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MEETING NOTICE

CLEARINGHOUSE COMMITTEE

There will be a meeting of the Clearinghouse Committee of the North Central Florida Regional Planning Council on **July 28, 2016**. 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.



1 inch = 500 feet

Holiday Inn
Hotel & Suites





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AGENDA

CLEARINGHOUSE COMMITTEE

Holiday Inn Hotel & Suites
Lake City, Florida

July 28, 2016
6:00 p.m.

	<u>PAGE NO.</u>
I. APPROVAL OF THE JUNE 23, 2016 MEETING MINUTES	5
II. COMMITTEE-LEVEL REVIEW ITEMS	
<u>Comprehensive Plan Amendments</u>	
#108 - Marion County Comprehensive Plan Draft Amendment (DEO No. 16-3ESR)	9
#109 - City of Madison Comprehensive Plan Draft Amendment (DEO No. 16-1ESR)	31
#110 - City of Dunnellon Comprehensive Plan Adopted Amendment (DEO No. 16-1ER)	57
III. STAFF-LEVEL REVIEW ITEMS	
#102 - U.S. Department of Agriculture - Community Facilities Guaranteed Loan Application Belmont Academy Charter School - Columbia County, Florida	87

NORTH CENTRAL FLORIDA REGIONAL PLANNING COUNCIL
CLEARINGHOUSE COMMITTEE
MINUTES

Holiday Inn Hotel and Suites
Lake City, Florida

June 23, 2016
6:00 p.m.

MEMBERS PRESENT

Jim Catron
William Hunter
Patricia Patterson, Vice-Chair
Larry Sessions
Helen Warren
Stephen Witt

MEMBERS ABSENT

Beth Burnam
James Montgomery, Chair
Mike Williams

STAFF PRESENT

Steven Dopp

Noting the presence of a quorum, the meeting was called to order by Vice-Chair Patterson at 6:05 p.m.

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

#107 City of Gainesville Comprehensive Plan Draft Amendment (DEO No. 16-2ESR)

ACTION: It was moved by Commissioner Catron and seconded by Commissioner Warren to add item #107, City of Gainesville Comprehensive Plan Draft Amendment (DEO No. 16-2ESR), to the agenda and to approve the agenda as amended. The motion carried unanimously.

I. APPROVAL OF THE MAY 26, 2016 MEETING MINUTES

ACTION: It was moved by Commissioner Warren and seconded by Commissioner Sessions to approve the May 26, 2016 meeting minutes as circulated. The motion carried unanimously.

II. COMMITTEE-LEVEL REVIEW ITEMS

- #100 - Alachua County Comprehensive Plan Adopted Amendment (DEO No. 16-1ESR)
- #101 - Alachua County Comprehensive Plan Draft Amendments (DEO No. 16-5ESR)
- #103 - Town of Yankeetown Comprehensive Plan Adopted Amendment (DEO No. 15-1ESR)
- #104 - Town of Yankeetown Comprehensive Plan Adopted Amendment (DEO No. 15-2ESR)
- #105 - Gilchrist County Comprehensive Plan Draft Amendment (DEO No. 16-1ER)
- #107 - City of Gainesville Comprehensive Plan Draft Amendment (DEO No. 16-2ESR)

The Committee agreed by consensus to group these items for purposes of Clearinghouse Committee review. Mr. Dopp stated that the staff reports find for all items that the local government comprehensive plans, as amended, are not anticipated to result in significant adverse impacts to Natural Resources of Regional Significance, regional facilities or adjoining local governments.

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

#106 - Town of Lee Comprehensive Plan Draft Amendment (DEO No. 16-1ESR)

Mr. Dopp stated that the staff report for the item finds that impacts to the Regional Road Network cannot be determined and that significant adverse impacts may occur to Natural Resources of Regional Significance as a result of the deletion of protective objectives and policies which mitigate impacts to Areas of High Recharge Potential to the Floridan Aquifer as well as the Norton Creek Stream-to-Sink Watershed.

Mr. Dopp noted that the staff report recommends that the Town either prepare an analysis of impacts of the amendment to the Regional Road Network or include Transportation Planning Best Practices contained in the regional plan as goals and policies in the Town Comprehensive Plan. Mr. Dopp further stated that the staff report recommends Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element Objective IV.5 and its associated policies as well as Conservation Element Policy V.2.1 be retained.

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

The meeting adjourned at 6:27 p.m.

James Montgomery, Chair

7/28/16

COMMITTEE-LEVEL ITEMS

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

Regional Planning Council: North Central Fl
Review Date: 7/28/16
Amendment Type: Draft Amendment

Regional Planning Council Item No.: 108
Local Government: Marion County
Local Government Item No.: 2016-L06
State Land Planning Agency Item No: 16-3ESR

Date Mailed to Local Government and State Land Planning Agency: 7/29/16 (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 County item is an update of the Five-Year Schedule of Capital Improvements contained in the County Comprehensive Plan Capital Improvements Element (see attached).

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

There are multiple Natural Resources of Regional Significance as identified and mapped in the Withlacoochee Strategic Regional Policy Plan located in the County. Additionally, there are several Regional Transportation Facilities as identified in the Withlacoochee Strategic Regional Policy Plan located within the County. However, significant adverse impacts are not anticipated to occur to Natural Resources of Regional Significance or to Regional Transportation Facilities. The amendment does not result in an increase in density or intensity of use, nor does the amendment contain amendments to policy language which could result in adverse impacts to Natural Resources of Regional Significance.

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

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

Request a copy of the adopted version of the amendment?

Yes X No
Not Applicable

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

**EXCERPTS FROM THE
COUNTY COMPREHENSIVE PLAN AMENDMENT**

EXHIBIT "A"
MARION COUNTY COMPREHENSIVE PLAN
CAPITAL IMPROVEMENTS ELEMENT FIVE-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS FY 2015/2016 - FY 2019/2020

Sanitary Sewer and Potable Water Projects

Project Code	Project Name	Project Description	Fund Source	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020
7130117	Automated Water Reading	Meter reading equipment	Utilities	\$1,063,978	\$600,000	\$600,000	\$600,000	\$600,000
7160140	Computerized Maintenance Mgt. Sys.	Purchase and installation of computerized mgt. system	Utilities	\$300,997	\$0	\$0	\$120,000	\$0
7160152	Sewer Future Capital	Future capital improvements for sewer	Utilities	\$0	\$500,000	\$500,000	\$500,000	\$500,000
7160151	Water Future Capital	Future capital improvements for water	Utilities	\$0	\$500,000	\$500,000	\$500,000	\$500,000
7130059	Lift Station and sewer main	Construction and rehab of sewer mains, manholes and lift stations through the county	Utilities	\$3,658,654	\$750,000	\$782,500	\$700,000	\$700,000
7160142	Master Plan Update	Update to utilities master plan	Utilities	\$300,250	\$100,000	\$100,000	\$100,000	\$100,000
7160153	Water Plants	New construction of water plants	Utilities	\$2,500,000	\$1,500,000	\$1,500,000	\$0	\$0
7160154	Ocala Crossings South	Ocala Crossings South PUD infrastructure	Utilities	\$1,695,500	\$0	\$0	\$0	\$0
7160135	Reclaimed Water Stations	Design and construction	Utilities	\$2,673,173	\$0	\$0	\$500,000	\$0
7130115	Relocations Due to Construction	Relocations due to roadway improvements	Utilities	\$1,237,834	\$400,000	\$400,000	\$400,000	\$400,000
7160156	Water Systems Acquisitions	Residential water systems acquisition	Utilities	\$1,837,750	\$0	\$0	\$0	\$0
7160080	SCADA	SCADA equipment and installation	Utilities	\$582,077	\$0	\$0	\$0	\$0
7160095	Silver Springs Shores WRF	Design and construction	Utilities	\$7,502	\$0	\$0	\$0	\$0
7160157	Sleeply Hollow WWTF	Nutrient reduction	Utilities	\$275,000	\$0	\$0	\$0	\$0
7160155	Smart Water Software Integration	Consulting services smart water software	Utilities	\$122,000	\$0	\$0	\$0	\$0
7160144	Toilet Rebate	Water conservation efforts	Utilities	\$218,564	\$50,000	\$50,000	\$50,000	\$50,000
7160158	Critical Needs	Tracking of savings from closed out projects	Utilities	\$161,581	\$0	\$0	\$0	\$0

EXHIBIT "A"
MARION COUNTY COMPREHENSIVE PLAN
CAPITAL IMPROVEMENTS ELEMENT FIVE-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS FY 2015/2016 - FY 2019/2020

Sanitary Sewer and Potable Water Projects

Project Code	Project Name	Project Description	Fund Source	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020
7160138	WWTP Improvements	Design and construction	Utilities	\$5,449,503	\$5,420,000	\$9,000,000	\$0	\$500,000
7130116	Water Mains and Fire Hydrants	Design and construction	Utilities	\$2,862,959	\$4,196,000	\$2,988,000	\$2,998,250	\$3,509,600
7160136	Water Treatment Plant Improvements	Design and construction	Utilities	\$2,302,372	\$0	\$657,500	\$2,116,250	\$1,944,750
Total				\$27,249,694	\$14,016,000	\$17,078,000	\$8,584,500	\$8,804,350

Source:

Marion County Adopted Capital Improvements Program Fiscal Years 2015/16-2019-20.

EXHIBIT "A"
MARION COUNTY COMPREHENSIVE PLAN
CAPITAL IMPROVEMENTS ELEMENT FIVE-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS FY 2015/2016 - FY 2019/2020

Transportation Capacity Projects - Marion County

#	Name	Description	Phase Code	Fund Code	2015/16	2016/17	2017/18	2018/19	2019/20
A1	NW 49th/35th St Ph 2a (TPO LRTP Category #2) From: NW 35th St To: City Limit	New 4 Lane Divided 0.6 mi	DES ROW-A ROW-J CST	BOND2	\$2,200,000				
A2	NW 49th/35th St Ph 2b (TPO LRTP Category #2) From: City Limit To: North End of Limerock Pit	New 4 Lane Divided Pit Area 0.3 mi	PE DES ROW-A ROW-J CST	IF1 IF1		\$600,000		\$1,200,000	
A3	NW 49th/35th St Ph 2c (TPO LRTP Category #2) From: NW 44th Ave To: North End of Limerock Pit	New 4 Lane Divided w/ Interchange 0.9 miles	PE PDE DES ROW-A ROW-J CST	STATE IF1			State Funded Additional Funds Needed		\$500,000
B1	NW/NE 35th St Ph 1a (TPO LRTP Category #1) From: US 441 To: 600' East of W Anthony Rd	Add 2 Lanes 0.3 miles 8,700 VTPD	PE DES ROW-A ROW-A ROW-J CST	GT GT2	\$500,000 \$1,825,000				

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MARION COUNTY COMPREHENSIVE PLAN
CAPITAL IMPROVEMENTS ELEMENT FIVE-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS FY 2015/2016 - FY 2019/2020

Transportation Capacity Projects - Marion County

B2	NW/NE 35th St Ph 1b (TPO LRTP Category #1) From: 600' East of W Anthony Rd To: 200A	Add 2 Lanes 0.9 miles 8,900 VTPD	PE						
			DES						
			ROW-A	GT2		\$600,000	\$1,000,000	\$600,000	\$2,600,000
			CST	GT2					\$1,600,000
			CST	IF2					
B3	NE 35th St Ph 3 (TPO LRTP Category #1) From: NE 25th Ave To: NE 36th Ave	Add 2 Lanes 1.0 miles 9,548 VTPD	PE						
			DES	GT2		\$600,000			
			ROW-A						
			ROW-J						
			CST						
C1	Emerald Rd Extension (TPO LRTP Category #1) From: SE 92nd Loop To: Florida Northern Railroad	New 2 Lane 1.8 miles	PE	IF3			\$250,000		
			DES	IF3				\$600,000	
			ROW-A	IF3				\$300,000	\$700,000
			ROW-J						
			CST	IF3				Additional Funds Needed	\$1,600,000
D1	SW 49th/40th Ave Ph 1 (TPO LRTP Category #1) From: SW 66th St To: SW 42nd St Flyover	New 4 Lane Divided 2.1 miles	PE						
			DES						
			ROW-A	IF4	\$1,000,000				
			ROW-J						
			CST	IF4					\$6,804,000
D2	SW 49th/40th Ave Ph 2 & 3 (TPO LRTP Category #1) From: SW 95th St To: SW 66th St	New 4 Lane Divided 2.9 miles Ph 2 = 1.8 miles Ph 3 = 1.1 miles	PE						
			DES						
			ROW-A						
			ROW-J						
			CST	IF4				\$2,096,000	
			CST	TM				\$7,300,000	

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MARION COUNTY COMPREHENSIVE PLAN
CAPITAL IMPROVEMENTS ELEMENT FIVE-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS FY 2015/2016 - FY 2019/2020

Transportation Capacity Projects - Marion County

D3	SW 95th St - Phase 3B (TPO LRTP Category #1) From: SW 49th Ave To: I-75	Add 2 Lanes w/ Interchange @ I-75 1.2 miles 4,500 VTPD	PE PDE DES ROW-A ROW-J CST	STATE	State Funded				
D4	SW 49th Ave From: Marion Oaks Manor To: SW 95th St	New 4 Lane Divided Add 2 Lanes 6.3 mi	PE DES ROW-A ROW-J CST	IF4	\$250,000				
E1	Misc Projects	ROW Acquisition and Settlements	ROW ROW ROW	IF3 IF4 BOND2		\$1,500,000 \$900,000			
TOTALS					\$7,975,000	\$4,200,000	\$1,250,000	\$12,096,000	\$13,804,000

Source:
Marion County 5-Year Transportation Improvement Program, 2015/2016-2019/2020.

