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MEETING NOTICE

CLEARINGHOUSE COMMITTEE

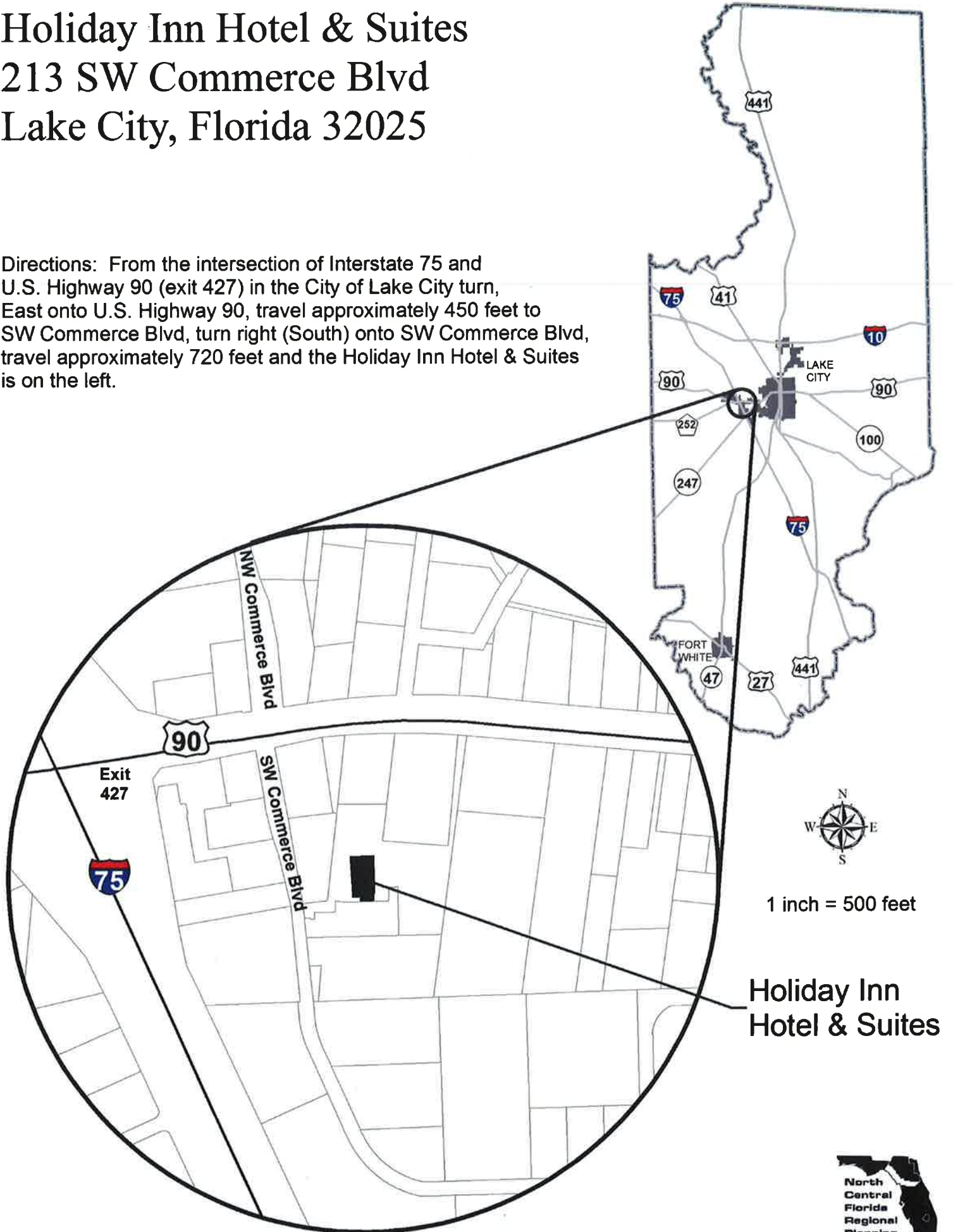
There will be a meeting of the Clearinghouse Committee of the North Central Florida Regional Planning Council on **October 22, 2015**. The meeting will be held at the **Holiday Inn Hotel & Suites, 213 SW Commerce Boulevard, Lake City**, beginning at **6:00 p.m.**

(Location Map on Back)

Holiday Inn Hotel & Suites

213 SW Commerce Blvd
Lake City, Florida 32025

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





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AGENDA

CLEARINGHOUSE COMMITTEE

Holiday Inn Hotel & Suites
Lake City, Florida

October 22, 2015
6:00 p.m.

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| II. | COMMITTEE-LEVEL REVIEW ITEMS | |
| | <u>Comprehensive Plan Amendments</u> | |
| | #82 - City of Dunnellon Comprehensive Plan Draft Amendment (DEO No. 15-1ESR) | 9 |
| | #83 - Alachua County Comprehensive Plan Draft Amendment (DEO No. 15-2ESR) | 39 |
| | #84 - City of Jasper Comprehensive Plan Adopted Amendment (DEO No. 15-1ER) | 49 |
| III. | STAFF-LEVEL REVIEW ITEMS | |
| | #75 - Water Treatment Plant Improvements - USDA Rural Development
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NORTH CENTRAL FLORIDA REGIONAL PLANNING COUNCIL
CLEARINGHOUSE COMMITTEE
MINUTES

Holiday Inn Hotel and Suites
Lake City, Florida

September 24, 2015
6:00 p.m.

MEMBERS PRESENT

Donnie Hamlin
James Montgomery, Vice-Chair
Patricia Patterson
Randy Wells
Stephen Witt

MEMBERS ABSENT

Beth Burnam
Jim Catron
Mike Williams

STAFF PRESENT

Steven Dopp

The meeting was called to order by Vice-Chair Montgomery at 6:07 p.m.

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

#80 - City of Gainesville Comprehensive Plan Draft Amendments (DEO No. 15-2ESR); and

#81 - City of Hawthorne Comprehensive Plan Draft Amendment (DEO No. 15-1ESR)

ACTION: It was moved by Commissioner Wells and seconded by Commissioner Patterson to add the above-referenced items to the agenda and to approve the agenda as amended. The motion carried unanimously.

I. APPROVAL OF THE AUGUST 27, 2015 MEETING MINUTES

ACTION: It was moved by Mayor Witt and seconded by Commissioner Hamlin to approve the August 27, 2015 meeting minutes as circulated. The motion carried unanimously.

II. COMMITTEE-LEVEL REVIEW ITEMS

#74 - City of Lake City Comprehensive Plan Draft Amendments (DEO No. 15-1ER)

Mr. Dopp stated that the staff report finds the local government comprehensive plan, as amended, is 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 report as circulated. The motion carried unanimously.

#76 - City of High Springs Comprehensive Plan Adopted Amendment (DEO No. 15-2ESR)

Mr. Dopp stated that the staff report finds the local government comprehensive plan, as amended, is not anticipated to result in significant adverse impacts to Natural Resources of Regional Significance, regional facilities or adjoining local governments

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

#78 - City of Madison Comprehensive Plan Draft Amendment (DEO No.15-1ER)

Mr. Dopp stated that the staff report finds the local government comprehensive plan, as amended, is not anticipated to result in significant adverse impacts to Natural Resources of Regional Significance, regional facilities or adjoining local governments

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

#79 - Sabal Trail Natural Gas Pipeline Draft Environmental Impact Statement

Mr. Dopp stated that the staff report recommends the preferred alternative as proposed in the Draft Environmental Impact Statement with the condition that the preferred alternative maximize co-location with existing rights-of-way to the maximum extent possible.

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

#80 - City of Gainesville Comprehensive Plan Draft Amendments (DEO No. 15-2ESR)

Mr. Dopp stated that the staff report finds the local government comprehensive plan, as amended, is not anticipated to result in significant adverse impacts to Natural Resources of Regional Significance, regional facilities or adjoining local governments

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

#81 - City of Hawthorne Comprehensive Plan Draft Amendment (DEO No. 15-1ESR)

Mr. Dopp stated that the staff report finds the local government comprehensive plan, as amended, is not anticipated to result in significant adverse impacts to Natural Resources of Regional Significance, regional facilities or adjoining local governments

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

The meeting adjourned at 6:25 p.m.

James Montgomery, Chair

10/24/15

COMMITTEE-LEVEL ITEMS

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

Regional Planning Council: North Central Fl
Review Date: 10/22/15
Amendment Type: Draft Amendment

Regional Planning Council Item No.: 82
Local Government: City of Dunnellon
Local Government Item No.: Ord. 2015-10
State Land Planning Agency Item No.: 15-1ESR

Date Mailed to Local Government and State Land Planning Agency: 10/23/15 (estimated)

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

DESCRIPTION OF AMENDMENTS

The amendment contains text amendments to address numerous obsolete or legally deficient provisions contained within the Conservation Element, Future Land Use Element, Public Facilities Element, and the Aquifer Protection Element. Additionally, City Future Land Use Element Policy 1.10 is amended to allow three parcels to be developed as single family residences which are classified as Conservation on the Future Land Use Map. Finally, Conservation Element Policy 9.1 is amended to waive minimum setback requirements from rivers and springs for lots of record created prior to 2008 (see attached).

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

The City is bisected by U.S. Highway 41, and County Road 40, both of which are identified in the Withlacoochee Strategic Regional Policy Plan as Regional Transportation Facilities. Significant adverse impacts are not anticipated to these regional facilities as no significant increase in allowable use or intensity of use will occur as a result of the amendment.

Both the Rainbow and Withlacoochee Rivers, as well as Rainbow Springs, are located within the City. Both rivers as well as Rainbow Springs are identified and mapped as Natural Resources of Regional Significance in the Withlacoochee Strategic Regional Policy Plan.

Withlacoochee Strategic Regional Policy 4.3.6 states, "Retain vegetated buffer strips along the banks of regionally significant surface waters. Buffers should be of sufficient width to prevent erosion, trap the sediment in runoff, and filter out nutrients. Buffer width and vegetative material should be defined by local governments with assistance from the water management districts and the Florida Department of Environmental Protection."

Deletion of the 150-foot setback for lots of record prior to 2008 may result in significant adverse impacts to these Natural Resources of Regional Significance. Therefore, it is recommended that a buffer strip be reduced to a width of 75 feet. The 75-foot width reflects the minimum buffer for rivers and springs necessary to receive an Environmental Resources Permit from the Southwest Florida Water Management District (see attached).

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

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

Request a copy of the adopted version of the amendments?

Yes 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**

FUTURE LAND USE ELEMENT GOALS, OBJECTIVES, AND POLICIES

GOAL

Through the provision of appropriate land uses, promote, protect and improve the public health, safety, and welfare of Dunnellon's residents, while maximizing economic benefits and minimizing threats to natural and man-made resources.

Objective 1:

The Future Land Use Map (FLUM) depicts the land use categories that are permissible in the City. The following policies establish the uses, densities, and intensities that are depicted on the FLUM. The City specifically intends that all development shall be consistent with the uses, densities and intensities described below and shown on the FLUM.

Policy 1.1:

The Low-Density Residential land use category allows single-family dwelling units and customary residential accessory uses. The maximum density is 2.5 dwelling units per acre. The maximum impervious surface is forty-five (45) percent. Buildings shall not exceed forty (40) feet in height.

Policy 1.2:

The Medium Density Residential land use category allows single-family dwelling units and customary residential accessory uses. The maximum density is 5.0 dwelling units per acre. The maximum impervious surface is fifty (50) percent. Buildings shall not exceed forty (40) feet in height.

Policy 1.3:

The High-Density Residential land use category allows multifamily dwelling units and customary residential accessory uses. Multifamily structures shall have at least two dwelling units per building. The minimum density is 5.1 dwelling units per acre and the maximum density is 12.0 units per acre. The maximum impervious surface is fifty (50) percent. Buildings shall not exceed forty (40) feet in height. Multifamily development shall be located to provide direct access to a collector road.

Policy 1.4:

The Commercial land use category includes uses such as retail, entertainment, eating establishments, offices, medical facilities, personal services, trade services, wholesale and discount establishments, storage facilities, lodging establishments, recreational vehicle parks, fueling facilities, rental establishments, religious facilities, and facilities for repair and maintenance of vehicles and equipment. The maximum impervious surface is 65 percent and the maximum building height is forty (40) feet. The following standards apply to uses and locations as specified:

Policy 1.10:

The Conservation land use category is intended to protect sites that should have extremely limited development. Wetlands, designated habitats, river islands, and water bodies shall be designated in the conservation land use category. Permissible development is limited to passive recreation, such as unpaved jogging or walking trails, picnic areas without pavilions, boardwalks, or viewing platforms. No buildings are permissible, except public restrooms. Parking areas shall be subject to the following design requirements: unless porous paving materials are used, only access aisles and handicapped parking spaces are allowed to be paved. Clearing on any sites designated as conservation land use shall be limited to the minimum needed to provide access, trails, or play areas, and in no case shall exceed ten (10) percent of a site. In no instance shall clearing of native vegetation or vegetation necessary to ensure the viability of a designated habitat be permissible.

- A. The following parcels listed by tax parcel identification numbers, which were designated as Conservation on the Future Land Use Map by Ordinance 2007-25, may be developed consistent with Medium Density Residential as previously depicted on the Future Land Use Map prior to Ordinance 2007-25, subject to all requirements of applicable laws: Tax Parcel identification numbers 33757-003-08, 33757-003-07, 33757-003-06, and 33757-003-05.

