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MEETING NOTICE

CLEARINGHOUSE COMMITTEE

There will be a meeting of the Clearinghouse Committee of the North Central Florida Regional Planning Council on **May 22, 2014**. The meeting will be held at the **Holiday Inn Hotel & Suites, 213 SW Commerce Boulevard, Lake City**, beginning at **6:00 p.m.**

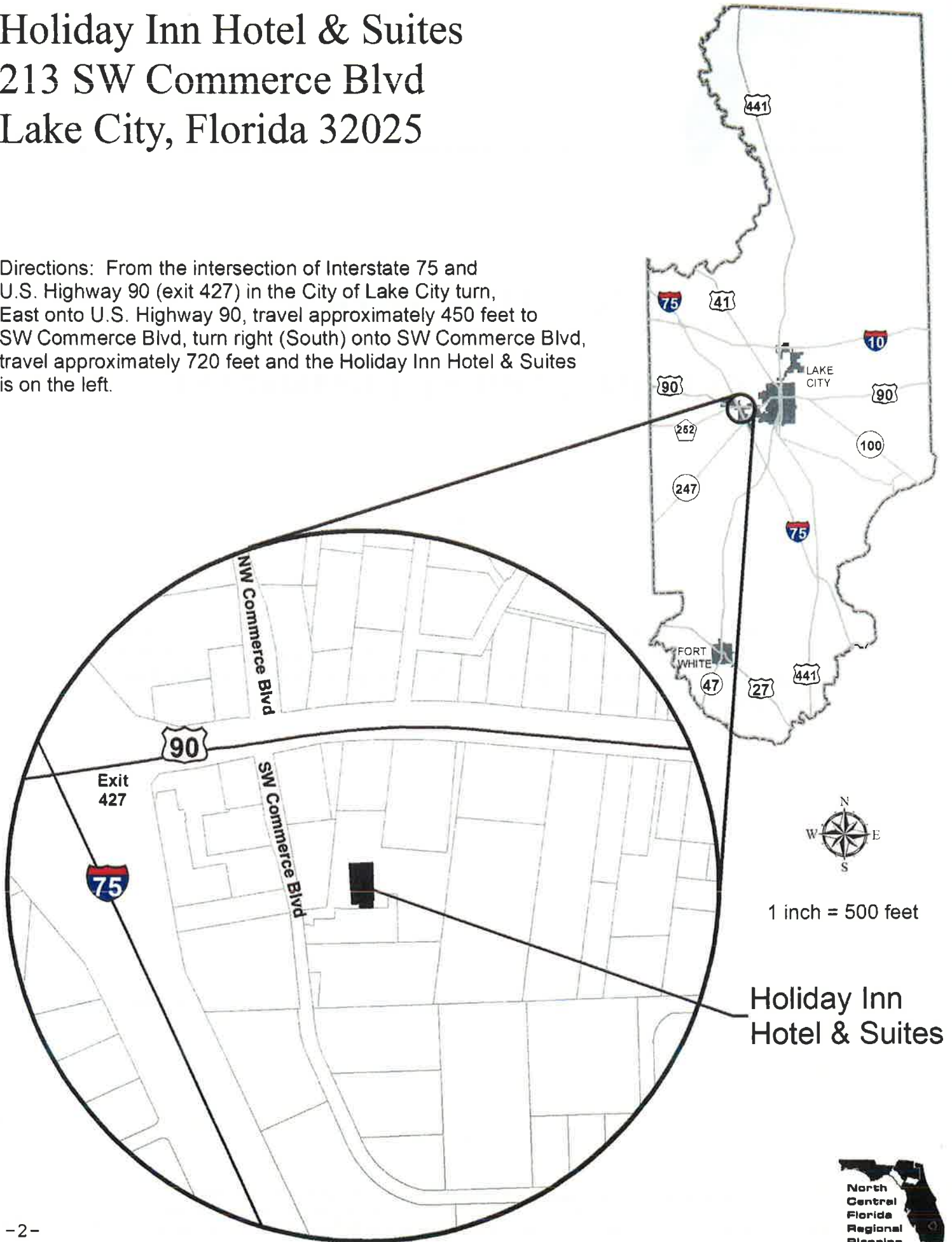
(Location Map on Back)

Holiday Inn Hotel & Suites

213 SW Commerce Blvd

Lake City, Florida 32025

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





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AGENDA

CLEARINGHOUSE COMMITTEE

Holiday Inn Hotel & Suites
Lake City, Florida

May 22, 2014
6:00 p.m.

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| II. | COMMITTEE-LEVEL REVIEW ITEMS | |
| | <u>Comprehensive Plan Amendments</u> | |
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| III. | STAFF-LEVEL ITEMS | |
| | #53 - Kinder Cub House, Inc. - U.S. Department of Agriculture, Rural Development -
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Levy Counties, Florida (SAI#: FL201403206854C) | 75 |

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NORTH CENTRAL FLORIDA REGIONAL PLANNING COUNCIL

CLEARINGHOUSE COMMITTEE

MINUTES

Holiday Inn Hotel and Suites
Lake City, Florida

April 24, 2014
6:00 p.m.

MEMBERS PRESENT

Beth Burnam
Donnie Hamlin
Sandra Haas, Chair
James Montgomery
Stephen Witt

MEMBERS ABSENT

Jim Catron
Thomas Hawkins, Vice-Chair
Wesley Wainwright
Mike Williams

STAFF PRESENT

Steven Dopp

Chair Haas called the meeting to order at 6:10 p.m.

I. APPROVAL OF THE MARCH 27, 2014 MEETING MINUTES

ACTION: It was moved by Mr. Montgomery and seconded by Commissioner Burnam to approve the March 27, 2014 minutes as circulated. The motion carried unanimously.

II. COMMITTEE-LEVEL REVIEW ITEMS

- #56 - City of Perry Comprehensive Plan Draft Amendment (DEO No. 14-1ESR)]
- #58 - City of Hawthorne Comprehensive Plan Draft Amendment (DEO No. 14-2ESR)
- #59 - City of Alachua Comprehensive Plan Adopted Amendment (DEO No. 14-1ESR)
- #60 - Town of LaCrosse Comprehensive Plan Draft Amendment (DEO No. 41-1ESR)

Mr. Dopp stated the staff reports for the items find that the local government comprehensive plans, as amended, are not anticipated to result in significant adverse impacts to Natural Resources of Regional Significance, regional facilities, or adjoining local governments.

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

The meeting adjourned at 6:15 p.m.

Sandra Haas, Chair

5/22/14

COMMITTEE-LEVEL ITEMS

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

Regional Planning Council: North Central Fl
Review Date: 5/22/14
Amendment Type: Draft Amendments

Regional Planning Council Item No.: 61
Local Government: City of Gainesville
Local Government Item Nos.: PB-13-51 CPA, PB-13-93 CPA, PB-13-108 CPA, PB-13-94 LUC
State Land Planning Agency Item No.: 14-1ESR

Date Mailed to Local Government and State Land Planning Agency: 5/27/14

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

DESCRIPTION OF AMENDMENTS

City item PB-13-51 CPA is the annual update to the Five-Year Schedule of capital improvements in the City Capital Improvements Element.

City item PB-13-93 CPA integrates portions of the Urban Design Element into the Future Land Use Element; deletes the Urban Design Element, deletes residential as an allowable use within the Commercial land use category; and makes various changes to the Future Land Use Element for clarity and internal consistency.

City item PB-13-108 CPA amends Policy 1.2.1 of the Capital Improvements Element so that it correctly refers to Policy 2.3.1 (rather than Policy 2.2.1 of the Public Facilities Element).

City item PB-13-94 LUC reclassifies 134 acres of recently annexed land from County Medium Density Residential (up to 8 dwelling units per acre) to City Low-Density Residential (up to 12 dwelling units per acre).

See the attached excerpts for more information about the items.

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

City items PB-13-51 CPA, PB-13-108 CPA, and PB-13-93 CPA do not change allowable uses or intensities of use. Therefore, the City Comprehensive Plan, as amended by these items, is not anticipated to result in significant adverse impacts to the Regional Road Network or to Natural Resources of Regional Significance.

City item PB-13-94 LUC is located within one-half mile of State Road 26, which is identified in the North Central Florida Strategic Regional Policy Plan as part of the Regional Road Network. Nevertheless, significant adverse impacts are not anticipated to occur to the adjoining segment of the regional road network as a result of the amendment. Council review of the net increase in vehicle trips as a result of the amendment indicates that significant adverse impacts are not anticipated to occur to the Regional Road

Network as a result of the amendment.

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

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

Request a copy of the adopted version of the amendment?

Yes ☒ No ☐

Not Applicable ☐

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

**EXCERPTS FROM THE
CITY COMPREHENSIVE PLAN AMENDMENT**

Exhibit A-1**TABLE 14: 5-Year Schedule of Capital Improvements (FY ~~11/12~~ 12/13 – ~~15/16~~ 16/17) (in \$1,000s)**

No.	Project Description	Projected Total Cost	Cost to the City	FY1,2 Schedule	General Location	Revenue Sources	Consistency with Other Elements
	<u>Mass Transit³</u>						
1.	Buses for service expansion (Routes 2, 6, 7, 11, 24, 36, 38, 39, 41, 46, 62, 75, 77). Two to three <u>2</u> buses/ per year to add service to listed routes	800 <u>1200</u> 800 800 800 800 800	800 <u>600</u> 800 400 400 400 400	2011/2012 <u>2012/2013</u> <u>2013/2014</u> <u>2014/2015</u> <u>2015/2016</u> <u>2016/2017</u>	Citywide	FDOT; Federal-Transit Administration (FTA); TMPA & other local funds	Yes
2	Transit Route 35	440 440 440 440 440 440	440 440 440 440 440 440	2011/2012 <u>2012/2013</u> <u>2013/2014</u> <u>2014/2015</u> <u>2015/2016</u> <u>2016/2017</u>	See Map 6	Local Option Fuel Tax (5 cents)	Yes
3.	Articulated buses (4 buses/year)	4000 4000 4000 4000 4000	4000 4000 4000 <u>2000</u> 4000 2000	2012/2013 <u>2013/2014</u> <u>2014/2015</u> <u>2015/2016</u> <u>2016/2017</u>	TCEA Zones A, B, C, & M Gainesville urban area	FTA, TMPA or developer contributions	Yes
4.	<u>ADA vans</u>	<u>320</u> 320 336 344 353	<u>160</u> 160 168 172 176.5	<u>2012/2013</u> <u>2013/2014</u> <u>2014/2015</u> <u>2015/2016</u> <u>2016/2017</u>		FDOT, FTA, and local funds	Yes
5.	Bus stop amenity improvements (bicycle racks, benches, landing pads, etc.)	<u>692.5</u> (total for five-year period)	<u>346.25</u> (total for five-year period)	<u>2012/2013</u> <u>2013/2014</u> <u>2014/2015</u> <u>2015/2016</u> <u>2016/2017</u>	Citywide	FDOT, FTA, and TMPA funds	Yes

<u>No.</u>	<u>Project Description</u>	<u>Projected Total Cost</u>	<u>Cost to the City</u>	<u>FY1,2 Schedule</u>	<u>General Location</u>	<u>Revenue Sources</u>	<u>Consistency with Other Elements</u>
9. 10.	Corridor Infrastructure for BRT "GoEnhance RTS Study" (Locally Preferred Alternative Blue Line)	32,307	32,307 16,154	2013/2014 2015/2016	Gainesville urban area	FTA, FDOT & local matching funds	Yes
	Potable Water						
11.	Water main (on NW 51st Ter. from 4100 block to NW 33rd Ave.) Pressure Improvement.	100	100	2015/2016	See Map 6	Utility bond proceeds	Yes
10.	Water main (from Mile Run to Magnolia Place) Pressure Improvement	100	100	2014/2015	See Map 6	Utility bond proceeds	Yes
11.	New Electrical Building and Plant Engine Generator at Murphree Water Treatment Plant	10 850 3,000 2,000 600	10 850 3,000 2,000 600	2012/2013 2013/2014 2014/2015 2015/2016 2016/2017	See Map 6	Utility bond proceeds	Yes
12.	Depot Avenue-Water Line Reconstruction – Segment 2	270 215 575	201 124 575	2012/2013 2013/2014 2014/2015	See Map 6	Utility bond proceeds and HUD grant	Yes
13.	Depot Avenue-Water Line Reconstruction – Segment 4	15 400	15 400	2012/2013 2014/2015	See Map 6	Utility bond proceeds and HUD grant	Yes
	Water Supply						
14. 12.	New Well 16 at Murphree Water Treatment Plant	1,100 200 185	1,100 200 185	2011/2012 2012/2013 2013/2014	See Map 6	Utility bond proceeds	Yes
	Recreation						
13.	Nature Park Improvements	12.5 12.5	12.5 12.5	2011/2012 2012/2013	See Map 6	CIRB 2005	Yes
15. 14.	Nature Park Land Acquisition	1,400 1,463	1,400 1,463	2011/2012 2012/2013	Location to be determined	Wild Spaces/Public Places; Greenspace Acquisition Fund	Yes

<u>No.</u>	<u>Project Description</u>	<u>Projected Total Cost</u>	<u>Cost to the City</u>	<u>FY1,2 Schedule</u>	<u>General Location</u>	<u>Revenue Sources</u>	<u>Consistency with Other Elements</u>
20. 18.	Paynes Prairie Sheetflow Restoration (General Government portion)	3,540 3,540 8,034	2,476 2,476 4,141	2011/2012 2012/2013 2012/2013	See Map 6	Stormwater Utility; St. Johns WMD grant; FDOT grant; FDEP 319 grant; FDEP TMDL grant; FDEP Recreational Trail Program grant	Yes
21. 19.	Little Hatchett & Lake Forest Creek Watershed Management Plan	300	300	2011/2012 2013/2014	See Map 6	Stormwater Utility	Yes
20.	SW 35 th Terrace Flood Mitigation	310 210	77.5 52.5	2010/2011 2011/2012	See Map 6	Stormwater Utility & HMGP grant	Yes
22. 24.	Pinkoson Pond	500 100	500 100	2011/2012 2012/2013	See Map 6	Stormwater Utility	Yes
23.	Pipe Replacement (SW 2 Ave/SW 10 St/SW 5 Ave)	100 820	100 820	2012/2013 2013/2014	See Map 6	SMU (Stormwater Utility)	Yes
24.	Tumblin Creek Regional Wetland and Trash Trap	250 1,000	250 1,000	2012/2013 2013/2014	See Map 6	SMU	Yes
25.	Pipe Replacement (SW 6 th St – West University Ave. to SW 2 nd Ave.)	50 250	50 250	2012/2013 2013/2014	See Map 6	SMU	Yes
26.	Pipe Replacement (NW 14 St – West University Ave. to NW 5 Ave)	50 350	50 350	2012/2013 2013/2014	See Map 6	SMU	Yes
	Transportation Mobility						
27. 22.	Traffic Management System	2,000 4,000	540 1,080	2011/2012 2012/2013	Citywide	2005 CIRB; TRIP; Alachua County; UF; TMPA	Yes

<u>No.</u>	<u>Project Description</u>	<u>Projected Total Cost</u>	<u>Cost to the City</u>	<u>FY1,2 Schedule</u>	<u>General Location</u>	<u>Revenue Sources</u>	<u>Consistency with Other Elements</u>
36. 31.	NW 23 rd Ave. at NW 55 th St. intersection capacity modification (City portion)	55	55	2012/2013 2013/2014	See Map 6	Local Option Fuel Tax (5 cents)	Yes
32.	NW 22 nd St. Resurfacing & intersection modification at NW 5 th Ave. (from W. Univ. Ave. to NW 8 th Ave.)	1,000	1,000	2011/2012	See Map 6	Local Option Fuel Tax (5 cents)	Yes
37. 33.	SW 6 th St. Reconstruction with sidewalks & bike lanes (from Univ. Ave. to SW 4 th Ave.)	<u>200</u> 1,300	<u>200</u> 1,300	2011/2012 2013/2014 2012/2013 2014/2015	See Map 6	Local Option Fuel Tax (5 cents)	Yes
38. 34.	Sixth NW 6 th Street Rail Trail Project: Section 3 (from SW 2 nd Ave. to NW 10 th Ave.)	665	0	2011/2012 2013/2014	See Map 6	FDOT grant funds ²	Yes
35.	NE 2 nd St./NE 39 th Ave. intersection capacity modification	385.4	385.4	2011/2012	See Map 6	TCEA funds on account	Yes
36.	NW 55 th Place (new street) from US 441 to NW 65 th Place	1,000	1,000	2011/2012	See Map 6	Part of Facilities Maintenance Project funding	Yes
37.	NE 25 th Street from E University Ave. to NE 8 th Ave. (widening and 5 foot sidewalk west side)	780	0	2011/2012	See Map 6	ARRA	Yes
39. 38.	Main Street Streetscaping from Depot Ave. to N 8 th Ave.	<u>178</u> 1,520	<u>178</u> 1,520	2011/2012 2013/2014	See Map 6	Local Option Fuel Tax (5 cents) and Department of Energy Grant	Yes
40. 39.	Archer Rd./SW 16 th Ave. from US 441 to junction at Archer Rd. (capacity enhancement of SW 16 th Ave.)	<u>8,183</u> <u>1,310</u> <u>5,320</u>	<u>0</u> <u>0</u> <u>0</u>	2012/2013 2012/2013 2013/2014	See Map 6	Campus Development Agreement funds	Yes

<u>No.</u>	<u>Project Description</u>	<u>Projected Total Cost</u>	<u>Cost to the City</u>	<u>FY1,2 Schedule</u>	<u>General Location</u>	<u>Revenue Sources</u>	<u>Consistency with Other Elements</u>
	Wastewater						
40.	Wet-weather refuse	-40 100 350 2,400 2,400	40 100 350 2,400 2,400	2010/2011 2012/2013 2013/2014 2014/2015 2015/2016	Location not yet identified	Utility Bond proceeds	Yes
51. 41.	Paynes Prairie Sheetflow Restoration (GRU portion)	5,800 4,960 12,133 1,900 125 125 125	5,800 4,960 12,133 1,900 125 125 125	2011/2012 2012/2013 2012/2013 2013/2014 2014/2015 2015/2016 2016/2017	See Map 6	Utility Bond Proceeds and grant funding	Yes
52.	Depot Avenue Wastewater Collection Reconstruction – Segment 2	35 240	35 240	2012/2013 2013/2014	See Map 6	Utility Bond Proceeds	Yes
53.	Depot Avenue Wastewater Collection Reconstruction – Segment 4	35 125	35 125	2012/2013 2014/2015	See Map 6	Utility Bond Proceeds	Yes
	TOTAL	\$292,374.4 \$317,614.4	\$195,585.9 \$266,502.9				

¹Fiscal year for the City of Gainesville is October 1 through September 30 of the following year.