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MARION COUNTY COMPREHENSIVE PLAN
CAPITAL IMPROVEMENTS ELEMENT FIVE-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS FY 2015/2016 - FY 2019/2020

TRANSPORTATION - Federal and State Funded

NUMBER	ROADWAY AND PROJECT LIMITS	WORK DESCRIPTION	FUND SOURCE	PROJECT PHASES	FUNDING				
					2015/16	2016/17	2017/18	2018/19	2019/20
Federal / State Projects									
2386481	US 41 SW 111TH PLACE LANE SR 40	ADD LANES & RECONSTRUCT	CM	CST	0	0	0	240,000	0
			DDR	ROW	3,329,000	0	0	0	0
			DDR	PE	0	700,000	0	0	0
			DDR	ROW	0	5,639,000	4,995,000	0	0
			DDR	CST	0	0	0	28,552,000	0
			DIH	PE	15,000	0	0	0	0
			DIH	ROW	391,000	0	0	0	0
			DIH	CST	0	0	0	55,000	0
			DS	ROW	8,000	0	0	0	0
			SA	PD&E	1,000	0	0	0	0
			SA	CST	0	0	0	3,867,000	0
			SN	PE	405,000	0	0	0	0
2386511	SR 200 CITRUS CO LINE CR 484	ADD LANES & RECONSTRUCT	DDR	PE	1,000	0	0	0	0
			DIH	PE	328,000	0	0	0	0
			SN	ENV	220,000	0	0	0	0
2386771	SR 35 S OF CR 464 SR 40	ADD LANES & RECONSTRUCT	DIH	DSB	11,000	0	0	0	0
2386774	SE 92ND LOOP (BELLEVIEW BELTWAY) US 441 SR 35	NEW ROAD CONSTRUCTION	DIH	PE	2,000	0	0	0	0
2386782	US 27 CR 225 W OF NW 95TH AVE	SIGNING/PAVEMENT MARKINGS	DDR	CST	4,000	0	0	0	0
			DIH	CST	19,000	0	0	0	0
			DIH	PE	4,000	0	0	0	0

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TRANSPORTATION - Federal and State Funded

NUMBER	ROADWAY AND PROJECT LIMITS	WORK DESCRIPTION	FUND SOURCE	PROJECT PHASES	FUNDING				
					2015/16	2016/17	2017/18	2018/19	2019/20
2386931	SR 35 SE 92ND PLACE (BELLEVIEW BELTWAY) CR 464	ADD LANES & RECONSTRUCT	DDR	DSB	0	0	157,000	0	0
			DDR	INC	0	0	750,000	0	0
			DIH	DSB	160,000	0	0	0	0
			DIH	PE	4,000	0	0	0	0
			DIH	ROW	56,000	0	0	0	0
			DS	RRU	50,000	0	0	0	0
			SL	ROW	193,000	0	0	0	0
		SN	ROW	1,255,000	0	0	0	0	
2387191	SR 40 CR 328 SW 80TH AVE	ADD LANES & RECONSTRUCT	DDR	INC	460,000	0	0	0	0
			DDR	CST	0	160,000	0	0	0
			DIH	CST	311,000	0	0	0	0
			DIH	PE	3,000	0	0	0	0
			DIH	ROW	5,000	0	0	0	0
2387201	SR 40 US 41 TO CR 328	ADD LANES & RECONSTRUCT	DIH	PE	4,000	0	0	0	0
4106741	SR 40 END OF 4-LN SECTION LAKE CO LINE	PD&E/EMO STUDY	DIH	PD&E	1,000	0	0	0	0

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TRANSPORTATION - Federal and State Funded

NUMBER	ROADWAY AND PROJECT LIMITS	WORK DESCRIPTION	FUND SOURCE	PROJECT PHASES	FUNDING				
					2015/16	2016/17	2017/18	2018/19	2019/20
4106742	SR 40 END OF 4 LANES TO CR 314	PRELIM ENG FOR FUTURE CAPACITY	ACNP	CST	0	0	0	0	96,114,000
			ACSL	PE	980,000	0	0	0	0
			ACSN	ENV	0	1,164,000	0	0	0
			DDR	ROW	0	0	0	3,316,000	0
			DI	CST	0	0	0	0	11,100,000
			DIH	PE	12,000	0	0	0	0
			DIH	ROW	0	0	0	50,000	0
			SA	CST	0	0	0	0	555,000
			SL	ROW	0	411,000	0	0	0
			SL	PE	0	0	700,000	0	0
			SL	ROW	0	0	1,000	220,000	1,363,000
			SN	PE	48,000	0	0	0	0
			SN	ROW	0	215,000	2,600,000	200,000	115,000
4106743	SR 40 CR 314 CR 314A	PRELIM ENG FOR FUTURE CAPACITY	ACSL	PE	1,090,000	0	0	0	0
			ACTA	ENV	550,000	0	0	0	0
			DIH	PE	13,000	0	0	0	0
4162201	SR 326 AT CR 35	TRAFFIC SIGNALS	DIH	CST	11,000	0	0	0	0
4242831	US 441 SOUTH OF CR 475	LANDSCAPING	DIH	CST	44,000	0	0	0	0
4282132	I-75 NORTH OF US 27 ALACHUA COUNTY LINE	ITS COMMUNICATION SYSTEM	DIH	CST	134,000	0	0	0	0
			DIH	PE	4,000	0	0	0	0
			DS	CST	5,000	0	0	0	0
4293631	SR 40 OVER OKLAWAHA RIVER	BRIDGE- REPAIR/REHABILITATION	DIH	CST	89,000	0	0	0	0

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TRANSPORTATION - Federal and State Funded

NUMBER	ROADWAY AND PROJECT LIMITS	WORK DESCRIPTION	FUND SOURCE	PROJECT PHASES	FUNDING				
					2015/16	2016/17	2017/18	2018/19	2019/20
	I-75 (AT SW 95TH STREET) SW	PD&E/EMO STUDY							
4295821	49TH AVE CR 475A		DDR	PD&E	0	2,000,000	0	0	0
			DIH	PD&E	40,000	0	0	0	0
4311421	CR 314A SE 24TH ST S OF SR 40	PAVE SHOULDERS	HSP	CST	87,000	0	0	0	0
4317971	NE 25TH AVENUE NE 14TH STREET (SR 492) NE 35TH STREET	ADD LANES & RECONSTRUCT	ACSA	PE	431,000	0	0	0	0
			EB	PD&E	3,000	0	0	0	0
			SA	PE	396,000	0	0	0	0
			SL	PD&E	10,000	0	0	0	0
			SL	PE	931,000	0	0	0	0
4317981	NE 36TH AVENUE NE 14TH STREET (SR 492) NE 35TH STREET	ADD LANES & RECONSTRUCT	ACSL	PD&E	15,000	0	0	0	0
4317982	NE 36TH AVENUE NE 14TH STREET (SR 492) NE 20TH PLACE	ADD LANES & RECONSTRUCT	ACSL	PE	305,000	0	0	0	0
			CM	PE	890,000	0	0	0	0
			SA	PE	10,000	0	0	0	0
			SL	PE	181,000	0	0	0	0

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TRANSPORTATION - Federal and State Funded

NUMBER	ROADWAY AND PROJECT LIMITS	WORK DESCRIPTION	FUND SOURCE	PROJECT PHASES	FUNDING				
					2015/16	2016/17	2017/18	2018/19	2019/20
NE 36TH AVENUE NE 20TH PL RAIL CAPACITY PROJECT									
4317983	NORTH OF NE 25TH ST		DPTO	PE	2,000,000	0	0	0	0
			TRIP	ROW	0	4,390,000	4,235,000	0	0
			TRIP	CST	0	0	0	11,002,000	0
			TRIP	ROW	0	0	0	1,704,000	0
			TRIP	RRU	0	0	0	650,000	0
			TRIP	ROW	0	0	0	0	1,159,000
NE 36TH AVENUE NORTH OF ADD LANES & RECONSTRUCT									
4317984	NE 25TH ST NE 35TH STREET		CM	PE	534,000	0	0	0	0
			SA	PE	117,000	0	0	0	0
			SL	PE	735,000	0	0	0	0
SR 40 DOWNTOWN OCALA SIDEWALK									
4319351	US 441 NE 8TH AVE		DDR	PE	0	752,000	0	0	0
			TALL	PE	0	134,000	0	0	0
			TALT	PE	0	126,000	0	0	0
SR 40 NE 25TH AVE NE 10TH INTERSECTION IMPROVEMENT									
4324211	ST		DIH	PE	12,000	0	0	0	0
			HSP	CST	656,000	0	0	0	0
			SL	CST	89,000	0	0	0	0
CR 484 AT MARION OAKS INTERSECTION IMPROVEMENT									
4332061	TRAIL		HSP	CST	357,000	0	0	0	0
					0	0	0	0	0
CR 484 SW 20th AVE CR 475A INTERCHANGE IMPROVEMENT									
4336511			SN	PE	13,000	0	0	0	0

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TRANSPORTATION - Federal and State Funded

NUMBER	ROADWAY AND PROJECT LIMITS	WORK DESCRIPTION	FUND SOURCE	PROJECT PHASES	FUNDING				
					2015/16	2016/17	2017/18	2018/19	2019/20
4336521	SR 40 SW 27TH AVENUE SW 40TH AVENUE	INTERCHANGE IMPROVEMENT	DIH	PE	26,000	0	0	0	0
			DIH	ROW	0	0	80,000	48,000	0
			SL	ROW	0	0	3,420,000	4,108,000	0
4336601	US 441 AT SR 464	TRAFFIC OPS IMPROVEMENT	DDR	ROW	0	0	0	669,000	0
			DIH	PE	14,000	0	0	0	0
			DIH	ROW	0	0	0	44,000	0
					0	0	0	0	
4336611	US 441 SR 40 SR 40A	TRAFFIC OPS IMPROVEMENT	DDR	ROW	0	0	0	390,000	332,000
			DIH	PE	3,000	0	0	0	0
			DIH	ROW	0	0	0	55,000	0
4336651	SR 40 CORRIDOR OPERATIONS IMPROVEMENT US 441 NW 1ST AVE	INTERSECTION IMPROVEMENT	DDR	CST	17,000	0	0	0	0
			TALL	CST	414,000	0	0	0	0
			TALT	PE	13,000	0	0	0	0
4336801	US 27 NW 44TH AVE NW 27TH AVE	PD&E/EMO STUDY	SA	PD&E	0	0	5,000	0	0
4348441	CR 42 AT SE 182ND AVE RD	ADD LEFT TURN LANE(S)	HSP	PE	3,000	0	0	0	0

EXHIBIT "A"
MARION COUNTY COMPREHENSIVE PLAN
CAPITAL IMPROVEMENTS ELEMENT FIVE-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS FY 2015/2016 - FY 2019/2020

TRANSPORTATION - Federal and State Funded

NUMBER	ROADWAY AND PROJECT LIMITS	WORK DESCRIPTION	FUND SOURCE	PROJECT PHASES	FUNDING				
					2015/16	2016/17	2017/18	2018/19	2019/20
4350571	I-75 AT CR 484, SR 326 & CR 318	LIGHTING	DDR	PE	500,000	0	0	0	0
			DDR	CST	0	100,000	0	0	0
			DI	CST	0	902,000	0	0	0
			DIH	PE	11,000	0	0	0	0
			DIH	CST	0	71,000	0	0	0
			HSP	CST	0	1,913,000	0	0	0
4352081	SR 35 AT FOSS ROAD, ROBINSON ROAD & SR 25	INTERSECTION IMPROVEMENT	DDR	PE	0	0	0	1,000,000	0
			DIH	PE	0	0	0	5,000	0
					0	0	0	0	0
4352091	I-75 (AT NW 49TH STREET) FROM NW 35TH ST NW 49TH ST	INTERCHANGE (NEW)	SA	PD&E	0	30,000	2,000,000	0	0
					0	0	0	0	0
4354661	I-75 SR 200 & US 27	LANDSCAPING	DIH	CST	79,000	0	0	0	0
			DS	CST	327,000	0	0	0	0
4354901	SR 40 NE 49TH COURT ROAD NE 60TH COURT	CORRIDOR/SUBAREA PLANNING	SA	PLN	1,000	0	0	0	0
4354921	SR 40 INTERSECTION IMPROVEMENTS AT MARTIN LUTHER KING BLVD	INTERSECTION IMPROVEMENT	SL	PE	8,000	0	0	0	0
					0	0	0	0	0
4355401	US 441 AT NW 100TH ST	INTERSECTION IMPROVEMENT	SA	CST	0	0	0	197,000	0
			SL	CST	0	0	0	2,678,000	0

EXHIBIT "A"
MARION COUNTY COMPREHENSIVE PLAN
CAPITAL IMPROVEMENTS ELEMENT FIVE-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS FY 2015/2016 - FY 2019/2020

TRANSPORTATION - Federal and State Funded

NUMBER	ROADWAY AND PROJECT LIMITS	WORK DESCRIPTION	FUND SOURCE	PROJECT PHASES	FUNDING				
					2015/16	2016/17	2017/18	2018/19	2019/20
4355491	SW 49TH AVENUE SW 42ND ST SW 95TH ST	NEW ROAD CONSTRUCTION	CIGP	CST	0	0	0	7,401,000	0
			LF	CST	0	0	0	8,890,000	0
4356592	SR 200 at I-75	ADD TURN LANE(S)	ACNP	PE	750,000	0	0	0	0
			ACNP	CST	0	0	0	0	4,619,000
			DDR	PE	60,000	0	0	0	0
			DDR	CST	0	0	0	0	56,000
4356602	SR 326 AT CR 25A	ADD TURN LANE(S)	ACNP	PE	3,000	0	0	0	0
			ACNP	ROW	0	457,000	0	0	0
			ACNP	CST	0	0	0	0	807,000
			ACSA	PE	10,000	0	0	0	0
			DDR	CST	0	0	0	0	9,000
4356661	US 441 SE 10TH AVE SE 31ST ST	DRAINAGE IMPROVEMENTS	DDR	CST	0	0	778,000	0	0
			DIH	PE	12,000	0	0	0	0
			DIH	CST	0	0	102,000	0	0
			DS	PE	325,000	0	0	0	0
4363611	ITS OPERATIONAL SUPPORT COUNTYWIDE SYSTEMS	ITS COMMUNICATION SYSTEMS	SA	OPS	0	0	0	0	2,618,000
					0	0	0	0	0
4363711	US 441 S of CR 318 ALACHUA CL	SIGNING/PAVEMENT MARKINGS	DDR	CST	0	0	6,000	0	0
			DIH	PE	7,000	0	0	0	0
			HSP	PE	100,000	0	0	0	0
			HSP	CST	0	0	284,000	0	0

EXHIBIT "A"
MARION COUNTY COMPREHENSIVE PLAN
CAPITAL IMPROVEMENTS ELEMENT FIVE-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS FY 2015/2016 - FY 2019/2020