Policy 1.11:

Conservation subdivisions shall meet the following requirements:

- A. Clustering of units is required. A conservation subdivision on land designated for agricultural use may have lots of two (2) or more acres.
- B. Required open space is at least fifty (50) percent of the site, with at least fifty (50) percent of the open space in one (1) contiguous parcel.
- C. All open spaces shall be connected to the maximum extent feasible. Whenever possible, required open space shall be adjacent to open space on adjacent parcels.
- D. No more than twenty (20) percent of the open space shall be devoted to stormwater facilities.
- E. Open space should be located on the most vulnerable portion of the site. There shall be no chemical applications permissible on required open space land.
- F. Required open spaces shall be protected in perpetuity through recorded easements.
- G. Central water and sewer treatment facilities are available.
- H. Development shall be located in such a manner as to minimize the length of new roads and drives from existing public streets to the development.

~~When the wastewater treatment system is extended within 1,000 feet of the development, measured to the property line, all uses shall connect to the wastewater treatment system.~~

Policy 2.6:

Existing development, at any density or in land use category, shall be required to connect to the City wastewater treatment system in accordance with § 381.00655 and when sewer service is available as defined by the city's codes. ~~within 90 days of availability.~~

Objective 3:

The City will continue to prevent blight and eliminate any instances of existing blight through code enforcement, enforcement of building and housing codes, and implementation of a Community Redevelopment Plan.

Policy 3.1:

The land development regulations and codes shall be enforced for all property within Dunnellon.

Policy 3.2:

The land development regulations shall maintain minimum housing codes, providing for conservation, demolition, and rehabilitation techniques of residential structures.

Policy 3.3:

Land development regulations shall be enforced as one means to ensure structural and aesthetic integrity of housing stock.

Policy 3.4:

The City shall continue to coordinate with property owners concerning the availability of tax benefits and other incentives available for renovation and improvements of historic structures.

Policy 3.5:

The City shall continue to coordinate with the private sector in order to encourage rehabilitation of both residential and nonresidential structures, through continued application for CDBG and other grant programs which fund rehabilitation efforts and through establishment of partnerships with the private sector for construction and other services upon which the City relies on the private sector.

Policy 3.6:

The City shall coordinate with Marion County, the Department of Economic Opportunity Community Affairs, the Florida Department of Rehabilitative Services and US Department of Housing and Urban Development concerning various alternatives available towards the rehabilitation of substandard housing within the City.

Objective 4:

The City shall continue to enforce regulations regarding nonconformities as one means of eliminating both ~~noneonforming~~ uses which are nonconforming with the Future Land Use Map or zoning map and ~~noneonforming~~ structures which are nonconforming with this Comprehensive

Plan or land development regulations. The City shall revise its land development regulations, to make provisions for development on existing substandard sized platted lots in older subdivisions.

Policy 4.1:

~~Where existing structures are made nonconforming by this plan, such uses shall be allowed to continue with normal repairs and maintenance to existing buildings. However, these uses shall be subject to specific regulations in the land development code. The City shall revise its land development regulations to provide specific provisions necessary to implement the following policies regarding nonconformities.~~

- A. Lawfully existing nonconforming structures and structures devoted to nonconforming uses shall not be expanded.
- B. If the cost to reconstruct or repair a lawfully existing nonconforming structure, or a structure devoted to a nonconforming use, will exceed 50 percent of the property appraiser's assessed value prior to reconstruction or repair, the structure must be built or repaired in compliance with current codes, and the structure loses its nonconforming status.
 - 1. Structures built prior to January _____, 2016 [or effective date of this plan amendment] on lots of record recorded on or before October 27, 2008 that are less than 150 feet from the ordinary high water line of rivers, navigable coves, and abutting wetlands, as established by this Comprehensive Plan, are exempt from this Policy 4.1.B); provided, however, that any expansion or alteration of such structures shall not result in any such structure being located any closer to the water than its existing waterfront setback.
- C. Lawfully existing nonconforming structures, and structures devoted to nonconforming uses, which are involuntarily damaged by terrorist acts, accidental fires, or natural disasters may be rebuilt to their original nonconforming condition, even if damages exceed 50 percent of the property appraiser's assessed value prior to reconstruction or repair.
- D. Properties subject to the floodplain regulations shall adhere to those regulations.

Policy 4.2:

~~Structures that are destroyed involuntarily to an extent less than fifty (50) percent of the floor area of the structure may be rebuilt as they existed prior to destruction. Such structures may not be expanded or relocated without full compliance with standards and criteria currently in effect. Rebuilding of the destroyed portion of the structure without compliance with current standards and criteria is limited to an exact replacement of the destroyed structure. A legal nonconforming use may continue, or be resumed if destroyed, if it is not enlarged, increased, or extended to occupy a greater area. A legal nonconforming use that is voluntarily abandoned for a specific period of time set by the land development regulations shall lose its nonconforming status, and~~

any future use of the property must be in conformity with this Plan and the land development regulations.

Policy 4.3:

~~Structures that are involuntarily destroyed to an extent that is fifty (50) percent or more of the floor area, or structures that are voluntarily destroyed shall be rebuilt only in full compliance with current standards and criteria.~~

Objective 5:

It is the City of Dunnellon's objective to control urban sprawl, through its comprehensive plan, amendments to the comprehensive plan, and implementation of land development regulations, which provide specific criteria for development. Such criteria shall encourage infill and redevelopment within the city and ensure provision of adequate urban services within the city to meet adopted levels of service standards concurrent with the impacts of development. Additional actions towards reduction of urban sprawl shall include: Interlocal agreements with Marion County on annexation areas and adjacent development approved by the county.

Policy 5.1:

Proposed plan amendments for land uses which are more intense than those designated on the adopted Future Land Use Map shall be required to provide urban services at adopted levels of service at the developer's expense, in addition to demonstrating consistency with the adopted comprehensive plan, as required by s. 163.3194, F.S.

Policy 5.2:

Extension of services within the Dunnellon City Limits shall have priority over extension to unincorporated areas. This does not prohibit extension of services to unincorporated areas where needed to ensure protection of public health and safety.

Policy 5.3:

The City shall implement specific annexation policies which ensure annexation does not contribute to urban sprawl, including requiring that city services provide service to existing developed areas within the City prior to extension of services outside the city to discourage leapfrog development. Annexation proposals shall not be approved unless consistent with adjacent land use within the city, availability of public facilities and preventing leapfrog development.

Policy 5.4:

The City shall continue to seek and implement coordinating mechanisms with Marion County in order to control urban sprawl outside City limits. Such coordination shall include Interlocal agreements for: joint development review of proposals outside city limits, including DRIs, which impact roadway level of service, future land use designations for adjacent lands, and proposed road improvement plans for US 41 and the extension of sewer on the Rainbow River.

**CONSERVATION ELEMENT
GOALS, OBJECTIVES AND POLICIES**

GOAL

To manage, conserve and protect Dunnellon's natural resources through a balance of man's activities with sound environmental practices.

AIR QUALITY

Objective 1:

The City of Dunnellon currently enjoys good ambient air quality. However, the City recognizes air quality may be negatively affected by future land uses. Therefore, it is the City objective to maintain existing high standards of ambient air quality within the planning timeframe.

Policy 1.1:

All proposed commercial development which may impact air quality shall undergo the site plan review process, where the following standards shall be enforced:

- A. Any proposed industrial uses will be located in areas deemed to have the least impact on air quality standards.
- B. The applicant shall include documentation that ambient air quality in the City will not be lowered.
- C. The applicant shall use adequate landscaping to promote air quality and effectively reduce noise and view impacts to adjacent property.

Policy 1.2:

The City shall promote the use of alternative modes of transportation where economically feasible, including bicycle paths and walking trails.

Policy 1.3:

The City shall cooperate with any local, state, or federal agency programs, which monitor or otherwise contribute to maintenance of air quality.

SURFACE WATER QUALITY

Objective 2:

The Rainbow River and Withlacoochee River are irreplaceable recreational and aesthetic resources to the City. The City shall ensure that existing and future land uses do not contribute to a decrease in surface water quality, through enforcement of the following policies and through requirements for development and density limitations according to provision of central sewer facilities and criteria for site plan review.

Policy 2.1:

The surface waters of the City, including lakes, rivers and wetlands, shall be designated conservation areas, ~~where the following requirements shall be enforced:~~ The following requirements shall apply to property along rivers, navigable coves, and abutting wetlands:

- A. All waterfront development shall use methods of stormwater treatment which filter ~~the first one and one half inch (1½ inch)~~ of stormwater prior to direct discharge into surface waters, consistent with SWFWMD and DEP rules for Outstanding Florida Waters.
- B. Minimum setbacks of not less than 150 feet from the ordinary high water line of rivers, ~~and~~ navigable coves, and abutting wetlands, shall be established for all development along the river. This area shall be known as the river corridor protection area. ~~The land within the 150-foot setback shall be protected through a conservation easement.~~
- C. ~~No development shall be permitted by the City until the applicant has demonstrated that all proper state and federal permits have been received, including provisions for stormwater treatment. All development permits shall be conditioned upon an applicant obtaining all necessary state and federal permits before commencement of the development.~~
- D. No dredging or filling will be allowed in wetlands, except where prohibition would deny all reasonable use of the property; in such cases, activities meeting this standard shall replace wetlands by type, form and function according to the ~~at the rate of two (2) acres of new wetlands for each one (1) acre of lost wetlands, unless a more strict standard is imposed by a~~ the applicable state or federal agency.
- E. For existing and new development, clearing of shoreline and wetland vegetation within 150 feet of the ordinary high water shall be limited to that required to provide access to the shoreline; in no case shall clearing exceed 10 percent of the total shoreline of each property.
- F. The removal of healthy, non-nuisance trees shall be in accordance with the tree ordinance.
- G. No hazardous, toxic, chemical, petroleum, nuclear waste, or liquid sludge shall be discharged into lakes or wetlands. No bulk hazardous wastes including septic tank effluent or liquid sludge shall be stored within 1,000 feet of the rivers' edge (ordinary high water), except those ~~associated with water-oriented commercial uses that obtain appropriate permits by DEP.~~
- H. The construction of new boat ramps along the rivers shall be designed to direct runoff away from the river. ~~Direct sheet flow is prohibited.~~

- I. Any development adjacent to surface waters shall incorporate Best Management Practices (BMP) for stormwater treatment and for any permissible application of fertilizers and pesticides.

Policy 2.2:

Minimum setbacks of not less than 50 feet from water bodies and wetlands outside of the river corridor protection area ~~are~~ shall be required for all development.

Policy 2.3

Future improvements or widening of the City's roadways and drainage structures will include retrofitting for stormwater treatment. [This policy may be relocated to the Infrastructure Element. However, until the element is updated, the policy is retained.]

Policy 2.4:

The City shall seek funding sources for improvement of existing stormwater outfalls, such as stormwater utility districts, or alternative methods of reducing stormwater pollution, such as street cleaners. [This policy may be relocated to the Infrastructure Element. However, until the element is updated, the policy is retained.]

Policy 2.5:

The City shall coordinate with the Southwest Florida Water Management District Surface Water Management and Improvement Program (SWIM) program regarding continuing measures or funding sources available for preservation of the Rainbow River.

Policy 2.6:

The development of any new project along the rivers shall provide a stormwater management system including retention/detention areas, swales and other devices, which filter out pollutants before the stormwater enters the river. [This policy may be relocated to the Infrastructure Element. However, until the element is updated, the policy is retained.]

Policy 2.7:

Water collected in agricultural drainage systems shall be routed through vegetated buffer areas, such as field borders and grassed swales, to provide treatment consistent with SWFWMD standards. [This policy may be relocated to the Infrastructure Element. However, until the element is updated, the policy is retained.]

Policy 2.8:

The City shall prohibit the sale and use of fast-release fertilizers within the City limits.

Policy 2.9:

Redevelopment plans shall include site design providing for stormwater treatment on-site. [This policy may be relocated to the Infrastructure Element. However, until the element is updated, the policy is retained.]

Policy 2.10:

The City shall coordinate with Federal, State and local enforcement agencies to effectively enforce established regulations. [This policy may be relocated to the Infrastructure Element. However, until the element is updated, the policy is retained.]

Policy 2.11:

The City shall prohibit any commercial water withdrawal or diversion of the Rainbow River, and the Withlacoochee River.

Objective 3:

The City of Dunnellon is enrolled in the Federal Emergency Management Agency Flood Insurance Program, which designates areas where flooding may incur hazards to public safety and property. In order to reduce such hazards, the City shall continue to enforce its existing floodplain management ordinance, and, to ensure the optimum level of enforcement of the ordinance, maintain mandatory site plan review criteria and additional requirements for development within the floodplain.

Policy 3.1:

All proposed development in the flood plain shall provide compensatory storage of floodwater to ensure other areas do not become flood-prone.

Policy 3.2:

Development meeting the criteria in Policy 3.1 shall be permitted if the finished elevation of first floor construction is at least one (1) foot above the 100-year flood elevation.

Policy 3.3:

Criteria for development in the floodplain shall include the use of anchoring to prevent flotation, use of piers and breakaway walls, protection of water quality and habitat functions of the floodplain, and other criteria deemed necessary by the City to protect public health and safety. Septic tanks shall be prohibited in the 100-year floodplain.

LAND RESOURCES

Objective 4:

At this time, there are no areas within the City considered suitable for extraction of minerals. However, it is the City's objective to conserve, protect and appropriately use mineral resources within the City, through enforcement of the following policy:

Policy 4.1:

No mining activities will be allowed within City limits.

Objective 5:

The soils of Dunnellon are subject to erosion problems; areas undergoing development activity are especially prone to wind erosion. It is the City's objective to protect soils through incorporation of the following requirements and criteria for site plan review.

