintenance of Traffic	\$90,933.00
	Testing	\$20,000.00
	Layout	\$90,933.00
	As-Built Survey	\$50,000.00
	Construction Cost Opinion	\$5,025,848.50
	Engineering / Permitting	\$454,665.00
	Inspection/Construction Administration	\$227,332.50
	Survey	\$150,000.00
	Geotechnical Services	\$50,000.00
	Contingency	\$227,332.50
	Total Soft Costs	\$1,109,330.00
	TOTAL PROJECT COSTS	\$6,135,178.50

5.2.1 Advantages/Disadvantages

Advantages:

- Town would be self-sufficient for wastewater collection and treatment
- All new equipment

Disadvantages:

- Cost
- Town would have to have separate operator for plant

5.3 Alternative Three – Columbia County to construct a new Wastewater Treatment Plant and collection system

Alternative three consists of the construction of a new wastewater treatment plant within the limits of Columbia County. For this alternative the collection/transmission system would have to be upgraded to include a master liftstation and additional forcemain. This would allow the wastewater collected from the Town of Ft. White to be transmitted to an area within Columbia County, outside of the town limits. This alternative would require that Columbia County be the utility provider and Ft. White pay them for treating a disposing of their wastewater. As shown in Table 5, the total cost for this alternative is \$5,250,130.93. In this alternative, the collection and transmission system is the only portion of the system for which the Town of Ft. White will be responsible. Therefore, there are no operation and maintenance costs associated with this alternative.

Table 5: Alternative 3 Opinion of Probable Cost

ENGINEERS OPINION OF PROBABLE COST		
ALTERNATIVE 3 - NEW WWTF IN COLUMBIA COUNTY		
ITEM	DESCRIPTION	COST
1	Collection/Transmission System	\$2,811,650.00
2	Upgrade to master liftstation	\$100,000.00
3	Additional Forcemain to Columbia County WWTF	\$1,000,000.00
	Subtotal Construction	\$3,911,650.00
	Mobilization	\$195,582.50
	Maintenance of Traffic	\$78,233.00
	Testing	\$10,000.00
	Layout	\$78,233.00
	As-Built Survey	\$20,000.00
	Construction Cost Opinion	\$4,293,698.50
	Engineering / Permitting	\$391,165.00
	Inspection/Construction Administration	\$195,582.50
	Survey	\$150,000.00
	Geotechnical Services	\$5,000.00
	Contingency	\$214,684.93
	Total Soft Costs	\$956,432.43
	TOTAL PROJECT COSTS	\$5,250,130.93

5.3.1 Advantages/Disadvantages

Advantages:

- All Operation and Maintenance costs would be the responsibility of Columbia County
- Cost

Disadvantages:

- Additional capital and operation and maintenance cost associated with the additional forcemain and liftstations

- An agreement between the Town and Columbia County is mandatory

5.4 Alternative Four – Do Nothing

Alternative four is the do nothing alternative with no capital cost, no operation and maintenance cost, and no service provided.

5.4.1 Advantages/Disadvantages

Advantages:

- Customers would not have to connect to public wastewater, therefore, no monthly bill
- Maintain Status Quo

Disadvantages:

- No catalyst for economic growth
- Possible future septic system inspection requirements would be the responsibility of the homeowner

5.5 Comparison of Alternatives

Alternatives 1-3 consist of the construction of a wastewater system giving the town the ability to grow. Alternative 4 maintains the current state of service which is septic systems. The capital costs associated with Alternative 1 are nearly as high as those associated with Alternative 2. This shows that it is not advantageous to upgrade and reuse the existing High School wastewater plant. Alternative 3 is the cleanest and least costly of alternatives 1-3 but relies on a commitment from and the timeline of others. Without a concrete commitment from Columbia County the Town of Ft. White could not proceed with construction and filling their needs. Alternative 4 is the only alternative that is financially feasible without a large grant. While financially feasible, alternative 4 does not provide the service or the future environmental security that the Town of Ft. White desires.

Chapter 6 Selected Alternative

6.1 Description of Proposed Facilities

As previously discussed the town does not currently have a wastewater system. Alternative 2 is the best option for spurring economic growth and to serve the existing and future residents of the Town of Fort White. Alternative 2 includes the construction of a wastewater collection, transmission, and treatment facility in the town of Fort White. The treatment facility will be owned and operated by the town of Fort White. The estimated total project cost is \$6,135,178.50 with an annual operation and maintenance cost of \$92,390.00. The financial feasibility of this alternative is analyzed in Chapter 6.3 below.