TRANSPORTATION - Federal and State Funded

NUMBER	ROADWAY AND PROJECT LIMITS	WORK DESCRIPTION	FUND SOURCE	PROJECT PHASES	FUNDING				
					2015/16	2016/17	2017/18	2018/19	2019/20
4364071	US 441 AT SUNSET HARBOR ROAD	ADD TURN LANE(S)	TALL	PE	2,000	0	0	0	0
4369101	SE 2ND AVENUE CSX XING #627216-R	RAIL SAFETY PROJECT	RHP	RRU	186,000	0	0	0	0
4369111	NW 27TH AVENUE CSX XING #627188-P	RAIL SAFETY PROJECT	RHP	RRU	215,000	0	0	0	0
4369171	SE 8TH STREET CSX XING #625087-W	RAIL SAFETY PROJECT	RHP	RRU	361,000	0	0	0	0
TOTAL					\$21,479,000	\$19,164,000	\$20,113,000	\$75,341,000	\$118,847,000

Phase Codes

CST Construction
PE Preliminary Engineering
PD&E Project Development and Environmental Study
ROW Rights-of-Way
ENV Environmental

EXHIBIT "A"
MARION COUNTY COMPREHENSIVE PLAN
CAPITAL IMPROVEMENTS ELEMENT FIVE-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS FY 2015/2016 - FY 2019/2020

Solid Waste Level of Service Projects, FY 2016 - FY2020

Project Code	Project Name	Project Description	Fund Source	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020
4230018	Baseline Landfill - Improvements III	Landfill entrance road and drainage improvements	OFSW	\$305,146	\$730,145	\$25,000	\$75,000	\$140,000
4230020	Baseline Landfill - Improvements III	Gas collection system and flare modification improvements	OFSW	\$802,062	\$160,000	\$115,000	\$96,000	\$165,000
4230024	Baseline Regional Capacity Enhancement	Solid waste management authority	OFSW	\$200,000	\$0	\$0	\$0	\$0
4230026	Single Stream Recycling	Single stream recycling capacity improvements	OFSW	\$220,338	\$30,000	\$20,000	\$20,000	\$30,000
4230027	Baseline citizen Convenience Facility	Facility for hand unload operations	OFSW	\$130,000	\$1,780,000	\$45,000	\$0	\$0
4230028	Baseline Transfer Station Improvements	Improved transfer operations	OFSW	\$0	\$90,000	\$1,090,000	\$438,000	\$65,500
4230029	Baseline Landfill Wet Well Improvements	Wet well operational improvements	OFSW	\$215,000	\$0	\$235,000	\$0	\$230,000
4270001	Recycling Centers Improvements	Improvements to increase capacity	OFSW	\$75,000	\$75,000	\$70,000	\$50,000	\$30,000
Total				\$1,947,546	\$2,865,145	\$1,600,000	\$679,000	\$660,500

Source: Mike Sims, Director, Solid Waste Department, February 23, 2016.

NOTES: OFSW - Operating Fund Solid Waste
 OFPS - Professional Services Fund

EXHIBIT "A"
MARION COUNTY COMPREHENSIVE PLAN
CAPITAL IMPROVEMENTS ELEMENT FIVE-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS FY 2015/2016 - FY 2019/2020

Schools

Project Code	Project Name	Project Description	Fund Source	2015/16	2016/17	2017/18	2018/19	2019/20
n/a	Wyomina Park Elementary	New 10 Classroom addition	Impact Fees	\$2,307,537	\$0	\$0	\$0	\$0
Total				\$2,307,537	\$0	\$0	\$0	\$0

Source: Marion County Public Schools, District Facilities Work Program, Five-Year Capital Plan, FY2016-2020, September 22, 2015.

EXHIBIT "A"
MARION COUNTY COMPREHENSIVE PLAN
CAPITAL IMPROVEMENTS ELEMENT FIVE-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS FY 2015/2016 - FY 2019/2020

Parks and Recreation

Project Code	Project Name	Project Description	Fund Source	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020
WDINDEP	Independence Park	Project management, design and construction of new 40 ac. Park	Grants	\$0	\$0	\$0	\$0	\$200,000
Total				\$0	\$0	\$0	\$0	\$200,000

Source:
Marion County Adopted Capital Improvements Program Fiscal Years 2015/16-2019-20.

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

Regional Planning Council: North Central Fl
Review Date: 7/28/16
Amendment Type: Draft Amendment

Regional Planning Council Item No.: 109
Local Government: City of Madison
Local Government Item No.: CPA 16-01
State Land Planning Agency Item No.: 16-1ESR

Date Mailed to Local Government and State Land Planning Agency: 7/29/16 (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 Future Land Use Element Policy I.1.2 to remove a limitation on the placement of professional and business activities within the lands classified as Residential on the Future Land Use Map. Currently, such uses are limited to arterial and collector streets in transitioning areas buffering residential areas from intensive non-residential areas. The text amendment deletes this provision (see attached).

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 90; State Road 53 and State Road 145. Nevertheless, significant adverse impacts are not anticipated to occur to the regional road network as a result of the City Comprehensive Plan contains Minimum Level of Service Standards for these regional facilities. Additionally, the Transportation Element contains policies which implement Transportation Planning Best Practices contained in the regional plan (see attached).

Significant adverse impacts are not anticipated to occur to Natural Resources of Regional Significance as identified and mapped in the regional plan as the City Comprehensive Plan contains policy language to mitigate impacts to Natural Resources of Regional Significance contained in the regional plan (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 amendment?

Yes X 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**

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FUTURE LAND USE ELEMENT

INTRODUCTION

This Future Land Use Element and Future Land Use Plan map and map series, designates the future general distribution, location and extent of the uses of land within the incorporated areas of the City. The purpose of this Future Land Use Element is to provide for the appropriate distribution of population densities and building and structural densities and intensities. The data collected for this plan element and analysis of this data, contained in the City's Data and Analysis document, are not part of this plan element, but serve to provide a foundation and basis for the formulation of this portion of the Comprehensive Plan.

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

FUTURE LAND USE GOAL, OBJECTIVES AND POLICIES

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

OBJECTIVE I.1 The City shall continue to make available or schedule for availability the public facilities for future growth and urban development as development occurs in order to provide for urban densities and intensities within the City.

Policy I.1.1 The location of higher density residential, high intensity commercial and heavy industrial uses shall be directed to areas adjacent to arterial or collector roads identified on the Future Transportation Map where public facilities are available to support such higher density or intensity.

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

AGRICULTURAL LAND USE

Agriculturally classified lands are lands which are predominately used for crop cultivation, livestock, specialty farms, silviculture and dwelling units. In addition, the processing, storage and sale of agricultural products and commodities which are not raised on the premises, riding or boarding stables, commercial kennels, veterinary clinics and animal shelters, group homes, child care centers, home occupations, private clubs and lodges, off-site signs, cemeteries and crematories, and other similar uses compatible with agricultural uses may be approved as special exceptions and be subject to an intensity of less than or equal to .25 floor area ratio.

Agricultural density shall be limited to less than or equal to one unit per acre.

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CONSERVATION LAND USE

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

Conservation uses shall be limited to public access, native vegetative community restoration, and residential and non-residential uses necessary to manage such conservation lands (i.e., ranger stations, research stations and park amenities).

PUBLIC LAND USE

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

Public uses shall be limited to an intensity of less than or equal to .25 floor area ratio.

RECREATION LAND USE

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

Recreation uses shall be limited to an intensity of less than or equal to .25 floor area ratio.

RESIDENTIAL LAND USE

Residential use classifications provide locations for dwelling units at low, moderate, medium, and high density within the City as defined within this Comprehensive Plan. Public, charter, and private elementary and middle schools are permitted within low and moderate density residential land use classifications. Public, charter, and private elementary, middle schools and high schools are permitted in medium and high density residential land use classifications. In addition, churches and other houses of worship, golf courses, country clubs, racquet and tennis clubs, cemeteries and mausoleums, private clubs and lodges, home occupations, child care centers, group homes, commercial greenhouses and plant nurseries, and other similar uses compatible with residential uses may be approved as special exceptions and be subject to an intensity of less than or equal to .25 floor area ratio.

Where a lot, parcel or development is located within more than one residential density category the permitted density shall be calculated separately for each portion of land within the separate density categories.

Residential low density shall be limited to a density of less than or equal to 2.0 dwelling units per acre.

Residential moderate density shall be limited to a density of less than or equal to 4.0 dwelling units per acre.

Residential medium density shall be limited to a density of less than or equal to 8.0 dwelling units per acre.

The medium density residential use classification can also provide location for professional and business activities **along arterial and collector streets in transitional areas buffering residential neighborhoods from intensive non-residential areas.**

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Residential high density shall be limited to a density of less than or equal to 20.0 dwelling units per acre.

COMMERCIAL LAND USE

Lands classified as commercial use consist of areas used for the sale, rental, and distribution of products or performance of services, as well as, public, charter and private elementary, middle and high schools In addition, off-site 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, and 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 located outside the Central Business District shall be limited to an intensity of less than or equal to .25 floor area ratio.

Commercial uses in the Central Business district (described as follows: Commence at the Southeast corner of the intersection of Marion Street and Meeting Street; thence East approximately 1,450 feet to the West right-of-way line of Hancock Street; thence South approximately 100 feet; thence East approximately 200 feet; thence South approximately 200 feet to the South right-of-way line of Base Street; thence East approximately 100 feet to the West right-of-way line of Duval Street; thence South approximately 200 feet to the North right-of-way line of Pinckney Street; thence West approximately 200 feet to the East right-of-way line of Hancock Street; thence South approximately 600 feet to the North right-of-way line of Dade Street; thence West approximately 350 feet to the East right-of-way line of Shelby Street; thence South approximately 550 feet to the North right-of-way line of Bunker Street; thence West approximately 600 feet to the East right-of-way line of Horry Street; thence North approximately 550 feet to the North right-of-way line of Dade Street; thence West approximately 300 feet to the East right-of-way line of Washington Street; thence North approximately 700 feet; thence West approximately 300 feet to the East right-of-way line of Meeting Street; thence North approximately 400 feet to the Southeast corner of the intersection of Marion Street and Meeting Street being the Point of Beginning) shall be limited to an intensity of less than or equal to 2.0 floor area ratio and a height limitation of two stories.

INDUSTRIAL LAND USE

Lands classified as industrial consist of areas used for the manufacturing, assembly, processing, or storage of products, as well as, public, charter and private schools teaching industrial arts curriculum. In addition, off-site signs, truck stops and automobile service stations, and other similar uses compatible with industrial uses may be approved as special exceptions and be subject to an intensity of less than or equal to .25 floor area ratio.

Policy I.1.3

The City's future land use map shall continue to allocate amounts and types of land uses for residential, commercial, industrial, public, and recreation to meet the needs of the existing and projected future populations and to locate urban land uses in a manner where public facilities may be provided to serve such urban land uses. (Urban land uses shall be herein defined as residential, commercial and industrial land use categories).

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- Policy I.1.4 The City shall continue to base the designation of residential, commercial and industrial lands depicted on the Future Land Use Plan map upon acreage which can be reasonably expected to develop by the year 2025.
- Policy I.1.5 The City shall continue to include a neighborhood commercial district to provide small scale retail and service establishments which will serve the convenience needs of adjacent areas. Neighborhood commercial activities are not shown on the Future Land Use Plan Map; rather, these commercial activities should be accommodated throughout the City as market forces determine the need according to the following criteria:
1. Neighborhood commercial activities are intended to be oriented to and compatible with the area to be served. Such activities shall include retail commercial outlets for the sale of food, hardware or drugs, and service establishments such as barber or beauty shops, shoe repair shops, and self-service laundries or dry cleaners. In addition, automotive service stations, child care centers and financial institutions and similar uses compatible neighborhood commercial uses may be allowed as special exceptions and be subject to an intensity of less than or equal to .25 floor area ratio;
 2. Neighborhood commercial activities shall be located on an arterial or collector road;
 3. Floor area for each individual outlet or establishment shall not exceed 5,000 square feet;
 4. Sale, display, preparation and storage shall be conducted completely within an enclosed building and no more than 20 percent of the floor area shall be devoted to storage; and
 5. Neighborhood commercial uses shall be limited to an intensity of less than or equal to .25 floor area ratio.
- Policy I.1.6 The City shall require the location of public, private and charter school sites to be consistent with the following criteria:
1. The proposed school location shall be compatible with present and projected use of adjacent property;
 2. Adequate public facilities and services are, or will be available concurrent with the development of the school;
 3. There are no significant environmental constraints that would preclude development of an educational facility on the site;
 4. There will be no adverse impacts on archaeological or historic sites or structures listed on the State of Florida Historic Master Site File, which are located on the site;
 5. The proposed location is well drained and soils are suitable for development or are adaptable for development and outdoor educational purposes with drainage improvements;
 6. The proposed site can accommodate the required parking and circulation of vehicles on the site; and

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7. Where feasible, the proposed site is so located to allow for co-location with parks, libraries and community centers.
- Policy I.1.7 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 City's land development regulations.
- OBJECTIVE I.2 The City shall use performance standards to regulate the location of land development consistent with topography and soil conditions and the availability of facilities and services.
- Policy I.2.1 The City shall continue to restrict development within unsuitable areas due to flooding, improper drainage, steep slopes, rock formations and adverse earth formations by the following design standards for arrangement of development:
1. Streets shall be related appropriately to the topography. All streets shall be arranged so as to obtain as many as possible building sites at or above the grades of the streets. Grades of streets shall conform as closely as possible to the original topography. A combination of steep grades and curves shall be avoided.
 2. Local streets shall be laid out to discourage use by through traffic, to permit efficient drainage and utility systems and to require the minimum number of streets necessary to provide convenient and safe access to property.
 3. The rigid rectangular gridiron street pattern need not necessarily be adhered to, and the use of curvilinear streets, cul-de-sacs, or U-shaped streets shall be encouraged where such use will result in a more desirable layout.
 4. Proposed streets shall be extended to the boundary lines of the tract to be subdivided, unless prevented by topography or other physical conditions, or unless, in the opinion of the City Commission, such extension is not necessary or desirable for the coordination of the layout or the most advantageous future development of adjacent tracts.
- OBJECTIVE I.3 The City shall continue to require that proposed development be approved only where the public facilities meet or exceed the adopted level of service standard.
- Policy I.3.1 The City shall maintain procedures for the review of proposed development to determine its impact on level of service standards for public facilities. Building permits shall be issued only when the necessary facilities and services are in place in accordance with the Concurrency Management System found within this Comprehensive Plan.