Policy 5.1:

The City shall require that “Best Management Practices” be followed during development activities:

- A. Use of hay bales or other effective means to prevent erosion on areas of steep slope shall be required.
- B. Shorelines and wetlands shall be protected with filter berms or fabric screens, as appropriate to prevent siltation into water bodies and wetlands;
- C. All site preparation and landscaping, as shown on the site plan if required for new development, shall be completed prior to certificate of occupancy.
- D. Other best management practices may be required by the City where needed to reduce or eliminate erosion.

Policy 5.2:

All landscaping within 150 feet of the ordinary high water line of the rivers shall be native and / or naturalized that ensures the stabilization of soils. The planting of species listed on the Florida Exotic Pest Plant Council’s *Invasive Plant List* is prohibited.

Policy 5.3:

Stabilization of banks shall be accomplished by planting of native and / or naturalized vegetation or use of riprap, and not by seawalls; construction of new seawalls is prohibited.

Policy 5.4:

Existing seawalls requiring maintenance and repair shall be faced with riprap for stabilization and prevention of undercutting and erosion.

Policy 5.5:

The City shall require the use of best agricultural practices on agricultural land to minimize erosion and ensure compatibility with protection of natural systems according to the requirements of the applicable permitting authority.

Policy 5.6:

The City shall seek the assistance from the Southwest Florida Water Management District SWIM program and Marion County to remediate erosion problems at the CR 484 bridge tubing and canoe pickup site.

FLORAL AND FAUNAL RESOURCES

Objective 6:

Manage, conserve, and protect all natural communities and wildlife, especially species designated of special status by the Florida Fish and Wildlife Conservation Commission, Florida

Department of Agriculture and Consumer Services, and U.S. Fish and Wildlife Service, through the following requirements and site plan review process:

Policy 6.1:

Require innovative techniques for new development to protect wildlife species, through site design methods which direct development away from wildlife, such as buffering, cluster housing, and other methods.

Policy 6.2:

~~Require~~ Provide incentives for the establishment of conservation easements and preservation areas for new development of private and public lands containing endangered, threatened or species of special concern on-site.

Policy 6.3:

Coordinate with Federal, State and local agencies in enforcement of regulations that pertain to endangered, threatened and species of special concern.

Policy 6.4:

Ensure that development design mitigates any negative impacts through management plans which include Best Management Practices. The City shall seek assistance, as appropriate, from the Florida Fish and Wildlife Conservation Commission prior to approval of new development in areas known to be inhabited by endangered or threatened species. ~~in order to ensure development design mitigates any negative impacts through management plans which include Best Management Practices.~~

Policy 6.5:

Enforce regulations, which restrict disturbance of wetlands by development activity; including requiring setbacks, prohibiting dredge and fill, requiring mitigation at the rate of two (2) acres of wetlands for each one (1) acre of disturbed wetlands, unless a more strict standard is imposed by a state or federal agency, and limiting vegetation clearing.

Policy 6.6:

Encourage use of native and / or naturalized species for landscaping of new development, while prohibiting planting of invasive or aggressive exotic vegetation, including Brazilian pepper, melaleuca, ear tree, and Australian pine.

Policy 6.7:

Enforce the tree protection ordinance, for the protection of native species, and elimination of undesirable, aggressive exotics.

Policy 6.8:

Implement and enforce policies in the Future Land Use Element, which limit density and intensity of development of areas, designated for conservation on the Future Land Use Map.

- A. Non-jurisdictional uplands, as determined by SWFWMD, FDEP, or USACOE, shall be investigated for the possibility of plant and animal species of special concern through the

databases of the Florida Fish and Wildlife Conservation Commission and the Florida Natural Areas Inventory. Should either of these data banks show a probability of listed species, the property should be ground-truthed. If evidence of listed species is found, the City shall consider an amendment to the Future Land Use Map to designate the area as “conservation” land use. A wildlife management plan consistent with Policies 6.3 and 6.4 shall be implemented.

Policy 6.9:

~~The removal of cypress trees shall be protected and subject to removal only in extenuating circumstances which are enumerated and regulated by City ordinances. prohibited.~~

Policy 6.10:

The City shall coordinate with Federal, State and local programs for the protection of the most vulnerable ecological communities, including acquisition through state and federal programs.

Policy 6.11:

Development projects directly adjacent to the Rainbow and Withlacoochee Rivers shall be required to provide an inventory of endangered or threatened animal species and measures to mitigate adverse impacts.

Policy 6.12:

The City shall maintain coordination with all agencies having natural resource management plans, including the Department of Environmental Protection (which has jurisdiction over the Rainbow River Aquatic Preserve and Outstanding Florida Waters) and Florida Freshwater Fish and Game Commission (which has jurisdiction over fisheries and endangered species), and Southwest Florida Water Management District which has nominated the Rainbow River to the Surface Water Improvement and Management Program.

Policy 6.13:

The City shall coordinate with Marion County, Citrus County, the Department of Community Affairs, and the Withlacoochee Regional Planning Council regarding any resource management plans initiated by those agencies.

GROUNDWATER AND POTABLE WATER RESOURCES

Objective 7:

Provide for the management of hazardous waste in order to protect environmental quality, potable water supplies, and health, safety, and welfare of Dunnellon’s population, through implementation of monitoring and other programs upon adoption of the plan, and through policies for siting of new land uses involving hazardous waste.

Policy 7.1:

The City shall cooperate with any state, federal, or local programs concerning hazardous waste.

Policy 7.2:

Prior to ~~site plan approval~~ of any activity that stores, uses or produces hazardous waste, the responsible party shall:

- A. Develop an emergency response system addressing accidents involving hazardous waste.
- B. Ensure that location of the site will not degrade quality of groundwater or surface water or other natural resources.
- C. Ensure DEP standards for transfer, handling, and storage of hazardous waste are implemented by undergoing review and approval under the Marion County Storage Tank Program.
- D. Coordinate with State, Regional and County officials to demonstrate that compliance with the above requirements will satisfy all regulations and policies.

Policy 7.3:

Promote the collection and recycling of hazardous wastes by providing public information and programs such as Amnesty Days and the locations of approved recyclers.

Objective 8:

To conserve and protect potable water resources and natural aquifer recharge areas from adverse impacts.

Policy 8.1:

The City shall continue to research the feasibility of reuse of water, including spray irrigation and graywater, for new public and private sewage treatment facilities and stormwater facilities. Where such uses are economically viable, physically feasible, and have the least environmental impact they shall be required. [This policy may be relocated to the Infrastructure Element. However, until the element is updated, the policy is retained.]

Policy 8.2:

In order to protect present and future water supplies, the City shall strictly control the types of ~~prohibits~~ new development within a 200-foot radius to potable water wells (This does not apply to nonpotable wells or individual wells serving a single family residence). In addition, all development shall comply with the Marion County Storage Tank Program. [This policy may be relocated to the Infrastructure Element. However, until the element is updated, the policy is retained.]

Policy 8.3:

Owners of existing underground storage tanks within 1000-foot radius of any public potable water well shall monitor groundwater quality and report quarterly to the City. Any tank found to be leaking shall be required to report within 24 hours to the Marion County Storage Tank Program. [This policy may be relocated to the Infrastructure Element. However, until the element is updated, the policy is retained.]

Policy 8.4:

Participate in water conservation and protection program of the Southwest Florida Water Management District. [This policy may be relocated to the Infrastructure Element. However, until the element is updated, the policy is retained.]

Policy 8.5:

Encourage the use of native vegetation in landscaping, which reduces irrigations needs.

Policy 8.6:

Coordinate with the Southwest Florida Water Management District to ensure the City and its residents comply with the requirements for water conservation during times of water shortage. [This policy may be relocated to the Infrastructure Element. However, until the element is updated, the policy is retained.]

Policy 8.7:

Maintain a water conservation program which includes: progressive rate structures; leak detection and remediation programs; and educational programs. [This policy may be relocated to the Infrastructure Element. However, until the element is updated, the policy is retained.]

Policy 8.8:

Coordinate with the Southwest Florida Water Management District in development of organized procedures to be followed during emergency water supply interruptions. [This policy may be relocated to the Infrastructure Element. However, until the element is updated, the policy is retained.]

Policy 8.9:

Implement innovative site design techniques, which protect the aquifer and maintain aquifer recharge capabilities, such as cluster development, pervious pavement, green development, water and energy efficient development, and open space requirements.

Policy 8.10:

Enforce state laws requiring low volume plumbing fixtures for new construction through building permit procedures. [This policy may be relocated to the Infrastructure Element. However, until the element is updated, the policy is retained.]

Policy 8.11:

The City shall verify that adequate potable water supplies are available, consistent with adopted level of service standards, prior to issuing development orders. [This policy may be relocated to the Infrastructure Element or Capital Improvements Element. However, until the element is updated, the policy is retained.]

Policy 8.12:

The City shall recognize and protect sandhill habitat.

Objective 9:

Protect, maintain, and restore water quality and quantity within the springsheds of the Rainbow Springs and Kings Bay Group in order to maintain and protect environmental, economic, recreational, and natural functions of springs as fragile resources necessary for sustaining the quality of life.

Policy 9.1:

In order to minimize the contribution of nitrates to groundwater with its resultant effects on increased growth of vegetation in the spring and river and loss of water clarity, and to foster long-term stewardship of springs, the City shall adopt special design standards and best management practices (BMPs) as appropriate to City needs and characteristics shall be required for all development located within the City of Dunnellon.

A. All development shall comply with the following setback standards:

TABLE 9.1 – SETBACK STANDARDS FROM SPECIFIC FEATURES	
Feature	Minimum Setback (Feet)
3 rd magnitude and smaller springs	100
Spring runs and rivers	150

1. The minimum setbacks set forth in this Policy and in Policy 2.1.B do not apply to lots of record recorded on or before October 27, 2008, which are vacant as of January _____, 2016 [or effective date of this plan amendment].

24. The setback from springs and spring runs shall be measured from the ordinary high water line.

32. Where a lot of record is too small to accommodate development in compliance with the setbacks set forth in Table 9.1, an allowable use may be established provided that it complies with the river corridor protection standards established by the city. Standards established by the City shall incorporate the following principles:

- a. The building and associated paved areas are located the maximum distance possible from the features listed in Table 9.1.
- b. A swale and berm are located between the development and the spring, spring run, or river, and
- c. The swale and berm are designed to direct drainage away from the feature.

B. The City shall consider and adopt as appropriate regulations to minimize potential adverse impacts of development on environmentally sensitive lands. Development applications that may impact karst features will be required to provide All development shall demonstrate that the proposed uses are appropriate, considering potential impacts on natural resources and environmentally sensitive lands. If a development is proposed for

~~land within 500 feet of a wetland, shoreline, sinkhole, or geologic feature, the application shall be accompanied by a geophysical analysis with at least the following information: the characteristics of on-site soils, locations of geologic features including sinkholes, depressions, and swallets; depth of the water table; location of the Floridan Aquifer relative to ground surface and thickness and extent of the bedrock or other confining layers over the aquifer.~~

- C. Where a geophysical analysis confirms a direct connection to the aquifer, a comparative nitrate loading analysis shall be prepared by a licensed professional geologist using professionally acceptable methodology based on the designation on the Future Land Use Map at the time of proposed development, considering the maximum intensity possible under the proposed land use designation. The analysis must demonstrate that there is no significant and measurable net increase in nitrate loading to groundwater. The analysis shall also demonstrate that there will be no stormwater discharge into any sinkholes.

Policy 9.2:

Landscaping design and maintenance practices shall be implemented that reduce impacts to land in the City.

- A. Removal of vegetation shall be limited to the minimum necessary to accommodate development. Buildings and other disturbed areas shall be located to avoid removal of native vegetation to the maximum extent feasible.
- B. Native, Florida friendly or naturalized species shall be used in all landscape areas in order to avoid or minimize the use of irrigation and fertilizers. ~~Fast release fertilizers are prohibited.~~
- C. The land area within the required setback set forth in Table 9.1 is designated as a buffer and all native vegetation shall be retained, except for minimal removal necessary to provide for pedestrian paths or boardwalks. Paths and boardwalks shall not exceed four (4) feet in width except where required for compliance with the Americans with Disabilities Act and shall not be paved.
- D. All landscaping for development in the City shall conform to the best management practices as stated in the *Guidelines for Model Ordinance Language for Protection of Water Quality and Quantity Using Florida Friendly Lawns and Landscapes*. (Florida Department of Environmental Protection and University of Florida, January, 2009 September 2, 2003).
- E. The City shall establish guidelines for managing existing and future lawns and landscapes at all City facilities using the educational guidelines contained in the University of Florida Extension's Florida Yards and Neighborhoods Program, Environmental Landscape Management (ELM) principles and Best Management Practices. Such guidelines shall include practices that are designed to reduce nitrate infiltration into ground and surface water.

**PUBLIC FACILITIES ELEMENT
GOALS, OBJECTIVES AND POLICIES**

GOAL 1:

The City of Dunnellon will secure adequate capacity for treatment and disposal of wastewater, install and maintain adequate wastewater collection and transmission facilities, take steps to conserve water, protect aquifers and ground water resources, provide greater environmental protection, and maintain sufficient services for the sanitary sewer customers.

Objective 1.1:

Maximize the use of existing facilities, through the implantation of programs and adoption of land development regulations which reduce urban sprawl.

Policy 1.1.1:

Replacement, improvement or expansion of facilities shall be coordinated with adopted level of service standards, and shall incorporate peak demand coefficients when determining capacity and demand.

Policy 1.1.2:

Continue or strengthen existing maintenance programs for City-maintained water, sewer and drainage facilities.

Policy 1.1.3:

The City of Dunnellon will continue its current program of using reuse effluent for spray irrigation.