²Fiscal year for FDOT is July 1 through June 30 of the following year.


³Unless otherwise specified, local match for FDOT and FTA funds ranges from 20 - 50 percent. Cost to the City is estimated at 50 percent of Projected Total Cost and is a conservative estimate because it does not account for County or developer contributions.

Sources: GRU, Capital Budget Detail Report FY 2011/2012 2014; Parks, Recreation and Cultural Affairs Department, 2011/2012 2014; Public Works Department, 2011/2012 2014; Regional Transit System (RTS), 2011/2012 2014.

CAPITAL IMPROVEMENTS PROJECTS

5-Year Schedule of Improvements

Legend

- 1-53** Locations of Capital Improvements Projects
 Gainesville City Limits

Notes See Table 14 for a listing of project names associated with project numbers

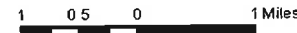
Projects 1, 3, 4, 5, 27, & 43 are city-wide

Projects 9, 9, & 15 are in locations to be determined

Source: Capital Improvements
5-Year Schedule of Improvements,
Table 14, FY 2012-2013 to 2016-2017

City of Gainesville
Gainesville, Florida

Prepared by the Department of
Planning & Development Services
April, 2014



FUTURE LAND USE ELEMENT GOALS, OBJECTIVES & POLICIES

- GOAL 1** **IMPROVE THE QUALITY OF LIFE AND ACHIEVE A SUPERIOR, SUSTAINABLE DEVELOPMENT PATTERN IN THE CITY BY CREATING AND MAINTAINING CHOICES IN HOUSING, OFFICES, RETAIL, AND WORKPLACES, AND ENSURING THAT A PERCENTAGE OF LAND USES ARE MIXED, AND WITHIN WALKING DISTANCE OF IMPORTANT DESTINATIONS.**
- Objective 1.1** **Adopt city urban design principles that adhere to timeless (proven successful), traditional principles.**
- GOAL 2** **REDEVELOP AREAS WITHIN THE CITY, AS NEEDED, IN A MANNER THAT PROMOTES QUALITY OF LIFE, TRANSPORTATION CHOICE, A HEALTHY ECONOMY, AND DISCOURAGES SPRAWL.**
- Objective 2.3** **The City shall collaborate with the Community Redevelopment Agency (CRA) to designate Community Redevelopment Areas that encourage reinvestment in the form of capital projects, infill redevelopment, and economic development programs designed to eradicate slum and blight and enhance urban form.**
- Policy 2.3.1** **The City shall assist with the implementation, as appropriate, of the Community Redevelopment Plan for the Downtown Community Redevelopment Area, as adopted on November 17, 2011.**
- Policy 2.3.2** **The City shall assist with the implementation, as appropriate, of the Community Redevelopment Plan for the Eastside Community Redevelopment Area, as adopted on July 15, 2010.**
- Policy 2.3.3** **The City shall assist with the implementation, as appropriate, of the Community Redevelopment Plan for the Fifth Avenue/Pleasant Street Community Redevelopment Area, as adopted on July 28, 2008.**
- Policy 2.3.4** **The City shall assist with the implementation, as appropriate, of the Community Redevelopment Plan for the College Park/University Heights Community Redevelopment Area, as adopted on November 28, 2005.**
- GOAL 3** **ACHIEVE THE HIGHEST LONG-TERM QUALITY OF LIFE FOR ALL GAINESVILLE RESIDENTS CONSISTENT WITH SOUND SOCIAL, ECONOMIC, AND ENVIRONMENTAL PRINCIPLES THROUGH LAND DEVELOPMENT PRACTICES THAT MINIMIZE DETRIMENTAL IMPACTS TO THE LAND, NATURAL RESOURCES, AND URBAN INFRASTRUCTURE.**

Objective 3.4 **The City shall ensure that services and facilities needed to meet and maintain the Level of Service (LOS) standards adopted in this Plan are provided.**

Policy 3.4.1 The City shall determine and monitor whether facilities and services that will serve proposed development meet adopted LOS standards. The Concurrency Management System shall be used to maintain adopted LOS standards. Transportation Mobility LOS is excluded from the Concurrency Management System.

Objective 3.5 **Ensure that the future plans of State government, the School Board of Alachua County, the University of Florida, and other applicable entities are consistent with this Comprehensive Plan to the extent permitted by law.**

Policy 3.5.5 The City shall coordinate with the implementation of the University of Florida Campus Master Plan, as appropriate, to support future university growth while mitigating any impacts on public facilities and services such as roads, utilities, parks and recreation.

Policy 3.5.6 The City and the University shall monitor development both on- and off-campus and assess impacts on university and City resources, facilities and services. When it has been determined that proposed development within the designated context area would have an adverse impact on university and/or City facilities and resources, the City will participate and cooperate with University officials in the identification of appropriate strategies to mitigate the impacts.

Objective 4.1 **The City shall establish land use designations that allow sufficient acreage for residential, commercial, mixed-use, office, industrial, education, agricultural, recreation, conservation, public facility, and institutional uses at appropriate locations to meet the needs of the projected population and that allow flexibility for the City to consider unique, innovative, and carefully construed proposals that are in keeping with the surrounding character and environmental conditions of specific sites.**

Policy 4.1.1 Land Use Categories on the Future Land Use Map shall be defined as follows:

Commercial

The Commercial land use category identifies those areas most appropriate for large scale highway-oriented commercial uses, ~~and, when designed sensitively, residential uses.~~ Land development regulations shall determine the appropriate scale of uses. This category is not appropriate for neighborhood centers. Intensity will be controlled by adopting height limits of 5 stories or less, requiring buildings to face the street, and modest build-to lines instead of a

maximum floor area ratio; however, height may be increased to a maximum of 8 stories by special use permit.

Objective 4.3 The City shall establish protection and enhancement policies, as needed, for selected neighborhood (activity) and regional centers.

Policy 4.3.5 Due to the unique infrastructure and environmental constraints of the Hatchet Creek Planned Use District (the “PUD”), as depicted on the map labeled Hatchet Creek PUD Area in the Future Land Use Map Series A, the PUD shall be governed by the following conditions:

- a. The residential density and allowable residential uses within the Planned Use District is a maximum of 1,200 residential units and 300 Assisted Living Facility (ALF) beds.
- b. The non-residential and non-ALF intensity and allowable non-residential and non-ALF uses within the PUD is a maximum of 200,000 square feet of non-residential uses. This 200,000 square feet may be used for any combination of the following: up to 100,000 square feet of retail space, up to 100,000 square feet of office space and any remaining square footage for the Business Industrial uses that are specified in the Planned Development (“PD”) zoning ordinance. In addition, the PUD may include accessory uses customarily and clearly incidental to a residential community, such as recreational facilities, and may include parks, open space, conservation, open space buffers and mitigation areas. Any accessory uses shall be for the exclusive use of the residents of the PUD and their guests and shall be specified in the PD zoning ordinance.
- c. The actual amount and types of residential units, ALF beds, and non-residential development area will be specified in the PD zoning ordinance as limited by the city, county and state development restrictions and constraints, including but not limited to, wetlands and surface water regulations, regulated natural and archeological resources protection regulations, wellfield protection, floodplain requirements, concurrency and airport hazard zoning regulations.
- d. The allowable uses within the PUD shall be restricted as described below and as more specifically provided in the PD zoning ordinance. For purposes of this PUD, the 60-75 DNL Noise Contour is the area depicted as the 60 DNL Noise Contour, the 65 DNL Noise Contour, the 70 DNL Noise Contour and the 75 DNL Noise Contour on Attachment 3 to the Appendix F – Airport Hazard Zoning Regulations, Chapter 30, Gainesville Code of Ordinances adopted on December 3, 2009 by Ordinance 090384. A copy of Attachment 3 is attached hereto as Exhibit “B,” which consists of the map entitled “Airport Noise Zone

Map – City of Gainesville” prepared by the City of Gainesville Planning Department GIS Section 08/09. The source of the map is the Pt. 150 Study 2012 Noise Exposure Map, as stated on the map.

1. Within the 60-75 DNL Noise Contour, subject to the Airport Hazard Zoning Regulations:
 - (a) No residential development, including ALF beds, is allowed.
 - (b) Non-residential (retail, office and accessory uses to residential) development is allowed, as well as recreational facilities as accessory uses that are customarily and clearly incidental to a residential community or parks, open space, conservation, open space buffers and mitigation areas; except that on lands with the underlying land use designation of Industrial, the non-residential development shall be limited to certain Business Industrial (BI) zoning uses that are specified in the PD zoning ordinance.
2. Outside of the 60-75 DNL Noise Contour, subject to the Airport Hazard Zoning Regulations, to the extent same are applicable:
 - (a) Residential development, including ALF beds, is allowed.
 - (b) Non-residential (retail, office and accessory uses to residential) development is allowed, as well as recreational facilities as accessory uses that are customarily and clearly incidental to a residential community or parks, open space, conservation, open space buffers and mitigation areas.
- e. All non-residential areas in the PUD shall be connected to the residential areas in the PUD by an interior roadway system and/ or a pedestrian/bicycle/golf cart system. All pedestrian sidewalk systems in the PUD shall comply with the Florida Accessibility Code for Building Construction requirements.
- f. A current and complete wetlands survey for the entire property shall be submitted to the City of Gainesville and to the St. Johns River Water Management District at the time of application for PD zoning. Formal approval of wetland delineations for the entire property by the

water management district is required prior to the public hearing on the PD zoning petition by the City Plan Board.

- g. All direct impacts to jurisdictional wetlands, wetland buffers, and regulated creeks shall be avoided to the extent practicable. All unavoidable, direct wetland and creek impacts shall be mitigated in accord with applicable City of Gainesville and water management district requirements. Any required on-site mitigation will be part of and will not supersede other wetland mitigation requirements of the Comprehensive Plan, Land Development Code, and the water management district. There shall be no net loss of wetland acreage and function within the PUD. In addition, if wetland impacts are proposed at the time of application for PD zoning or a subsequent application for development approval, the owner/developer shall submit a plan for improvement of surface water and wetland function within the Planned Use District and, subject to City review and approval, the plan of improvement shall be incorporated into the PD zoning ordinance or subsequent development approval.
- h. All pedestrian and/or bicycle pathways, trails, and sidewalks shall be located outside of wetland buffer areas and outside of creek buffer areas, except as may be established and shown for good cause by the owner/developer and then provided for in the PD zoning ordinance.
- i. Protection of the State-listed animal species Gopher tortoise (*Gopherus polyphemus*) ~~listed as a Species of Special Concern in Rule 68A-27.005, F.A.C.,~~ located in the remnant sandhills east of the Ironwood Golf Course, and documented in the applicant's Hatchet Creek Planned Use District Report dated March 2007, is required and shall be established in the PD zoning ordinance. Protection of the documented population may be accomplished by establishing a designated Conservation Management Area in accordance with the regulated natural and archeological resources protection regulations ~~protection area in the PD zoning ordinance that meets all applicable requirements~~ of the City's Land Development Code and all applicable requirements of the Florida Administrative Code.
- j. The owner/developer shall submit a report (in accordance with the regulated natural and archeological resources protection regulations ~~requirements of the environmental regulations~~ in the City's Land Development Code) with the application for PD zoning. As part of this report, the regulated natural and archeological resource areas ~~highest-quality uplands~~ shall be delineated and development within these ~~high-quality~~ areas shall be restricted, in accordance with the regulations.

- k. The application for PD district zoning shall include requirements for the use of native vegetation landscaping and for the removal of invasive trees and shrubs.
- l. A master stormwater management plan for the entire PUD shall be prepared by the owner/developer. The plan shall include provisions for protecting the water quality of Little Hatchet Creek, particularly with respect to stormwater runoff from any future development within the planned use district. A conceptual master stormwater management plan application shall be submitted at the time of application for PD zoning. The subsequent master stormwater management plan must be approved by the City Manager or designee prior to final development plan approval. The master stormwater management plan for the project shall be modified for undeveloped phases in order to comply with the statewide water quality rule once it is adopted. The water quality leaving the site shall be addressed in the PD zoning ordinance.
- m. Buffer and setback requirements for the wetlands and creeks in the PUD shall be specified in the PD zoning ordinance and shall be in accordance with the environmental regulations in the City's Land Development Code, based upon review of the required environmental assessment report that shall be submitted with the application for PD zoning.
- n. Buffer requirements pertaining to adjacent uses (including the municipal golf course) will be provided by the owner/developer in the application for PD zoning and, subject to City review and approval, shall be included in the PD zoning ordinance. These buffers shall be designed to minimize the impact on and adequately buffer the adjacent uses.
- o. The PUD shall not vest the development for concurrency. The owner/developer is required to apply for and meet concurrency management certification requirements at the time of application for PD zoning.
- p. Internal roadways shall be designed to provide for bicycle and pedestrian access and connectivity, and shall include traffic calming (low design speed) methods (e.g., speed tables, speed humps, "neck-downs", roundabouts) acceptable to the City of Gainesville in accordance with the traffic calming practices outlined by the Institute of Transportation Engineers.
- q. Sidewalks shall be provided on all internal streets. Sidewalk connections shall be made from the internal sidewalk system to the existing and planned public sidewalks along the development frontage.

All sidewalks and sidewalk connections shall be a minimum of 5-feet in width, except as may be established and shown for good cause by the owner/developer and then provided for in the PD zoning ordinance.

- r. The PUD shall provide for transit access (either on site or on abutting roadways) and shall include construction of an appropriate number of transit shelters, as determined at the PD zoning stage and specified in the PD zoning ordinance.
- s. A limited number of drive-through facilities shall be allowed on the street frontages of NE 53rd Avenue and NE 39th Avenue as determined at the PD zoning stage and specified in the PD ordinance. No direct access from NE 39th Avenue or NE 53rd Avenue shall be allowed for these drive-through facilities. All access to the drive-through facilities shall be from the internal roadway system (the internal roadway system shall include public and private roads and internal driveway systems) in the PUD. Additional drive-through facilities that are entirely internal to the PUD shall be determined in the PD zoning ordinance. The PD zoning ordinance shall specify the design criteria for all drive-through facilities and shall include a phasing schedule to ensure a mix of drive-through facilities, residential uses, and other commercial/office uses in the planned use district. The trip generation associated with drive-through facilities shall limit the total number of drive-through facilities such that the total maximum trip generation shown for the 100,000 square feet of shopping center use as calculated by the traffic study dated 4/3/08 (prepared by GMB Engineers & Planners, Inc.) as updated 11/19/09 by MPH Transportation Planning, Inc. is not exceeded for the PUD.
- t. A maximum of two access points, unless additional access points are approved by the FDOT and the City of Gainesville, shall be allowed along NE 39th Avenue, subject to the final approval of FDOT. Any proposed reconfiguration of the existing road connection to the Ironwood Golf Course is subject to FDOT and City approval at the PD zoning stage. Boulevard-type driveways with the ingress/egress split by a landscaped median and other entry type features shall count as a single access point. These access points shall be specified in the PD zoning ordinance.
- u. A maximum of two access points shall be allowed along NE 53rd Avenue unless additional access points are approved by Alachua County and the City of Gainesville, in accordance with the Alachua County Access Management regulations, and the locations shall be included in the PD zoning application. All access points are subject to Alachua County and City of Gainesville approval at the planned

development zoning stage and shall be specified in the PD zoning ordinance. To minimize traffic impacts from the Hatchet Creek PUD on NE 53rd Avenue, the access points on NE 53rd Avenue shall be interconnected with the internal public or private road system in the Hatchet Creek development. The private road system interconnections shall be interpreted to include internal driveway systems.