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- OBJECTIVE I.4 The City shall maintain innovative Land Development Regulations which shall include provisions for Planned Residential Development regulations. A Planned Residential Development (PRD) is:
1. A concept which requires land to be under unified control, planned and developed as a whole in a single development or in an approved, programmed series of developments for dwelling units and related uses and facilities;
 2. A plan which, when adopted, becomes the land development regulations for the land to which it is applied;
 3. Inclusive of principal and accessory structures substantially related to the character of the development itself and the surrounding area of which it is a part; and
 4. A concept which, when implemented, allows for development according to comprehensive and detailed plans that include streets, utilities, building sites and the like and site plans and elevations for all buildings as intended to be located, constructed, used, and related to each other. It also includes detailed plans for other uses and the improvements on the land as related to the buildings.

- Policy I.4.1 The City's land development regulations shall continue to contain specific and detailed provisions to manage future growth and development to implement the Comprehensive Plan which shall contain at a minimum the following provisions to:
1. Regulate the subdivision of land;
 2. Regulate the use of land and water consistent with this Element to maintain the compatibility of adjacent land uses and provide for open space;
 3. Protect environmentally sensitive lands identified within the Conservation Element;
 4. Regulate areas subject to seasonal and periodic flooding and provide for drainage and stormwater management;
 5. Protect potable water wellfields and aquifer recharge areas;
 6. Regulate signage;
 7. Provide safe and convenient on-site traffic flow and vehicle parking needs; and
 8. Provide that development orders and permits shall not be issued which result in a reduction of the level of service standards adopted in this Comprehensive Plan.

- OBJECTIVE I.5 The City shall continue to limit the extension of public facility geographic service areas to the adjacent urban development area identified within the Future Land Use Plan Map Series of this Comprehensive Plan, except that water line extensions may be made beyond such boundary to address public health and safety concerns associated with groundwater contamination.

- Policy I.5.1 The City shall continue to limit any extension of public facility geographic service areas to the adjacent designated urban development areas as identified within the Future Land Use Plan Map Series of this Comprehensive Plan except that water line extensions may be made outside such boundary to address public health and safety concerns associated with groundwater contamination and water and sewer line

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extensions may be made to public land uses located outside of such designated urban development area. The City shall condition the extension of public facilities for residential uses to the adjacent unincorporated urban area on first providing these facilities and services for the majority of the residents within the City which are to currently being served.

- OBJECTIVE I.6 The City shall continue to include within the portion regarding the report and recommendation of the Planning and Zoning Board on amendments to the land development regulations, that such report shall address whether the proposed amendment will be a deterrent to the improvement or development of adjacent land uses and it shall be concluded by the local governing body, based upon such report and prior to approval of the amendment, that the granting of the amendment will not adversely impact adjacent land uses.
- Policy I.6.1 The City shall continue to require a special permit for dredging, filling, excavation and mining (this permit shall be in addition to any federal, state or regional agency required permit).
- Policy I.6.2 The City shall continue to include provisions for drainage, stormwater management, open space, and safe and convenient on-site traffic flow, including the provision of needed vehicle parking, for all development.
- Policy I.6.3 The City shall continue to limit the intensity of development by requiring that the length of lots does not exceed three times the width of lots for the location of dwelling units.
- Policy I.6.4 The City shall participate in the National Flood Insurance Program and regulate development and the installation of utilities in flood hazard areas in conformance with program requirements. Further, the City shall require all structures to be clustered on the non-floodprone portion of a site or where the entire site is in a floodprone area, structures shall be elevated at least two (2) feet above the highest adjacent grade.
- Policy I.6.5 The City shall continue to require a landscaped buffer where a commercial or industrial structure is erected or expanded on land abutting a residential district. A masonry or wood opaque structure may be substituted for the planted buffer.
- OBJECTIVE I.7 The City shall identify and designate blighted areas which are feasible for redevelopment or renewal, through the updating of the housing condition survey based upon information as available from the University of Florida Shimberg Center for Affordable Housing.
- Policy I.7.1 The City shall request federal and state funds to redevelop and renew any identified blighted areas, where the City finds there is a competitive feasibility to receive such funding.
- OBJECTIVE I.8 The City shall continue to reduce inconsistencies in land uses with the provisions of this Comprehensive Plan through the establishment of such inconsistencies as non-conforming land uses.
- Policy I.8.1 The City hereby establishes the following provisions for non-conforming structures and uses of land or structures:

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Nonconforming uses of land or structures may be continued where the lawful use of land existed prior to the adoption of this Comprehensive Plan where such use is not permitted by this Comprehensive Plan. Such use may be continued, so long as it remains otherwise lawful, subject to its discontinuance after it ceases to exist for a period of more than 6 months.

Nonconforming structures may be continued where a structure lawfully existed prior to the adoption of this Comprehensive Plan where such use would not be permitted to be built under this Comprehensive Plan by reason of restrictions on requirements other than use concerning the structure. Such structure may be continued so long as it remains otherwise lawful, subject to a 50 percent enlargement or alteration limitation.

Policy I.8.2

The City hereby establishes the following administrative procedure and standards by which a property owner may demonstrate that private property rights have vested against the provisions of this Comprehensive Plan. These administrative procedures shall provide determination for the consistency of development with the densities and intensities set forth in this Comprehensive Plan.

Applications for vesting determinations shall be evaluated pursuant to the following criteria:

1. Common law vesting - a right to develop or to continue the development of property notwithstanding this Comprehensive Plan may be found to exist whenever the applicant proves by a preponderance of evidence that the owner or developer, acting in good faith and reasonable reliance upon some act or omission of the City, has made such a substantial change in position or has incurred such extensive obligations and expenses that it would be highly inequitable and unjust to destroy the right to develop or to continue the development of the property.
2. Statutory vesting - the right to develop or to continue the development of property shall be found to exist if a valid and unexpired final development order was issued by the City prior to adoption of this Comprehensive Plan, substantial development has occurred on a significant portion of the development authorized in the final development order and is completed or development is continuing in good faith as of the adoption of this Comprehensive Plan. A "final development order" shall be any development order which approved the development of land for a particular use of uses at a specified density of use and which allowed development activity to commence on the land for which the development order was issued. "Substantial development" shall mean that all required permits necessary to commence and continue the development have been obtained; permitted clearing and grading has commenced on a significant portion of the development; and the actual construction of roads and the stormwater management system, on that portion of the development is complete or is progressing in a manner that significantly moves the entire development toward completion.

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3. Presumptive vesting for consistency and concurrency - any structure on which construction has been completed pursuant to a valid building permit shall be presumptively vested for the purposes of consistency and concurrency and shall not be required to file an application to preserve their vested rights status.
4. Presumptive vesting for density only - the following categories shall be presumptively vested for the purpose of density and shall not be required to file an application to preserve their vested rights in this regard:
 - a. All lots of record as of the adoption of this Comprehensive Plan, whether located within a subdivision or without, but only to the extent of one single family residence per lot; however, such lots shall not be contiguous as of the adoption of this comprehensive Plan to any other lot(s) owned by or under contract for deed to the person(s) applying for the single family residence building permit; and
 - b. All contiguous lots of record as of the adoption of this Comprehensive Plan, whether located within a subdivision or without, where such lots are treated as one lot for one single family residence.

OBJECTIVE I.9 The City shall continue to use a Historic Preservation Agency appointed by the City Commission to assist the City Commission with the designation of historic landmarks and landmark sites or historic districts within the City based upon criteria utilized for the National Register of Historic Places and the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. The Historic Preservation Agency shall review applications for historic designation and after conducting a duly noticed public hearing shall make a recommendation to the City Commission based upon the criteria stated in the maintenance and reuses of historical structures policy contained within the Future Land Use Element of the Comprehensive Plan.

Policy I.9.1 The City shall continue to use the following standards for the maintenance and adaptive reuse of historic structure and sites:

1. The effect of the proposed work on the landmark or the property upon which such work is to be done;
2. The relationship between such work and other structures on the historic housing site;
3. The extent to which the historic architectural significance, architectural style, design, arrangement, texture, materials, and color of the historic housing will be affected; and
4. Whether the denial of a certificate would deprive the property owner of reasonable beneficial use of his or her property.

Policy I.9.2 The City shall maintain a listing of all known prehistoric and historic sites within the City. This list shall be updated annually by the City Historic Preservation Agency.

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OBJECTIVE I.10 The City shall continue to protect natural resources and environmentally sensitive lands (including but not limited to wetlands and floodprone areas). For the purposes of this Comprehensive Plan "wetlands" means those areas that are inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soils. Soils present in wetlands generally are classified as hydric or alluvial, or possess characteristics that are associated with reducing soil conditions. The prevalent vegetation in wetlands generally consists of facultative or obligate hydrophytic macrophytes that are typically adapted to areas having soil conditions described above. These species, due to morphological, physiological or reproductive adaptations, have the ability to grow, reproduce or persist in aquatic environments or anaerobic soil conditions. Florida wetlands generally include swamps, marshes, bayheads, bogs, cypress domes and strands, sloughs, wet prairies, riverine swamps and marshes, hydric seepage slopes, tidal marshes, mangrove swamps and other similar areas. Florida wetlands generally do not include longleaf or slash pine flatwoods with an understory dominated by saw palmetto.

Policy I.10.1 The City shall continue to protect public potable water supply wells by prohibiting:

1. Land uses which require or involve storage, use of manufacture of regulated materials as defined by Chapter 38F-41, Florida Administrative Code, in effect upon adoption of this Comprehensive Plan; Code of Federal Regulations, Title 40, Part 302 and 355 and Title 49, Part 172, in effect upon adoption of this Comprehensive Plan;
2. Landfills;
3. Facilities of bulk storage, agricultural chemicals;
4. Petroleum products;
5. Hazardous toxic and medical waste;
6. Feedlots or other animal facilities;
7. Wastewater treatment plants and percolation ponds; and
8. Mines, and excavation of waterways or drainage facilities which intersect the water table, within a 300-foot radius around the water well designated by this Comprehensive Plan as a wellfield protection area.

In addition, no transportation of such regulated materials shall be allowed in the wellfield protection area, except local traffic serving facilities within the well field protection area.

Policy I.10.2 The City shall prohibit the location of any structure, other than permitted docks, piers, or walkways within an unmitigated wetland. Such permitted docks, piers or walkways shall be elevated on pilings. In addition, the clearing of natural vegetation shall be prohibited, except for a minimum amount associated with the installation of the permitted docks, piers or walkways.

OBJECTIVE I.11 The City shall continue to coordinate with agencies responsible for the implementation of any regional resource planning and management plan prepared pursuant to Chapter 380, Florida Statutes, as amended.

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- Policy I.11.1 The City shall continue to require that all proposed development which is subject to the provisions of any regional resource planning and management plan shall be consistent with such plan and that proposed development be reviewed for such consistency during the development review process.
- OBJECTIVE I.12 The City shall coordinate review of all proposed subdivision plats with the Water Management District for subdivisions proposed within the drainage basin of any designated priority water body to provide the Water Management District an opportunity to review such subdivision to determine if the plat is consistent with any approved management plans within that basin.
- Policy I.12.1 The City shall continue to require the developer to submit development plans for all proposed subdivision plats within the drainage basin of any designated priority water body to the Water Management District for review and comment as to the consistency of the proposed development with any approved management plans within such basin prior to development review by the City.
- OBJECTIVE I.13 The City shall continue to require the location of the following essential services, radio, telecommunication and television antennas and towers, owned or operated by publicly regulated entities, to be approved by the City Commission. In addition, the location of electrical transmission lines and natural gas transmission lines, shall be approved pursuant to Chapter 403.502 and 403.9402 of the Florida Statutes, as amended. All other essential services, which are hereby defined to include and be limited to electrical distribution lines, water distribution lines and mains, telephone lines, and cable television lines shall be exempt from any City approval and shall be permitted in any land use category. All public buildings and grounds, and public facilities not defined as an essential service herein and to be located outside of a public right-of-way or easement shall require an amendment to the Future Land Use Plan Map for designation as a public use.
- Policy I.13.1 The City Commission shall use the following criteria in considering for approval the following essential services; electrical transmission lines, natural gas transmission lines, and radio, telecommunications and television antennas and towers, owned or operated by publicly regulated entities:
1. No such essential service shall be sited within 500 feet of any single or multi-family residence, group living facility, school or hospital, said distance to be measured from the centerline of the electrical and natural gas transmission lines, as constructed, or the fenced area of electrical substations. In addition, all radio and telecommunication towers shall also maintain the rated self-collapsing distance from any use listed above.
- Policy I.13.2 The City shall allow electrical substations as a permitted use by right within all land use classifications, except Conservation future land use category and any Historic Preservation Overlay district as depicted on the Future Land Use Plan Map. New distribution electric substations should be constructed to the maximum extent practicable, to achieve compatibility with adjacent and surrounding land uses. The following standards intended to balance the need for electricity with land use compatibility shall apply to new distribution electric substations.

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1. In nonresidential areas, the distribution electric substation shall comply with the setback and landscaped buffer area criteria applicable to other similar uses in that district.
2. In residential areas, a setback of up to 100 feet between the distribution electric substation property boundary and permanent equipment structures shall be maintained, as follows:
 - a. For setbacks between 100 feet and 50 feet, an open green space shall be formed by installing native landscaping, including trees and shrub material. Substation equipment shall be protected by a security fence.
 - b. For setback of less than 50 feet, a buffer wall 8 feet high or a fence 8 feet high with native landscaping shall be installed around the substation.

**EXCERPTS FROM THE
CITY COMPREHENSIVE PLAN**

II TRANSPORTATION ELEMENT

INTRODUCTION

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

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

In addition to the Future Land Use Element, the Transportation Element is coordinated and consistent with the remaining plan elements as required by the Community Planning Act. Further, the City's traffic circulation system does not stop at political boundaries. Therefore, coordination between other local governments is a necessary prerequisite to a functional traffic circulation system. The goals, objectives and policies of the Intergovernmental Coordination Element establish guidelines to be followed which provide for coordination between various governmental entities.

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

TRANSPORTATION GOAL, OBJECTIVES AND POLICIES

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

OBJECTIVE II.1 The City shall maintain a safe, convenient and efficient Level of Service Standard which shall be maintained for all motorized and non-motorized transportation systems.