Objective 1.2:

The City of Dunnellon will eliminate existing deficiencies and hazards identified in the wastewater treatment facilities and add additional facilities and services to serve the future needs of the customers so that adopted LOS standards are maintained consistent with the City's adopted concurrency management system.

Policy 1.2.1:

The City of Dunnellon hereby adopts an existing level of service standard for wastewater of 87 gallons per day per person. Peak flow is assumed to equal 1.5 times average daily flow. Projected flows have been rounded to the nearest tenth.

Policy 1.2.2:

The City shall implement the concurrency management system, which ensures that development orders are not issued which lower level of service standards below adopted standards.

Policy 1.2.3:

For development where the Future Land Use Map of the comprehensive plan allows the use of septic tanks, development orders shall not be issued prior to demonstration that appropriate

permits for on-site wastewater treatment systems have been obtained from the Marion County Health Department in accordance with Chapter 10D-6, F.A.C., and other federal, state and local agencies. Private septic tanks shall be performance based septic systems with drip irrigation for effluent disposal. ~~designed to provide a recovered water product that contains not more than ten mg/l of total nitrogen.~~

Policy 1.2.4:

The City shall consider, and adopt as appropriate, a means to ensure that new development shares proportionate responsibilities in the provision of facilities and services to meet the needs of that development and maintain adopted level of service standards.

Policy 1.2.5:

~~The City will prohibit the discharge of effluent after disinfection into waterbodies containing not more than 20 mg/l of carbonaceous biochemical oxygen demand and total suspended solids or at least 75% of each of these pollutants from the wastewater influent, whichever is more stringent. All facilities shall be subject to provisions of Rule 62-600.110 F.A.C., regarding the applicability of the above requirements, and Rules 62-600.440, 62-600.445, 62-600.740, F.A.C., regarding compliance with these requirements. Appropriate disinfection and pH control of effluents shall also be required.~~

Objective 1.3:

The City of Dunnellon will provide wastewater collection and transmission services to its residential and nonresidential customers through the expansion of the wastewater treatment facility and lines and through the use of performance-based septic systems. ~~with drip irrigation for effluent disposal designed to provide a recovered water product that contains not more than ten mg/l of total nitrogen in areas that will not be served by the central sewer system.~~

Policy 1.3.1:

All new waterfront development shall utilize central sewer. ~~The use of private septic tanks to service new waterfront development is hereby prohibited. For the purposes of this section, waterfront development shall be defined as any development occurring on property which borders the Rainbow River, Withlacoochee River, wetlands, and lakes. Notwithstanding the above, single family residences on waterfront parcels of 10 acres or more shall be allowed to have a performance based septic system with drip irrigation for effluent disposal designed to provide a recovered water product that contains not more than ten mg/l of total nitrogen with the drainfield located 150' or more from the water's edge, provided that sanitary sewer service is not available.~~

Policy 1.3.2:

All new development (other than bonafide agricultural uses) shall utilize central sewer and water. Existing developed property ~~development~~ shall hook up to central sewer when available. ~~within 90 days of availability. The City Council shall have the ability to grant a variance to this requirement in cases where financial or engineering hardships are demonstrated by an applicant requesting such variance.~~

Policy 1.3.3:

~~All septic systems shall be inspected every five (5) years or upon sale of the property for maintenance. The City shall develop a process for tracking the inspections. If at any time a septic system is determined by the Marion County Health Department to be in failing status, then the system must be replaced with a performance-based system with drip irrigation for effluent disposal designed to provide a recovered water product that contains not more than ten mg/l of total nitrogen, at the expense of the property owner, within 90 days. The City Council shall have the ability to grant a variance to the replacement requirement in cases where financial hardship is demonstrated by an applicant requesting such variance.~~

Policy 1.3.4:

~~For purposes of considering a variance as described in Policyies 1.3.2 and 1.3.3, financial hardship is defined as having an income at or below the most recent poverty threshold established by the U.S. Census Bureau.~~

Objective 1.4:

The City of Dunnellon will minimize wastewater resulting from infiltration and inflow.

Policy 1.4.1:

Estimates of infiltration and inflow will be made at least every five (5) years as needed. Where economically feasible, system improvements will be made to reduce these levels. Records shall be held by the Department of Public Works, and be available for public inspection.

Objective 1.5:

~~Funded with a state or federal grants and a low interest loans, the City of Dunnellon will expand, replace, and rehabilitate the central sanitary sewer system, through four phases between the years 2003 and 2012.~~

Policy 1.5.1:

~~The sanitary sewer system will be operated as an independent enterprise, such that revenues will be used for the benefit of its customers. The rate schedule for sanitary sewer services will be based on public utility cost of service principles in Florida Statute 180.30.~~

Policy 1.5.12:

The City shall continue applying the ongoing application to the Farmer's Home Administration for wastewater disposal loans and grants. Other options for funding shall also be researched and implemented if feasible, including:

- A. Feasibility of using CDBG program monies for infrastructure improvements during the next grant cycle;
- B. Application for available grants to assist in funding of sewer or water extension;
- C. Technical and financial assistance from the Southwest Florida Water Management District under the Surface Water Improvement and Management program or Basin

**EXCERPTS FROM THE
SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
ENVIRONMENTAL RESOURCE PERMIT APPLICANT'S HANDBOOK**

**SOUTHWEST FLORIDA WATER MANAGEMENT
DISTRICT**

**ENVIRONMENTAL RESOURCE PERMIT
APPLICANT'S HANDBOOK**

VOLUME II

**DESIGN REQUIREMENTS FOR
STORMWATER TREATMENT AND MANAGEMENT SYSTEMS
WATER QUALITY AND WATER QUANTITY**

**FOR USE WITHIN THE GEOGRAPHIC LIMITS OF THE SOUTHWEST FLORIDA
WATER MANAGEMENT DISTRICT**

EFFECTIVE October 1, 2013

*Southwest Florida
Water Management District*

The logo for the Southwest Florida Water Management District features the organization's name in a serif font, with "Southwest Florida" on the top line and "Water Management District" on the bottom line. Below the text is a stylized graphic of three wavy lines representing water.

Volume II is incorporated by reference in 40D-4.091, F.A.C.

History Note: SWFWMD ERP Information Manual Part B, Basis of Review, Section 6.6.

5.7 Stagnant Water Conditions.

Configurations which create stagnant water conditions, such as dead end canals, are prohibited, regardless of the type of development.

History Note: SWFWMD ERP Information Manual Part B, Basis of Review, Section 6.7.

5.8 Sediment Sumps.

Sediment sumps shall comply with the following:

- a. Sumps shall remove a particle size of 0.1 mm in diameter (approximately a No. 100 sieve size) unless it can be shown another grain size is more appropriate for the site.
- b. Sumps shall be designed for an inflow rate equal to the design peak flow rate of the project's internal storm water system.
- c. A maintenance schedule for sediment and vegetation removal must be included.

History Note: SWFWMD ERP Information Manual Part B, Basis of Review, Section 6.8.

5.9 Dam Safety.

All dams must be designed, constructed, operated and maintained consistent with accepted engineering and dam safety practices as applied to local conditions, considering such factors as type of materials, type of soils and degree of compaction, hydrologic capacity, construction techniques and hazard rating. A document that provides useful information for this purpose is *Design of Small Dams*, U.S. Department of the Interior, Bureau of Reclamation, Third Edition, 2006.

History Note: Adapted from NFWMD AH I Section 8.4.7.

5.10 Rural or Minor Residential Subdivisions.

a. Rural or minor residential subdivisions typically are designed to have large multi-acre lots and minimal roadways that, together, result in a relatively small amount of additional impervious or semi-impervious surfaces compared to pre-developed conditions. Rural or minor residential subdivisions that are designed in accordance with the following parameters will be considered to not cause significant adverse impacts to occur individually or cumulatively and will meet the applicable water quality and water quantity design criteria for permit issuance:

(1) The proposed activities will occur in, on or over less than 100 square feet of wetlands or other surface waters. Road or driveway crossings of ditches constructed in uplands will not be

counted against the 100 square foot limit.

(2) The activities will not utilize pumps for storm water management.

(3) The activities will not utilize storm drainage facilities larger than one 24-inch diameter pipe, or its equivalent.

(4) Discharges from the site will meet state water quality standards.

(5) The proposed building floors will be above the 100 year flood elevation.

(6) The surface water management system can be effectively operated and maintained.

(7) Roadways within the subdivision will consist of paved or unpaved stabilized roads with an unyielding subgrade.

(8) The drainage system will not act in a manner that would divert and channelize large areas of overland sheet flow, thereby creating point source discharges that will adversely affect wetlands, or areas beyond the applicant's perpetual control.

(9) Point discharges will not exceed the capacity of receiving waters.

(10) All terminal discharge structures are designed to withstand the 25-year, 24-hour post-development discharge without functional failure.

(11) The proposed post-development impervious and semi-impervious surfaces will not exceed a five percent (5%) increase over pre-developed conditions.

(12) Proposed or projected construction will maintain a minimum 75 foot vegetated buffer, which includes a 25 foot perpetually undisturbed buffer upland of all wetlands and other surface waters. Only the 25 foot perpetually undisturbed buffer will be required adjacent to an isolated wetland entirely located within an individual residential lot.

(13) Proposed or projected construction will maintain a minimum 75 foot buffer adjacent to all project boundaries.

b. The applicant's demonstration of compliance with this subsection shall include provision of a typical lot layout showing proposed driveways, buildings, and other impervious and semi-impervious areas and the anticipated percentage of impervious and semi-impervious surfaces resulting from projected construction on individual residential lots.

c. The boundaries of the surface water management system, wetlands, surface waters and buffers shall be recorded in plats or easements and included in any declaration of covenants, conditions, easements and restrictions and shall be identified in all sales contracts by the developer. These recorded documents shall be perpetual and applicable to all future sales of property within the development. Language shall also be contained in the recorded documents notifying all individual lot owners that permits are required if any of the following items are proposed:

(1) Alteration to the surface water management system; or

(2) Encroachment into the wetlands, wetland buffers, or adjacent off-site property line

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

Regional Planning Council: North Central Fl
Review Date: 10/22/15
Amendment Type: Draft Amendment

Regional Planning Council Item No.: 83
Local Government: Alachua County
Local Government Item No: CPA 03-15
State Land Planning Agency Item No: 15-2ESR

Date Mailed to Local Government and State Land Planning Agency: 10/23/15 (estimated)

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

DESCRIPTION OF AMENDMENT

The item amends Objective 6.4 and related policies of the Future Land Use Element to streamline procedural requirement for delineation of Rural Cluster boundaries, making special area plans optional; clarifying the purpose of optional special area plans for Rural Clusters; clarifying the criteria relating to the size and scale of commercial uses to ensure consistency with existing land uses in Rural Clusters; providing for the establishment of development regulations to preserve the existing character of Rural Clusters; also amending Policy 7.1.28 in the Implementation section of the Future Land Use Element to clarify the general purpose of special area plans (see attached).

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

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

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

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

Request a copy of the adopted version of the amendment?

Yes No
Not Applicable

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

**EXCERPTS FROM THE
COUNTY COMPREHENSIVE PLAN AMENDMENT**

Exhibit 1: Proposed Amendments to the Future Land Use Element (CPA 03-15)

OBJECTIVE 6.4 - RURAL CLUSTERS

Rural Clusters are small historic rural settlements outside of an the urban cluster. These clusters serve as a focus for an existing rural community. They generally lack public services and facilities identified as necessary for more intense urban development. Policies and related development regulations for Rural Clusters shall preserve their existing rural character, ensure compatibility with the surrounding Rural/Agriculture areas, and protect the historic and natural resources which make these communities unique. The following communities are designated as Rural Clusters:

- Cross Creek
- Evinston
- Campville
- Grove Park
- Rochelle
- Windsor
- Lochloosa
- Island Grove
- Orange Heights
- Melrose
- Earleton
- Hague
- Santa Fe

Policy 6.4.21 The County shall initiate proposed Comprehensive Plan amendments to delineate parcel-based boundaries for Rural Clusters on the Future Land Use Map based on the following guidelines in (a) through (e). Until such time as those boundaries have been delineated, the guidelines in (a) through (e) shall be used to determine how the Rural Cluster land use designation and related policies apply to individual properties. The Rural Clusters identified in Policy 6.4.4 are generally depicted on the Future Land Use Map. The boundaries of these Rural Clusters shall be updated as part of an evaluation of the designated Rural Clusters based on the sub-area planning process identified in Policy 6.4.5. The following guidelines shall be used in evaluating the boundaries of a rural cluster:

- (a) Rural Clusters shall generally include developed areas approximately 1/2 mile from the easily discernible focal point of the cluster. The focal point is usually the intersection of two rural roads or some other prominent feature around which the community seems to be centered.
- (b) The cluster shall be construed as containing all of the developed areas and undeveloped infill areas, but not undeveloped land beyond the extent of developed areas.
- (c) For the purposes of these guidelines, developed areas include areas with commercial uses, non-farm residential areas where lot sizes are generally below five acres, and usually below one acre, and other specialized uses not normally found in a rural setting.

Platted, undeveloped subdivisions or other pre-existing developments where densities are higher than one unit per acre should be included, even if not developed, provided that the various lots or parcels are largely in different ownerships. The extent of non-conformity of these lots or parcels from County setback, access, and other regulations shall be considered in determining Rural Cluster boundaries.

Exhibit 1: Proposed Amendments to the Future Land Use Element (CPA 03-15)

- (d) The cluster may contain open space or conservation areas if these areas can be logically included given the other standards listed above. Such areas in the cluster shall be consistent with policies in the Conservation and Open Space Element.
- (e) Consideration may be given to natural features (including otherwise defined open space or conservation areas) or man-made features (such as jurisdictional boundaries, highways, railroads, or distinctive land use areas) that help form a logical boundary.