- v. A maximum of one access point shall be allowed along NE 15th Street. Any proposed access point along NE 15th Street shall be included in the planned development district zoning application. Any proposed access point is subject to City of Gainesville approval at the planned development zoning stage, and shall be specified in the PD zoning ordinance.
- w. Additional, limited emergency access will be allowed if the need for such is identified and the access is approved by local government agencies that provide the emergency service(s), and shall be specified in the PD zoning ordinance.
- x. Prior to the application for PD zoning related to the planned use district, a major traffic study shall be submitted that meets the specifications provided by FDOT, Alachua County, and the City of Gainesville, and the traffic methodology used in the study shall be agreed to in a letter between the City, and the owner/developer. Any traffic studies undertaken by the owner/developer prior to the signed methodology letter with the City of Gainesville may be unilaterally rejected by the City.
- y. Prior to the application for PD zoning related to the Hatchet Creek planned use district, a signal warrant analysis for the intersection of NE 53rd Avenue/NE 15th Street and for the project driveway at NE 39th Avenue shall be submitted as part of the major traffic study requirements. The specifications for the signal warrant analyses shall be part of the traffic methodology letter that will be signed with the City of Gainesville. The owner/developer shall be responsible for the costs of any new traffic signals that are warranted as a result of the development's site related impacts, and the costs shall not be counted toward meeting the transportation mobility requirements in effect at the time of application.
- z. The owner/developer shall be responsible for the costs associated with tying a new traffic signal at the proposed entrance to the community on NE 39th Avenue into the Traffic Management System to ensure that the new signal communicates with the system, if and when such new traffic signal is installed.

- aa. The following shall be executed and delivered to the City prior to approval of a development plan, prior to recording of a final plat, or prior to issuance of a building permit, whichever first occurs: (1) Avigation and clearance easements granting the City and owner/operator of the Gainesville-Alachua County Regional Airport Authority, and their respective successors and assigns, the right to continue to operate the airport despite potential nuisance effects upon residential and any other uses that are established by this PUD and/or by the required PD zoning ordinance; (2) Notice to Prospective Purchasers and Lessees of potential aircraft overflights and noise impacts; and (3) Declaration of Restrictive Covenants to address the property's proximity to the Airport and the imposition of local, state and federal regulations. The easements, notice and declaration shall be in a form acceptable to the City Attorney and airport authority and shall be executed and recorded by the property owner. In addition, a copy of the Notice shall be given to prospective purchasers or lessees at the time of contract or lease negotiations.
- bb. All residential and non-residential development shall be constructed to achieve an outdoor to indoor noise level reduction (NLR) as specified in Appendix F - Airport Hazard Zoning Regulations, Chapter 30 of the Gainesville Code of Ordinances in effect at the time of application for a building permit.
- cc. The owner/developer shall fund any potable water and/or wastewater capacity improvements that are based on the PUD demands so that the adopted levels of service in the Potable Water/Wastewater Element of the City's Comprehensive Plan are maintained. The owner/developer shall sign a binding letter of agreement with the City to ensure that the funding will be available to make the required improvements.
- dd. At the time of application for PD zoning, the owner/developer shall provide design standards generally consistent with traditional design concepts (such as pedestrian scale, parking located to the side or rear of buildings, narrow streets, connected streets, terminated vistas, front porches, recessed garages, alleys, aligned building facades that face the street, and formal landscaping along streets and sidewalks) for all residential and non-residential uses in the PUD and, subject to City review and approval, those standards shall be specified in the PD zoning ordinance.
- ee. This PUD does not permit or allow any development that would constitute a development of regional impact or any development that would require a development of regional impact review. Any PD zoning application or any application for proposed development that exceeds the development of regional impact thresholds shall be

required to follow the procedures as defined in Chapter 380, F.S. and applicable regulations of the Florida Administrative Code.

- ff. The PUD shall not be a gated community. Security features, if any, shall be addressed in the PD zoning application and specified in the PD zoning ordinance.
- gg. The development shall be required to meet any transportation mobility requirements in effect at the time of application for development review. The developer shall provide any transportation modifications that are site related and required for operational or safety reasons, such as, but not limited to, new turn lanes into the development, driveway modifications, or new traffic signals, and such operational and safety modifications shall be unrelated to the Transportation Mobility Program requirements.

Objective 4.7 **A Special Area is established for the Idylwild/Serenola area that shall be subject to the policies and standards contained in this Section. Portions of the Idylwild/Serenola area that are not currently within city limits shall be subject to these policies and standards at such time as they may be annexed into the City.**

Policy 4.7.1 The intent of this Special Area is to establish specific guidelines for the area identified as Idylwild/Serenola, generally bounded by Archer Road to the north, SW 13th Street to the east, Paynes Prairie to the south and east, and SW 34th Street and Interstate 75 to the west. Only a small portion of this area is currently within city limits and subject to these standards. To help with identification of the area and specific areas described herein, an Idylwild/Serenola Special Area Map (Special Area Study: Idylwild/Serenola in the Future Land Use Element Map Series), is incorporated by reference. Except where modified by the policies herein, all policies of the Plan shall be applicable within the special area. Where the specific policies conflict with general policies in the remainder of the plan, it is the intent that the policies herein shall prevail.

Policy 4.7.2 To preserve and conserve significant uplands natural resource areas, the following policies (a) through (e) below shall apply. ~~Significant uplands are defined as forested upland communities (associations) of plants and animals, which, because of their great variety of species are deemed to be of exceptional quality and richness (community completeness). These habitats are typically of sufficient size to maintain normal flora and fauna, have actual or potential linkages to other significant natural areas and contain sufficient diversity among species and communities.~~

- a. Preservation of upland significant natural communities, listed species habitat, geological features, and areas of strategic ecosystems shall be

encouraged through public or private acquisition where possible, and other appropriate methods of preservation.

- b. Appropriate conservation strategies shall be used to permit appropriate compatible development when acquisition is not possible. These development regulations are ~~addressed in the Conservation Element contained in the Regulated Natural and Archeological Resources Protection portion of the Land Development Regulations.~~
- e. ~~Criteria for the conservation of significant uplands shall be developed and included as a part of the development review process.~~

Policy 4.7.3 To preserve, maintain, and restore where necessary, areas containing extensive trees canopies, policies (a) and (b) below shall apply. Tree canopy areas are major existing areas containing a significant population of trees of a size and condition to be considered a significant environmental resource.

- a. The development regulations shall require a tree survey be submitted for all development proposed within designated "Tree Canopy Areas". The survey shall be submitted at the time of development application.
- b. Development within Tree Canopy Areas shall utilize "cluster" design concepts where appropriate, concentrating development within given areas to minimize the impact of the proposed development. The development regulations shall provide for appropriate mitigation, if necessary.

Policy 4.7.4 To maintain developable or already developed lots in as much of a natural state as possible, the following policy shall apply in areas currently in residential use. The areas currently in residential use contain the densely tree-canopied, developed areas of the Idylwild, Serenola, and Malore Gardens neighborhoods.

- a. Innovative lot designs shall be encouraged through flexibility in the development regulations to maintain the natural character of the individual lots currently in residential use.

Policy 4.7.5 To protect ~~endangered and threatened~~ listed species through habitat maintenance and appropriate development regulations, policies (a) through (c) below shall apply. ~~The Special Area contains habitat areas of 2 wildlife species—sandhill crane and bald eagle—listed as either threatened or endangered.~~

- a. The policies within the Conservation, Open Space and Groundwater Recharge Element of the Gainesville Comprehensive Plan shall apply as they relate to ~~threatened and endangered~~ listed species.

- b. Threatened and endangered species listed in official Federal, State, or international treaty lists, i.e., "listed" species, shall be afforded the legal protective status provided by law.
- c. The encroachment of development upon areas of threatened and endangered species shall be discouraged through regulations contained in the Regulated Natural and Archeological Resources Protection portion of the Land Development Code.

GOAL 5 ~~TO ENHANCE THE CITY'S COMMITMENT TO IMPROVE AND MAINTAIN THE VITALITY OF ITS NEIGHBORHOODS. THE NEIGHBORHOOD REPRESENTS THE PRIMARY BUILDING BLOCK OF THE CITY, AND THE HEALTH AND VITALITY OF EXISTING AND NEW NEIGHBORHOODS IS ESSENTIAL TO BUILDING A VIABLE, SUSTAINABLE COMMUNITY.~~

GOAL 5 ENHANCE THE CITY'S URBAN FORM THROUGH THE IMPLEMENTATION OF DESIGN STANDARDS IN THE LAND DEVELOPMENT CODE AND THROUGH COORDINATION WITH THE UNIVERSITY OF FLORIDA.

Objective 5.1 Urban design standards established in the Land Development Code shall enhance the sense of place, improve the urban form, and provide for the safety and comfort of pedestrians, bicycles, transit, and other vehicles in the City. These standards shall reflect a commitment to improve and maintain the vitality of the City and its neighborhoods.

Policy 5.1.1 Urban design standards established in the Land Development Code shall foster predictable built results and a high-quality public realm with clear distinctions between urban, suburban, and natural areas.

Policy 5.1.2 Urban design standards established in the Land Development Code shall address the relationship between building facades and the public realm, the form and mass of buildings in relation to one another, and the scale and types of streets and blocks.

Objective 5.2 Guide large, corporate, national chain sales and service establishments toward a design that promotes the unique character and identity of Gainesville.

Policy 5.2.1 The City shall develop land development regulations that control facade articulation, building orientation, building location, automobile-oriented uses such as drive-throughs and gas stations, location and amount of parking, number of stories, outdoor lighting, compatibility with context, and quality of

materials for large retail and service establishments in a manner that promotes civic pride, unique identity and land use objectives.

Objective 5.3 **The City shall coordinate with the University of Florida design efforts as contained within the Campus Master Plan and future design plans for Innovation Square.**

Policy 5.3.1 The City shall collaborate with the University to strengthen the image of the City and the University through better design along University Avenue and West 13th Street.

Policy 5.3.2 The City and the University shall collaborate to enhance the portions of SW 34th Street and Archer Road adjacent to the campus in order to promote more multi-modal, quality urbanism.

Policy 5.3.3 The City shall collaborate with the University to improve the design and function of the Gateway Roads identified in the Campus Master Plan (SW 16th Avenue, Archer Road, SW 13th Street, University Avenue, SW 2nd Avenue, and SW 34th Street) through university participation on the Metropolitan Transportation Planning Organization and its committees, the College Park/University Heights CRA Advisory Board, and any special interest groups or committees as may be created to address such issues.

Objective 5.1.4 **The City shall partner with neighborhoods to facilitate effective communication between the neighborhood residents and the City and develop specific actions to address neighborhood identified goals and improvements.**

Policy 5.14.1 The City shall create heritage, conservation or other appropriate overlay districts as needed for neighborhood stabilization.

Appendix A Comprehensive Plan Amendment

Exhibit A-1 Proposed amendment to the Capital Improvements Element

Policy 1.2.1 The City shall adopt the following LOS standards for public facilities within its jurisdiction as indicated in the below listed elements of its Comprehensive Plan:

Transportation Mobility: Objective 1.1 and associated policies

Stormwater: Policy 1.1.1

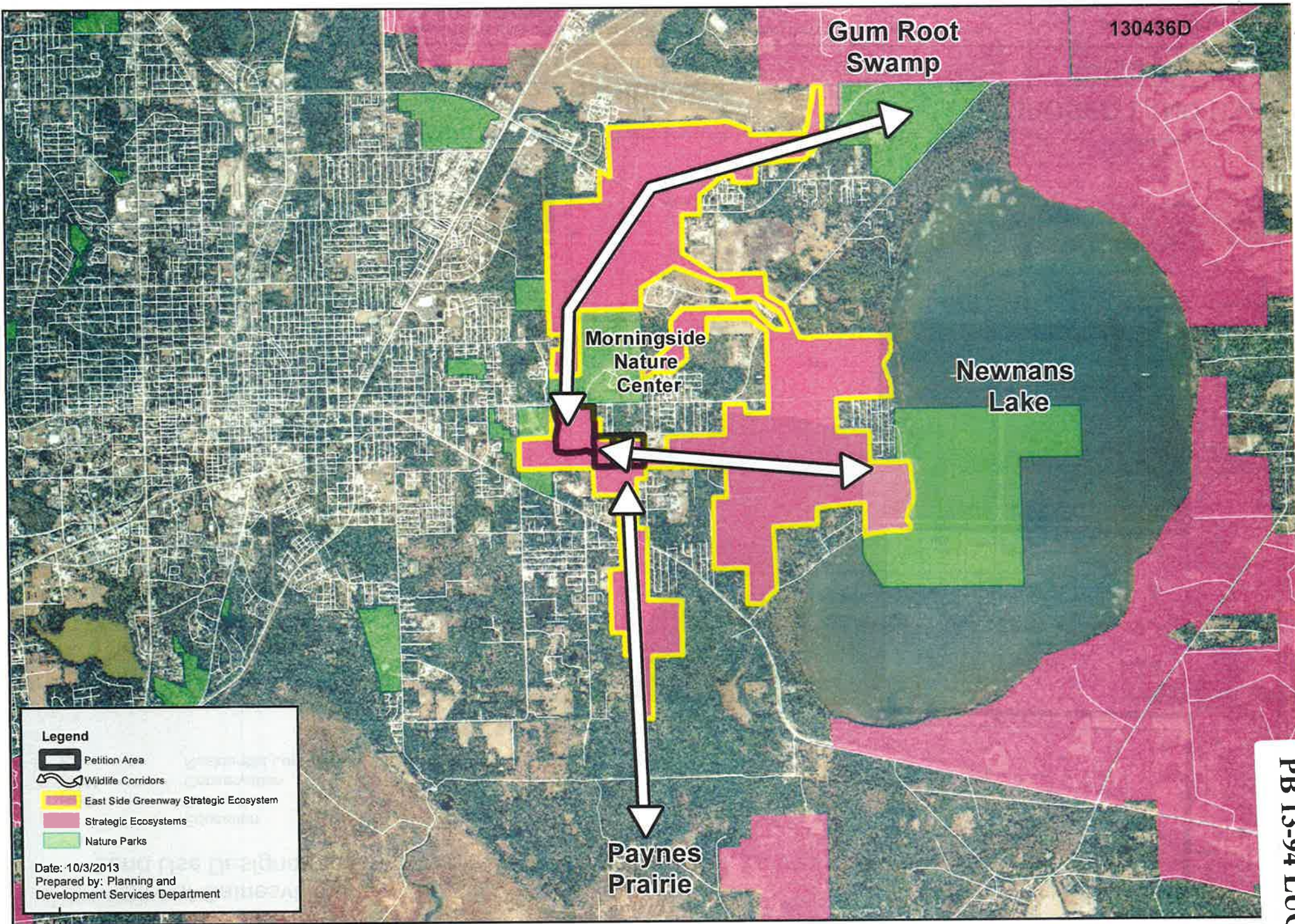
Potable Water & Water Supply: Policy 1.1.1 and Policy 1.1.3

Wastewater: Policy 1.1.2

Recreation: Policy 1.1.1

Solid Waste: Policy 1.4.1

Public School Facilities: Policy 2.3.1 ~~2.2.1~~



PB 13-94 LUC

Exhibit 4 -

East Side Greenway & Wildlife Corridors

Petition Request

Amend FLUM from Alachua County Medium Density Residential (4-8 du/ac)
to City of Gainesville Residential Low-Density (up to 12 units per acre)

Petition Number

PB-13-94 LUC
PB-13-76 ZON

City of Gainesville Land Use Designations

E	Education
REC	Recreation
CON	Conservation
RL	Residential Low-Density (up to 12 units/acre)