Policy II.1.1 Establish level of service standard at peak hour as defined within the most recent version of the Florida Department of Transportation Quality/ Level of Service Handbook for the following roadway segments within the City:

ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT DESCRIPTION	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	LEVEL OF SERVICE
1	U.S. 90/S.R. 10 (from west city limits to S.R. 53)	4 U	Principal Arterial	Rural	D
2	U.S. 90/S.R. 10 (from S.R. 53 W to S.R. 53 E/S.R. 145)	4 U	Principal Arterial	Rural	D
3	U.S. 90/S.R. 10 (from S.R. 53/S.R. 145 to east city limits)	4 D	Principal Arterial	Rural	D
4	S.R. 53 (from U.S. 90 to north city limits)	2 U	Minor Arterial	Rural	D
5	S.R. 145 (from U.S. 90 to northeast city limits)	2 U	Minor Arterial	Rural	D
6	S.R. 53 (from south city limits to U.S. 90\ S.R. 10)	2 U	Minor Arterial	Rural	D
7	S.R. 14 (from south city limits to S.R. 53)	2 U	Minor Arterial	Rural	D
8	C.R. 591 (from north city limits to S.R. 145)	2 U	Minor Collector	Rural	D
9	C.R. 360A (from south city limits to U.S. 90\ S.R. 10)	2 U	Minor Collector	Rural	D

D - Divided Roadway

U - Undivided Roadway

- Policy II.1.2 The City shall continue to control the number and frequency of connections and access points of driveways and roads to arterial and collector roads by requiring access points for state roads to be in conformance with Chapter 14-96 and 14-97, Florida Administrative Code and the following requirements for City roads:
1. Permitting one access point for ingress and egress purposes to a single property or development;
 2. Permitting two access points if the minimum distance between the two access points exceeds 20 feet;
 3. Permitting three access points if the minimum distance between each access point is at least 100 feet; or

4. Permitting more than three access points where a minimum distance of 1,000 feet is maintained between each access point.

- Policy II.1.3 The City shall continue to require the provision of safe and convenient off-street parking and loading standards, which includes the provision for non-motorized vehicle parking, which shall be located on the same lot or parcel of land the parking is intended to serve. Each off-street parking space, with the exception of handicapped parking spaces, shall be a minimum of 10 feet by 20 feet in size. Each handicapped parking space shall be a minimum of 12 feet by 20 feet in size. The City may allow the establishment of such off-street parking facilities within 300 feet of the premises they are intended to service when the practical difficulties prevent the placing of the facilities on the same lot as the premises they are designed to serve.
- Policy II.1.4 The City shall continue to require any development which is required to provide a site plan or any development requiring platting, include requirements for an additional 10-foot right-of-way width for bicycle and pedestrian ways to be provided for all proposed collector and arterial roadways, as integrated or parallel transportation facilities.
- Policy II.1.5 In accordance with Section 163.3180(5)(h)1.c and 163.3180(5)(h)2 Florida Statutes, as amended, the City shall provide a means by which the landowner will be assessed a proportionate share of the cost of providing the transportation facilities necessary to serve the proposed development. However, the landowner shall not be held responsible for contributing to deficient transportation facilities.
- OBJECTIVE II.2 The City shall continue to require that all traffic circulation improvements be consistent with and complement the future land uses on the Future Land Use Plan Map of the Comprehensive Plan.
- Policy II.2.1 The City shall, as part of the capital improvement scheduling of roadway improvements, review all proposed roadway improvements to determine if such improvement will further the direction of the Future Land Use Plan Element.
- OBJECTIVE II.3 The City shall continue to coordinate its traffic circulation planning efforts with the Florida Department of Transportation for consistency with the Department's Five-Year Transportation Plan.
- Policy II.3.1 The City shall review all comprehensive plans and land development activity for consistency with the Florida Department of Transportation's Five-Year Transportation Plan.
- OBJECTIVE II.4 The City shall continue to provide for the protection of future right-of-ways from building encroachment by establishing right-of-way setback requirements, as provided in the rights-of-way policy of this element, for all structures along new or realigned collector and arterial roadways to be provided by either the developer or purchased as additional right-of-way.
- Policy II.4.1 The City shall maintain provisions which require all structures to provide additional setbacks for the future need of additional right-of-way. Such additional right-of-way shall be provided by the developer of the land as part of the development review process or shall be purchased by the agency improving the road.

- Policy II.4.2 Properties under the same ownership or those consolidated for development shall be treated as one property for the purposes of access management and shall not receive the maximum potential number of access points for that frontage indicated under minimum access spacing standards.
- Policy II.4.3 Large commercial developments shall be required to provide and/or extend nearby local and collector streets and provide street connections with surrounding residential areas so residents may access the development without traveling on arterial streets.
- Policy II.4.4 Shopping centers shall be required to provide a unified access and circulation plan and require any out parcels to obtain access from the unified access and circulation system.
- Policy II.4.5 Existing lots unable to meet the access spacing standards for arterials shall obtain access from platted side streets, parallel streets, service roads, joint and cross-access or the provision of easements;
- Policy II.4.6 Adequate corner clearance shall be maintained at crossroad intersections with arterials.
- Policy II.4.7 The City shall encourage cross-access connections easements and joint driveways, where available and economically feasible.

DRAINAGE FACILITY SUBELEMENT

GOAL IV-4 - ENSURE THE PROVISION OF PUBLIC DRAINAGE FACILITIES IN A TIMELY, ORDERLY EFFICIENT AND ENVIRONMENTALLY SOUND MANNER AT AN ACCEPTABLE LEVEL OF SERVICE FOR THE CITY'S POPULATION.

OBJECTIVE IV.4 The City shall continue to coordinate the extension of, or increase in the capacity of drainage facilities by scheduling the completion of public facility improvements and requiring that they are concurrent with projected demand.

Policy IV.4.1 The City hereby establishes the following level of service standards for drainage facilities:

LEVEL OF SERVICE STANDARD

For all projects which fall totally within a stream or open lake watershed, detention systems must be installed such that the peak rate of post-development run-off will not exceed the peak rate of pre-development run-off for storm events up through and including either:

1. A design storm with a 10-year, 24-hour rainfall depth with Soil Conservation Service Type II distribution falling on average antecedent moisture conditions for projects serving exclusively agricultural, forest, conservation or recreational uses; or
2. A design storm with 100-year critical duration rainfall depth for projects serving any land use other than agricultural, silvicultural, conservation or recreational uses.

All other stormwater management projects shall adhere to the standards as specified in Chapter 62-330(4)(b)2, Florida Administrative Code (Rules of the Florida Department of Environmental Protection) and Chapter 40B-4, Florida Administrative Code (Rules of the Suwannee River Water Management District), as effective on the date of adoption of this Comprehensive Plan.

Any development exempt from Chapter 62-330(4)(b)2 or 40B-4, Florida Administrative Code, as cited above, and which is adjacent to or drains into a surface water, canal or stream or which enters a ditch which empties into a sinkhole, shall first allow the run-off to enter a grassed swale designed to percolate 80 percent of the run-off from a three-year, one-hour design storm within 72 hours after a storm event.

Policy IV.4.2 The City shall continue to prohibit the construction of structures or landscape alterations which would interrupt natural drainage flows, including sheet flow and flow to isolated wetland systems.

Policy IV.4.3 The City shall prepare a stormwater master plan to determine the design, capacities and hydraulic demands on the City's stormwater management facilities; assess the performance of existing facilities with regard to flood control, water quality treatment and impact on the area's surface and ground water; and to identify opportunities as well as funding options to correct existing quality and quantity problems. Upon completion of the Master Plan, the City shall amend this Comprehensive Plan to include the findings and recommendations (including projects in the Five-year Schedule of Capital Improvements) of the Master Plan.

V
CONSERVATION ELEMENT

INTRODUCTION

The following goals, objectives and policies comprise the Conservation Element providing for the conservation, use and protection of the City's natural resources. The data collected for this plan element and its analysis contained in the City's Data and Analysis document, are not part of this plan element but provide a basis for its formulation.

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

The Future Land Use Plan Map addresses Conservation Future Land Use as defined above. The Conservation Future Land Use category, shown on the Future Land Use Plan Map, identifies lands which have been designated "conservation" for the purpose of protecting natural resources or environmental quality. At present, there are no conservation uses within the City. Therefore, until such time as there are areas designated for the protection of a natural resource, this category, although listed, will not be shown on the Future Land Use Plan Map.

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

CONSERVATION GOAL, OBJECTIVES AND POLICIES

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

OBJECTIVE V.1 The City shall continue to enforce provisions within the site plan review process to protect air quality through the appropriate siting of development and associated public facilities.

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

OBJECTIVE V.2 The City, in order to protect the quality and quantity of current and projected water sources, hereby establishes a 500-foot wellfield protection area around community water system wells. In addition, the City, in order to protect high groundwater aquifer recharge areas, shall limit development in these areas as specified in the high groundwater aquifer recharge protection policy of the Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element of this Comprehensive Plan.

Policy V.2.1 The City shall, as part of the development review process, require the coordination of development plans with the Florida Department of Environmental Protection and the Water Management District to assist in monitoring uses which may impact the City's current and projected water sources.

- Policy V.2.9 The City shall support the Water Management District in their conducting of water conservation programs by assisting with public information programs for water use restrictions in the case of a water shortage.
- Policy V.2.10 The City shall comply with the plans of the Water Management District for the emergency conservation of water sources through assisting the Water Management District with public information programs for any water use restrictions in the case of water shortage.
- Policy V.2.11 The City shall, as part of the development review process, prohibit the use of drainage wells and sinkholes for storm water disposal in high groundwater aquifer recharge areas, designated by the Water Management District, in order to maintain the natural features of these areas.
1. Stormwater management practices shall not include drainage wells and sinkholes for stormwater disposal. New development, redevelopment and when expansion occurs, existing development shall be prohibited from discharging stormwater into an active sinkhole. Where development is proposed in areas with existing drainage wells, these wells shall be abandoned, including adequate sealing and plugging according to Chapter 62-528, Florida Administrative Code;
 2. Well construction, modification or closure shall be regulated in accordance with the criteria established by the Water Management District and the Florida Department of Health;
 3. Abandoned wells shall be closed in accordance with the criteria established in Chapter 62-528, Florida Administrative Code;
 4. No person shall discharge or cause to or permit the discharge of a regulated material as listed in Title 42, Chapter 116, United States Code to the soils, groundwater, or surfacewater;
 5. No person shall tamper or bypass or cause or permit tampering with or bypassing of the containment of a regulated material storage system, except as necessary for maintenance or testing of those components;
 6. The City shall require that the following impervious surface coverages (including buildings and paved areas such as driveways) be maintained within high groundwater aquifer recharge areas, as follows:
 - a. For parcels equal to or greater than 1 acre - impervious surface shall not exceed 20 percent; and
 - b. For parcels less than 1 acre - impervious surface shall not exceed 40 percent;
 7. The following uses shall be prohibited in high groundwater aquifer recharge areas, unless it can be demonstrated that the material in the quantity and/or solution stored or the conditions under which it is to be stored does not pose a hazard to human health and environment:
 - a. Wholesale bulk fuel storage;
 - b. Chemical manufacturing;
 - c. Pesticide manufacturing;
 - d. Battery reclamation or manufacturing;
 - e. Electronics manufacturing using halogenated solvents;

Resources map series to identify habitats which potentially contain endangered, threatened or species of special concern, and rare or unique vegetative communities prior to granting development approval. Both the survey and the management plan shall be done in consultation with the Florida Fish and Wildlife Conservation Commission, but the final approval of the management plan shall be by the City.

OBJECTIVE V.5 The City, in order to protect significant natural resources in a manner which is in conformance with and furthers the North Central Florida Strategic Regional Policy Plan, as amended October 27, 2011, hereby adopts the following maps as they apply to the City as part of the Future Land Use Map Series of this Comprehensive Plan;

1. Regionally Significant Natural Resources - Ground Water Resources, dated October 27, 2011;
2. Regionally Significant Natural Resources - Natural Systems, dated October 27, 2011;
3. Regionally Significant Natural Resources - Planning and Resource Management Areas, dated October 27, 2011;
4. Regionally Significant Natural Resources - Planning and Resource Management Areas (Surface Water Improvement Management Water Bodies), dated October 27, 2011; and
5. Regionally Significant Natural Areas - Surface Water Resources, dated October 27, 2011.

The following policies provide direction for the use of these maps in applying the referenced policies of this Comprehensive Plan.

Policy V.5.1 The map entitled Regionally Significant Natural Resources - Ground Water Resources, dated October 27, 2011, included within the Future Land Use Map Series, identifies groundwater resources for the application of the provisions of the high groundwater aquifer protection policy of the Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element of this Comprehensive Plan.

Policy V.5.2 The map entitled Regionally Significant Natural Resources - Natural Systems, dated October 27, 2011, included within the Future Land Use Map Series, identifies listed species for the application of the provisions the critical wildlife habitat policy of this element.

Policy V.5.3 The maps entitled Regionally Significant Natural Resources - Planning and Resource Management Areas, dated October 27, 2011, included within the Future Land Use Map Series, identifies publicly owned regionally significant lands for application of the provisions of the conservation land use policy of the Future Land Use Element of this Comprehensive Plan.

Policy V.5.4 The maps entitled Regionally Significant Natural Resources - Planning and Resource Management Areas (Surface Water Improvement Management Water Bodies), dated October 27, 2011, included within the Future Land Use Map Series, identifies surface water management improvement water bodies for the application of the provisions of the surface water runoff policy of this element.

Policy V.5.5 The map entitled Regionally Significant Natural Areas - Surface Water Resources, dated October 27, 2011, included within the Future Land Use Map Series, identifies surface water resources for the application of the provisions of the surface water protection policy of this element.

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

Regional Planning Council: North Central Fl
Review Date: 7/28/16
Amendment Type: Adopted Amendment

Regional Planning Council Item No.: 110
Local Government: City of Dunnellon
Local Government Item No.: Not Provided
State Land Planning Agency Item No.: 16-1ER

Date Mailed to Local Government and State Land Planning Agency: 7/29/16 (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. More specifically, the amendment amends the text of the Land Use Element; the Traffic Circulation Element; the Housing Element; the Public Facilities Element; the Conservation Element; the Recreation and Open Space Element; the Intergovernmental Coordination Element; and the Capital Improvements Element. The Infrastructure Element is deleted while a Historic Preservation Element and an Aquifer Protection Element are added. In addition to the Future Land Use Map, other maps are either deleted or amended (see attached excerpts).