Policy 6.4.12 Residential Development ~~within the Rural Clusters~~ may be permitted with lot sizes of one acre or greater for development on private wells and septic tanks, or on lots as small as one-half acre for development on a central water system, consistent with Potable Water/Sanitary Sewer Element Policy 2.1.3.1 and Conservation and Open Space Element Policy 4.5.5(f). ~~Limited support commercial and support institutional land uses, appropriately designed, located, and scaled to serve the cluster market may also be considered.~~

Policy 6.4.3 Commercial or institutional development may be permitted within a rural cluster, subject to the following standards:

- (a) Commercial uses shall be limited to rural support services, retail sales, or personal services intended to serve the immediate population (such as farm implement sales, grocery stores, veterinarian services or clinics to serve the rural and farming community, pharmacies, ~~or~~ medical or dental offices, hospitality ~~industries~~ uses supportive of agritourism and heritage tourism activities, or co-operative or farmers markets to promote the sale of locally grown products).
- (b) There shall be a maximum of up to 30,000 square feet of total commercial floor area for each Rural Cluster such uses. The amount of commercial development appropriate for any Rural Cluster should be relative to the population being served. The size and scale of new commercial development or redevelopment shall be consistent with the size and scale of the existing land uses in the Rural Cluster.

~~Performance standards shall be established to require integration of non residential development within the rural area, including site and building design measures such as provision of open space, landscaping and buffering, parking lot design, building massing and scale, and limitations on signage and lighting, to produce development that is compatible with surrounding rural land uses.~~

- (c) ~~The non residential~~ Any new commercial land uses shall be located at the focus or center of the Rural Cluster, near the intersection of major roadways.
- (d) There shall be an interconnected, paved and internal traffic circulation system on dedicated local roads, and minimal development impacts on rural collector and arterial roads.
- (e) Industrial development shall not be allowed.
- (f) Institutional land uses may be permitted in accordance with Section 5.0 of the Future Land Use Element.

Exhibit 1: Proposed Amendments to the Future Land Use Element (CPA 03-15)

Policy 6.4.4 ~~The following communities are the rural clusters:~~

- ~~(a) Cross Creek~~
- ~~(b) Evinston~~
- ~~(c) Campville~~
- ~~(d) Grove Park~~
- ~~(e) Rochelle~~
- ~~(f) Windsor~~
- ~~(g) Lechloosa~~
- ~~(h) Island Grove~~
- ~~(i) Orange Heights~~
- ~~(j) Melrose~~
- ~~(k) Earleton~~
- ~~(l) Hague~~
- ~~(m) Santa Fe~~

Policy 6.4.4 Zoning and development standards shall be established in the Unified Land Development Code to implement the objective and policies for Rural Clusters. Such standards shall include provisions for integration of any new non-residential development with existing uses in the Rural Clusters, including site and building design measures such as provision of open space, landscaping and buffering, parking lot design, building massing and scale, and limitations on signage and lighting, to produce development that is compatible with the surrounding rural land uses.

Policy 6.4.5 The County shall consider the development of special area plans for Rural Clusters, where necessary to address unique needs and circumstances that are not addressed through the generally applicable Comprehensive Plan policies. Any special area plans for Rural Clusters shall:

- a) Incorporate the community's vision and goals
- b) Protect the historic rural character of the community
- c) Ensure compatibility of the Rural Cluster with the surrounding 'Rural/Agriculture' areas
- d) Enhance the community's livability
- e) Consider the need for community amenities
- f) Protect natural resources
- g) Explore opportunities for nature-based and heritage tourism
- h) Consider opportunities to link Rural Clusters through the use of nature trails, bikeways, etc.

~~As part of the evaluation and update of the designated Rural Clusters the county shall prepare sub-area plans to explore the carrying capacities for appropriate levels of nature and heritage tourism in rural clusters, including those with historic or natural resources which give them special attractiveness. Such Special Area Plans shall incorporate the neighborhood and community vision~~

Exhibit 1: Proposed Amendments to the Future Land Use Element (CPA 03-15)

and goals, and shall include provisions to ensure consistency of the Rural Cluster with policies for the surrounding Rural/Agricultural area, and:

- ~~1) — Enhances the community's livability.~~
- ~~2) — Protects rural character.~~
- ~~3) — Provides amenities for residents.~~
- ~~4) — Protects natural resources.~~
- ~~5) — Special consideration shall be given to linking these communities through the use of heritage or nature trails, bikeways, etc.~~

Policy 6.4.6 Any new residential subdivision proposed in a Rural Cluster shall be allowed only after update delineation of the Rural Cluster boundaries on the Future Land Use Map based upon a sub-area plan prepared pursuant to Policy 6.4.15. A phased schedule for preparation of sub-area plans for each Rural Cluster and the minimum requirements for sub-area plans shall be established by the Board of County Commissioners. Privately initiated sub-area plans may be prepared in advance of the phased schedule if authorized by the Board of County Commissioners; the applicant shall bear the cost of preparing the sub-area plan.

Commercial Section of Future Land Use Element

Note: The provisions of Policy 3.11.1 are proposed to be integrated with Policy 6.4.3 because both policies address non-residential uses in Rural Clusters.

Policy 3.11.1 The standards for the establishment of non-residential uses in rural clusters are as follows:

- ~~(a) — Commercial uses within rural clusters shall be limited to retail and personal services intended to serve the immediate population.~~
- ~~(b) — There shall be a maximum of 30,000 square feet of gross leasable area of retail and personal services uses for each rural cluster. The amount appropriate for any rural cluster should be relative to the population being served.~~
- ~~(c) — Uses should be concentrated at the center of activity in a cluster and preferably at the intersection of major roadways.~~
- ~~(d) — Typical uses are grocery, pharmacy, medical offices, and personal services.~~

Implementation Section of Future Land Use Element

Policy 7.1.28 A planning framework that includes geographically focused special area plans shall be implemented to promote and provide cohesive communities. These plans shall include both rural and urban areas, and utilize neighborhoods (including village centers), districts (including activity

Exhibit 1: Proposed Amendments to the Future Land Use Element (CPA 03-15)

centers), and corridors as basic planning components. This planning framework shall be implemented through a Community and Neighborhood Planning program, which empowers communities and neighborhoods to develop plans that address the specific needs and circumstances of their area. The County shall provide guidance to the program to assure that county-wide comprehensive planning goals are met. These plans shall incorporate the community and neighborhood vision and goals and shall include provisions to:

- (a) Enhance the community's livability
- (b) Protect the character of the neighborhood
- (c) Provide amenities for neighborhood residents
- (d) Plan for neighborhood traffic management
- (e) Protect natural resources

Special Area Plans may form the basis for policies in the Comprehensive Plan focusing on a particular geographic area, Land Development Code provisions for special areas, identification of capital projects to address specific needs and circumstances, or other initiatives by the County or through public/community partnerships.

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

Regional Planning Council: North Central FI
Review Date: 10/22/15
Amendment Type: Adopted Amendment

Regional Planning Council Item No.: 84
Local Government: City of Jasper
Local Government Item No.: Ordinance 14-12-02
State Land Planning Agency Item No.: 15-1ER

Date Mailed to Local Government and State Land Planning Agency: 10/23/15 (estimated)

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

DESCRIPTION OF AMENDMENT

The City is amending the text and the Future Land Use Plan Map of the City Comprehensive Plan based on an evaluation completed by the City to reflect changes in state requirements pursuant to Section 163.3191, Florida Statutes; amends the text of the Land Use Element; the Transportation Element; the Housing Element; the Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element; the Conservation Element; the Recreation and Open Space Element; the Intergovernmental Coordination Element; the Capital Improvements Element; and the Public School Facilities Element (see attached excerpts) .

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

The City is bisected by the following roads which are identified and mapped in the North Central Florida Strategic Regional Policy Plan as part of the Regional Road Network: U.S. Highway 41, U.S. Highway 129, State Road 6, and State Road 100. Nevertheless, significant adverse impacts are not anticipated to occur to the regional road network as a result of the amendment since it retains a Minimum Level of Service Standard of C for these regional facilities (see attached).

Significant adverse impacts are not anticipated to occur to Natural Resources of Regional Significance as no such resources are located within or near the City.

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	_____X_____

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**

I
FUTURE LAND USE ELEMENT

INTRODUCTION

The Future Land Use Element sets forth the general land use patterns for the City and policies to guide land use development through the ten-year planning horizon year ~~2001–2025~~. Other planning policies contained in this Element and elsewhere in the Comprehensive Plan shall be based on a five-year planning horizon between 2015 and 2020. All other elements in the comprehensive plan are extensions of the Future Land Use Element. As such, each element of the plan must contain policy directives consistent with those of the Future Land Use Element. Also contained in this portion of the plan is a Future Land Use Map. Development which occurs after plan adoption must be consistent with the development pattern shown on the Future Land Use Map. In addition, land development regulations must be adopted by the City which are consistent with the Future Land Use Map. These regulations must be adopted within one year of plan submission to the Department of ~~Community Affairs~~. Economic Opportunity.

FUTURE LAND USE ELEMENT
GOALS, OBJECTIVES, AND POLICIES

GOAL I

ENSURE THAT THE CHARACTER AND LOCATION OF LAND USES MAXIMIZE THE POTENTIAL FOR ECONOMIC BENEFIT AND THE ENJOYMENT OF NATURAL AND MAN-MADE RESOURCES BY CITIZENS WHILE MINIMIZING THE THREAT TO HEALTH, SAFETY AND WELFARE POSED BY HAZARDS, NUISANCES, INCOMPATIBLE LAND USES, AND ENVIRONMENTAL DEGRADATION.

OBJECTIVE I.1 Future growth and development will be managed through the preparation, adoption, implementation and enforcement of land development regulations within one year of plan submission to the Department of ~~Community Affairs~~. Economic Opportunity.

Policy I.1.1 Adopt land development regulations that shall contain specific and detailed provisions required to implement the adopted Comprehensive Plan, and which shall at a minimum:

1. Regulate the subdivision of land;
2. Regulate the use of land and water consistent with this Element and ensure the compatibility of adjacent land uses and provide for open space;
3. Encourage redevelopment of areas within the city, in a manner that promotes quality of life, transportation choice, a healthy economy, and discourages the proliferation of urban sprawl;
4. Encourage the transition of residential land uses located adjacent to and along the City's main transportation corridors, to commercial, retail uses or mixed uses.
5. Regulate areas subject to flooding ~~as shown on the Storm Drainage Problem Area Map and the Wetlands Map~~ by;
 - a. Prohibiting the storage of hazardous waste and installation of septic tanks;
 - b. Requiring the clustering of development on the non flood prone portion of lots of record;
 - c. Prohibiting the clearing of natural vegetation that has been determined

- by the site plan review process to mitigate the adverse effects of flooding; and
- d. Require new development to manage stormwater run off.
- 6. Protect potable water wellfields and aquifer recharge areas by prohibiting industrial uses, septic tanks and storage of hazardous waste in these areas.
- 7. Regulate signage;
- 8. Ensure safe and convenient onsite traffic flow and vehicle parking needs; and
- 9. provide that development orders and permits shall not be issued which result in a reduction of the level of services for the affected public facilities below the level of service standards adopted in this Comprehensive Plan.

OBJECTIVE 1.2 **Designate future land use classifications as listed in the Policies set forth below and which shall be depicted on the City's Future Land Use Map 2025. Implement policies, regulations and administrative procedures which facilitate the orderly development of land in a manner that is consistent with all provisions of this Comprehensive Plan and which attempts to achieve the greatest balance of economic opportunity, preserve the City of Jasper's community character and promote a high level quality of life that attracts new business and residents.**

Policy I.2.2 **1 RESIDENTIAL LAND USE CLASSIFICATIONS AND DENSITY**

Allow residential development in residential areas as shown on the future land use map according to the following density schedule:

- 1. Very low density residential 1 residential unit per acre
- 2. Low density residential 0-3 residential units per gross acre
- 3. Medium density residential 3.1 to 15 residential units per gross acre

Public, charter and private elementary and middle schools ~~shall~~ **may** be permitted ~~within very low density and low density~~ **in all** residential land use classifications. ~~Public, charter and private elementary, middle and high schools shall be permitted in the medium density residential land use classification.~~

In order to promote and encourage the transition of residential land uses along the City's main transportation corridors, commercial, retail or mixed-use oriented land uses may be located in areas classified as residential, but limited to parcels or lots which front the city's main traffic corridors or are located within 100 feet of the city's main traffic corridors. Within one year of the passage of this Comprehensive Plan, the City shall adopt regulations, policies and amendments to its land development code and zoning atlas to in order to facilitate this transition.

Policy I.1.3 ~~Densities and intensity of non residential land use shall be as follows:~~

Policy I.2.2 **COMMERCIAL**

~~No more than 20 percent of the total residential land use area shall be allowed to develop as commercial.~~ All commercial development in residential areas **as described in Policy I.2.2** shall be adequately buffered **in order to promote compatibility with surrounding land uses. Such buffer requirements shall be adopted or amended in the City's land development code.**

New commercial development shall be required to maintain **an** impervious surface ratio of not more than 80 percent and a building height not to exceed ~~40-~~**65** feet.

Residential uses may be permitted in commercial land use areas if adequately buffered. Residential densities shall be in accordance with Policy I.1-~~2~~2 above.

Public, charter and private elementary, middle and high schools shall be permitted within the commercial land use classification.

Lands classified as commercial use may consist of areas used for the sale, rental and distribution of products, or performance of services, as well as public, charter and private elementary, middle and high schools. In addition, offsite signs, churches and other houses of worship, private clubs and lodges, residential dwelling units, which existed within this category on the date of adoption of this Comprehensive Plan. Other similar uses compatible with commercial uses may be approved as special exceptions and be subject to an intensity of less than or equal to 1.0 floor area ratio.