Alachua County Land Use Designations

COMM	Commercial
COMM-ENC	Commercial Enclaves
LOW	Low Density Res (1-4 DU/acre)
MED	Medium Density Res (4-8 DU/acre)
MU-LOW	Mixed-Use Low Density Res (1-4 DU/acre)
MU-MED	Mixed-Use Medium Density Res (4-8 DU/acre)
MU-MED/HIGH	Mixed-Use Med-High Density Res (8-14 DU/acre)
OFF-RES	Office-Residential (2-4 DU/acre)
INST	Institutional
IND-H	Heavy Industrial

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

Area
under petition
consideration

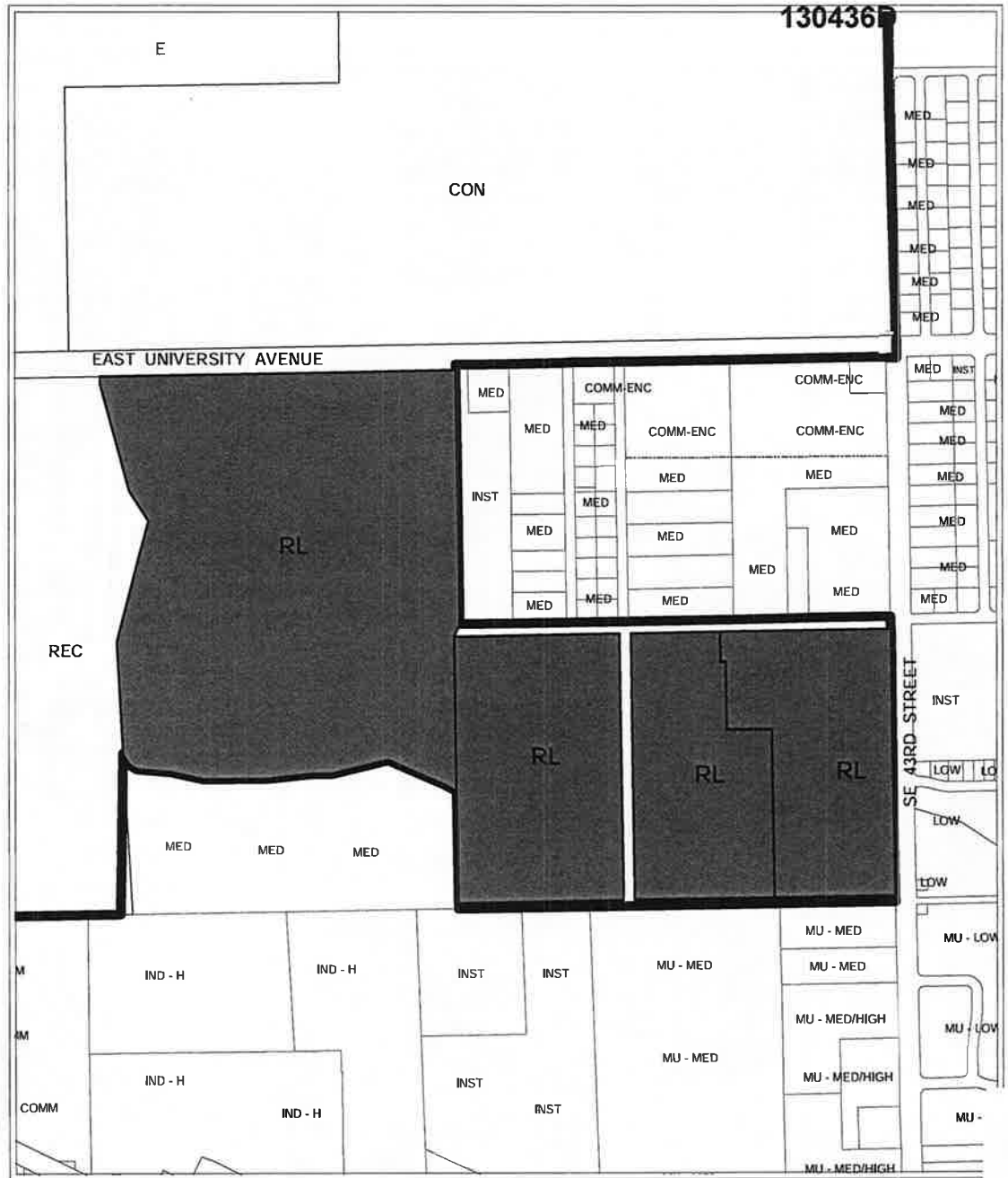



Exhibit B-3

PROPOSED LAND USE

 No Scale	Name	Petition Request	Petition Number
	City Plan Board, applicant	Amend City of Gainesville FLUM from Alachua County Medium Density Residential (4-8 du/acre) to City of Gainesville Residential Low-Density (up to 12 units/acre)	PB-13-94 LUC

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

Regional Planning Council: North Central Fl
Review Date: 5/22/14
Amendment Type: Draft Amendment

Regional Planning Council Item No.: 62
Local Government: Suwannee County
Local Government Item No: CPA 14-01
State Land Planning Agency Item No: 13-1ESR

Date Mailed to Local Government and State Land Planning Agency: 5/27/14

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 14-01 reclassifies 386.67 acres from Agriculture-1 (up to 1 dwelling unit per 5 acres) 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 U.S. Highway 90, which is identified and mapped 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.

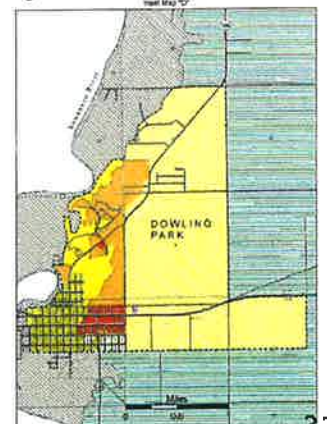
Request a copy of the adopted version of the amendment?

Yes X

No

Not Applicable

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



- Connected
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[illegible]

TRANSMITTED TO THE DEPARTMENT OF ECONOMIC OPPORTUNITY
ON MAY 8, 2014

Notes: Power ratio to environmental influences for legal description of properties 10 acres or less in size and the corresponding land use regulations for these 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.

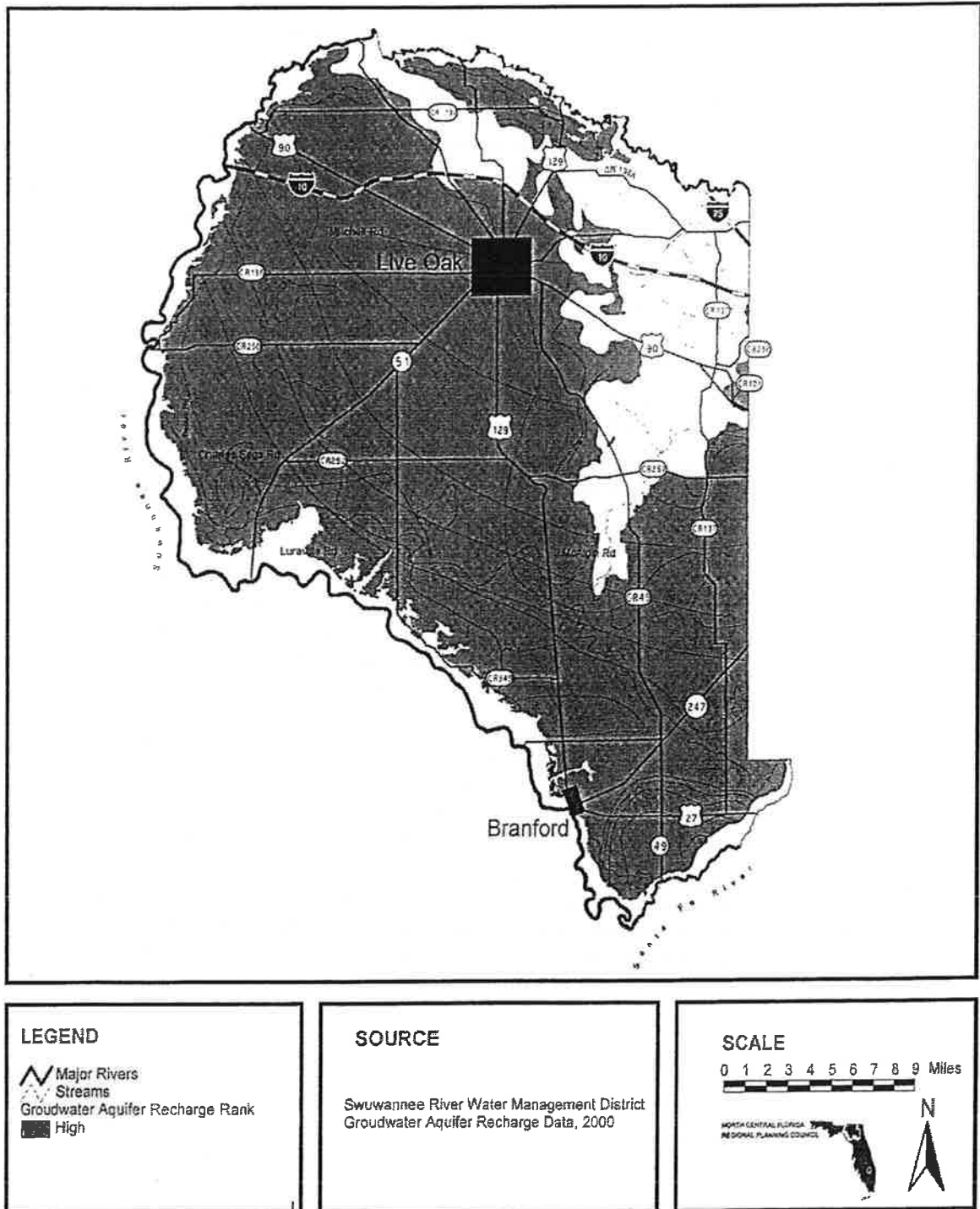
OBJECTIVE V.2 The County, in order to protect the quality and quantity of current and projected water sources, hereby establishes a 300 foot wellfield protection area around community water system wells. In addition, the County in order to protect high groundwater aquifer recharge areas as designated 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.

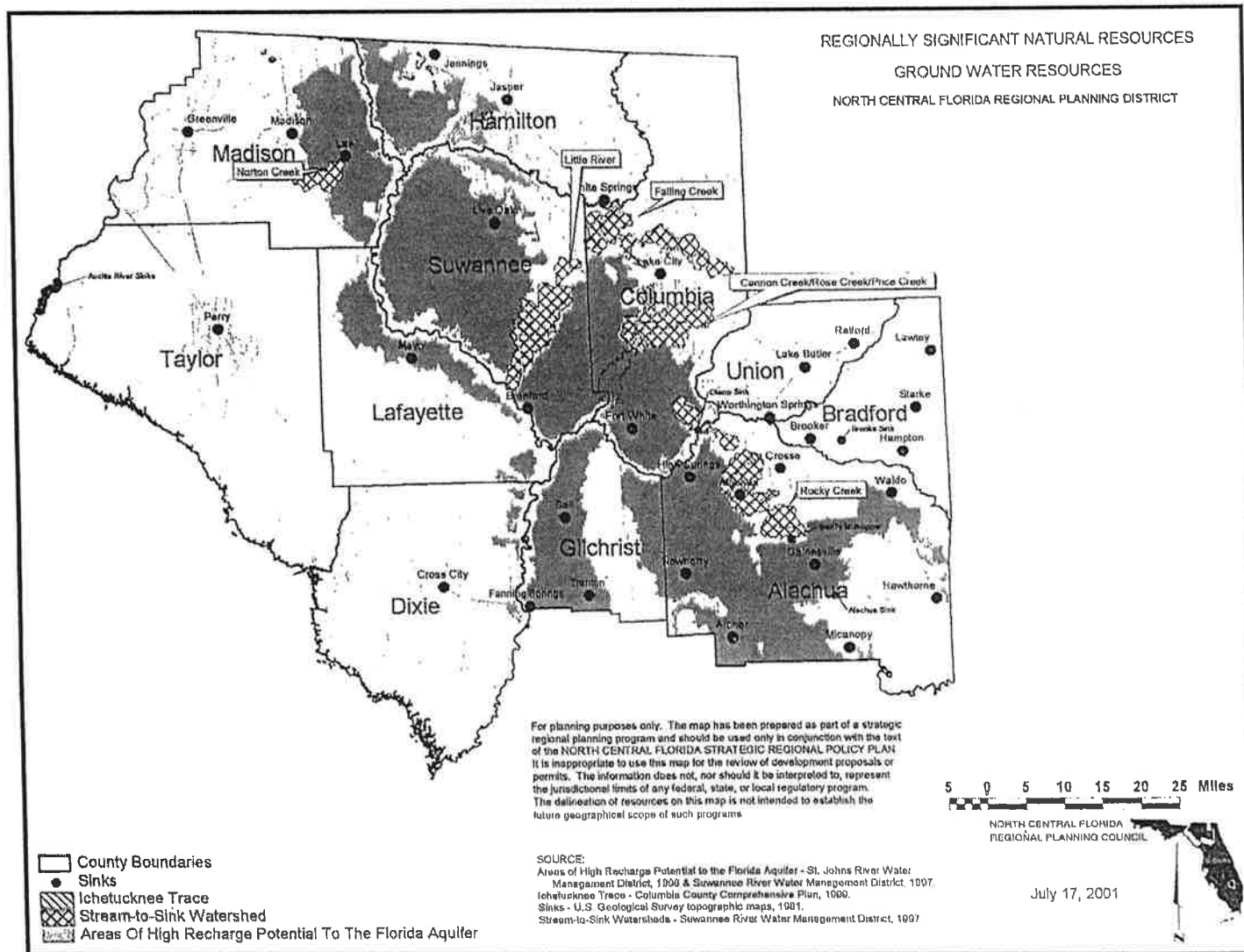
ILLUSTRATION A - X

GROUNDWATER AQUIFER RECHARGE MAP



REGIONALLY SIGNIFICANT NATURAL RESOURCES - GROUND WATER RESOURCES

ILLUSTRATION A - XI-a



STAFF-LEVEL ITEMS



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REGIONAL CLEARINGHOUSE INTERGOVERNMENTAL COORDINATION AND RESPONSE

Date: 4-29-14

PROJECT DESCRIPTION

#53- Kinder Cub House, Inc. - U.S. Department of Agriculture, Rural Development - Guranteed Loan Application - Cross City, Dixie County, Florida

TO: Lauren Milligan, Florida State Clearinghouse

XC: Roderick Quainton,
USDA Rural Development
email: Roderick.quainton@fl.usda.gov

Michael Langston,
USDA Rural Development
email: Michael.langston@fl.usda.gov

Steve Small
Capital Resource
email: capitalresource@msn.com

☐ COMMENTS ATTACHED

☒ NO COMMENTS REGARDING THIS PROJECT

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

APPLICATION FOR FEDERAL ASSISTANCE

1. TYPE OF SUBMISSION: Application		2. DATE SUBMITTED 3/12/2014	Applicant Identifier	
<input checked="" type="checkbox"/> Construction	<input type="checkbox"/> Pre-application	3. DATE RECEIVED BY STATE	State Application Identifier	
<input type="checkbox"/> Non-Construction	<input type="checkbox"/> Construction	4. DATE RECEIVED BY FEDERAL AGENCY	Federal Identifier	
<input type="checkbox"/> Non-Construction	<input type="checkbox"/> Non-Construction			
5. APPLICANT INFORMATION				
Legal Name: Kinder Cub House, Inc.		Organizational Unit: Department: N/A		
Organizational DUNS: 96-6666682		Division: N/A		
Address: Street: 149 NE 221st Avenue		Name and telephone number of person to be contacted on matters involving this application (give area code) Prefix: Ms. First Name: Lu		
City: Cross City		Middle Name		
County: Dixie		Last Name Ward		
State: Florida	Zip Code 32628	Suffix:		
Country: USA		Email:		
6. EMPLOYER IDENTIFICATION NUMBER (EIN): 27-2857690		Phone Number (give area code) 352-498-0002		Fax Number (give area code) n/a
8. TYPE OF APPLICATION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision If Revision, enter appropriate letter(s) in box(es) (See back of form for description of letters.) Other (specify) <input type="checkbox"/> <input type="checkbox"/>		7. TYPE OF APPLICANT: (See back of form for Application Types) M Other (specify)		
10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER: 10-768 TITLE (Name of Program): USDA Community Guaranteed Loan Program		9. NAME OF FEDERAL AGENCY: United States Department of Agriculture's Rural Development		
12. AREAS AFFECTED BY PROJECT (Cities, Counties, States, etc.): Dixie County Florida		11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT: To provide long term financing at reasonable interest rates and terms for the purchase of the school facility.		
13. PROPOSED PROJECT Start Date: April 2014 Ending Date: ongoing		14. CONGRESSIONAL DISTRICTS OF: a. Applicant District 3 - Ted S. Yoho b. Project same		
15. ESTIMATED FUNDING:		16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS?		
a. Federal	\$ 950,000.00	a. Yes. <input type="checkbox"/> THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON DATE:		
b. Applicant	\$.00	b. No. <input type="checkbox"/> PROGRAM IS NOT COVERED BY E. O. 12372		
c. State	\$.00	<input type="checkbox"/> OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW		
d. Local	\$.00	17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT?		
e. Other	\$.00	<input type="checkbox"/> Yes If "Yes" attach an explanation. <input checked="" type="checkbox"/> No		
f. Program Income	\$.00			
g. TOTAL	\$ 950,000.00			
18. TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL DATA IN THIS APPLICATION/PREAPPLICATION ARE TRUE AND CORRECT. THE DOCUMENT HAS BEEN DULY AUTHORIZED BY THE GOVERNING BODY OF THE APPLICANT AND THE APPLICANT WILL COMPLY WITH THE ATTACHED ASSURANCES IF THE ASSISTANCE IS AWARDED.				
a. Authorized Representative		Middle Name		
Prefix Ms.	First Name Lu			
Last Name Ward		Suffix		
b. Title Chairman of the Board		c. Telephone Number (give area code) 352-498-0002		
d. Signature of Authorized Representative		e. Date Signed March 12, 2014		

Kinder Cub House, Inc.
149 NE 221st Avenue
Cross City, FL 32628
(352) 498-0002

March 12, 2014

Memo To: Lauren Milligan
Florida State Clearinghouse
3900 Commonwealth Blvd.
Mail Station 47
Tallahassee, FL 32399-3000
lauren.milligan@dep.state.fl.us

Kinder Cub House, Inc. ("School"), a 501(c)3 non-profit corporation organized in the state of Florida, is requesting a USDA Community Facilities guaranteed loan. The loan proceeds will be utilized for long term financing to purchase the existing school facility that the School currently occupies. The school facility is approximately 11,500 square feet and has 8 classrooms, offices, restrooms and storage. The school currently has 119 students enrolled in pre-k to 2nd grade. The purchase of the facility will ensure the long term viability of the school.