6.2 Environmental Impacts of Proposed Facilities

Several site visits have been conducted by the staff of North Florida Professional Services and Southeastern Consulting Engineers. These visits were conducted to gain information necessary to analyze the alternatives presented in this report and preliminarily evaluate the environmental effects of the proposed project.

6.3 Financial Feasibility

The detailed cost estimate for Alternative 2 is provided in Table 4. The revenues generated by the sale of wastewater treatment will be dedicated to repaying the loan. Table 6 shows the average residential wastewater rates in the geographical area of Ft. White. As shown the median bill is around \$30.00 per month. As shown in Table 7, Ft. White's existing water customers and average monthly water usage was used to estimate the annual revenues generated by the sale of wastewater treatment. The residential rates shown in this table were structured to be consistent with area rates. With this rate structure and the existing number of water customers, Ft. White can expect to generate approximately \$140,000 annually.

Table 6: Area Sewer Rates

Average Residential Monthly Rate	
City	Monthly Rate
Lake City	\$26.30
High Springs	\$30.00
Town of Suwannee	\$33.30
Live Oak	\$27.73

assumes 4,000 gallons per month

Table 7: Ft. White Potential Wastewater Revenues

Customer Type		Residential	Commercial	Total
Water Rate Structure	Minimum Bill (includes 4,000 gal)	\$22.00	\$50.00	
	\$ per 1,000 gal	\$3.00	\$6.00	
No of Customers		230	30	260
Average Monthly Water usage (gal)		6,712	22,000	
Average Monthly Bill		\$30.14	\$158.00	\$188.14
Monthly Revenue		\$6,931.30	\$4,740.00	\$11,671.30
Total Annual Revenues				\$140,055.60

Table 8 compares the various loan scenarios and shows Ft. White’s shortfall in each case. The annual payback is based on a 30 year 2.3% payback and a 15% reserve for the first 10 years. As shown, the estimated revenue falls short of covering the loan payback in all cases except a 10% loan.

Table 8: Loan Payback Analysis

TOTAL PROJECT COST:	\$6,135,179.00
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LOAN PAYBACK ANALYSIS						
	100% LOAN	70% LOAN	50% LOAN	30% LOAN	20% LOAN	10% LOAN
PROBABLE COST OF IMPROVEMENTS	\$6,135,179.00	\$4,294,625.30	\$3,067,589.50	\$1,840,553.70	\$1,227,035.80	\$613,517.90
ANNUAL PAYBACK*	\$325,792.73	\$228,054.91	\$162,896.36	\$97,737.82	\$65,158.55	\$32,579.27
TOTAL ANNUAL O & M	\$92,390.00	\$92,390.00	\$92,390.00	\$92,390.00	\$92,390.00	\$92,390.00
EXISTING DEBT SERVICE						
ANNUAL INCOME REQUIRED	\$418,182.73	\$320,444.91	\$255,286.36	\$190,127.82	\$157,548.55	\$124,969.27
ESTIMATED AVERAGE REVENUE	\$140,000.00	\$140,000.00	\$140,000.00	\$140,000.00	\$140,000.00	\$140,000.00
SHORTFALL	\$278,182.73	\$180,444.91	\$115,286.36	\$50,127.82	\$17,548.55	(\$15,030.73)

As shown, for a centralized wastewater system to be financially feasible for the Town of Ft. White a grant of approximately 90% would be necessary. Since the septic system study indicates there are very few repairs and there is not a documented health hazard, SRF will not provide a 90% grant. In addition, the town currently has an issue with receiving payment from their existing water customers. An additional utility bill is a burden that the existing residents and businesses cannot take on at this time. Therefore, it is recommended that Alternative 4 be implemented. Alternative 4 is the do nothing alternative, providing no wastewater service.

6.4 Implementation and Compliance

Since Alternative 4 is being recommended with no construction, there will be no implementation beyond the approval of this report. If a 90% grant became available and the Town wished to proceed, the steps outlined in 6.4.2-6.4.5 would be carried out.

GRAPHIC SCALE
1 IN. FEET

- COLUMBIA COUNTY PARCELS
- SRF SERVICE AREA
- CDBG SERVICE AREA
- PRELIMINARY SANITARY SEWER MAINS
- POSSIBLE LIFT STATION LOCATIONS
- POTENTIAL LOCATIONS FOR WASTEWATER TREATMENT FACILITY

PROJECT NUMBER	2-69-01	REVISIONS	
DESIGNED BY	ORRAN BY	CHECKED BY	DATE
J. HUBBARD	J. WILLY	J. HUBBARD	
FORT TOWN COUNCIL FORT WHITE, FLORIDA			

SEWER IMPROVEMENTS
FORT WHITE SRF FACILITIES PLAN
FORT WHITE, FLORIDA

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