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

Policy I.2.3 INDUSTRIAL

Lands classified as industrial may consist of areas used for the manufacturing, assembly, processing, or storage of products, automotive sales and services, automobile service stations, mining or mining activities, the processing of raw materials such as sand, limerock or phosphate.

Industrial uses shall be limited to an intensity of less than or equal to 1.0 floor area ratio. Industrial development shall maintain an impervious surface ratio of 80 percent. ~~Buildings heights shall not exceed 50 feet.~~ Adopted impervious surface ratios may be decreased if needed to manage drainage in accordance with this comprehensive plan. No residential development is allowed within the industrial park.

Public, charter and private schools teaching industrial arts curriculum shall be permitted in industrial and undeveloped industrial land use classifications.

Policy I.2.4 AGRICULTURAL

This category identifies existing lands which are expected to continue in agricultural production and ancillary uses. Lands classified as Agriculture are lands predominantly used for crop cultivation, livestock, specialty farms, silviculture, apiculture, fairgrounds, public and private schools and single-family residential dwelling units. Land development regulations shall allow single-family densities of 1 unit per 5 acres. It is not expected that lands designated for urban uses will be converted to agricultural production.

Policy I.2.5 OPEN SPACE/RECREATIONAL

This category identifies appropriate areas for public and private leisure activities, parks, trails, and urban green-space. Land development regulations shall address the scale, intensity and buffering of structures and outdoor improvements located on open space/recreational areas.

~~Publicly owned open space/recreational lands shall limit development to recreational uses which maintain an impervious surface ratio of 20 percent.~~

Policy I.2.6 CONSERVATION

This category identifies areas environmentally unsuited to urban development, permanent buffers between land uses, areas used for passive recreation and nature parks. Privately held properties within this category shall be allowed to develop at single-family densities of 1 unit per 5 acres. Land development regulations shall determine the appropriate scale of activities, structures and infrastructure that may be allowed.

~~UNDEVELOPED RESIDENTIAL~~

~~Development proposed within this land use category shall be low density unless PUD or subdivision is proposed. Development of these areas is not expected during the planning period due to the low population growth of the City.~~

~~UNDEVELOPED INDUSTRIAL~~

~~Development proposed within this land use category shall be consistent with the industrial development standards of this Comprehensive Plan. Development of this land use category is not expected during the planning period due to the attractiveness of the new Industrial Park.~~

~~Public, charter and private elementary, middle and high schools shall be permitted within the commercial land use classification. Public, charter and private schools teaching industrial arts curriculum shall be permitted in industrial and undeveloped industrial land use classifications.~~

Policy I.2.7 PUBLIC/INSTITUTIONAL

This category identifies lands used for: administrative, operational, and utility governmental functions; private or public utilities; cemeteries; libraries, offices, schools, parks, post-office, and public-private partnerships or other legal arrangements where the land title is vested in a government and the use(s) serves a public purpose. Maximum lot coverage in this category shall not exceed 80 percent, except in urban core areas where lot coverage is not limited.

Policy I.2.8 PLANNED USE DISTRICT (PUD)

This category is an overlay land use district which may be applied over any specific property in the City. The land use regulations to this overlay district shall be adopted by ordinance in conjunction with an amendment to the Future Land Use Map of this Comprehensive Plan. The PUD is intended to promote and allow the creation of a unified development consisting of residential, commercial, retail and open space land uses. The district shall allow a mix of residential and non-residential uses and/or unique design features which would not be allowed in other districts. Each PUD overlay ordinance must address density and intensity, permitted uses, internal and external transportation access issues for pedestrians, bicycles and vehicles. Each PUD overlay ordinance must also address a traffic impact study recommendations, environmental considerations, buffering of adjacent uses and utility placement. Planned Development zoning within the City is required to implement the same or substantially similar development plan as described in the PUD ordinance adopted by the City. If the overlay district has been applied to a specific property but no planned development zoning has been approved by the City Council within 18 months of the PUD designation, the overlay land use district will be expire and be removed from the Future Land Use map. The zoning for the property will then revert to its original underlying zoning category. Planned Use Districts will not appear on the Future Land Use Map until they are approved by the City and the Comprehensive Plan and Future Land Use Map are concurrently amended as appropriate with PUD approval.

Policy I.4-2.9 The City shall require property owners proposing to modify buildings listed on the Florida Department of State, Division of Historical Resources Master Site File to contact the Department for information and guidance on historical preservation techniques. The City Council shall consider the Department's recommendations prior to issuing a development permit.

Policy I.4-2.10 The City shall require the location of public, private and charter school sites to be consistent with the following criteria:

1. The proposed school location shall be compatible with present and projected use of adjacent property;
2. Adequate public facilities and services are, or will be available ~~concurrent~~ **to serve with the development** of the school;
3. There are no significant environmental constraints that would preclude development of an educational facility on the site;
4. There will be no adverse impacts on archaeological or historic sites or structures listed on the State of Florida Historic Master Site File, which are located on the site;
5. The proposed location is well drained and soils are suitable for development or are adaptable for development and outdoor educational purposes with drainage improvements;
6. The proposed site can accommodate the required parking and circulation of vehicles on the site; and
7. Where feasible, the proposed site is so located to allow for co-location with parks, libraries and community centers.

Policy I.1-6 **2.11** The City shall require the development of public, private and charter school sites to be consistent with the following standards:

1. Middle and high schools shall be located on collector or arterial roadways, as functionally classified within the Comprehensive Plan, which have sufficient capacity to carry traffic to be generated by the school and are suitable for high volume traffic during evening and special events as determined by generally acceptable traffic engineering standards;
2. The location, arrangement and lighting of play fields and playgrounds shall be located and buffered as may be necessary to minimize impacts to adjacent residential property; and
3. All structural setbacks, building heights, and access requirements shall be governed by the land development regulations of the City.

OBJECTIVE I.2-3 Future development and redevelopment activities shall be directed in appropriate areas as depicted on the Future Land Use Map and as provided for in the land development regulations ~~to be developed within one (1) year of the plan submittal date.~~ Policy I.56.1 describes how development will be coordinated with the availability of services and facilities. Policy V.4.2 describes how development will be coordinated with appropriate soil conditions and topography.

Policy I.2-3.1 The City shall implement design criteria for mixed use **developments and** planned unit developments to be located in the residential land use category. The following development standards regarding planned unit developments shall be included in the land development code:

1. Up to 50 percent of the planned unit developments may be used for commercial activities.
2. Planned unit developments shall be allowed a density bonus of 50 percent above the density that otherwise would be allowed for residential uses.
3. The planned unit development is a floating overlay zone that is, planned unit developments can be potentially allowed anywhere within the residential land use category.

4. Commercial development within the planned unit development shall maintain an impervious surface ratio not to exceed 80 percent.
5. All development shall not exceed a height of 50 feet.
6. Planned unit developments shall be adequately buffered from adjacent land uses by trees shrubs and fences to reduce potential unacceptable levels of noise and air pollution.

Policy I.23.2 Subdivisions shall be designed so that all individual lots have access to the internal street system, and lots along the periphery buffered from major roads and incompatible land uses.

Policy I.23.3 The land development code shall allow commercial development in residential land use areas as a special exception provided the development meets minimum set back requirements and is adequately buffered to reduce unacceptable levels of noise, smell and visual effects. ~~During the planning period 1991-1996, no more than 20 percent of the City's total residential land use area may be developed for commercial use, excluding commercial development contained in planned unit developments.~~ **Commercial development located in areas classified residential shall be limited to lots or parcels along the City's main transportation corridors or within 100 feet of such transportation corridors.**

Policy I.23.4 All development occurring within the City limits shall be required to connect to the City sewer system consistent with state law. The use of existing septic tanks shall be considered a legal non conforming land use. The use of septic tanks within the City limits shall be phased out during the ~~1991-1996~~ **ten-year 2025** planning **horizon** period.

OBJECTIVE I.3.4 Designated natural and historic resources will not be degraded by development activities through the year ~~2001~~**2025**.

Policy I.3.4.1 Development proposed in areas designated on the Future Land Use Map as Conservation shall be prohibited, **other than as permitted in Policy 1.2.6.**

Policy I.3.4.2 Proposals for development adjacent to wet areas such as ponds, marshes and/or sinkholes shall be approved by the City only if significant alteration of the functions of the wet area will not occur.

Policy I.3.4.3 The developer/owner of any site to be responsible for the on-site management of runoff in a manner so that post-development runoff rates, volumes and pollutant loads do not exceed pre-development conditions consistent with the Level of Service Standards for drainage contained in Appendix 1 of this document.

Policy I.3.4.4 Development and re-development in prime aquifer recharge areas, as identified by the Suwannee ~~Valley~~ **River** Water Management District, will be restricted to activities that have a low potential for harming the aquifer

Policy I.3.4.5 The City shall coordinate with the Department of Environmental ~~Regulations~~ **Protection**, Bureau of Waste Management to ensure that any existing underground leaking tanks are remediated by the owner, as quickly as possible and in a manner that does not further threaten ground water quality. ~~Toward this end, the City shall establish by December 31, 1992, an underground storage tank program in accordance with Section 376.3073, Florida Statutes.~~

Policy I.3.4.6 ~~By January 1992,~~ The City shall adopt a wellfield protection ordinance to protect potable water wells and their cones of influence. The ordinance shall create wellhead protection areas and zones of exclusion. **The City shall coordinate with the County in developing zones of exclusion in areas outside the City's jurisdiction.** Zones of

exclusion shall ~~shall~~ **should to the greatest extent practically feasible** consist of all land within a two hundred (200) foot radius of the wellhead wherein no development activities within **the City's territorial jurisdiction** will be permitted. Wellhead protection areas shall extend for a radius of three hundred thirty three (333) feet from the well head. Within these areas, the following will be prohibited:

1. Landfills;
2. Facilities for the bulk storage, handling, or processing of material on the Florida Substance List;
3. Activities that require the storage, use, production, or transportation of restricted substances, agricultural chemicals, petroleum products, hazardous toxic waste, medical waste, and the like;
4. Feedlots or other commercial animal facilities;
5. Wastewater treatment plants, percolation ponds, and similar facilities; and
6. Excavation of waterways or drainage facilities which intersect the water table.

Policy I.3.4.7 Historic resources shall be protected through designation as historic sites by the state or City.

Policy I.3.4.8 The City shall allow archaeologists to investigate historic resources located on City property.

Policy I.3.4.9 The City shall review and comment on site plans proposing alteration to properties listed on the Department of State Master Site File.

OBJECTIVE I.5. The economic base shall be increased and broadened through the year ~~2001~~**2025** by implementing planning and development activities which attract new business and expand existing businesses without destroying the existing community character.

Policy I.5.1 The City will direct future industrial growth to designated industrial parks or areas zoned for industrial use.

Policy I.5.2 Continued development of industry attraction programs to be funded by grants provided by such agencies as the Federal Economic Development Administration, the Farmers Home Administration, **the Florida Department of Economic Opportunity** and other appropriate state and federal agencies.

Policy I.5.3 Seek designation as a state and federal enterprise zone.

Policy I.5.4 Seek state and federal grants to fund economic development studies and activities (~~e.g.~~ **to encourage or promote** downtown revitalization and commercial/industrial expansion programs.).

OBJECTIVE I.5.6 All development orders and permits for future development and redevelopment activities within one year of the plan submittal date shall be issued only if public facilities necessary to meet level of service standards (which are adopted as part of the Capital Improvements Element of this plan) are available concurrent with the impacts of the development.

Policy I.5.6.1 The City shall adopt Land Development Regulations within one year of the plan submittal date which contain a Concurrency Management System. This Concurrency Management System shall allow the issuance of a development or redevelopment order only if public facilities necessary to meet locally established levels of service are available concurrent with the impacts of development.

- Policy I.5.6.2 The development of residential, **and** commercial land shall be timed and staged in conjunction with provisions of supporting community facilities, such as streets, utilities, police, utilities, and fire protection service, emergency medical service, and public schools.
- Policy I.5.6.3 Public facilities and utilities shall be located to:
1. Maximize the efficiency of services provided;
 2. Minimize their cost; and
 3. Minimize their impacts on the natural environment.
- Policy I.5.6.4 All development in areas not provided central water and sewer services shall be governed by the provisions of Section ~~381.272~~ **381.0065**, Florida Statutes, regulating on-site sewage disposal systems; and, Chapter 10D-6, Florida Administrative Code, which regulates the installation of individual sewage disposal facilities.
- Policy I.5.6.5 Public utilities such as electric substations, gas mains and drainage structures needed to provide essential service to existing land uses, to such future land uses as are authorized by other plan elements of the Comprehensive Plan shall be permitted in all of the land use classifications conforming to appropriate location criteria. Such criteria shall include property line set back requirements, conformance with noise reduction standards and use of buffering material such as fences, walls, trees and shrubs.
- Policy I.5.6.6 Developers shall assess their needs regarding essential services (electric, gas, **sewer and water supply**) and seek confirmation of future availability from appropriate utility suppliers. ~~Confirming~~ **Confirmation** shall be provided by the utility to the City during the planning stages of development but no later than the issuance of a development order.
- Policy I.5.6.7 The City will maintain close contact with public utilities that provide essential services to the City through direct contact and the development of guidelines **or agreements** to **provide** continuity and availability of service

OBJECTIVE I.6.7 Future land uses which are inconsistent or incompatible with the Future Land Use ~~Plan~~ **Map** shall be prohibited through the year ~~2001~~ **2025**.