The School's campus is located in rural Cross City, Dixie County just north and east of U.S. Highway 19. The necessary water and sewer are in place; the necessary electric, telephone, police protection and fire protection services are in place. There are no pending or final regulatory or legal actions against the School. Enclosed for your information are the following: USDA form 1940-20; legal and improvements description; location map; aerial and site photographs; FEMA map; Standard Flood Hazard Determination form; SF 424 and Dixie County Property Appraiser information. There is no adverse public reaction, no mitigation measures are required for the project, no special permitting and no other federal actions are required to the best of our knowledge.

We are to notify you as a part of the USDA loan application process. We request that you provide your positive comments supporting our loan / project to: Roderick Quainton, USDA Rural Development (email: roderick.quainton@fl.usda.gov, phone: 352-732-9796); Michael Langston, USDA Rural Development (email: michael.langston@fl.usda.gov, phone: 352-338-3485) and a copy to: Steve Small, Capital Resource (email: capitalresource@msn.com, phone: 727-446-7758).

We would appreciate you expediting your process because we hope to have USDA consider the loan in April of 2014. If you have questions about our loan project, please contact Rita Harris, Principal, 352-498-0002. Thank you for your support.

Cc: Scott R. Koons, Executive Director
North Central FL Regional Planning Council
2009 NW 67th Place
Gainesville, FL 32653-1603
koons@ncfrpc.org
Phone: 352.955.2200

Robert Bendus, Director
Division of Historical Resources and State
Historic Preservation Officer
500 South Bronough Street
Tallahassee, Florida 32399-0250
Robert.Bendus@DOS.MyFlorida.com
Phone: 850-245-6300

Attachment to Request for Environmental Information, Form RD 1940-20:

Kinder Cub House, Inc. ("School"), a 501(c)3 non-profit corporation organized in the state of Florida, is requesting a USDA Community Facilities guaranteed loan. The loan proceeds will be utilized for long term financing to purchase the existing school facility that the School currently occupies.

There is no construction, this is a purchase of an existing facility. The School is located in a rural setting. The necessary water and sewer are on site; the necessary electric, telephone, police protection and fire protection services are in place. There are no pending or final regulatory or legal actions against the School. Enclosed for your information are the following: form 1940-20, legal, site, and improvements description; area maps; Standard Flood Hazard Determination and FEMA Flood Insurance Rate Map; aerial and site photos; and SF 424. There is no adverse public reaction, no mitigation measures are required for the project, no special permitting and no other federal actions are required to the best of our knowledge.

1. Primary Beneficiaries

As a result of this USDA guaranteed loan, 8 rural jobs will be maintained and the economic climate of the rural area will be stimulated and improved for the long term and a substantial portion of the Company's revenues will flow through the local rural area. The primary beneficiaries are the general public and families located in the surrounding rural area.

2. Area Description

- a. 2.29-acre school facility located at 149 NE 221st Avenue, Cross City, Dixie County, FL 32628.
- b. The "School" box is checked, the applicant is the school. None.
- c. See attached.

13. Public Reaction

- a. Not applicable.
- b. Not applicable.
- c. Not applicable.

15. Mitigation Measures

There is no construction.

16. Permits

- a. Not applicable.
- b. Not applicable.

17. Other Federal Actions

There are none to the Company's knowledge.

Legal Description

The 2.29-acre school facility is located at 149 NE 221st Avenue, Cross City, Dixie County, FL 32628. The site legal description is:

4 10 12 ALL OF BLOCK Q INCLUDING BG SE CR BLK Q RN W 262 FT N 25 FT E
APPROX 262 FT S 25 FT TO POB ORB 119 P 486 ORB 217 P 306 ORB 389 P 188 ORB 393
P 394

Improvements Description

Kinder Cub House is a K-2nd Grade charter school. The facility was erected in 2009 and is approximately 11,500 square feet. Constructed of steel frame siding, metal roof on concrete pad. The facility consists of 8 classrooms, kitchen, offices, restrooms and storage. The site improvements include a fenced play area, paved parking and walkways.



mapquest

Search Results for:

"kinder cub house" near **Cross City, FL**

Notes



Dixie Cub House
149 NE 221st Ave
Cross City, FL 32628
(352) 498-0002



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Dixie County Property Appraiser			
Parcel: 04-10-12-1983-000Q-0000 Acres: 2.29			
Name:	HARRIS RICK	Land Value	42,600
Site:	149 NE 221 AVE	Building Value	265,200
Sale:	\$5,800 on 08-2008 Vacant=Y Qual=01	Misc Value	20,100
Mail:	P O BOX 2660 CROSS CITY, FL 32628	Just Value	327,900
		Assessed Value	327,900
		Exempt Value	0
		Taxable Value	0



The Dixie County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll. PLEASE NOTE THAT THE PROPERTY APPRAISER MAPS ARE FOR ASSESSMENT PURPOSES ONLY NEITHER DIXIE COUNTY NOR ITS EMPLOYEES ASSUME RESPONSIBILITY FOR ERRORS OR OMISSIONS --THIS IS NOT A SURVEY--

Date printed: 01/22/14 : 10:57:35



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REGIONAL CLEARINGHOUSE INTERGOVERNMENTAL COORDINATION AND RESPONSE

Date: 4-29-14

PROJECT DESCRIPTION

#55- Gulf of Mexico Outer Continental Shelf Oil and Gas Lease Sales: 2015-2017, Central Planning Area Lease Sales 235, 241, and 247, Draft Supplemental Impact Statement - U.S. Department of the Interior, Bureau of Ocean Energy Management

TO: Lauren Milligan, Florida State Clearinghouse

 COMMENTS ATTACHED

 X NO COMMENTS REGARDING THIS PROJECT

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

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

SKSD

U.S. Department of the Interior Bureau of Ocean Energy Management Gulf of Mexico OCS Region

SPECIAL INFORMATION

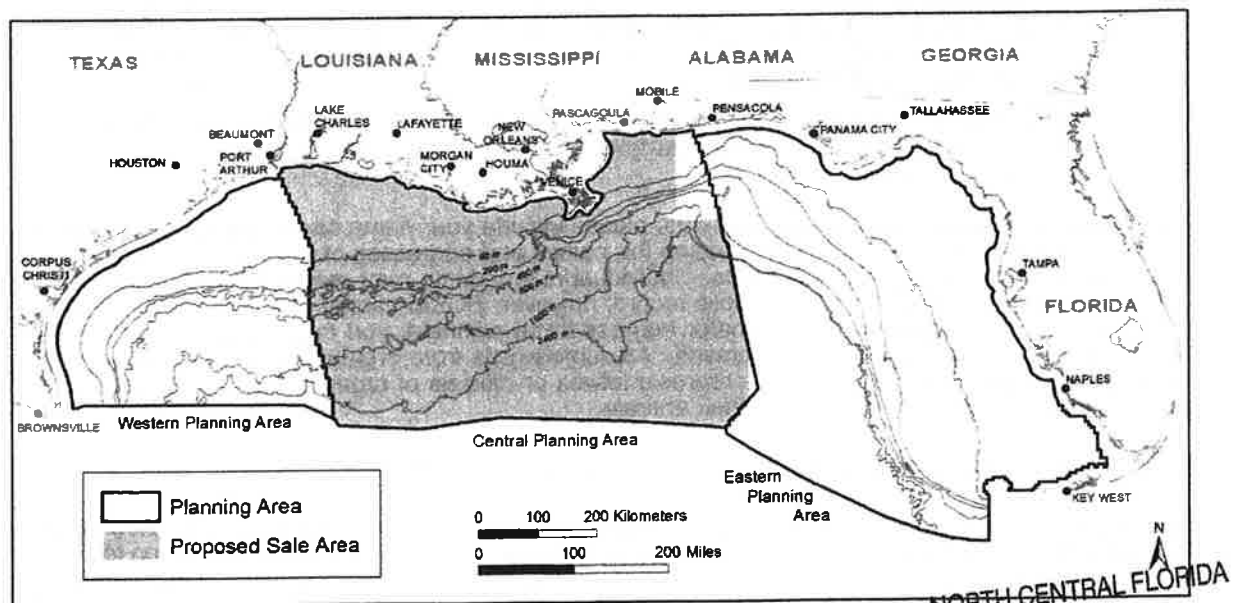
March 2014

BOEM Issues Notice of Availability of the Draft Supplemental Environmental Impact Statement and of Plans to Hold Public Meetings for Proposed Gulf of Mexico OCS Oil and Gas Central Planning Area Lease Sales 235, 241, and 247

The U.S. Department of the Interior, Bureau of Ocean Energy Management (BOEM), announces the availability of the Draft Supplemental Environmental Impact Statement (EIS) for proposed Central Planning Area (CPA) Lease Sales 235, 241, and 247. The proposed oil and gas lease sales are tentatively scheduled to be held in March 2015, 2016, and 2017, respectively, under the *Proposed Final Outer Continental Shelf Oil & Gas Leasing Program: 2012-2017*. This Supplemental EIS updates the analyses in the *Gulf of Mexico OCS Oil and Gas Lease Sales: 2012-2017; Western Planning Area Lease Sales 229, 233, 238, 246, and 248; Central Planning Area Lease Sales 227, 231, 235, 241, and 247, Final Environmental Impact Statement (2012-2017 WPA/CPA Multisale EIS; OCS EIS/EA BOEM 2012-019)* and in the *Gulf of Mexico OCS Oil and Gas Lease Sales: 2013-2014; Western Planning Area Lease Sale 233; Central Planning Area Lease Sale 231, Final Supplemental Environmental Impact Statement (WPA 233/CPA 231 Supplemental EIS; OCS EIS/EA BOEM 2013-0118)*. BOEM is proposing to offer for oil and gas leasing approximately 63 million acres of the total 66.45 million acres in the CPA, with the exception of whole and partial blocks deferred by the Gulf of Mexico Energy Security Act of 2006 and blocks that are beyond the United States Exclusive Economic Zone in the area known as the northern portion of the Eastern Gap.

BOEM published in the August 23, 2013, *Federal Register*, the Notice of Intent (NOI) to prepare a Supplemental EIS for the proposed CPA lease sales. The NOI sought input on the scope of the Supplemental EIS, which covers the proposed CPA oil and gas lease sales offshore the States of Louisiana, Mississippi, and Alabama.

BOEM will publish in the March 21, 2014, *Federal Register*, the Notice of Availability of the Draft Supplemental EIS for proposed CPA Lease Sales 235, 241, and 247. The Draft Supplemental EIS also analyzes relevant new information regarding the *Deepwater Horizon* explosion, oil spill, and response.



MAR 21 2014

BOEM will hold public meetings to obtain comments regarding the Draft Supplemental EIS. The meetings are scheduled as follows:

- **New Orleans, Louisiana:** April 7, 2014, Bureau of Ocean Energy Management, 1201 Elmwood Park Boulevard, New Orleans, Louisiana 70123, beginning at 1:00 p.m. CDT.
- **Gulfport, Mississippi:** April 8, 2014 Courtyard by Marriott Gulfport Beachfront MS Hotel, 1600 East Beach Boulevard, Gulfport, Mississippi 39501; one meeting beginning at 1:00 p.m. CDT; and
- **Mobile, Alabama:** April 9, 2014, Five Rivers—Alabama's Delta Resource Center, 30945 Five Rivers Boulevard, Spanish Fort, Alabama 36527; one meeting beginning at 1:00 p.m. CDT;

If you cannot attend the meetings, you may submit your written comments on the Draft Supplemental EIS no later than May 5, 2014, in one of the following ways:

1. In an envelope labeled "Comments on the CPA 235, 241, and 247 Draft Supplemental EIS" to Mr. Gary D. Goeke, Chief, Environmental Assessment Section, Office of Environment (GM 623E), Bureau of Ocean Energy Management, Gulf of Mexico OCS Region, 1201 Elmwood Park Boulevard, New Orleans, Louisiana 70123-2394;
2. Through the regulations.gov web portal: Navigate to <http://www.regulations.gov> and search for "Oil and Gas Lease Sales: Gulf of Mexico, Outer Continental Shelf; Central Planning Area Lease Sales 235, 241, and 247". (Note: It is important to include the quotation marks in your search terms.) Click on the "Comment Now!" button to the right of the document link. Enter your information and comment, then click "Submit"; or
3. BOEM email address: cpa235@boem.gov

BOEM will be printing and distributing a very limited number of paper copies. In keeping with the Department of the Interior's mission of the protection of natural resources and to limit costs while ensuring the availability of the document to the public, BOEM will primarily distribute digital copies of the Draft Supplemental EIS on compact discs. However, if you require a paper copy, BOEM will provide one upon request if copies are still available.

1. You may obtain a copy of the Draft Supplemental EIS from the Bureau of Ocean Energy Management, Gulf of Mexico OCS Region, 1201 Elmwood Park Boulevard, New Orleans, Louisiana 70123-2394, Attention: Public Information Office (GM 335A), 1201 Elmwood Park Boulevard, Room 250, New Orleans, Louisiana 70123-2394 (1-800-200-GULF).
2. You may download or view the Draft Supplemental EIS on BOEM's website at <http://www.boem.gov/Environmental-Stewardship/Environmental-Assessment/NEPA/nepaprocess.aspx>.

BOEM does not consider anonymous comments; please include your name and address as part of your submittal. BOEM makes all comments, including the names and addresses of respondents, available for public review during regular business hours. Individual respondents may request that BOEM withhold their names and/or addresses from the public record; however, BOEM cannot guarantee that we will be able to do so. If you wish your name and/or address to be withheld, you must state your preference prominently at the beginning of your comment. All submissions from organizations or businesses and from individuals identifying themselves as representatives or officials of organizations or businesses will be made available for public inspection in their entirety.

If you have questions; please call Mr. Gary D. Goeke at 504-736-3233.

If you would like to receive announcements for public meetings and the availability of our environmental documents for Gulf of Mexico OCS activities, please submit your name and contact information to BOEM at https://www.data.boem.gov/homepg/data_center/other/gmaillist/subscribe.asp. You may also request to be removed from the current BOEM mailing list in the same way.