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. Additionally, 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. Nevertheless, significant adverse impacts are not anticipated to facilities or Natural Resources of Regional Significance as the amendment does not result in a significant increase in allowable density or intensity of use.

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

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

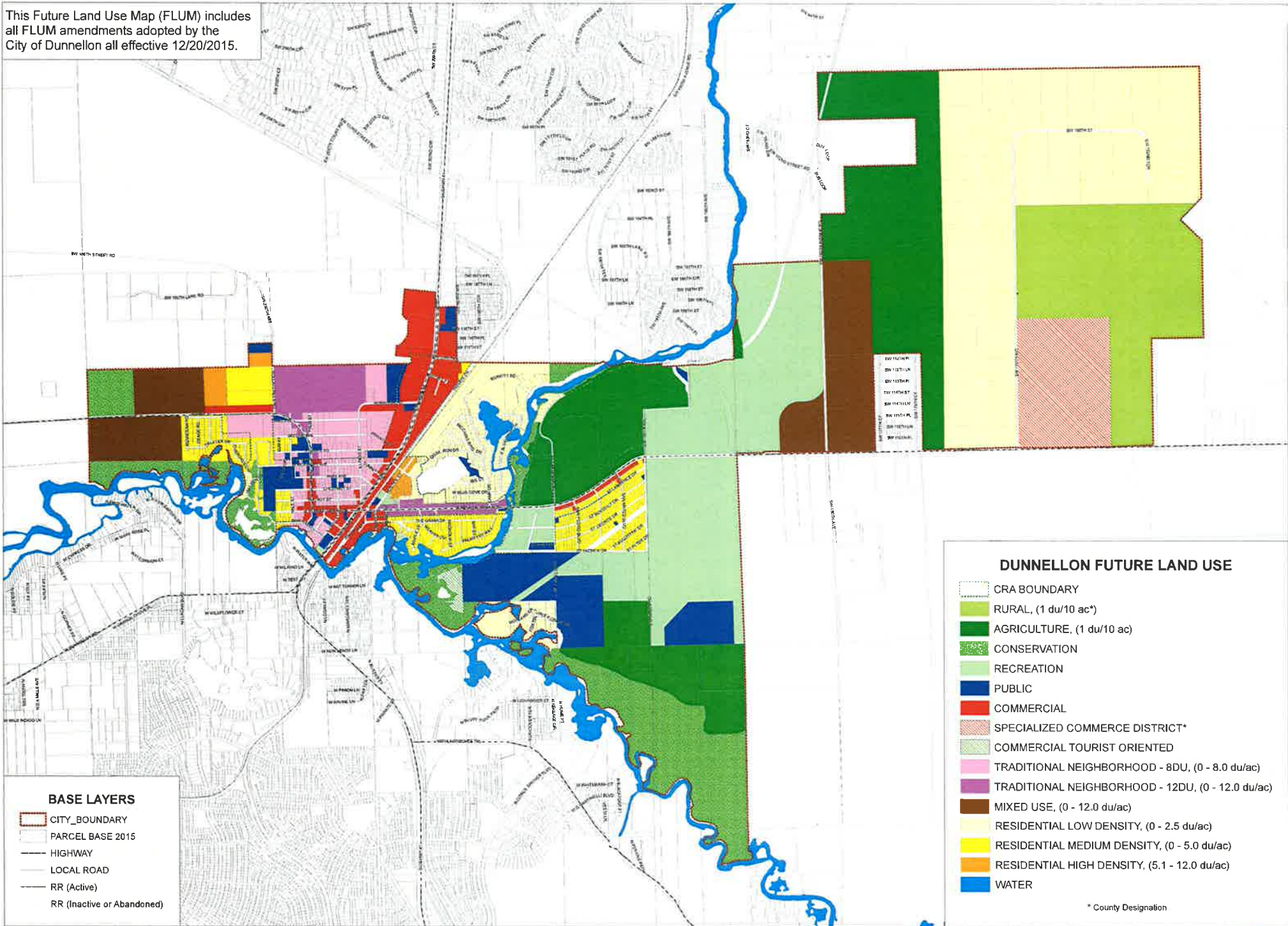
Request a copy of the adopted version of the amendment?

Yes _____	No _____
Not Applicable	___X___

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

**EXCERPTS FROM THE
CITY COMPREHENSIVE PLAN AMENDMENT**

This Future Land Use Map (FLUM) includes all FLUM amendments adopted by the City of Dunnellon all effective 12/20/2015.



- BASE LAYERS**
- CITY_BOUNDARY
 - PARCEL BASE 2015
 - HIGHWAY
 - LOCAL ROAD
 - RR (Active)
 - RR (Inactive or Abandoned)

- DUNNELTON FUTURE LAND USE**
- CRA BOUNDARY
 - RURAL, (1 du/10 ac*)
 - AGRICULTURE, (1 du/10 ac)
 - CONSERVATION
 - RECREATION
 - PUBLIC
 - COMMERCIAL
 - SPECIALIZED COMMERCE DISTRICT*
 - COMMERCIAL TOURIST ORIENTED
 - TRADITIONAL NEIGHBORHOOD - 8DU, (0 - 8.0 du/ac)
 - TRADITIONAL NEIGHBORHOOD - 12DU, (0 - 12.0 du/ac)
 - MIXED USE, (0 - 12.0 du/ac)
 - RESIDENTIAL LOW DENSITY, (0 - 2.5 du/ac)
 - RESIDENTIAL MEDIUM DENSITY, (0 - 5.0 du/ac)
 - RESIDENTIAL HIGH DENSITY, (5.1 - 12.0 du/ac)
 - WATER
- * County Designation

*Includes all amendments resulting from the following Ordinances:
 Ordinances 91-05 (original Comprehensive Plan), 92-07, 96-15, 97-4, 98-3, 99-4, 99-9, 00-5, 00-7, 00-15, 00-14,
 00-18, 01-02, 03-01, 03-19, 03-20, 2006-01, 2006-09 (repealed Ord. 2005-01),
 2007-09, 2007-25, 2008-03, 2009-2, 2010-11, 2012-07, 2015-10*

TABLE OF CONTENTS GOALS, OBJECTIVES AND POLICIES

Sections

Implementation Element.....	01
Future Land Use Element	102
Traffic Circulation Transportation Element.....	203
Housing Element.....	304
Infrastructure Historic Preservation Element ⁴	05
Public Facilities Element (Wastewater Treatment) ⁵	06
Aquifer Protection	07
Conservation Element	608
Recreation and Open Space Element.....	709
Intergovernmental Coordination Element.....	810
Capital Improvement Element.....	911

Maps

Future Land Use Map Series ¹⁰	
Future Land Use Map.....	1
Lakes, Rivers and Wetlands (Sheets A & B) Map.....	2
Floodplain Maps (Sheets A & B)	
Mineral Resources and Industries of Florida	
Soils Map (Sheets A & B)	
Existing Cone of Influence for Wellfields.....	3
Floodplain Hazard Zones Map.....	4
NRCS Soils Map	5
Historic District Survey Map.....	6

Field Code Changed

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 gross 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 gross 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 gross acre and the maximum density is 12.0 units per gross 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 where available.

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

Policy 1.6:

The mixed-use land use category includes the following uses: residential, neighborhood scale commercial, ~~neighborhood scale office, artisan uses, personal service, civic, cultural/office uses~~ (includes retail, financial services, professional services, personal services, restaurants, transient lodging, and bed and breakfast establishments), and institutional uses (including schools, civic, cultural, religious facilities and similar uses), recreational vehicle parks, religious facilities, and financial services. The following location and design standards apply:

- A. A development shall contain at least three (3) of the permissible uses within the following ranges measured by acreage: Residential uses or recreational vehicle parks (40-80%), commercial uses (10-50%) and institutional (5-10%).
- B. A development site with ten (10) or more acres may have community scale commercial or office uses.
- C. Where neighborhood scale development is proposed, no individual building shall exceed 3,000 square feet. The maximum height for buildings used for neighborhood scale development is forty (40) feet.
- D. Where community scale development is proposed, no individual building shall exceed 30,000 square feet.
- E. The maximum residential density is twelve (12) units per gross acre.
- F. The maximum impervious surface in a mixed-use development is sixty-five (65) percent.
- G. All development shall be designed to ensure compatibility with adjacent development, based on concepts such as transition of building height, buffering, building orientation, and location and design of site features such as parking, outdoor lighting, and equipment.
- H. All uses, including accessory structures, mechanical and service equipment, and utility structures shall be integrated with the design of the principle building. Mechanical, service, and utility equipment shall be screened.
- I. When an amendment to the Future Land Use Map is proposed to apply the mixed-use land use category, a minimum of ~~ten (10)~~ five (5) acres is required.
- J. A recreational vehicle park shall be subject to specific design standards to ensure compatibility and safe layout of vehicle sites and amenities. The maximum density of RV sites within a park is twelve (12) sites per gross acre.

Policy 1.7:

The public land use category includes ~~public~~ schools, government offices, public works buildings and yards, community centers, and similar uses typically owned or operated by public agencies. The maximum building height is forty (40) feet.

Policy 1.8:

The agriculture land use category includes agricultural and silvicultural activities. Residential dwelling units are permissible at a density of one (1) unit per ten (10) acres, except where a

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

Objective 5:

It is the City of Dunnellon's objective to ~~control~~ discourage 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, and through interlocal agreement and other coordination mechanisms with Marion County.~~

Policy 5.1:

Applicants for large scale-future land use map amendments shall submit an evaluation to demonstrate that the proposed amendment discourages urban sprawl, based on the criteria set forth in Chapter 163, Florida Statutes, when any of the following conditions occur:

- A. The property is not contiguous on at least 50% of its boundary to parcels with existing residential, commercial or industrial development;
- B. The property is not proposed for a future land use category that is equal to or greater in allowable density or intensity as compared to the average density or intensity on adjacent developed parcels;
- C. The property is not proposed for a future land use category that is equal to or greater in allowable density or intensity as compared to the average density or intensity allowed by the Future Land Use Map designation on adjacent developed parcels;
- D. The property is not served by central water or sewer at time of application and its nearest boundary is more than a half-mile from existing water or existing sewer; o
- E. The property requires capacity improvements or other capital improvements to achieve adequate water or sewer service.

An application that exhibits one or more of the conditions above does not necessarily mean that it fails to discourage urban sprawl, but rather that it warrants more comprehensive review to demonstrate that it discourages urban sprawl. An applicant can demonstrate that an amendment discourages urban sprawl by analyzing the extent to which the applicant triggers the 13 indicators of urban sprawl set forth in Section 163.3177(6)(a)9.a, Florida Statutes, taking into account the context of the area. An applicant can also demonstrate that the plan amendment discourages urban sprawl based on the criteria set forth in Section 163.3177(6)(a)9.b, Florida Statutes. The City shall review the Application and make finding of facts determining whether the plan amendment discourages urban sprawl. At its discretion, the City may also conduct an

Objective 6:

Designate land use categories on the Future Land Use Map to meet the short term and long term needs of the community in a manner consistent with the policy direction set forth in the elements of the Comprehensive Plan. All proposed amendments to the comprehensive plan, including amendments to the Future Land Use Map, shall meet the criteria in the following policies.

Policy 6.1:

The City of Dunnellon adopts two planning periods for the purposes set forth in the Comprehensive Plan. The short term planning period shall be five years, and the long range planning period shall be approximately twenty years, allowing for adjustment to coincide with decade or mid-decade years (i.e., 2035, 2040, etc) to maximize coordination with other agency plan updates. The short term planning period shall be utilized primarily for capital improvements planning to meet the immediate needs for the community as addressed in the Capital Improvements Element. The long range planning period shall be utilized to determine land use allocations based on population demand and other community needs and to appropriately plan for associated long term transportation, infrastructure and schools needs in coordination with Marion County, the Florida Department of Transportation, the Southwest Florida Water Management District and the Marion County School District. Population projections shall be updated at a minimum during each evaluation-based, comprehensive plan amendment cycle pursuant to Section 163.3191, Florida Statutes.

Policy 6.2:

The City of Dunnellon shall allocate sufficient residential and non-residential land uses to support community needs through the 20-year planning period. The City population projections shall be based on the medium population projections published by the Office of Economic and Demographic Research for Marion County and shall allocate, at a minimum, a proportionate share of countywide population growth to the City, taking into account historic growth trends and potential alternative growth scenarios. In evaluating long term community needs, the City recognizes the following guiding principles:

- A. Support a diversity of residential housing types and products and allow for the operation of real estate markets as set forth in Section 163.3177(6)(a), Florida Statutes.
- B. Encourage job creation, economic diversification and capital investment from the private sector to achieve and sustain a healthy local economy.
- C. Provide opportunities for diverse growth within the City to discourage urban sprawl beyond the City corporate boundaries.

Policy 6.3

Demonstrate that the proposed uses are appropriate as allowed by the land use category are suitable for the property, considering potential impacts on natural resources and environmentally

sensitive lands. If an amendment is proposed for land within 500 feet of a wetland, shoreline, sinkhole, or geologic feature, the amendment 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 Floridian Aquifer relative to ground surface and thickness and extent of the bedrock or other confining layers over the aquifer.

Policy 6.26.4:

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 the proposed amendment versus the proposed land use designation, considering the maximum intensity possible under the proposed land use designation. The analysis must demonstrate that there is no measurable net increase in nitrate loading to groundwater.

Policy 6.36.5:

Demonstrate that the uses permissible in the proposed land use category are able to be developed consistent with the city's codes implementing applicable Best Management Practices and the specific requirements set forth in the Conservation Element.

Policy 6.4-6.6:

Applications for future land use map amendments shall include a traffic study to determine the impacts on the operating level of service on arterials and collector roads within the City. The purpose of the study is not to implement transportation concurrency, which has been repealed, but rather to support the planning efforts of the TPO regarding long term transportation needs. The City shall provide a copy of the traffic study to the TPO.

~~Demonstrate that the proposed land use category is the least intensive category that will meet a clearly demonstrated need for the use.~~

Objective 7:

~~The following policies are retained in the Future Land Use Element until the remainder of the comprehensive plan is updated. At such time as the remainder of the comprehensive plan is updated, the policies will be relocated and revised as needed.~~

Siting of public uses shall be coordinated in a manner consistent with the policy direction set forth in the elements of the Comprehensive Plan and in accordance with state and federal regulations, to the extent applicable.