- Policy I.6.7.1 Land development regulations ~~consistent with this comprehensive plan~~ shall define under what conditions a proposed development will be considered an incompatible land use and specify ~~that the~~ **criteria for how a** proposed development shall be **considered inconsistent or incompatible**, ~~appropriately modified, or buffered.~~
- Policy I.6.7.2 Urban sprawl will be discouraged by allowing high density commercial development in and adjacent to the City's Central Business District, **including in areas adjacent to the CCBD that may be classified as residential future land use, but only in a manner consistent with all other provisions of this Comprehensive Plan.** Lower density commercial development shall be required along major arterials **and transportation corridors** leading into City's Central Business District.

OBJECTIVE I.7.8 When future development and redevelopment activities are proposed, affected local, state and federal agencies will be asked, ~~as required by Land Development Regulations to be adopted by January 1992,~~ to provide comments in order to mitigate the potential adverse impacts of the activity, through the year ~~2001~~ **2025**.

- Policy I.7.8.1 The City shall contact adjacent counties, special districts, the Regional Planning

Council, the Water Management District and state and federal agencies **which may be affected by** ~~to allow them to comment on~~ proposed development and redevelopment activities, **for the purpose of eliciting and encouraging comments, objections and recommendations by them.** ~~if such proposed activities impact the respective local government or agency.~~

OBJECTIVE I.8 **.9** Redevelopment activities will be directed toward blighted areas.

Policy I.8**.9.1** Community Development Block Grants will be targeted to blighted low income **and very low income** areas. ~~as shown on the Housing Location Map contained within this Comprehensive Plan.~~

OBJECTIVE I.9 **.10** Schools and residential areas shall be protected from uses which cause or result in greater than average noise, hazards, or odors.

Policy I.9**.10.1** No medical, bio-hazardous, hazardous or solid waste shall be disposed of by incineration or by any other method **within the City unless carried out as an essential function of a hospital or medical treatment facility which necessarily must undertake such activity to be in compliance with State or Federal law,** ~~which produces air pollution emissions subject to permitting by the Department of Environmental Regulation within the City, unless the use or facility was permitted and otherwise legally sited and operated as of August 12, 1991.~~

OBJECTIVE I.11 **Annexation of new lands shall retain land uses as designated by Hamilton County until the Future Land Use Element and Future Land Use Map of this Plan are amended.**

Policy I.11.1 **Land use amendments shall be prepared for all annexed properties within one year of annexation.**

Policy I.11.2 **Newly annexed residential areas not already connected to City water and sewer at the time of annexation shall be required to connect to City water and sewer within five years after annexation.**

Policy I.11.3 **Newly annexed undeveloped land, may be developed pursuant to a Developer's Agreement so long as the Development Agreement incorporates agreements for the provision of adequate public infrastructure to support any type of new development.**

II

TRAFFIC CIRCULATION

TRANSPORTATION ELEMENT

INTRODUCTION

The ~~Traffic Circulation~~ Transportation Element is an essential component of the future land use development pattern. Development would be all but impossible as illustrated on the Future Land Use Map if the City failed to maintain its traffic circulation capabilities. As discussed in the Data Collection and Analysis Report, transportation plans, if properly implemented, serve to guide future development in the most appropriate direction, promote economic growth and public safety, and reduce driving times.

TRAFFIC CIRCULATION

TRANSPORTATION ELEMENT

GOAL, OBJECTIVES, AND POLICIES

GOAL II

PROVIDE FOR A SAFE, CONVENIENT AND EFFICIENT TRAFFIC CIRCULATION SYSTEM AVAILABLE TO ALL OF THE CITY'S RESIDENTS.

- OBJECTIVE II.1 The City will adopt land development regulations ~~by January 1992~~ which require the City to coordinate development **and** redevelopment with the Florida Department of Transportation, Board of County Commissioners and the School Board to maintain existing levels of service, mitigate problem areas and ~~ensure accident rates remain at or below 1989 levels through the year 2001.~~ **minimize accident rates to as low as reasonably possible.**
- Policy II.1.1 The City will ~~confer~~ **coordinate** with the School Board to identify any pedestrian safety concerns on roadways adjacent to ~~municipal~~ **public** schools.
- Policy II.1.2 The City shall adopt a Peak Hour "C" level of service for all roadways within the City limits.
- Policy II.1.3 The City will **endeavor to** develop a master drainage ~~plan/study~~ **study and plan** by ~~2025~~ **1996**. The ~~plan/study~~ **study** will assess funding options and opportunities for correcting drainage problems City wide. The results and recommendations of the ~~plan/study~~ will be used to amend the comprehensive plan as part of the ~~Five~~ **Seven** Year Plan **Evaluation and Appraisal Rview (EAR) amendment** process.
- Policy II.1.4 The City will continue to **coordinate with and** receive technical assistance from the Suwannee River Water Management District to study and plan for correcting City wide drainage problems.
- Policy II.1.5 The Master Drainage ~~Plan/Study~~ **Study** will **should** evaluate the most cost effective and efficient method for rehabilitating City-wide storm water facilities consistent with the provision of Rule 40 B-4, Florida Administrative Code.
- Policy II.1.6 The City will review connections and access points to roadways to ensure safety and compatibility to the existing and future roadway network. In addition, City access management standards shall be consistent with Florida Department of Transportation standards.
- OBJECTIVE II.2 The City will protect existing and future rights of way from building encroachment by adopting land development regulations within one year of the required plan submittal date to Department of ~~Community Affairs~~ **Economic Opportunity.**

- Policy II.2.1 The City shall require all new development to meet minimum set back requirements through the adoption of Land Development Regulations. Standards for the set back requirements shall be developed based on input from the Florida Department of Transportation and the Florida Department of ~~Community Affairs~~ **Economic Opportunity.**
- Policy II.2.2 The City shall develop procedures as part of its land development regulations for acquiring rights-of-way needed for potential future road construction projects
- Policy II.2.3 The City shall adopt a land development code that requires all new commercial and residential development to have adequate and safe parking facilities.
- Policy II.2.4 The City shall receive comments from the public to determine the need for bicycle and pedestrian ways and linear parks when planning future transportation facilities.
- OBJECTIVE II.3 The City will be aware of transportation activities and improvements which impact the city but are implemented by other government agencies through the year ~~2001-2025~~.
- Policy II.3.1 The City will indicate proposed traffic improvements on the Comprehensive Plan Traffic Circulation Map consistent with the Department of Transportation ~~Five Year Transportation Improvements Plans~~ **for the area.**
- OBJECTIVE II.4 The City will adopt a capital improvements program during the ~~1991-1996~~**2015 - 2020** planning period to pave roads on a prioritized basis.
- Policy II.4.1 The City will coordinate with the County to develop a prioritized schedule of road paving projects.
- OBJECTIVE II.5 The City shall adopt an annual capital facilities review process whereby planned traffic circulation projects shall be consistent with the land uses shown on the Future Land Use Map.
- Policy II.5.1 The City shall review proposed road projects to ensure consistency with the Future Land use Map.
- OBJECTIVE II.6 The City shall consider all available traffic analysis data and reports and common local knowledge to determine the primary transportation corridors throughout the City for the purpose of encouraging and promoting compatible land uses and economic growth along the primary transportation corridors.**
- Policy II.6.1 The City shall consider U.S. Highway 41, U.S. Highway 129, and State Road 100 as the primary transportation corridors which run concurrently North into the city as Second Avenue South East and which turn west into Hatley Street (Hamilton CR 6). These corridors shall be noted on the Transportation Map as "Minor Arterial" traffic routes.**
- Policy II.6.2 The City shall at all times coordinate with the County and State Department of Transportation as necessary to facilitate maintenance and reconstruction activities and to ensure protection of rights-of-way from future development.**
- Policy II.6.3 The City shall promote and encourage the transition of future land use designations and zoning adjacent to and along these primary transportation corridors to commercial or mixed use oriented designations.**

IV

ENVIRONMENTAL SERVICES

**SANITARY, SEWER, SOLID WASTE, DRAINAGE, POTABLE WATER & NATURAL
GROUNDWATER AQUIFER RECHARGE ELEMENT**

INTRODUCTION

Sanitary sewer, potable water, solid waste, aquifer recharge regulations, and drainage systems and facilities are collectively known as "Environmental Services".

~~ENVIRONMENTAL SERVICES~~
GOAL, OBJECTIVES, AND POLICIES

GOAL IV

PROVIDE PUBLIC FACILITIES INCLUDING AQUIFER RECHARGE PROTECTION MEASURES IN A MANNER WHICH IS SAFE, EFFICIENT AND MAINTAINS OR EXCEEDS EXISTING LEVELS OF SERVICE AND PROTECTS THE ENVIRONMENT.

- OBJECTIVE IV.1 At the time of plan adoption, the City will update its Capital Improvements Program, including its Five-Year Schedule of Capital Improvements annually, to identify facility deficiencies which may have occurred and to correct existing Level of Service problems on a prioritized basis.

- Policy IV.1.1 The City shall finance capital improvements which will improve adopted levels of service as identified in the Capital Improvements Element by pursuing appropriate state and federal grant programs (see Appendix 2).

- Policy IV.1.2 Proposed capital improvement projects will be evaluated and ranked according to the following priority level guidelines:
 - 1. Whether the project is needed to protect public health and safety, to fulfill the county's legal commitment to provide facilities and services, or to preserve or achieve full use of existing facilities.
 - 2. Whether the project increases efficiency of use of existing facilities, prevents or reduces future improvement costs, provides service to developed areas lacking full service or promotes in-fill development.
 - 3. Whether the project represents a logical extension of facilities and services within a designated service area.

- Policy IV.1.3 The City will **endeavor to** develop a master drainage ~~plan/study~~ **study and plan** by ~~1996~~ **2025**. The ~~plan study~~ will assess funding options and opportunities for correcting City-wide drainage problems. The results and recommendations of the study will be used to amend the comprehensive plan as part of the ~~Five~~ **Seven** Year Evaluation ~~and Appraisal Review Plan~~ **(EAR) amendment** process. The interim Level of Service to be adopted prior to the completion of the drainage ~~plan/study~~ **study and plan** is described in Policy IV.3.1 of this element.

- OBJECTIVE IV.2 ~~The City shall expand the capacity of its capital facilities to meet service needs in the unincorporated county through the year 2001. However, In order to promote development or redevelopment, as well as economic opportunity, the City shall seek ways and methods to prioritize improvement or expansion of its capital facilities to serve the City's urban development center, as described in the North Central Florida Regional Policy Plan.~~

OBJECTIVE IV.7 The City shall continually seek methods and strategies suitable for implementation that will reduce the volume of solid waste generated by businesses, residents and public facilities. ~~requiring disposal by 30 percent by the year 1994.~~

Policy IV.7.1 The City will use grant funds provided by Florida Department of Environmental ~~Regulations~~Protection to establish and operate a solid waste recycling programs. ~~through the year 1994.~~

OBJECTIVE IV.8 The City shall adopt Ground and Surface Water Objectives and Policies as well as land development regulations which contain development restrictions and other regulations that will protect the quality of all surface and ground waters.

Policy IV.8.1 The City shall inspect and monitor on a regular basis all wastewater package treatment plants to ensure compliance with the Florida Department of Environmental Protection's mandated effluent standards.

Policy IV.8.2 The City shall cooperate in the Florida Department of Environmental Protection's STORET program of monitoring point source discharges into rivers, creeks and streams. Cooperation shall take the form of providing information to the Department when requested and consideration of adopting additional local policies deemed appropriate by the Department, when requested.

Policy IV.8.3 The City shall comply with the plans of the Suwannee River Water Management District for the emergency conservation of water sources, by establishing water conservation measures in its land development regulations. Such measures may consist of but not be limited to the following:

1. The use of low water use plumbing fixtures.
2. The reuse of water for irrigation of crops in agricultural operations.
3. The use of odd-even watering days.

Policy IV.8.4 Prior to development approval, a survey shall be conducted by the developer to properly identify known drainage wells. If any wells are found, the developer shall be required to seal the drainage wells.

Policy IV.8.5 The City shall require new development and redevelopment in the City to connect to a central sewage system where and when available within 12 months.

Policy IV.8.6 The City will coordinate with the County to develop an emergency water management conservation plan by 2025. This will be accomplished by the City adopting all or appropriate portions of any county wide emergency water management plans adopted by the County.

OBJECTIVE IV.9 The City shall enact policies and land development regulations which seek to protect and preserve both the quantity and quality of the City's groundwater resources consistent with State law through the 2025, ten-year planning horizon.

Policy IV.9.1 The City shall, in cooperation with Florida Department of Environmental Protection and Suwannee River Water Management District, continue to monitor groundwater quality and levels.

Policy IV.9.2 A Wellhead Protection Ordinance shall be adopted by the City for existing and

future public water-wells. This ordinance shall prohibit industrial use, septic tank installation and storage of hazardous waste within 333 feet of potable water wells within the City limits.

Policy IV.9.3 The City's land development regulations shall prohibit uses within or adjacent to existing cones of influence, water recharge areas and water wells of the City which would violate water quality standard established by the City in conjunction with the Florida Department of Environmental Protection and the Suwannee River Water Management District.

V

CONSERVATION ELEMENT

INTRODUCTION

The purpose of the Conservation Element is to provide strategies for promoting future development while protecting and enhancing the natural environment.

CONSERVATION ELEMENT
GOAL, OBJECTIVES, AND POLICIES

GOAL V

THE NATURAL RESOURCES OF THE CITY SHALL BE PRESERVED, PROTECTED OR ENHANCED AS THE DEVELOPMENT PROPOSED IN THE FUTURE LAND USE ELEMENT OCCURS.