Gulf of Mexico OCS Oil and Gas Lease Sales: 2015-2017

Central Planning Area Lease Sales 235, 241, and 247

Draft Supplemental Environmental Impact Statement



SUMMARY

This Supplemental Environmental Impact Statement (EIS) addresses three proposed Federal actions that offer for lease an area on the Gulf of Mexico Outer Continental Shelf (OCS) that may contain economically recoverable oil and gas resources. Under the *Proposed Final Outer Continental Shelf Oil & Gas Leasing Program: 2012-2017* (Five-Year Program) (USDOl, BOEM, 2012a), five proposed lease sales are scheduled for the Central Planning Area (CPA). The remaining three proposed lease sales within the CPA are proposed CPA Lease Sales 235, 241, and 247, which are tentatively scheduled to be held in March 2015, 2016, and 2017, respectively. Federal regulations allow for several related or similar proposals to be analyzed in one EIS (40 CFR § 1502.4). Since each lease sale proposal and projected activities are very similar for the proposed CPA lease sale area, a single EIS is being prepared for the three remaining proposed CPA lease sales. At the completion of this EIS process, a decision will be made on whether or how to proceed with proposed CPA Lease Sale 235. A separate National Environmental Policy Act (NEPA) review, in a form to be determined by the Bureau of Ocean Energy Management (BOEM), will be conducted prior to BOEM's decision on whether or how to proceed with proposed CPA Lease Sales 241 and 247.

This Supplemental EIS updates the baseline conditions and potential environmental effects of oil and natural gas leasing, exploration, development, and production in the CPA since publication of *Gulf of Mexico OCS Oil and Gas Lease Sales: 2012-2017*; *Western Planning Area Lease Sales 229, 233, 238, 246, and 248*; *Central Planning Area Lease Sales 227, 231, 235, 241, and 247*, *Final Environmental Impact Statement (2012-2017 WPA/CPA Multisale EIS)* (USDOl, BOEM, 2012b) and *Gulf of Mexico OCS Oil and Gas Lease Sales: 2013-2014*; *Western Planning Area Lease Sale 233*; *Central Planning Area Lease Sale 231*, *Final Supplemental Environmental Impact Statement (WPA 233/CPA 231 Supplemental EIS)* (USDOl, BOEM, 2013a).

This Supplemental EIS analyzes the potential impacts of a CPA proposed action on sensitive coastal environments, offshore marine resources, and socioeconomic resources both onshore and offshore. It is important to note that this Supplemental EIS was prepared using the best information that was publicly available at the time the document was prepared. Where relevant information on reasonably foreseeable significant adverse impacts is incomplete or unavailable, the need for the information was evaluated to determine if it was essential to a reasoned choice among the alternatives and if so, it was either acquired or in the event it was impossible or exorbitant to acquire the information, accepted scientific methodologies were applied in its place.

This summary section provides only a brief overview of the proposed CPA lease sales, alternatives, significant issues, potential environmental and socioeconomic effects, and proposed mitigating measures contained in this Supplemental EIS. To obtain the full perspective and context of the potential environmental and socioeconomic impacts discussed, it is necessary to read the entire Supplemental EIS. Relevant discussions of specific topics can be found in the chapters and appendices of this Supplemental EIS as described below.

- **Chapter 1**, The Proposed Actions, describes the purpose of and need for the proposed lease sales, the prelease process, postlease activities, and other OCS-related activities.
- **Chapter 2**, Alternatives Including the Proposed Actions, describes the environmental and socioeconomic effects of a proposed CPA lease sale and alternatives. Also discussed are potential mitigating measures to avoid or minimize impacts.
- **Chapter 3**, Impact-Producing Factors and Scenario, describes activities associated with a proposed lease sale and the OCS Program, and other foreseeable activities that could potentially affect the biological, physical, and socioeconomic resources of the Gulf of Mexico.

Chapter 3.1, Impact-Producing Factors and Scenario—Routine Operations, describes offshore infrastructure and activities (impact-producing factors) associated with a proposed lease sale that could potentially affect the biological, physical, and socioeconomic resources of the Gulf of Mexico.

Chapter 3.2, Impact-Producing Factors and Scenario—Accidental Events, discusses potential accidental events (i.e., oil spills, losses of well control, vessel collisions, and spills of chemicals or drilling fluids) that may occur as a result of activities associated with a proposed lease sale.

Chapter 3.3, Cumulative Activities Scenario, describes past, present, and reasonably foreseeable future human activities, including non-OCS activities, as well as all OCS activities, that may affect the biological, physical, and socioeconomic resources of the Gulf of Mexico.

- **Chapter 4**, Description of the Environment and Impact Analysis, describes the affected environment and provides analysis of the routine, accidental, and cumulative impacts of a CPA proposed action and the alternatives on environmental and socioeconomic resources of the Gulf of Mexico.

Chapter 4.1, Proposed Central Planning Area Lease Sales 235, 241, and 247, describes the routine, accidental, and cumulative impacts of a CPA proposed action and two alternatives to a CPA proposed action on the biological, physical, and socioeconomic resources of the Gulf of Mexico.

Chapter 4 also includes **Chapter 4.2**, Unavoidable Adverse Impacts of the Proposed Actions; **Chapter 4.3**, Irreversible and Irrecoverable Commitment of Resources; and **Chapter 4.4**, Relationship Between the Short-term Use of Man's Environment and the Maintenance and Enhancement of Long-Term Productivity.

- **Chapter 5**, Consultation and Coordination, describes the consultation and coordination activities with Federal, State, and local agencies and other interested parties that occurred during the development of this Supplemental EIS.
- **Chapter 6**, References Cited, is a list of literature cited throughout this Supplemental EIS.
- **Chapter 7**, Preparers, is a list of names of persons who were primarily responsible for preparing and reviewing this Supplemental EIS.
- **Chapter 8**, Glossary, is a list of definitions of selected terms used in this Supplemental EIS.
- **Appendix A**, Air Quality Offshore Modeling Analysis, presents a detailed analysis of the Offshore Coastal Dispersion Model for air quality purposes.
- **Appendix B**, Catastrophic Spill Event Analysis, is a technical analysis of a potential catastrophic event to assist BOEM in meeting the Council on Environmental Quality's (CEQ) requirements for evaluating low-probability catastrophic events under NEPA. The CEQ regulations address impacts with catastrophic consequences in the context of evaluating reasonably foreseeable significant adverse effects in an EIS when they address the issue of incomplete or unavailable information (40 CFR § 1502.22). For NEPA purposes, "[r]easonably foreseeable" impacts include impacts that have catastrophic consequences even if their probability of occurrence is low, provided that the analysis of the impacts is supported by credible scientific evidence, is not based on pure conjecture, and is within the rule of reason" (40 CFR § 1502.22(b)(4)). Therefore, this analysis, which is based on credible scientific evidence, identifies the most likely and most significant impacts from a high-volume blowout and oil spill that continues for an extended period of time. The scenario and impacts discussed in this analysis should not be confused with the scenario and impacts anticipated to result from routine activities or more reasonably foreseeable accidental events of a CPA proposed action.

- **Appendix C**, BOEM-OSRA Catastrophic Run, is a detailed explanation of BOEM's Oil-Spill Risk Analysis (OSRA) and the computer model runs accomplished for this Supplemental EIS.
- **Appendix D**, Recent Publications of the Environmental Studies Program, Gulf of Mexico OCS Region, 2006-Present, contains a listing of publications that originated in BOEM's (and the Agency's predecessors, the Bureau of Ocean Energy Management, Regulation and Enforcement and the Minerals Management Service) Environmental Studies Program of the Gulf of Mexico OCS Region, with a particular focus on the most recent studies.

Proposed Action and Alternatives

The following alternatives were included for analysis in this Supplemental EIS.

Alternatives for Proposed Central Planning Area Lease Sales 235, 241, and 247

Alternative A—The Proposed Action (Preferred Alternative): This alternative would offer for lease all unleased blocks within the proposed CPA lease sale area for oil and gas operations (**Figure 2-1**), with the following exceptions:

- (1) whole and portions of blocks deferred by the Gulf of Mexico Energy Security Act of 2006; and
- (2) blocks that are adjacent to or beyond the United States' Exclusive Economic Zone in the area known as the northern portion of the Eastern Gap.

The U.S. Department of the Interior (DOI) is conservative throughout the NEPA process and includes the total area within the CPA for environmental review even though the leasing portions of the CPA (subareas or blocks) can be deferred during a Five-Year Program.

The proposed CPA lease sale area encompasses about 63 million acres (ac) of the CPA's 66.45 million ac. As of February 2014, approximately 43.5 million ac of the proposed CPA lease sale area are currently unleased. The estimated amount of natural resources projected to be developed as a result of a proposed CPA lease sale is 0.460-0.894 billion barrels of oil (BBO) and 1.939-3.903 trillion cubic feet (Tcf) of gas (**Table 3-1**).

Alternative B—The Proposed Action Excluding the Blocks Near Biologically Sensitive Topographic Features: This alternative would offer for lease all unleased blocks within the proposed CPA lease sale area, as described for the proposed action (Alternative A), but it would exclude from leasing any unleased blocks subject to the Topographic Features Stipulation. The estimated amount of resources projected to be developed is 0.460-0.894 BBO and 1.939-3.903 Tcf of gas (refer to **Chapter 2.3.2** for further details).

Alternative C—No Action: This alternative is the cancellation of a proposed CPA lease sale. If this alternative is chosen, the opportunity for development of the estimated 0.460-0.894 BBO and 1.939-3.903 Tcf of gas that could have resulted from a proposed CPA lease sale would be precluded during the current 2012-2017 Five-Year Program, but it could again be contemplated as part of a future Five-Year Program. Any potential environmental impacts arising out of a proposed CPA lease sale would not occur, but activities associated with existing leases in the CPA would continue. This alternative is also analyzed in the *Outer Continental Shelf Oil and Gas Leasing Program: 2012-2017, Final Environmental Impact Statement* (Five-Year Program EIS) (USDOL, BOEM, 2012c) on a nationwide programmatic level.

Mitigating Measures

Proposed lease stipulations and other mitigating measures designed to reduce or eliminate environmental risks and/or potential multiple-use conflicts between OCS operations and U.S. Department of Defense activities may be applied to the chosen alternative. Ten lease stipulations are proposed for a CPA proposed lease sale—the Topographic Features Stipulation; the Live Bottom (Pinnacle Trend) Stipulation; the Military Areas Stipulation; the Evacuation Stipulation; the Coordination Stipulation; the

Blocks South of Baldwin County, Alabama, Stipulation; the Protected Species Stipulation; the Law of the Sea Convention Royalty Payment Stipulation; the Below Seabed Operations Stipulation; and the Transboundary Stipulation. The Law of the Sea Convention Royalty Payment Stipulation is applicable to proposed CPA lease sales even though it is not an environmental or military stipulation.

Application of lease stipulations will be considered by the Assistant Secretary of the Interior for Land and Minerals (ASLM). The inclusion of the stipulations as part of the analysis of a CPA proposed action does not ensure that the ASLM will make a decision to apply the stipulations to leases that may result from a proposed lease sale, nor does it preclude minor modifications in wording during subsequent steps in the prelease process if comments indicate changes are necessary or if conditions warrant. Any lease stipulations or mitigating measures to be included in a lease sale will be described in the Final Notice of Sale. Mitigating measures in the form of lease stipulations are added to the lease terms and are therefore enforceable as part of the lease.

Scenarios Analyzed

Offshore activities are described in the context of scenarios for a CPA proposed action (**Chapter 3.1**) and for the OCS Program (**Chapter 3.3**). BOEM's Gulf of Mexico OCS Region developed these scenarios to provide a framework for detailed analyses of potential impacts of a proposed CPA lease sale. The scenarios are presented as ranges of the amounts of undiscovered, unleased hydrocarbon resources estimated to be leased and discovered as a result of a CPA proposed action. The analyses are based on a traditionally employed range of activities (e.g., the installation of platforms, wells, and pipelines, and the number of helicopter operations and service-vessel trips) that would be needed to develop and produce the amount of resources estimated to be leased.

The cumulative analysis (**Chapter 4.1.1**) considers environmental and socioeconomic impacts that may result from the incremental impact of a proposed action when added to all past, present, and reasonably foreseeable future activities, including non-OCS activities such as import tankering and commercial fishing, as well as all OCS activities (OCS Program). The OCS Program scenario includes all activities that are projected to occur from past, proposed, and future lease sales during the 40-year analysis period (2012-2051). This includes projected activity from lease sales that have been held, but for which exploration or development has not yet begun or is continuing. In addition to human activities, impacts from natural occurrences, such as hurricanes, are analyzed.

Significant Issues

The major issues that frame the environmental analyses in this Supplemental EIS, the 2012-2017 WPA/CPA Multisale EIS, and the WPA 233/CPA 231 Supplemental EIS are the result of concerns raised during years of scoping for the Gulf of Mexico OCS Program. Issues related to OCS exploration, development, production, and transportation activities include the potential for oil spills, wetlands loss, air emissions, discharges, water quality degradation, trash and debris, structure and pipeline emplacement activities, platform removal, vessel and helicopter traffic, multiple-use conflicts, support services, population fluctuations, demands on public services, land-use planning, impacts to tourism, aesthetic interference, cultural impacts, environmental justice, and conflicts with State coastal zone management programs. Environmental resources and activities identified during the scoping process that warrant environmental analyses include air quality, water quality, coastal barrier beaches and associated dunes, wetlands, seagrass communities, live bottoms, topographic features, *Sargassum* communities, deepwater benthic communities, soft bottom benthic communities, marine mammals, sea turtles, diamondback terrapins, beach mice, coastal and marine birds, Gulf sturgeon, fish resources and essential fish habitat, commercial fisheries, recreational fishing, recreational resources, archaeological resources, and socioeconomic conditions.

Other relevant issues include impacts from the *Deepwater Horizon* explosion, oil spill, and response; impacts from past and future hurricanes on environmental and socioeconomic resources; and impacts on coastal and offshore infrastructure. During the past few years, both the Gulf Coast States and Gulf of Mexico oil and gas activities have been impacted by major hurricanes. The description of the affected environment (**Chapter 4.1.1**) includes impacts from these storms on the physical environment, biological environment, and socioeconomic activities and on OCS-related infrastructure. This Supplemental EIS

also considers baseline data in the assessment of impacts from a CPA proposed action on the resources and the environment (**Chapter 4.1.1**).

Impact Conclusions

The full analyses of the potential impacts of routine activities and accidental events associated with a CPA proposed action and a proposed action's incremental contribution to the cumulative impacts are described in **Chapter 4.1.1**. A summary of the potential impacts from a CPA proposed action on each environmental and socioeconomic resource and the conclusions of the analyses can be found below.

Air Quality: Emissions of pollutants into the atmosphere from the routine activities associated with a CPA proposed action are projected to have minimal impacts to onshore air quality because of the prevailing atmospheric conditions, emission heights, emission rates, and the distance of these emissions from the coastline, and are expected to be well within the National Ambient Air Quality Standards. While regulations are in place to reduce the risk of impacts from hydrogen sulfide (H₂S) and while no H₂S-related deaths have occurred on the OCS, accidents involving high concentrations of H₂S could result in deaths as well as environmental damage. These emissions from routine activities and accidental events associated with a CPA proposed action are not expected to occur at concentrations that would change onshore air quality classifications.

Water Quality (Coastal and Offshore Waters): Impacts from routine activities associated with a CPA proposed action would be minimal if all existing regulatory requirements are met. Coastal water impacts associated with routine activities include increases in turbidity resulting from pipeline installation and navigation canal maintenance, discharges of bilge and ballast water from support vessels, and run-off from shore-based facilities. Offshore water impacts associated with routine activities result from the discharge of drilling muds and cuttings, produced water, residual chemicals used during workovers, structure installation and removal, and pipeline placement. The discharge of drilling muds and cuttings causes temporary increased turbidity and changes in sediment composition. The discharge of produced water results in increased concentrations of some metals, hydrocarbons, and dissolved solids within an area of about 100 meters (m) (328 feet [ft]) adjacent to the point of discharge. Structure installation and removal and pipeline placement disturb the sediments and cause increased turbidity. In addition, offshore water impacts result from supply and service-vessel bilge and ballast water discharges.

Coastal Barrier Beaches and Associated Dunes: Routine activities associated with a CPA proposed action, such as increased vessel traffic, maintenance dredging of navigation canals, and pipeline installation, would cause negligible impacts. Such impacts would be expected to be restricted to temporary and localized disturbances and not deleteriously affect barrier beaches and associated dunes. Indirect impacts from routine activities are negligible and indistinguishable from direct impacts of onshore activities. The potential impacts from accidental events (primarily oil spills) associated with a CPA proposed action are anticipated to be minimal. Should a spill (other than a catastrophic spill) contact a barrier beach, oiling is expected to be light and sand removal during cleanup activities minimized. No significant long-term impacts to the physical shape and structure of barrier beaches and associated dunes are expected to occur as a result of a CPA proposed action.