Recommended for relocation to the Infrastructure Element when it is updated:

Policy 7.1:

City of Dunnellon

Future siting of public facilities and services shall maximize efficiency, while minimizing financial costs. Soil suitability, sinkhole potential and setbacks from wetlands shall determine approval or denial of all future public facilities and services.

Recommended for inclusion in the Public School Facilities Element when it is adopted:

Policy 7.2:

The City of Dunnellon shall encourage to the extent possible the location of schools based on the following criteria:

- A. proximity to urban residential areas, particularly for elementary schools;
- B. proximity to existing or planned public facilities, such as parks, libraries, and community centers;
- C. ~~Location~~ location of elementary schools along local or collector streets;
- D. ~~Location~~ location of middle and senior high schools near arterial streets;
- E. ~~Location~~ location of lands contiguous to existing school sites;
- F. ~~Avoidance~~ avoidance of school siting in environmentally sensitive areas;
- G. ~~Avoidance~~ avoidance of school siting in any area where the nature of existing or proposed adjacent land uses would endanger the safety of students or decrease the effective provision of education; and
- H. ~~Avoidance~~ avoidance of school siting in any area where the proposed school facility would be incompatible with surrounding land uses, including but not limited to, airport hazard zones, airport clear zones and airport noise compatibility zones.

Objective 8:

Recommended for relocation to a Historic Preservation Element during further updates to the comprehensive plan. Other policies pertaining to historic preservation should be consolidated into a new Historic Preservation Element.

Policy 7.3: —

~~In order to protect its historic structures, the City has recently had its Historic District nominated to the National Register of Historic Places. However, this nomination only limits alterations to structures, which are receiving federal and state funds. Therefore, the City shall enforce an historic preservation ordinance which:~~

~~Provides for an historical preservation board, with the responsibility to direct and supervise development of the Historic District and any additional individual buildings with historical status. The Board shall also be responsible for coordinating with the State Division of Historic Resources, as well as providing property owners with information, such as federal taxes and other benefits available under National Register status.~~

~~Provides criteria for redesign, maintenance, alteration, demolition, and relocation of historical buildings so that historic character is not diminished.~~

~~Provides a sign ordinance specific to the historic district.~~

~~Regulates replacement of physical features such as streetlights, street signs, fences, and utility poles to promote compatibility with the historic district.~~

~~Administers enforcement procedures and public hearings for review.~~

~~Contains procedures for establishing new boundaries and monitoring construction in the existing district.~~

~~Protects archaeological sites from disturbance and destruction, by prohibition of development on or in such close proximity to archaeological site 8MR95 as to destroy its substance or character, and requires that archaeologically significant sites that might be discovered in the future in Dunnellon be left intact and immediately reported to the City administration to initiate the preservation process.~~

Policy 7.4: —

The City of Dunnellon shall prohibit land uses and development that are defined as incompatible with normal airport operations at the Dunnellon Airport.

Policy 8.1:

The City of Dunnellon shall coordinate with Marion County to execute an interlocal agreement or formulate a Joint Airport Zoning Board by June 15, 2017 to ensure that decision-making by both jurisdictions are adequately coordinated regarding Marion County airport planning and Dunnellon land use and transportation planning.

Policy 8.2:

The City of Dunnellon shall prohibit public education facilities and residential uses and development within noise compatibility zones, as defined by 333.03(2)(c) and (d), Florida Statutes, as applicable. The City shall confirm the extent of existing noise compatibility zones with Marion County, and the potential extent of future noise compatibility zones based on any runway modifications that may be considered by Marion County.

Policy 8.3:

The City of Dunnellon shall prohibit the following uses within clear zones, as defined by 333.03(3), Florida Statutes:

- A. Public and private schools.
- B. Uses encouraging or requiring a concentration of people, such as auditoriums, arenas, large-scale multifamily development and large-scale office uses.
- C. Industrial uses which emit smoke and uses which emit light that could potentially pose a hazard to aircraft operations.

Policy 8.4: —

City of Dunnellon

Page 177 of 150 of 16

Consolidated Comprehensive Plan Future Land Use Element

~~TRAFFIC CIRCULATION TRANSPORTATION ELEMENT~~
GOALS, OBJECTIVES AND POLICIES

GOAL

The goal of transportation planning for the City of Dunnellon is to provide a safe, convenient, and efficient ~~traffic circulation~~ multimodal transportation system for both resident and visitors.

Objective 1:

Throughout the planning period, the City will enforce requirements as set forth in the Land Development Code to support the establishment of a safe, efficient transportation network for motorized and non-motorized vehicles and for pedestrians.

Policy 1.1: ~~The following peak hour level of service standards are adopted to ensure adequate traffic flow in Dunnellon:~~

The City shall utilize level of service (LOS) "C" as a general guide for the purpose of coordinating with the TPO on short and long range transportation improvements. In order to encourage urban infill and economic development, the City shall not implement transportation concurrency or adopt LOS standards for regulatory purposes. This policy does not limit the City's ability to utilize legislative discretion in approving or denying comprehensive plan amendments due to concerns regarding traffic impacts.

~~US 41 from Powell Rd. to North City Limits - Maintain & Improve (Backlogged)
Other principal arterials and collector roads — LOS C~~

Policy 1.2: ~~— In order to ensure that the FDOT standards for the backlogged facility are met, the City's concurrency management system shall be designed to ensure that development permits issued upon the adoption of this plan maintain operating conditions. Maintaining operating conditions shall be defined as: a peak hour increase in traffic of 5 percent or a decrease in average speed of 1 mph.~~

Policy 1.3: ~~— Upon adoption of this plan, the City shall send a letter to Marion County, FDOT and Citrus County to notify them of this limitation on the facility, and ensure that all DRIs and other development approved that impact this facility meet the backlogged standard. The letter shall seek an interlocal agreement with Marion County, the WRPC and Citrus County to ensure that Dunnellon's concerns are addressed prior to approval of any DRI or other large development that impacts facilities within the City.~~

Policy 1.4: ~~— By December 1991, the City shall send a letter to the Ocala MPO to request that the backlogged facility become an MPO priority in its six-year Traffic Improvement Program. A copy of this letter shall be sent to FDOT to notify the Department of the City's desire for FDOT to modify its five-year work program to include upgrading the facility.~~

AQUIFER PROTECTION ELEMENT
GOALS, OBJECTIVES AND POLICIES

GOAL:

Protect, maintain, and restore the Floridan Aquifer to ensure the quality and availability of potable water resources for present and future generations.

Objective 1:

Land development regulations shall include siting requirements for land use which assist in the protection of groundwater aquifer recharge and protection of existing and future groundwater supplies.

Policy 1.1:

Wellhead protection area (WHPA) requirements for current and future wells will continue to be enforced within Dunnellon. These requirements will be consistent with Marion County's WHPA requirements. These guidelines will serve to protect the City's existing wellfields from contamination. Wellhead protection areas will consist of two zones which shall be defined as:

- A. Primary Zone - For all wells within the City meeting the above criteria, the boundary of the primary zone shall be defined by a 500 foot radius from the wellhead. This area shall be a zone of exclusion for all uses except existing uses that functionally related to the water supply system, open space, parks, and playgrounds. No parking areas, structures, or other impervious surfaces, other than those surfaces that are accessory to existing uses, will be allowed in this zone. The above referenced allowable uses, materials, and substances shall be consistent with Chapters 62-521, 38I-30, and 62-555.312, F.A.C.
- B. Secondary Zone - The boundary of this zone shall be defined by a 1,000 foot radius from the wellhead. Existing wells, of any size or depth, must be currently permitted or properly abandoned, prior to the issuance of any development or demolition permit. Prohibited uses, materials and substances shall be consistent with Chapters 62-521, 38I-30, and 62-555.312, F.A.C. Within this zone, any use other than low density residential, existing non-residential use, or handling, production or storage of hazardous materials and substances shall be considered non-conforming. The following uses shall also be prohibited within this zone:
 - 1. Landfills or sludge disposal sites;
 - 2. Effluent spray fields;
 - 3. Discharge to ground water through manmade conduits, except for septic tanks and stormwater treatment facilities;
 - 4. Feedlots or other concentrated animal waste;
 - 5. Stormwater facilities where recharge occurs into a potable water aquifer; and
 - 6. All uses specified in the Comprehensive Plan - Future Land Use Element.

Policy 1.2:

The City shall review the Southwest Florida Water Management District's regulations regarding high aquifer recharge areas on an annual basis. In case of changes to these regulations, amendments shall be made to the Land Development Code to reflect the new regulations set forth by the water management district.

Objective 2:

Implement water quality protection strategies for the two springsheds that exist in Dunnellon.

Policy 2.1:

The City will discourage the sale and use of fast release pesticides and fertilizers within city limits through educational programs.

Policy 2.2:

The City should provide funding for programs which assist in educating residents about proper use of fertilizers and irrigation practices

Policy 2.3:

The City will incorporate the principles of the Florida Yards and Neighborhoods Program into local landscaping ordinances.

Objective 3:

Restrict land use activities that have the potential to pollute public water supply facilities and/or the Floridan Aquifer.

Policy 3.1:

Control point sources of groundwater pollution by implementing land development regulations to restrict any land use that will diminish groundwater quality and quantity. The following land uses shall be regulated to reduce potential impacts:

- A. Vehicle sales, repair, rental, storage, or maintenance;
- B. Hazardous waste facilities;
- C. Buildings larger than 80,000 sq. ft.;
- D. Drive-up facilities;
- E. RV Parks.

Objective 4:

Maintain reasonable and appropriate potable water usage (125 gal/person/day) consistent with the current Conservation Element amendments of the Comprehensive Plan.

Policy 4.1:

The City will promote water conservation through the enforcement of the adopted Florida Building Code which requires such items as low-volume commodes, water flow restrictions for showers and spigots, and similar devices in all new construction and renovations, and will comply with the appropriate water management district water use restrictions.

Policy 4.2:

Use of the lowest quality water available for appropriate uses, through water storage systems (i.e. rain barrels) and gray (reclaimed) water supply facilities.

Policy 4.3:

The City shall require compliance with the Southwest Florida Water Management District regarding irrigation practices and other water restrictions measures.

Policy 4.4:

Participate in water conservation and protection program of the Southwest Florida Water Management District.

Policy 4.5:

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

Policy 4.6:

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.

Policy 4.7:

Maintain a water conservation program which includes: progressive rate structures; leak detection and remediation programs; and educational programs.

Policy 4.8:

Coordinate with the Southwest Florida Water Management District in development of organized procedures to be followed during emergency water supply interruptions.

Policy 4.9:

Enforce state laws requiring low volume plumbing fixtures for new construction through building permit procedures.

Policy 4.10:

Participate in water conservation and protection programs of the SWFWMD, and seek assistance in the development of a water shortage plan, which establishes preparations for emergency water supply interruptions. Develop mechanisms to ensure appropriate procedures are followed during district-declared and local emergency water supply interruptions, as required by Chapter 373.609, Florida Statutes by establishing chain-of-command communication between the Southwest Florida Water Management District, the City Manager, public utilities director, plant operators, newspapers, law enforcement and local citizens. Information on water shortage and conservation programs shall be disseminated through the monthly billing statement.

Objective 5:

Limit the use of impervious surfaces to increase land availability for aquifer recharge.

Policy 5.1:

Design of parking lots, sidewalks, buildings, and other impervious surfaces shall minimize connections between impervious surfaces through the following techniques:

- A. Directing flows from roof drains to vegetated areas or to rain barrels or cisterns for reuse of the water;
- B. Directing flows from paved areas to vegetated areas;
- C. Locating impervious surfaces so that they drain to vegetated buffers or natural areas; and
- D. Breaking up flow directions from large paved surfaces.

Not all techniques may be required to accomplish the requirement to minimize connections.

Policy 5.2:

Porous pavement materials, such as pervious concrete, pervious asphalt, or other pervious or porous materials shall be used to minimize the amount of impervious surface within all development.

Policy 5.3:

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.

Objective 6:

Provide for the management of hazardous waste in order to protect environmental quality, potable water supplies, and the health, safety, and welfare of Dunnellon's population. This shall be achieved by implementing monitoring and other regulatory programs and through policies for siting of new land uses involving hazardous waste.

Policy 6.1:

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

Policy 6.2:

Prior to 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 6.3:

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

Policy 6.4:

- A. All new underground storage tanks within the City shall be required to provide a double lining, consistent with DEP rules. All land use requests for installation of underground storage tanks shall not be issued development orders until approved by the Marion County Underground Storage Tank Program to ensure consistency with DEP rules.
- B. All existing underground storage tanks within the City shall be inspected annually in accordance with the Marion County Underground Storage Tank Program. Existing hazardous substance storage tank systems shall be required to meet performance standards of DEP Rules.
- C. Prior to permitting of demolition or redevelopment of land uses which contain underground storage tanks, the developer shall be required to submit closure plans consistent with DEP Rules, to the Marion County Underground Storage Tank Program officials for prior approval.
- D. Should the City police, fire department, public works personnel or other staff become aware of any spills throughout the City, the Public Works Director shall report the information within 24 hours to the Marion County Underground Storage Tank Program and request assistance under the program towards enforcement of cleanup procedures.
- E. Above ground storage tanks systems shall meet the standards of DEP Rules.

Policy 6.5:

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.

Policy 6.6:

The City shall verify that adequate potable water supplies are available, consistent with adopted level of service standards, prior to issuing development orders.

Policy 6.7:

Coordinate with SWFWMD in the protection of aquifer recharge areas after such information on prime recharge areas is made available. As soon as such information becomes available, the City shall amend the comprehensive plan to protect prime recharge areas. As an interim measure, the following impervious surface ratios shall apply to new development and redevelopment: all new subdivisions and nonresidential development shall provide a minimum of 35 percent pervious (porous) open space or green area, except within the historic district.