AIR QUALITY OBJECTIVES AND POLICIES

OBJECTIVE V.1 Commercial and industrial facilities shall not exceed minimum air quality standards established by the Clean Air Act of 1970 and the Florida Air Pollution Regulations, contained in Chapter 47-2 62 of the Florida Administrative Code (F.A.C).

Policy V.1.1 The City shall notify the Department of Environmental ~~Regulation~~Protection of possible violations of state air quality standards, including recommending where and when to locate state operated air quality monitoring equipment.

Policy V.1.2 Land Development Regulations will require new development to conform to air quality standards established by the Clean Air Act of 1970 and the Florida Air Pollution Regulations, Chapter 47-2 62 of the Florida Administrative Code (F.A.C).

~~GROUND AND SURFACE WATER OBJECTIVES AND POLICIES (moved to Chapter IV)~~

~~OBJECTIVE V.2 The City shall adopt land development regulations by January 1992 as needed which contain development restrictions that will protect the quality of all surface and ground waters through the year 2001.~~

~~Policy V.2.1 The City shall inspect and monitor on a regular basis all wastewater package treatment plants to ensure compliance with the Florida Department of Environmental Regulation'sProtection's mandated effluent standards.~~

~~Policy V.2.2 The City shall cooperate in the Florida Department of Environmental Regulation'sProtection's STORET program of monitoring point source discharges into the rivers, creeks and streams. Cooperation shall take the form of providing information to the Department when requested and consideration of adopting additional local policies deemed appropriate by the Department, when requested.~~

~~Policy V.2.3 The City shall comply with the plans of the Suwannee River Water Management District for the emergency conservation of water sources, by establishing water conservation measures in its land development regulations. Such measures may consist of but not be limited to the following:~~

~~4. The use of low water use plumbing fixtures.~~

~~5. The reuse of water for irrigation of crops in agricultural operations.~~

- Policy V.4-~~2.3~~ Wetlands, floodplains, creeks, and ponds shall be protected from the adverse effects of development through land development regulations which required setbacks and clustering away from these areas.
- Policy V.4-~~2.4~~ For sites that do not contain sufficient land to permit construction of one single family dwelling unit on the parcel, fill and dredging of the parcel shall be allowed only in conjunction with a minimal access way and a minimum amount beneath one residential structure **with consideration for storm-water run-off consequences to neighboring properties**
- Policy V.4-~~2.5~~ The land development regulations of the City shall conserve and protect wetlands through restricting any development or dredging and filling which would significantly alter their natural functions without prior authorization and obtaining the required permits from the applicable state and federal regulatory agencies having jurisdiction over such areas. Development shall be prohibited in wetlands adjacent to the Industrial Park.
- ~~Policy V.4-~~2.6~~ The City will develop a drainage study and master plan by 1996. The plan will assess funding options and opportunities for correcting drainage problems. The results and recommendations of the study will be used to amend the Comprehensive Plan as part of the Five Year Plan Evaluation process.~~
- Policy V.4-~~2.6~~ The City will continue to receive technical assistance from the Suwannee River Water Management District to study and plan for correcting drainage problems.
- Policy V.4-~~2.7~~ The **City's** Master Drainage Plan and study will evaluate the most cost effective and efficient method for rehabilitating storm water facilities consistent with the provision of Rule 40 B-4, Florida Administrative Code.
- Policy V.4-~~2.8~~ Development proposed for the City's Industrial Park and areas adjacent to the conservation land use shall use the following erosion and flooding mitigation measures:
1. The development shall fit the contour of the site.
 2. Vegetative cover shall be retained until construction start up.
 3. Graded land will be provided temporary cover if extended exposure is anticipated such as grass, sod, mulch burlap or plastic.

FLORA AND FAUNA OBJECTIVES AND POLICIES

- OBJECTIVE V.5-~~3~~ ~~The City shall require developers to protect endangered and threatened plants, animals and ecological communities as designated by the official lists of Endangered and Endangered Plants and Animals and Federal Endangered of 1973, as amended in 1978 shall be identified and protected. The City shall amend its Land Development Regulations for consistency with both Sate and Federal Law with regards to specially protected plants and animals. It shall do this by incorporating protections for species listed on both the Federal and State endangered or threatened species lists.~~
- Policy V.5-~~3.1~~ The City will cooperate with the County and the ~~Florida Game and Fresh Water Fish Commission~~ **Florida Fish and Wildlife Conservation Commission (FWCC)** in the monitoring and inventory of ecological communities. ~~through the year 2001.~~
- Policy V.5-~~3.2~~ The City shall adopt, within one year of plans submission to Department of ~~Community Affairs~~ **Economic Opportunity**, land development regulations which

Water Management District to study and plan for correcting drainage problems.

Policy V.4.7 The City's Master Drainage Plan and study shall evaluate the most cost effective and efficient method for rehabilitating storm water facilities consistent with the provision of Rule 40 B-4, Florida Administrative Code.

Policy V.4.8 Development proposed for the City's Industrial Park and areas adjacent to the conservation land use shall use the following erosion and flooding mitigation measures:

1. The development shall fit the contour of the site.
2. Vegetative cover shall be retained until construction start up.
3. Graded land shall be provided temporary cover if extended exposure is anticipated such as grass, sod, mulch burlap or plastic.

FLORA AND FAUNA OBJECTIVES AND POLICIES

OBJECTIVE V.5 ~~The City shall require developers to protect endangered and threatened plants, animals and ecological communities as designated by the official lists of Endangered and Endangered Plants and Animals and Federal Endangered of 1973, as amended in 1978 shall be identified and protected.~~ The City shall require developers to protect endangered and threatened plants, animals and ecological communities by incorporating protections for species listed on both the Federal and State endangered or threatened species list.

Policy V.5.1 The City shall cooperate with the County and the ~~Florida Game and Fresh Water Fish Commission~~ Florida Fish and Wildlife Conservation Commission (FWCC) in the monitoring and inventory of ecological communities. ~~through the year 2001.~~

Policy V.5.2 ~~The City shall adopt, within one year of plans submission to Department of Community Affairs land development regulations which include specific conservation definitions and development standards which encourage conservation areas to remain functionally intact. The City shall protect lands designated as "Conservation" land use category in the Land Development Regulations by prohibiting any uses except non-intensive resource based recreation activities and native vegetative community restoration.~~

Policy V.5.3 ~~Clustering and planned unit development shall be allowed by land development regulations in low density residential areas as a means to protect wildlife habitat and open space areas. The City shall allow clustering and planned unit development in low density residential areas as a means to protect wildlife habitat and open space areas.~~

Policy V.5.4 The land development regulations shall require developers to make provisions for establishing wildlife corridors, maintaining open space and protecting vegetative and wildlife habitat if conditions on the site warrant such action.

Policy V.5.5 Site plans shall identify the type of ecological communities found within the area proposed for development. If endangered or threatened flora and fauna are found on the site, the developer shall provide a management plan to mitigate the adverse effects of development in accordance with state and federal regulations.

HAZARDOUS WASTES OBJECTIVES AND POLICIES

OBJECTIVE V.6 The City shall coordinate with the County to develop a hazardous waste management program for the proper storage, recycling, collection and disposal of hazardous waste. ~~by the year 1992.~~

STAFF-LEVEL ITEMS



Serving
Alachua • Bradford
Columbia • Dixie • Gilchrist
Hamilton • Lafayette • Levy • Madison
Marion • Suwannee • Taylor • Union Counties

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

REGIONAL CLEARINGHOUSE INTERGOVERNMENTAL COORDINATION AND RESPONSE

Date: 9-23-15

PROJECT DESCRIPTION

#75 RD Water Treatment Plant Improvements - USDA Rural Development - Cedar Key Water and Sewer District - Cedar Key, Levy County, Florida

TO: Lauren Milligan, Florida State Clearinghouse

XC: Nicole Gill, Building Official
City of Cedar Key
P.O. Box 339
Cedar Key, FL 32625-0339

Timothy P. Norman, P.E.
Vice President of Environmental Services
Mittauer & Associates
580-1 Wells Road
Orange Park, FL 32073

COMMENTS ATTACHED

NO COMMENTS REGARDING THIS PROJECT

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

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

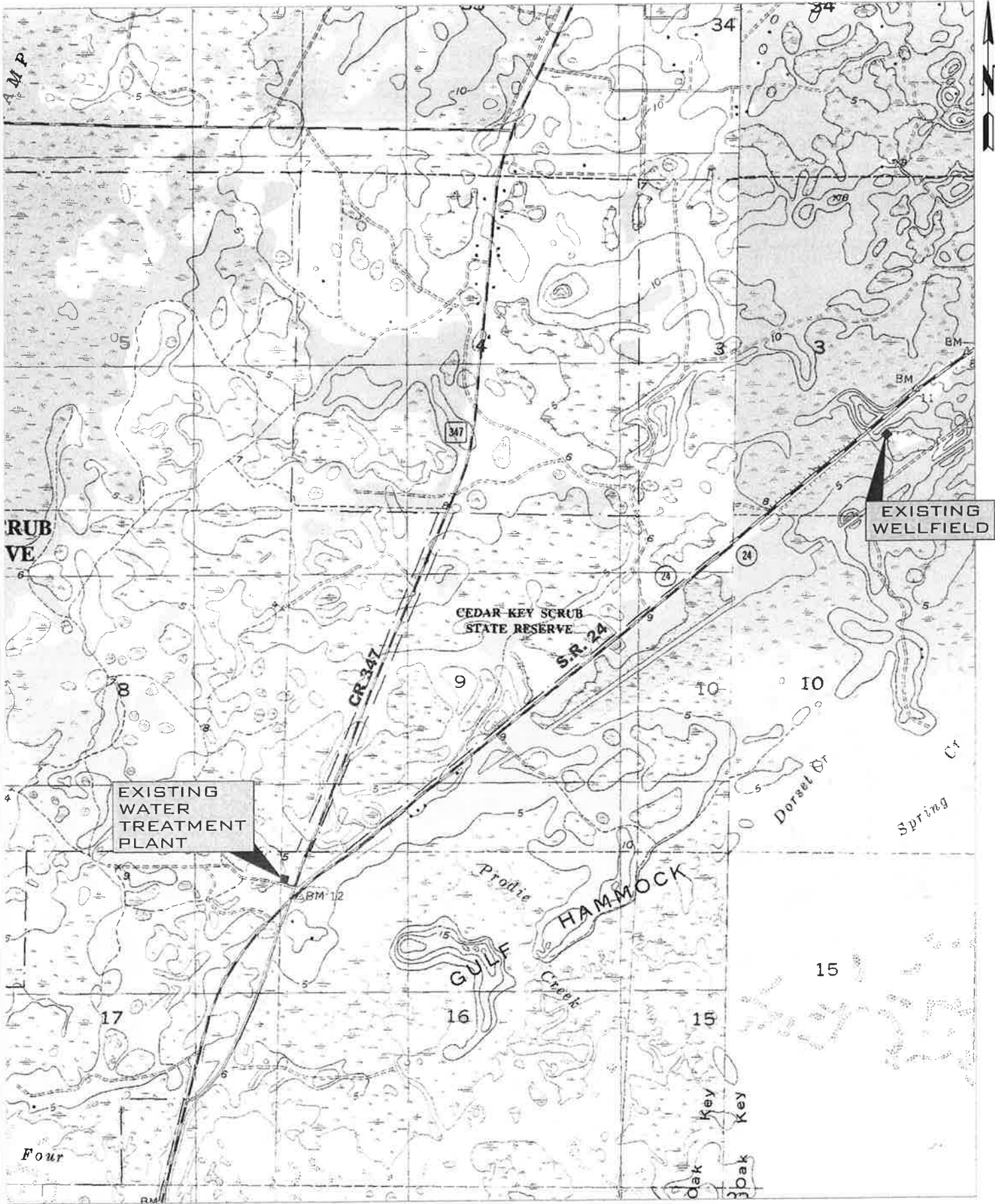
PROJECT NARRATIVE
RD WATER TREATMENT PLANT IMPROVEMENTS
CEDAR KEY WATER & SEWER DISTRICT
LEVY COUNTY, FLORIDA
MITTAUER & ASSOCIATES, INC. PROJECT NO. 0605-18-1
AUGUST 2015

The Cedar Key Water & Sewer District (CKWSD) provides potable water and wastewater services to the City of Cedar Key and adjacent areas of unincorporated Levy County. The CKWSD owns and operates a public water system consisting of raw water supply wells, a treatment facility, and a distribution system.

The proposed project will consist of improvements to the existing wellfield and to the existing treatment facility. Improvements will take place at the existing wellfield site and will include replacement of Well Pump No. 4, a standby generator, and associated electrical work. Improvements will also take place at the existing treatment plant site and will involve the construction of a 0.36 MGD maximum-day capacity treatment plant. The plant will incorporate the unit processes of greensand filtration and nanofiltration and will include finished water storage, high service pumping, and a backwash wastewater recovery system. Concentrate produced by the nanofiltration equipment will be managed by means of a Class V injection well.

Construction of the project is not expected to create any adverse environmental impacts. Upon completion, the project will result in a reliable supply of potable water complying with drinking water standards.

SCALE: 1" = 2,000'



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MITTAUER
& ASSOCIATES, INC.
 CONSULTING ENGINEERS
 580-76 WELLS ROAD, ORANGE PARK, FLORIDA 32073
 TEL. (904) 278-0030 FAX. (904) 278-0840 FLORIDA LICENSE EB-6569

CEDAR KEY WATER & SEWER DISTRICT
 RD WTP Improvements
 Location Map
 Levy County, Florida

FIGURE
3-1
 August 2015
 Project No.
 0605-18-1