Wetlands: Routine activities associated with a CPA proposed action are expected to be small, localized, and temporary due to the small length of projected onshore pipelines, the minimal contribution to the need for maintenance dredging, the disposal of OCS wastes, and the mitigating measures that would be used to further reduce these impacts. Indirect impacts from wake erosion and saltwater intrusion are expected to result in low impacts that are indistinguishable from direct impacts from inshore activities. The potential impacts from accidental events (primarily oil spills) are anticipated to be minimal. Overall, impacts to wetland habitats from an oil spill associated with activities related to a CPA proposed action would be expected to be small and temporary because of the nature of the system, regulations, and specific cleanup techniques.

Seagrass Communities: Turbidity impacts from pipeline installation and maintenance dredging associated with a CPA proposed action would be temporary and localized. The increment of impacts from service-vessel transit associated with a CPA proposed action would be minimal. Should an oil spill occur near a seagrass community, impacts from the spill and cleanup would be considered short term in duration and minor in scope. Close monitoring and restrictions on the use of bottom-disturbing equipment to clean up the spill would be needed to avoid or minimize those impacts.

Live Bottoms (Pinnacle Trend and Low Relief): The combination of its depth (200-400 ft; 60-120 m), separation from sources of impacts as mandated by the Live Bottom (Pinnacle Trend) Stipulation and through site-specific seafloor reviews of proposed activity, and a community adapted to sedimentation makes damage to the ecosystem unlikely from routine activities associated with a CPA proposed action. In the unlikely event that oil from a subsurface spill would reach the biota of these communities, the effects would be primarily sublethal for adult sessile biota, and there would be limited incidences of mortality.

Topographic Features: The routine activities associated with a CPA proposed action that would impact topographic feature communities include anchoring, infrastructure and pipeline emplacement, infrastructure removal, drilling discharges, and produced-water discharges. However, adherence to the proposed Topographic Features Stipulation would make damage to the ecosystem unlikely. Contact with accidentally spilled oil would cause lethal and sublethal effects in benthic organisms, but the oiling of benthic organisms is not likely because of the small area of the banks, the scattered occurrence of spills, the depth of the features, and because the proposed Topographic Features Stipulation, if applied, would keep subsurface sources of spills away from the immediate vicinity of topographic features.

Sargassum Communities: The impacts that are associated with a CPA proposed action are expected to have only minor effects to a small portion of the *Sargassum* community as a whole. Limited portions of the *Sargassum* community could suffer mortality if it contacts spilled oil or cleanup activities. The *Sargassum* community lives in pelagic waters with generally high water quality and would be resilient to the minor effects predicted. It has a yearly cycle that promotes quick recovery from impacts. No measurable impacts are expected to the overall population of the *Sargassum* community from a CPA proposed action.

Chemosynthetic and Nonchemosynthetic Deepwater Benthic Communities: Chemosynthetic and nonchemosynthetic communities are susceptible to physical impacts from structure placement, anchoring, and pipeline installation associated with a CPA proposed action. However, the policy requirements described in Notice to Lessees and Operators (NTL) 2009-G40 greatly reduce the risk of these physical impacts by clarifying the measures that must be taken to ensure avoidance of potential chemosynthetic communities and, by consequence, avoidance of other hard bottom communities. Even in situations where substantial burial of typical benthic infaunal communities occurred, recolonization by populations from widespread, neighboring, soft bottom substrate would be expected over a relatively short period of time for all size ranges of organisms. Potential accidental events associated with a CPA proposed action are expected to cause little damage to the ecological function or biological productivity of the widespread, low-density chemosynthetic communities and the widespread, typical, deep-sea benthic communities.

Soft Bottom Benthic Communities: The routine activities associated with a CPA proposed action that would impact soft bottoms generally occur within a few hundred meters of platforms, and the greatest impacts are seen close to the platform communities. Although localized impacts to comparatively small areas of the soft bottom benthic communities would occur, the impacts would be on a relatively small area of the seafloor compared with the overall area of the seafloor of the CPA (268,922 km²; 103,831 mi²). A CPA proposed action is not expected to adversely impact the entire soft bottom environment because the local impacted areas are extremely small compared with the entire seafloor of the Gulf of Mexico and because the soft bottom benthic communities are ubiquitous throughout the Gulf of Mexico.

Marine Mammals: Routine events related to a CPA proposed action are not expected to have adverse effects on the size and productivity of any marine mammal species or population in the northern Gulf of Mexico. Characteristics of impacts from accidental events depend on chronic or acute exposure from accidental events resulting in harassment, harm, or mortality to marine mammals, while exposure to dispersed hydrocarbons is likely to result in sublethal impacts.

Sea Turtles: Routine activities resulting from a CPA proposed action have the potential to harm sea turtles, although this potential is unlikely to rise to a level of significance due to the activity already present in the Gulf of Mexico and due to mitigating measures that are in place. Accidental events associated with a CPA proposed action have the potential to impact small to large numbers of sea turtles. Populations of sea turtles in the northern Gulf of Mexico may be exposed to residuals of oils spilled as a result of a CPA proposed action during their lifetimes. While chronic or acute exposure from accidental events may result in the harassment, harm, or mortality to sea turtles, in the most likely scenarios, exposure to hydrocarbons persisting in the sea following the dispersal of an oil slick are expected to most often result in sublethal impacts (e.g., decreased health and/or reproductive fitness and increased

vulnerability to disease) to sea turtles. The incremental contribution of a CPA proposed action would not be likely to result in a significant incremental impact on sea turtles within the CPA; in comparison, non-OCS energy-related activities, such as overexploitation, commercial fishing, and pollution, have historically proved to be a greater threat to the sea turtle species.

Diamondback Terrapins: The routine activities of a CPA proposed action are unlikely to have significant adverse effects on the size and recovery of terrapin species or populations in the Gulf of Mexico. Impacts on diamondback terrapins from smaller accidental events are likely to affect individual diamondback terrapins in the spill area, but they are unlikely to rise to the level of population effects (or significance) given the probable size and scope of such spills. Due to the distance of most terrapin habitat from offshore OCS energy-related activities, impacts associated with activities occurring as a result of a CPA proposed action are not expected to impact terrapins or their habitat. The incremental effect of a CPA proposed action on diamondback terrapin populations is not expected to be significant when compared with historic and current non-OCS energy-related activities, such as habitat loss, overharvesting, crabbing, and fishing.

Alabama, Choctawhatchee, St. Andrew, and Perdido Key Beach Mice: An impact from the consumption of beach trash and debris associated with a CPA proposed action on the Alabama, Choctawhatchee, St. Andrew, and Perdido Key beach mice is possible but unlikely. While potential spills that could result from a CPA proposed action are not expected to contact beach mice or their habitats, large-scale oiling of beach mice could result in extinction, and, if all personnel are not thoroughly trained, oil-spill response and cleanup activities could have a significant impact to the beach mice and their habitat.

Coastal and Marine Birds: The majority of impacts resulting from routine activities associated with a CPA proposed action on threatened and endangered and nonthreatened and nonendangered avian species are expected to be adverse, but not significant. These impacts include behavioral effects, exposure to or intake of OCS-related contaminants and discarded debris, disturbance-related impacts, and displacement of birds from habitats that are destroyed, altered, or fragmented, making these areas otherwise unavailable. Impacts from potential oil spills associated with a CPA proposed action and the effects related to oil-spill cleanup are expected to be adverse, but not significant. Oil spills, irrespective of size, can result in some mortality as well as sublethal, chronic short- and long-term effects, in addition to potential impacts to food resources. The effect of cumulative activities on coastal and marine birds is expected to result in discernible changes to avian species composition, distribution, and abundance. The incremental contribution of a CPA proposed action to cumulative impacts is expected to be adverse, but not significant, because it may seriously alter avian species' composition and abundance due to reductions in the overall carrying capacity of disturbed habitats, and possibly to the availability, abundance, and distribution of preferred food resources.

Gulf Sturgeon: Routine activities associated with a CPA proposed action, such as the installation of pipelines, maintenance dredging, potential vessel strikes, and nonpoint-source runoff from onshore facilities, would cause negligible impacts and would not deleteriously affect Gulf sturgeon. Indirect impacts from routine activities to inshore habitats are negligible and indistinguishable from direct impacts of inshore activities and are further reduced through mitigations and regulations. The potential impacts from accidental events, mainly oil spills associated with a CPA proposed action, are anticipated to be minimal. Because of the floating nature of oil, reduced toxicity through weathering (offshore dispersant treatment) and the small tidal range of the Gulf of Mexico, oil spills alone would typically have very little impact on benthic feeders such as the Gulf sturgeon. The incremental contribution of a CPA proposed action to the cumulative impact is negligible.

Fish Resources and Essential Fish Habitat: Fish resources and essential fish habitat could be impacted by coastal environmental degradation potentially caused by canal dredging, increases in infrastructure, and inshore spills and marine environmental degradation possibly caused by pipeline trenching, offshore discharges, and offshore spills. Impacts of routine dredging and discharges are localized in time and space and are regulated by Federal and State agencies through permitting processes; therefore, there would be minimal impact to fish resources and essential fish habitat from these routine activities associated with a CPA proposed action. Accidental events that could impact fish resources and essential fish habitat include blowouts and oil or chemical spills. If a spill were to occur as a result of a CPA proposed action and if it was proximate to mobile fishes, the impacts of the spill would depend on multiple factors, including the amount spilled, the areal extent of the spill, the distance of the spill from particular essential fish habitats (e.g., nursery habitats), and the type and toxicity of oil spilled. Much of

the sensitive essential fish habitat would have decreased effects from oil spills because of the depths many are found and because of the distance that these low-probability spills would occur from many of the essential fish habitats (due to stipulations, NTL's, etc.). If there is an effect of an oil spill on fish resources in the Gulf of Mexico, it is expected to cause a minimal decrease in standing stocks of any population. This is because most spill events would be localized, therefore affecting a small portion of fish populations.

Commercial Fisheries: Routine activities in the CPA, such as seismic surveys and pipeline trenching, would cause negligible impacts and would not deleteriously affect commercial fishing activities. Indirect impacts from routine activities to inshore habitats are negligible and indistinguishable from direct impacts of inshore activities on commercial fisheries. The potential impacts from accidental events, such as a well blowout or an oil spill, associated with a CPA proposed action are anticipated to be minimal. Commercial fishermen are anticipated to avoid the area of a well blowout or an oil spill. Large spills may impact commercial fisheries by area closures. The extent of impact depends on the areal extent and length of the closure. The impact of spills on catch or value of catch would depend on the volume and location (i.e., distance from shore) of the spill, as well as the physical properties of the oil spilled.

Recreational Fishing: There could be minor and short-term, space-use conflicts with recreational fishermen during the initial phases of a CPA proposed action. A CPA proposed action could also lead to low-level environmental degradation of fish habitat, which would also negatively impact recreational fishing activity. However, these minor negative effects would be offset by the beneficial role that oil platforms serve as artificial reefs for fish populations. An oil spill would likely lead to recreational fishing closures in the vicinity of the oil spill. Except for a catastrophic spill such as the *Deepwater Horizon* oil spill, oil spills should not affect recreational fishing to a large degree due to the likely availability of substitute fishing sites in neighboring regions.

Recreational Resources: Routine OCS actions can cause minor disturbances to recreational resources, particularly beaches, through increased levels of noise, debris, and rig visibility. The oil spills most likely to result from a CPA proposed action would be small, of short duration, and not likely to impact Gulf Coast recreational resources. Should an oil spill occur and contact a beach area or other recreational resource, it would cause some disruption during the impact and cleanup phases of the spill. However, except for a catastrophic spill such as the *Deepwater Horizon* oil spill, these effects are likely to be small in scale and of short duration.

Archaeological Resources (Historic and Prehistoric): The greatest potential impact to an archaeological resource as a result of routine activities associated with a CPA proposed action would result from direct contact between an offshore activity (e.g., platform installation, drilling rig emplacement, structure removal or site clearance operation, and dredging or pipeline project) and a historic or prehistoric site. The archaeological survey and archaeological clearance of sites, where required prior to an operator beginning oil and gas activities on a lease, are expected to be highly effective at identifying possible offshore archaeological sites; however, should such contact occur, there would be localized damage to or loss of significant and/or unique archaeological information. It is expected that coastal archaeological resources would be protected through the review and approval processes of the various Federal, State, and local agencies involved in permitting onshore activities.

It is not very likely that a large oil spill would occur and contact coastal prehistoric or historic archaeological sites from accidental events associated with a CPA proposed action. Should a spill contact a prehistoric archaeological site, damage might include loss of radiocarbon-dating potential, direct impact from oil-spill cleanup equipment, and/or looting resulting in the irreversible loss of unique or significant archaeological information. The major effect from an oil-spill impact on coastal historic archaeological sites would be visual contamination, which, while reversible, could result in additional impacts to fragile cultural materials from the cleaning process.

Land Use and Coastal Infrastructure: A CPA proposed action would not require additional coastal infrastructure, with the exception of possibly one new gas processing facility and one new pipeline landfall, and it would not alter the current land use of the analysis area. The existing oil and gas infrastructure is expected to be sufficient to handle development associated with a CPA proposed action. There may be some expansion at current facilities, but the land in the analysis area is sufficient to handle such development. There is also sufficient land to construct a new gas processing plant in the analysis area, should it be needed. Accidental events such as oil or chemical spills, blowouts, and vessel collisions would have no effects on land use. Coastal or nearshore spills, as well as vessel collisions, could have short-term adverse effects on coastal infrastructure, requiring cleanup of any oil or chemicals spilled.

Demographics: A CPA proposed action is projected to minimally affect the demography of the analysis area. Population impacts from a CPA proposed action are projected to be minimal (<1% of total population) for any economic impact area in the Gulf of Mexico region. The baseline population patterns and distributions, as projected and described in **Chapter 4.1.1.23**, are expected to remain unchanged as a result of a CPA proposed action. The increase in employment is expected to be met primarily with the existing population and available labor force, with the exception of some in-migration (from elsewhere within or outside the U.S.), which is projected to move into focal areas such as Port Fourchon. Accidental events associated with a CPA proposed action, such as oil or chemical spills, blowouts, and vessel collisions, would likely have no effects on the demographic characteristics of the Gulf coastal communities.

Economic Factors: A CPA proposed action is expected to generate a <1 percent increase in employment in any of the coastal subareas, even when the net employment impacts from accidental events are included. Most of the employment related to a CPA proposed action is expected to occur in Louisiana and Texas. The demand would be met primarily with the existing population and labor force.

Environmental Justice: Environmental justice implications arise indirectly from onshore activities conducted in support of OCS exploration, development, and production. Because the onshore infrastructure support system for OCS-related industry (and its associated labor force) is highly developed, widespread, and has operated for decades within a heterogeneous Gulf of Mexico population, a CPA proposed action is not expected to have disproportionately high or adverse environmental or health effects on minority or low-income people. A CPA proposed action would help to maintain ongoing levels of activity, which may or may not result in the expansion of existing infrastructure. For a detailed discussion of scenario projections and the potential for expansion at existing facilities and/or construction of new facilities, refer to **Chapter 3.1.2**.



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REGIONAL CLEARINGHOUSE INTERGOVERNMENTAL COORDINATION AND RESPONSE

Date: 4-29-14

PROJECT DESCRIPTION

#57- Environmental Protection Agency - State Revolving Funds - Nature Coast Regional Water Authority, Old Town Water System Extension - Dixie, Gilchrist and Levy Counties, Florida (SAI#: FL201403206854C)

TO: Lauren Milligan, Florida State Clearinghouse

 COMMENTS ATTACHED

 X NO COMMENTS REGARDING THIS PROJECT

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

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

WATER FACILITIES PLAN

for

**SRF OLD TOWN WATER SYSTEM EXTENSION
NATURE COAST REGIONAL WATER AUTHORITY
SRF GRANT/LOAN AGREEMENT DW380710**



Prepared by:

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Orange Park, Florida
Project No. 0904-03-1
March 2014
(FDEP SRF Submittal)

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THE UNITED STATES OF AMERICA

DEPARTMENT OF THE INTERIOR

BUREAU OF LAND MANAGEMENT

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1.0 SUMMARY OF FINDINGS AND RECOMMENDATIONS

This Water Facilities Plan (Plan) has been prepared by Mittauer & Associates, Inc., Consulting Engineers for Nature Coast Regional Water Authority (NCRWA) to meet the Florida Department of Environmental Protection (FDEP) State Revolving Fund (SRF) Program requirements. This Plan assesses the viability of providing potable water to Old Town, an unincorporated community within Dixie County, through a NCRWA member's central water system. Old Town presently does not have a central water or sewer system, and each resident or business obtains potable water through on-site systems. The Florida Department of Health (FDOH) and FDEP have documented a number of groundwater contamination issues that are affecting water quality and presenting hazardous conditions for end users within Old Town. The primary contaminant of concern, as discussed further herein, is Arsenic. Residents and businesses must currently utilize on-site treatment systems to remove the Arsenic to meet state and federal Safe Drinking Water concentrations (see Chapter 62-550, Florida Administrative Code). In addition to the water quality issues, Old Town's lack of a central water system also affects fire protection capabilities. Addressing these serious groundwater contamination issues, fire protection capabilities, and providing reliable, safe drinking water to the public in a cost-effective manner, encompasses NCRWA's goals and summarizes the reasons for its creation and existence.

In order to resolve the contamination issues, the NCRWA reviewed a number of alternatives to serve the Old Town area including: (a) a no-action alternative, (b) extension of the City of Fanning Springs' central water system, and (c) extension of the Town of Cross City's central water system. Fanning Springs and Cross City are the closest communities in proximity to Old Town, and each respectively has sufficient capacity to serve the Old Town residents and businesses. Due to the approximate 8 to 10-mile distance (pending final connection location) between Cross City and Old Town, this alternative was not feasible due to larger capital costs, concerns related to water quality, and the inability to provide sufficient service pressure in Phase 1 of the project thus requiring a booster system. Extending service from the City of Fanning Springs' distribution system decreases the piping length by approximately 75% resulting in a 3.4-mile main extension and allows potable service within Phase 1 without booster pump facilities.

Within the Fanning Springs alternative, Phase 1 of this project included a piping extension into Old Town's core commercial district. After Phase 1, the conceptual

planning includes the potential for four (4) to five (5) additional phases to extend potable service to a local school and many other residential areas in and around Old Town that have contamination issues or concerns. Within this Plan, two (2) sub-alternatives were reviewed related to enhancing to the Fanning Springs' central water system to provide the necessary fire protection needs once Phase 1 is completed. The sub-alternatives include a comparison between constructing either: (a) an elevated storage tank (EST) within the Old Town commercial core or (b) a new pumping station/system with a ground storage tank (GST) and hydropneumatic tanks within Fanning Springs.

Pursuant to the enclosed analysis and recommendations, the Plan's findings and recommendations are summarized as follows:

- The most cost-effective alternative to serve Old Town is via extension of the City of Fanning Springs water system.
- Phase 1 will include service to the Old Town commercial core in addition to other businesses and residences that are located along the Phase 1 pipeline extension corridor.
- Due to the funding limitations, fire suppression capabilities toward the Old Town Commercial Core will be limited to flows around 350 gpm due to hydraulic limitations of the single pipeline extension. The main intent of Phase 1 is to extend a central water system to as many commercial businesses and residents as the available funding will allow. Fire suppression capabilities will be limited for areas of the Phase 1 system including the Old Town Commercial Core, and residential areas along and adjacent to Jungle Road off of US 19.
- NCRWA is a newly created entity, and this project will move the Authority from a 'planning entity' into a day-to-day operational utility. At this time, the NCRWA revenue is limited to member community 'donations' whose total revenue is approximately \$10,000 to \$15,000 per year. Since the Authority does not have any other revenue streams or customers, Phase 1 construction can only be completed through grant funding.
- NCRWA must develop the utility's various operational structures to prepare for implementation of Phase 1. These items include but are not limited to: bulk service agreement from the City of Fanning Springs, billing structure,

- billing service, utility service requirements/rules, utility standards, etc.
- Following completion of Phase 1, the Study found that construction of an EST near the center of Old Town will be required to provide necessary storage and fire protection capabilities. This improvement would be required within construction of Phase 2.
- It is recommended for the City of Fanning Springs to pursue an additional well at a separate parcel since the City's existing wells are adjacent to one another leading to firm capacity concerns.

The Phase 1 project cost (i.e., planning, design, permitting, and construction) is currently estimated at \$1,513,000, which includes a 10% contingency. The annual operational cost of the Phase 1 improvements are estimated as \$44,000 per year. The annual operating revenue with Phase 1 on-line is estimated to be \$62,000 per year. Phase 1 funding is summarized in **Table 1-1**.

TABLE 1-1 PHASE 1 FUNDING SOURCES			
Source	Pre-Construction	Construction	Total
FDEP SRF Grant	\$163,800	\$1,000,000	\$1,163,800
SRWMD Grant	\$28,900	\$321,100	\$350,000
State of Florida Water Quality Trust Fund (<i>Estimated</i>)	--	\$204,000	\$204,000
TOTAL	\$192,700	\$1,525,100	\$1,717,800

A portion of the SRWMD Grant is also dedicated to non-construction costs associated with construction completion. The total funding currently available for 'construction' costs is \$1,383,500 [i.e., (FDEP SRF \$1,000,000) + (SRWMD \$179,500) + (Water Quality Trust Fund \$204,000)]. Without a 10% contingency, the estimated construction costs are approximately \$1,375,000.

The planning period within the Study is 20 years, from 2013 to 2033. Details and further discussion related to this Summary of Findings and Recommendations is provided herein.

NOTE: ALL ITEMS WITH A HIGHLIGHTING INDICATE WORKING NUMBERS CURRENTLY BEING NEGOTIATED WITH THE CITY OF FANNING SPRINGS AND NCRWA

2.0 INTRODUCTION

2.1 Background

The NCRWA was formed via an Interlocal Agreement ("Agreement") pursuant to Florida Statute Section 163.01. The Agreement was executed in June 2009, and included charter members: Dixie County, Gilchrist County, Town of Bell, Town of Cross City, City of Fanning Springs, and the City of Trenton. At this time, all members except the Town of Cross City are active participants. A copy of the Agreement is enclosed herein as **Appendix A**. As stated within the Agreement, the purpose of the NCRWA is to:

- "1. Acquire water, wastewater, and/or reclaimed utility facilities and systems through the Service Area;
2. Acquire, construct, own, improve, operate, manage, and maintain the Authority Facilities;
3. Provide the most economic and efficient water, wastewater, and reclaimed utility services throughout the Service Area in a non-discriminatory manner; and
4. Dispose, from time to time, of such portions of the Authority Facilities to Authority Members, other Public Agencies or entities as it deems appropriate in accordance with the terms hereof and the terms of any Utility Acquisition Agreements."

In addition, the NCRWA: "...serves a public purpose, and is, in all respects, for the benefit of the people of this State, affected Authority Members and their constituents, and the persons or entities served by the Authority Facilities."

The NCRWA Service Area is generally situated approximately 30 miles west of Gainesville, 35 miles south-southwest of Lake City, and 90 miles southeast of Tallahassee. The Service Area is bisected by State Highway 19/27 which leads from the Tampa/St. Petersburg area through Tallahassee, and also by the Suwannee River which flows generally from north to south from South Georgia to the Gulf of Mexico forming the county line between Dixie and Gilchrist Counties. The general NCRWA Service Area is shown within **Figure 2-1**.

The NCRWA Service Area is comprised mostly of unincorporated areas within Dixie and Gilchrist Counties. A majority of these municipalities and communities, however,

LAFAYETTE COUNTY
DIXIE COUNTY

SUWANNEE RIVER

PRELIMINARY
NCRWA
SERVICE AREA

OLD
TOWN
PLANNING
AREA

SPRING
SPRINGS

GILCHRIST COUNTY
LEVY COUNTY

SUWANNEE RIVER

DIXIE COUNTY
LEVY COUNTY

are non-contiguous and separated by significant stretches of rural areas. This has resulted in the existence of many separate, and sometimes private or on-site, water and wastewater systems to serve the communities.

In 2009, NCRWA tasked an engineering consultant team to develop a Regional Water and Wastewater Feasibility Study ("Feasibility Study"), evaluating each member community's utility system(s), utility demands, regulatory restrictions, etc. and review/develop options to provide regional utility service to/from member communities to unincorporated areas within the Service Area. The review included, but was not limited to: evaluation of existing infrastructure capabilities, environmental review, population/demand projections, utility expansion concepts, and development considerations.

One of the Feasibility Study's highest priority projects, which was also the most feasible project with relation to those reviewed, included extension of potable water from the City of Fanning Springs to the unincorporated areas of Old Town within Dixie County. The general location of Old Town in relation to the NCRWA Service Area is provided within **Figure 2-2**. Old Town does not have a central water or sewer system. Each resident or commercial business requires on-site systems for potable water and sanitary sewer service. Over the years, elevated Arsenic levels within the groundwater within and around Old Town has become a significant health issue. Therefore, this project was one of the Feasibility Study's recommended projects and is now the focus of the enclosed Plan.

Since completion of the Feasibility Study, the NCRWA has been reviewing, applying, and securing funding to move the "Old Town Project" concept into an operational utility project. The NCRWA submitted a revised Request for Inclusion (RFI) to the FDEP State Revolving Fund (SRF) during April 2013 and a Suwannee River Water Management District (SRWMD) grant application during November 2012. Both efforts resulted in funding approval that has assisted with funding this Plan as well as design, permitting, and construction of the Phase 1 project as discussed further herein. Additional construction funding will be sought from the State of Florida's Water Quality Trust Fund.



CITY OF FANNING SPRINGS

OLD TOWN

SE C.R. 349

10" C.R. 55

2.2 Need

Over the past five (5) to six (6) years, the Dixie County Department of Health (DCDOH), along with the Alachua County Department of Health (ACDOH) and FDEP, has been investigating groundwater quality around various areas within Old Town. Initial findings indicated that Arsenic levels in the groundwater within some locations were above the Maximum Containment Limit (MCL) as defined within the State of Florida's Administrative Code (F.A.C.) and guidance provided by the Environmental Protection Agency (EPA). Arsenic's MCL within potable water is 0.010 milligrams per liter (mg/l) or 10 parts per billion (ppb) per Chapter 62-550.310(1) (c), F.A.C. The DOH has implemented a stepped approach to identify water quality issues within Old Town. If sampling from a resident's or commercial establishment's water supply well confirmed contamination (i.e., elevated levels of Arsenic), then another sampling regimen was begun for all surrounding wells within a specified range. The typical range may be a 1/4 mile or more, and can represent as much as ten (10) additional sampling wells. As additional contamination is found, the process is expanded and begins to perpetuate into larger and larger surveying. Through this process, the health department and FDEP have found and mapped elevated Arsenic levels within Dixie County as shown in **Figure 2-3**.

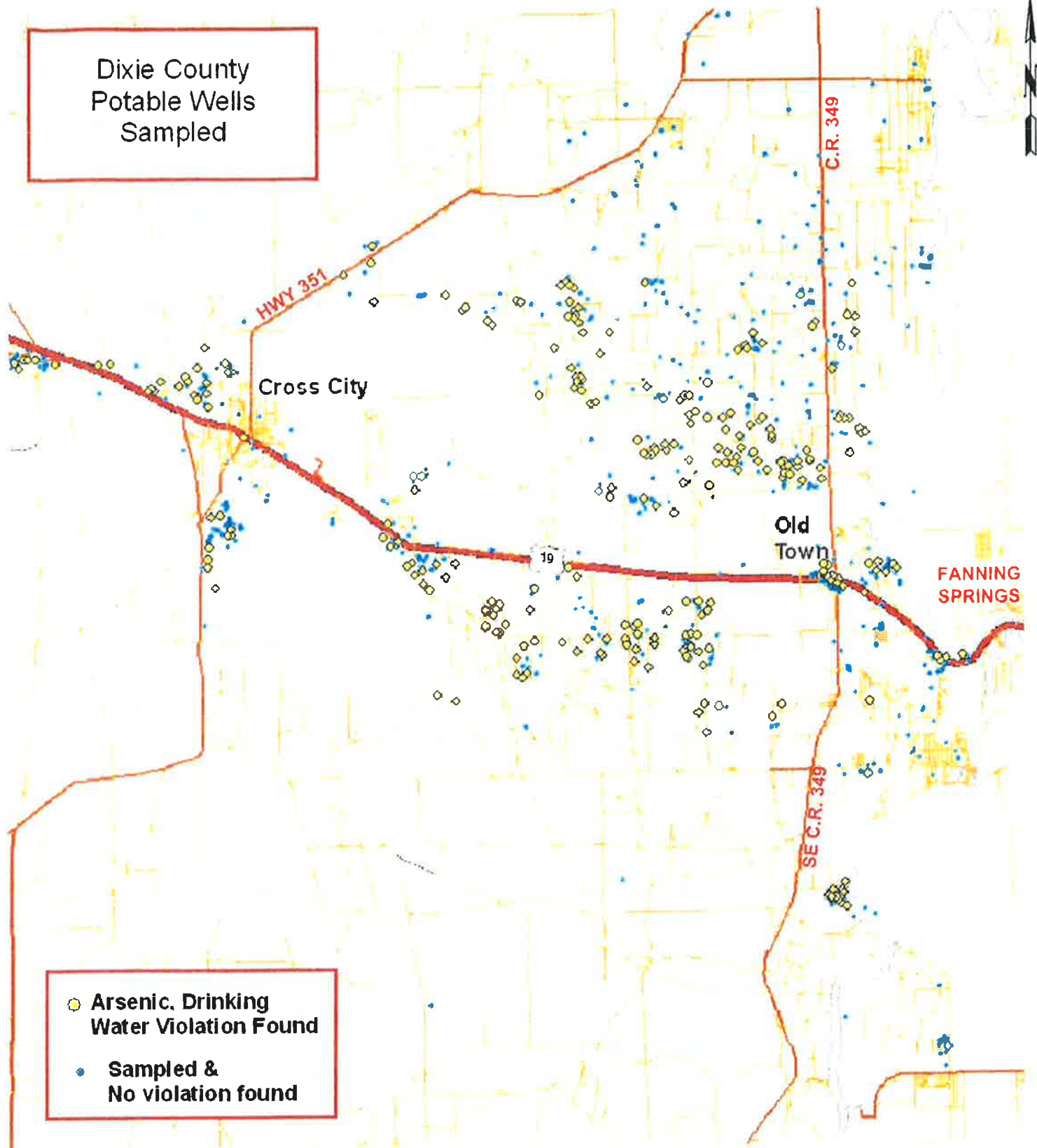
EPA characterizes Arsenic and its effects as follows:

"Arsenic is a semi-metal element in the periodic table. It is odorless and tasteless. It enters drinking water supplies from natural deposits in the earth or from agricultural and industrial practices. Non-cancer effects can include thickening and discoloration of the skin, stomach pain, nausea, vomiting, diarrhea, numbness in hands and feet, partial paralysis, and blindness. Arsenic has been linked to cancer of the bladder, lungs, skin, kidney, nasal passages, liver and prostate."

As FDEP and the health department have located contaminated wells, they have fitted each location with an individual reverse osmosis (RO) filter with additional oxidizing components to capture and/or treat any Arsenic found within the groundwater. As they have fitted locations with this filter, they have found each filter provides sufficient treatment capacity to service a residential location for a year. The health department was sampling each of these wells on a regular basis once the filters were in use, but they have found sufficient efficacy through past installations that they no longer sample these wells after the filter is brought on line. Once on-line,

SCALE: 1" = 2 MILES±

Dixie County
Potable Wells
Sampled



- Arsenic, Drinking Water Violation Found
- Sampled & No violation found

Nature Coast Regional Water Authority



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NATURE COAST REGIONAL WATER AUTHORITY
SRF Old Town Water System Extension
DOH & FDEP Arsenic Sampling Results
Gilchrist, Dixie, Levy Counties

FIGURE
2-3
November 2013
Project No.
0904-03-1

the filters are replaced on an annual basis. Water quality sampling has not continued at numerous locations within the County since filters are online and are being maintained/replaced through FDEP funding.

FDEP's typical approach is to provide one (1) filter unit at a resident's sink. Other connections within the house, including bathing and washing facilities, continue to have untreated groundwater in use. This type of connection is defined as a point of service (POS). At commercial establishments where potable water consumption can not be limited, a filter unit is connected near the well head and requires a larger, more expensive model. These connections are defined as a point of entry (POE) system. In either case, the filters are replaced on an annual basis and water quality sampling may not continue once the filtering is underway.

With numerous groundwater contamination hits occurring in the Old Town area, the need for reliable and safe-drinking water is underscored. In addition to providing residents with potable water, a central water system would also allow commercial facilities to abandon their on-site systems, eliminating the potential exposure from the water utilized at these businesses to prepare food and drinks. Restaurants and grocery facilities would have confidence that the potable water being used at their businesses meets state drinking water standards. The extension of central potable water would also alleviate well contamination that occurs in parts of Old Town when the Suwannee River floods. These weather events can result in surface water contamination of on-site wells.

2.3 Scope of Study

The development of this Plan included assessments of the following data:

- Inventory of the existing water treatment plant.
- Service area characteristics, conditions, and environmental impacts.
- Projected service area needs for planning period.
- Alternative solutions.
- Recommended solution and cost to implement.
- Consumer cost.