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's 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. ~~1.1.1~~ Any proposed industrial uses will be located in areas deemed to have the least impact on air quality standards.
- B. ~~1.1.2~~ The applicant shall include documentation that ambient air quality in the City will not be lowered.
- C. ~~1.1.3~~ 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. The following requirements shall apply to property along rivers, navigable coves, and abutting wetlands:

- A. ~~2.1.1:~~All waterfront development shall use methods of stormwater treatment which filter stormwater prior to direct discharge into surface waters, consistent with SWFWMD and DEP rules for Outstanding Florida Waters.
- B. ~~2.1.2:~~Minimum setbacks of not less than 150 feet from the ordinary high water line of rivers, 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.
- C. ~~2.1.3:~~All development permits shall be conditioned upon an applicant obtaining all necessary state and federal permits before commencement of the development.
- D. ~~2.1.4:~~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 standard imposed by the applicable state or federal agency.
- E. ~~2.1.5:~~~~For existing and new development, clearing~~ 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. ~~2.1.6:~~The removal of healthy, non-nuisance trees shall be in accordance with the tree ordinance.
- G. ~~2.1.7:~~No hazardous, toxic, chemical, petroleum, nuclear waste, or liquid sludge shall be discharged into lakes, rivers 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 that obtain appropriate permits by DEP.
- H. ~~2.1.8:~~The construction of new boat ramps along the rivers shall be designed to direct runoff away from the river.
- I. ~~2.1.9:~~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 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 2.3:

~~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 2.4:

~~Policy 2.8: The City shall prohibit will discourage the sale and use of fast-release release pesticides and fertilizers within the City city limits through educational programs.~~

~~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 2.5:

~~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. ~~5.1.1:~~ Use of hay bales or other effective means to prevent erosion on areas of steep slope shall be required.
- B. ~~5.1.2:~~ Shorelines and wetlands shall be protected with filter berms or fabric screens, as appropriate to prevent siltation into water bodies and wetlands;
- C. ~~5.1.3:~~ 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. ~~5.1.4:~~ 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:

City of Dunnellon

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:

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.

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~~ stricter 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~~ invasive 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. ~~6.8.1~~ 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:

Cypress trees shall be protected and subject to removal only in extenuating circumstances which are enumerated and regulated by City ordinances.

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 Economic Opportunity, and the ~~Withlacoochee~~ North Florida Regional Planning Council regarding any resource management plans initiated by those agencies.

Policy 6.14:

The City shall adopt land development regulations to provide development standards for protection of sandhill habitat.

GROUNDWATER AND POTABLE WATER RESOURCES

Objective 7:

City of Dunnellon

Page 7 of 9

Consolidated Comprehensive Plan Conservation Element

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: 7-12-16

PROJECT DESCRIPTION

#102 - U.S. Department of Agriculture - Community Facilities Guaranteed Loan Application - Belmont Academy Charter School - Columbia County, Florida

TO: Lauren Milligan, Florida State Clearinghouse

XC: Steve Small
Capital Resource Advisors
510 Druid Road East, Suite C
Clearwater, FL 33756

Peggy Johns, USDA RD Area Office - peggy.johns@fl.usda.gov
Kenda Robinson, USDA RD Area Office - kenda.robinson@fl.usda.gov

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.

Application for Federal Assistance SF-424

* 1. Type of Submission:		* 2. Type of Application:		* If Revision, select appropriate letter(s):	
<input type="checkbox"/> Preapplication		<input checked="" type="checkbox"/> New		<input type="text"/>	
<input checked="" type="checkbox"/> Application		<input type="checkbox"/> Continuation		• Other (Specify)	
<input type="checkbox"/> Changed/Corrected Application		<input type="checkbox"/> Revision		<input type="text"/>	
* 3. Date Received: Completed by Grants.gov upon submission.		4. Applicant Identifier: <input type="text"/>			
5a. Federal Entity Identifier: <input type="text"/>			* 5b. Federal Award Identifier: <input type="text"/>		
State Use Only:					
6. Date Received by State: <input type="text"/>		7. State Application Identifier: <input type="text"/>			
8. APPLICANT INFORMATION:					
* a. Legal Name: Belmont Academy, Inc.					
* b. Employer/Taxpayer Identification Number (EIN/TIN): 45-4185220			* c. Organizational DUNS: 054068541		
d. Address:					
* Street 1:		1476 S.W. Walter Avenue			
Street 2:		<input type="text"/>			
* City:		Lake City			
County/Parish:		Columbia County			
* State:		Florida			
Province:		<input type="text"/>			
* Country:		USA: UNITED STATES			
* Zip / Postal Code:		32024			
e. Organizational Unit:					
Department Name: Belmont Academy, Inc.			Division Name: N/A		
f. Name and contact information of person to be contacted on matters involving this application:					
Prefix: Mr.		* First Name: Lawton			
Middle Name:		<input type="text"/>			
* Last Name:		Unrau			
Suffix:		<input type="text"/>			
Title:		CEO			
Organizational Affiliation: Belmont Academy, Inc.					
* Telephone Number: (386) 487-0487		Fax Number: (386) 755-7989			
* Email: lawton.unrau@belmontacademy.com					

Application for Federal Assistance SF-424

9. Type of Applicant 1 - Select Applicant Type:

M - nonprofit

Type of Applicant 2- Select Applicant Type:

Type of Applicant 3- Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

United States Department of Agriculture Rural Development

11. Catalog of Federal Domestic Assistance Number:

10768

CFDA Title:

Community Facilities Program

*** 12. Funding Opportunity Number:**

* Title:

USDA Rural Development Community Programs - Community Facilities Guarantee

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Columbia County Florida

Add Attachments

Delete Attachments

View Attachments

*** 15. Descriptive Title of Applicant's Project:**

To provide long term financing with reasonable rates and terms for the acquisition of its existing leased school facility and real estate and related costs.

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant

* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachments

Delete Attachments

View Attachments

17. Proposed Project:

* a. Start Date:

* b. End Date:

18. Estimated Funding (\$):

* a. Federal	<input type="text" value="\$2,970,000.00"/>
* b. Applicant	<input type="text"/>
* c. State	<input type="text"/>
* d. Local	<input type="text"/>
* e. Other	<input type="text"/>
* f. Program Income	<input type="text" value="\$100,140.00"/>
* g. TOTAL	<input type="text" value="\$3,070,140.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- a. This application was made available to the State under the Executive Order 12372 Process for review on .
- b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (if "Yes", provide explanation.)**

Yes No

If "Yes, provide explanation and attach.

Add Attachments

Delete Attachments

View Attachments

21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)

** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix:

* First Name:

Middle Name:

* Last Name:

Suffix:

* Title:

* Telephone Number:

Fax Number:

* Email:

* Signature of Authorized Representative:

* Date Signed:

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

Index of Exhibits

Exhibit I - Response to Request for Environmental Information

Exhibit II - Supporting Documentation

- Legal description and description of existing and proposed improvements
- Area and local maps
- Site photographs
- FEMA standard flood hazard determination
- FEMA flood map
- Topographic map
- SF424
- Survey
- Columbia County P.A. information

Belmont Academy, Inc. ("School"), a 501(c)3 non-profit corporation organized in the state of Florida, is requesting a USDA Community Facilities guaranteed loan to purchase its currently-leased facility; there is no construction involved. The School has been chartered since 2013 and is located at 1476 S.W. Walter Avenue, Lake City Florida 32024, in unincorporated Columbia County southwest of Lake City. The School currently serves Pre-K through 11th (12th grade will be added in the 2016/17 school year) and is operating at near full capacity with 451 students.

The property is improved with a two-story main building containing approximately 32,000 SF and 16 leased portables totaling approximately 15,000sf. The two-story main building was built in 2013 and has a fully improved downstairs of approximately 18,000sf that includes 15 classrooms, offices, restrooms, kitchen, and storage. The upstairs contains 14,000sf of unfinished heated and cooled space for future growth. Construction components include prefinished metal, decorative brick walls and metal roofing on a concrete foundation. The interior finish of the building includes premium trim and upgraded mechanical systems. In addition to the major building improvements, the property contains multiple outbuildings, covered picnic structures, covered walkways, landscaping, fencing and other ancillary site improvements associated with its use as a school facility.

The necessary water, sewer, electrical, telephone, police protection and fire protection services are in place. There are no pending or final regulatory or legal actions against the School. Enclosed for your information are the following: USDA form 1940-20; legal and improvements description; location map; aerial and site photographs; FEMA map; Standard Flood Hazard Determination form; SF 424, topographic map and Columbia County Property Appraiser information. There is no adverse public reaction, no mitigation measures are required for the project, no special permitting or other federal actions are required to the best of our knowledge.

1. Primary Beneficiaries

As a result of this USDA guaranteed loan, approximately 40 rural jobs will be maintained and the economic climate of the rural area will be stimulated and improved for the long term and a substantial portion of the School's revenues will flow through the local rural area. The primary beneficiaries are the general public and families located in the surrounding rural area.

2. Area Description

- a. +/- 24.56-acre school facility located at 1476 S.W. Walter Ave., Lake City, Columbia County, FL 32024.
- b. The School is surrounded by large residential farms and houses. Immediately south and adjacent is a church. The adjacent properties appear to be residential and light agriculture. None.
- c. See attached.

13. Public Reaction

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

15. Mitigation Measures

There is no construction; there are no mitigation measures.

16. Permits

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

17. Other Federal Actions - There are none to the Company's knowledge.

LEGAL DESCRIPTION

The existing +/- 24.56 acre school facility is located at 1476 S.W. Walter Avenue, Lake City, Columbia County, FL 32024. The proposed legal description is:

PARCEL ID: 11-5S-16-03568-004

COMM AT INTER OF W LINE OF E1/2 OF NE1/4 OF SEC WITH N R/W OF SR 240, N ALONG W LINE 955.13 FT FOR POB, CONT N 723.57 FT, E ALONG N LINE OF SEC 347.40 FT, SE 770.03 FT, NE 122.71 FT TO W R/W OF WALTER AVE, S ALONG R/W 530.06 FT, SW 99.93 FT, S 160.99 FT, SE 100.34 FT, S 223.20 FT, SW 264.58 FT, N 90.85 FT, NW 79.58 FT TO CURVE, NW ALONG CURVE 147.47 FT, NW 524.99 FT TO CURVE, N ALONG CURVE 119.38 FT. N 44.40 FT, W 236.78 FT TO POB.

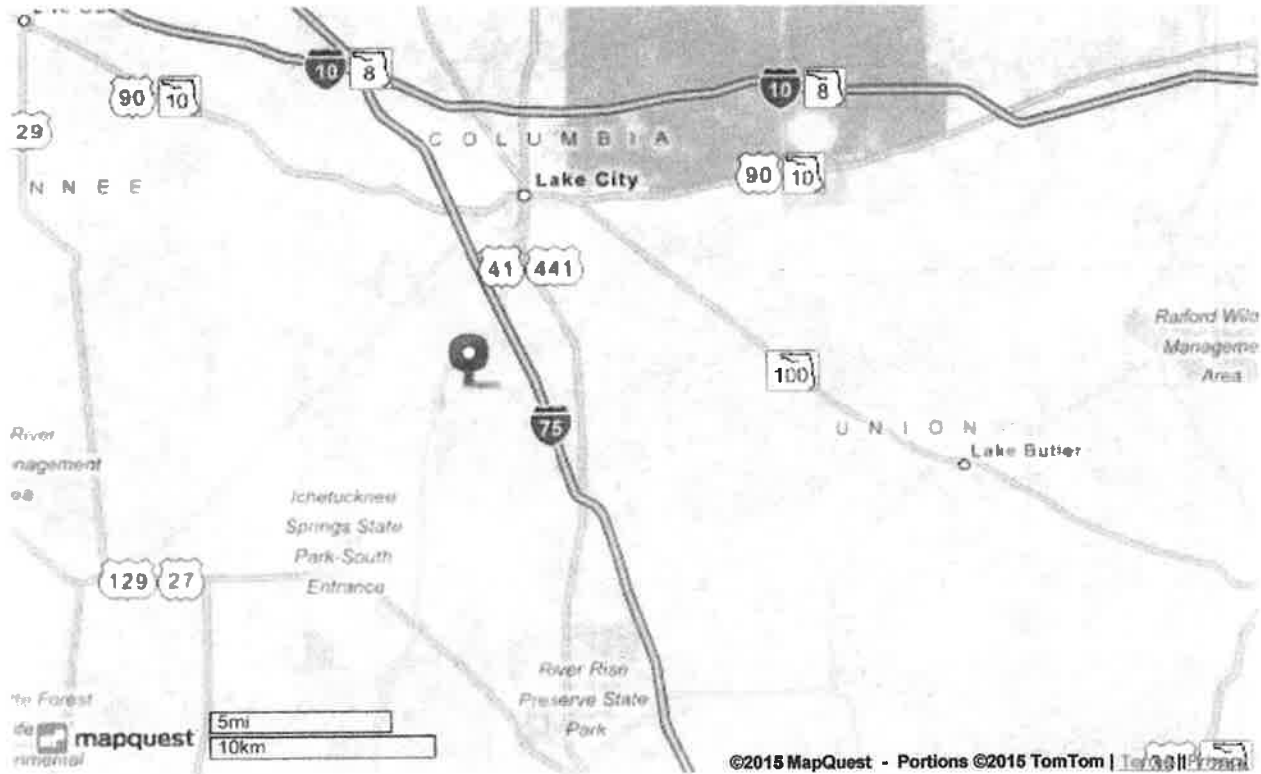
IMPROVEMENTS DESCRIPTION

Building and Site Improvements: The property is improved with a two-story main building containing approximately 32,000 SF and 16 leased portables totaling approximately 15,000sf. The two-story main building was built in 2013 and has a fully improved downstairs of approximately 18,000sf that includes 15 classrooms, offices, restrooms, kitchen, and storage. The upstairs contains 14,000sf of unfinished heated and cooled space for future growth. Construction components include prefinished metal, decorative brick walls and metal roofing on a concrete foundation. The interior finish of the building includes premium trim and upgraded mechanical systems. In addition to the major building improvements, the property contains multiple outbuildings, covered picnic structures, covered walkways, landscaping, fencing and other ancillary site improvements associated with its use as a school facility.

Notes



Map of:
1476 SW Walter Ave, #W
Lake City, FL 32024-7916



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1476 SW Wal

GOO
S-Walter-Ave

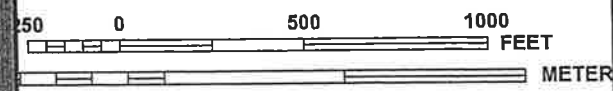
© 2015 Google

Imagery Date: 5/5/2014 30°04'26.18" N 82°40'46.59" W elev 56 ft

1994



MAP SCALE 1" = 500'



NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0383C

FIRM

FLOOD INSURANCE RATE MAP

COLUMBIA COUNTY,
FLORIDA
AND INCORPORATED AREAS

PANEL 383 OF 552
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
COLUMBIA COUNTY	120070	0383	C

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER
12023C0383C

EFFECTIVE DATE
FEBRUARY 4, 2009

Federal Emergency Management Agency



This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov