



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

---

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

## MEETING NOTICE

### CLEARINGHOUSE COMMITTEE

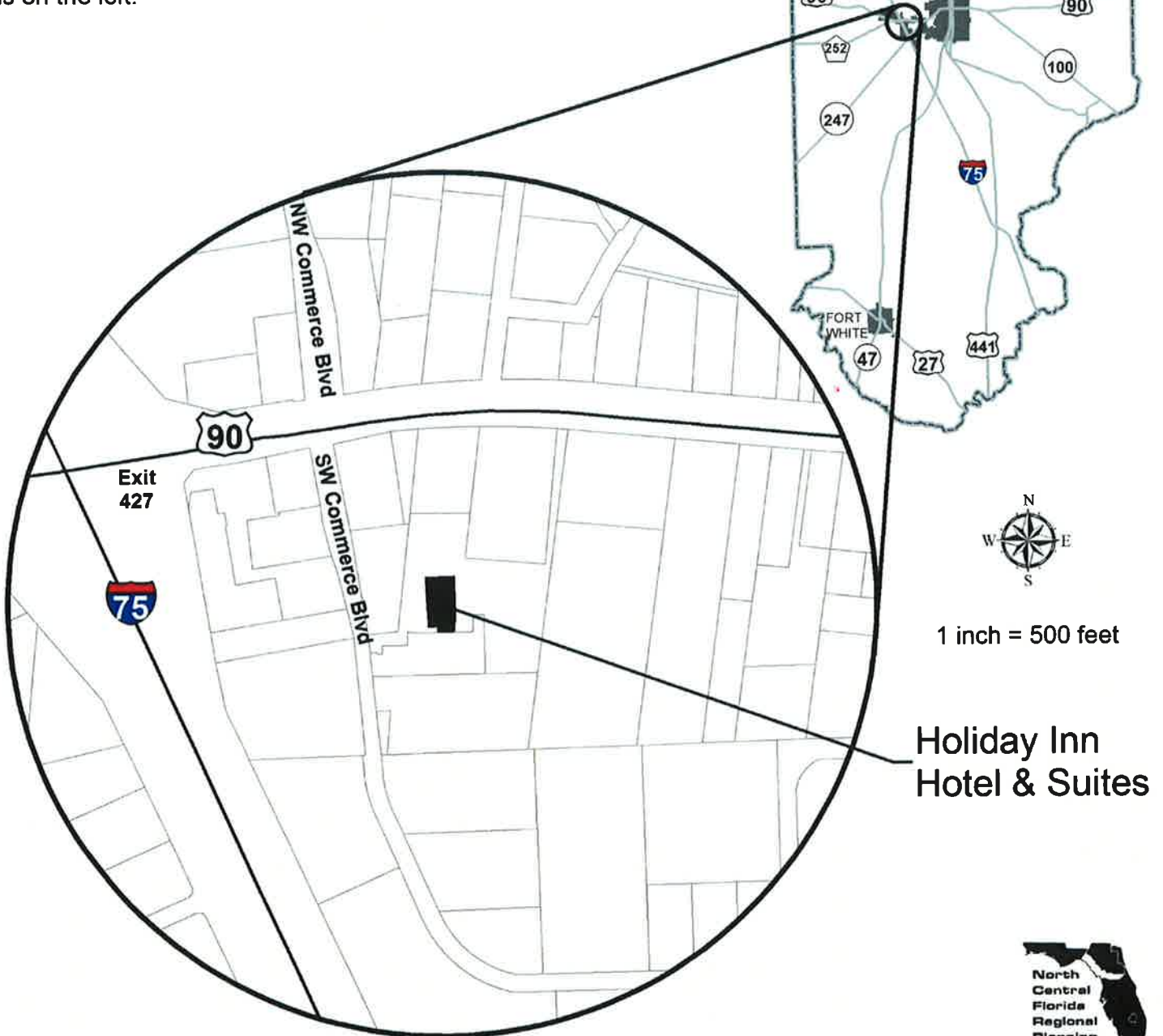
There will be a meeting of the Clearinghouse Committee of the North Central Florida Regional Planning Council on **July 27, 2017**. The meeting will be held at the **Holiday Inn Hotel & Suites, 213 SW Commerce Boulevard, Lake City**, beginning at **6:00 p.m.**

(Location Map on Back)

# Holiday Inn Hotel & Suites

213 SW Commerce Blvd  
Lake City, Florida 32025

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



Holiday Inn  
Hotel & Suites





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

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

## AGENDA

### CLEARINGHOUSE COMMITTEE

Holiday Inn Hotel & Suites  
Lake City, Florida

July 27, 2017  
6:00 p.m.

#### **PAGE NO.**

- |      |   |           |
|------|---|-----------|
| I.   | APPROVAL OF THE JUNE 22, 2017 MEETING MINUTES   | <b>5</b>  |
| II.  | COMMITTEE-LEVEL REVIEW ITEMS  |           |
|      | <u>Comprehensive Plan Amendments</u>  |           |
|      | #93 - Levy County Comprehensive Plan Adopted Amendment (DEO No. 17-1ER)   | <b>9</b>  |
|      | #94 - Columbia County Comprehensive Plan Draft Amendment (DEO No. 17-1ESR)  | <b>47</b> |
|      | #95 - Dixie County Comprehensive Plan Adopted Amendment (DEO No. 17-1ESR)   | <b>51</b> |
|      | #96 - City of Archer Comprehensive Plan Draft Amendment (DEO No. 17-1ESR)   | <b>55</b> |
|      | #97 - City of Gainesville Comprehensive Plan Draft Amendment (DEO No. 17-3ESR)  | <b>75</b> |
| III. | STAFF-LEVEL REVIEW ITEMS  |           |
|      | #78 - City of Trenton - United States Department of Agriculture Rural Development Grant - Potable Water Distribution System Replacement | <b>81</b> |
|      | #84 - City of Lake Butler, Community Development Block Grant #16DB-OK-03-73-02-N11- Wastewater Treatment Plant Sprayfield Improvements  | <b>89</b> |



NORTH CENTRAL FLORIDA REGIONAL PLANNING COUNCIL  
CLEARINGHOUSE COMMITTEE  
MINUTES

Holiday Inn Hotel and Suites  
Lake City, Florida

June 22, 2017  
6:00 p.m.

MEMBERS PRESENT

Beth Burnam  
Jim Catron  
William Hunter  
Larry Sessions, Vice-Chair  
Helen Warren  
Stephen Witt

MEMBERS ABSENT

John Meeks  
James Montgomery, Chair  
Mike Williams

STAFF PRESENT

Steven Dopp

Noting the presence of a quorum, the meeting came to order at 6:05 p.m.

Noting the absence of the Chair and Vice-Chair, the Committee selected an interim Chair for the meeting.

**ACTION: It was moved by Mr. Hunter and seconded by Commissioner Catron for Commissioner Burnam to serve as interim Chair for the meeting. The motion carried unanimously.**

I. APPROVAL OF THE MAY 25, 2017 MEETING MINUTES

**ACTION: It was moved by Commissioner Catron and seconded by Mr. Hunter to approve the May 25, 2017 meeting minutes as circulated. The motion carried unanimously.**

Vice-Chair Sessions joined the meeting.

II. COMMITTEE-LEVEL REVIEW ITEMS

- #85 - City of Gainesville Comprehensive Plan Draft Amendments (DEO No. 17-2ESR)
- #86 - Alachua County Comprehensive Plan Draft Amendments (DEO No. 17-3ESR)
- #87 - Lafayette County Comprehensive Plan Adopted Amendment (DEO No. 17-1ER)
- #88 - Town of LaCrosse Comprehensive Plan Adopted Amendment (DEO No. 17-1ER)
- #89 - Alachua County Comprehensive Plan Adopted Amendment (DEO No. 17-1ESR)
- #90 - City of Hawthorne Comprehensive Plan Draft Amendment (DEO No. 17-1ESR)
- #91 - City of Newberry Comprehensive Plan Adopted Amendment (DEO No. 17-1ER)

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

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

#92 - Hamilton Comprehensive Plan Adopted Amendment (DEO No. 17-1DRI)

Mr. Dopp stated that the staff report finds the County Comprehensive Plan, as amended, is not anticipated to result in significant adverse impacts to Natural Resources of Regional significance. Mr. Dopp further stated that the staff report finds the County Comprehensive Plan, as amended, may result in significant adverse impacts to the Regional Road Network and an adjacent local government. He noted that the staff report recommends the County adopt Transportation Planning Best Practices contained in the regional plan as goals and policies in the County Comprehensive Plan to mitigate adverse impacts.

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

The meeting adjourned at 6:30 p.m.

---

James Montgomery, Chair

7/27/17

## **COMMITTEE-LEVEL ITEMS**





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

Regional Planning Council: North Central FI  
Review Date: 7/27/17  
Amendment Type: Adopted Amendment

Regional Planning Council Item No.: 93  
Local Government: Levy County  
Local Government Item No.: None  
State Land Planning Agency Item No.: 17-1ER

Date Mailed to Local Government and State Land Planning Agency: 7/28/17

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 consists of evaluation amendments to all elements of the County Comprehensive Plan (See attached).

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

The County Comprehensive Plan amendment includes an updated map of Environmentally Sensitive Lands as well as an updated Wetlands map. These maps are consistent with the mapped Natural Resources of Regional Significance contained in the Withlacoochee Strategic Regional Policy Plan. Additionally, the County Comprehensive Plan contains goals and policies which address these regional resources. Therefore, the County Comprehensive Plan, as amended, does not result in significant adverse impacts to Natural Resources of Regional Significance contained in the Withlacoochee Strategic Regional Policy Plan.

The County is bisected by the following roads which are identified in the Withlacoochee Strategic Regional Policy Plan as a Regional Transportation Facility: U.S. Highways 19, 27, Alternate 27, 41, 98 and 129 as well as State Roads 24, 40, 121, 337, 464 and 500. Since the amendment retains transportation level of service policies, significant adverse impacts are not anticipated to occur to the Regional Road Network..

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

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

**Request a copy of the adopted version of the amendment?**

Yes _____	No _____
Not Applicable	_____X_____

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

**EXCERPTS FROM THE  
COUNTY COMPREHENSIVE PLAN**



## FUTURE LAND USE ELEMENT

### GOALS, OBJECTIVES AND POLICIES

**Element Guide:**

- Objective 1**      **Growth Guidelines for Future Land Uses Categories**  
Future Land Use Map Series Categories  
Mixed Use Development/ Commercial Development Guidelines  
Family Homestead Exemption
- Objective 2**      **Future Growth Areas**  
Concurrency  
School Siting Guidelines  
Development Standards
- Objective 3**      **Innovative Land Development Regulations**  
Open Space and Agricultural Land Protection  
Complementary Mixed Land Use Development  
Home Occupation  
Development Controls
- Objective 4**      **Coastal Area**
- Objective 5**      **Redevelopment**
- Objective 6**      **Non-Residential Uses in Rural Areas**  
Rural Commercial Development
- Objective 7**      **Natural and Historical Resources**
- Objective 8**      **Intergovernmental Coordination**
- Objective 9**      **~~Monitoring and Evaluation of the Comprehensive Plan~~**
- Objective 10**      **Compatibility**
- Objective 11**      **Amendments to the Future Land Use Map**
- Objective 12**      **Compatibility of lands adjacent to an airport**

**Goal:**

To promote complementary development patterns that are efficiently served by public facilities and services to support growth, while providing for the protection and enhancement of the county's rural character and unique natural qualities.

**Objective 1                    Growth Guidelines for Future Land Uses Categories**

~~Discourage the proliferation of urban sprawl by establishing a clear separation between urban and rural land uses, while providing for complementary and supportive mixed uses and innovative compact development design.~~

Establish land use categories that allow sufficient acreage for residential, commercial, office, mixed-use, industrial, education, agricultural, recreation, conservation and public and institutional uses while establishing a clear separation between urban and rural land uses.

**Future Land Use Map Series Categories**

**Policy 1.1**     The Future Land Use Map series shall delineate areas to provide for Urban and Rural land uses, and identify Overlay Zones. Urban Areas will be delineated as Municipal Service Districts (MSD's). These areas are for development characterized by social, economic and institutional activities which are predominantly based on the manufacture, production, distribution or provision of services in a setting which typically includes higher densities and intensities of residential and non-residential development, not generally associated with agricultural areas. Rural Areas are characterized as low density areas supported by social, economic and institutional activities and may be largely based on agricultural uses or the extraction of natural resources in unprocessed form, or areas containing large proportions of undeveloped, unimproved or low density development. Overlay Zones shall be used to identify existing locally recognized communities, special water and sewer districts, mixed use districts, the Springs Protection Zone (SPZ), and Environmentally Sensitive Lands, (i.e., wetlands, Coastal High Hazard Areas, etc.). The Future Land Use Map will show generalized boundaries. The adopted land development and zoning regulations will provide specific boundary guidelines and standards, where appropriate.

**Policy 1.2**     Land use categories on the Future Land Use Map shall be defined as follows:

**Policy 1.1**     **Municipal Service District (MSD):**     Municipal Service Districts are intended to be areas for urban expansion within which urban densities and intensities are allowed and urban services, such as central water, central sewer, police protection, fire protection, solid waste collection, streets, drainage facilities, schools and recreational facilities and services are provided, or encouraged to support development. Within a Municipal Service District, only the following land uses categories shall be permitted: Urban Low Density Residential, Urban Medium Density Residential, Urban High Density Residential, Public and Institutional Facilities, Historic Resources, Conservation, Natural Reservation, Recreation, Commercial and Industrial. Public schools are allowed within any land use category that falls within the Municipal Services District.

~~**Policy 1.2** The Future Land Use Map series shall delineate areas to provide for Urban and Rural land uses, and identify Overlay Zones. Urban Areas will be delineated as Municipal Service Districts (MSD's). These areas are for development characterized by social, economic~~

and institutional activities which are predominantly based on the manufacture, production, distribution or provision of services in a setting which typically includes higher densities and intensities of residential and non-residential development, not generally associated with agricultural areas. Rural Areas are characterized as low density areas supported by social, economic and institutional activities and may be largely based on agricultural uses or the extraction of natural resources in unprocessed form, or areas containing large proportions of undeveloped, unimproved or low density development. Overlay Zones shall be used to identify existing locally recognized communities, special water and sewer districts, mixed use districts, the Springs Protection Zone (SPZ), Environmentally Sensitive Lands, (i.e., wetlands, Coastal High Hazard Areas, etc.). The Future Land Use Map will show generalized boundaries. The adopted Land Development and Zoning regulations will provide specific boundary guidelines and standards, where appropriate. Categories on the Future Land Use Map shall be defined as follows:

**Urban Low Density Residential (up to one unit per acre, maximum 2 with water and sewer)**

This land use category shall allow for areas that are predominantly single family residential uses and accessory and supportive uses to residential development. The maximum residential density is one (1) dwelling unit per acre, or two (2) dwelling units per acre with the provision of central water and sewer or parcel of record as of December 31, 1989. This land use is permitted within an MSD.

**Urban Medium Density Residential (up to 5 units per acre)**

This land use category provides for areas that are predominantly for residential uses consisting of single family and multi-family residential uses and accessory and supportive uses to residential development. The maximum density is five (5) dwelling units per acre or parcel of record as of December 31, 1989. This land use is permitted within an MSD.

**Urban High Density Residential (up to 12 units per acre)**

This land use category provides for areas that are predominantly for residential use consisting of single family and multi-family residential use and accessory and supportive uses to residential development. The maximum residential density is twelve (12) dwelling units per acre or parcel of record as of December 31, 1989. This land use is permitted within an MSD.

**Rural Commercial Node**

This category provides mixed use development, including limited neighborhood commercial, residential and agriculturally related industrial uses to support established communities in the rural areas in the County. The intent of this land use is to promote compact nodal development, redevelopment, and to reduce the number and length of vehicular travel trips for retail services and employment. Rural Commercial Nodes include residential offices such as physicians, farm management services and other similar professional offices, and limited retail activities such as convenience store, daycare, supermarket, farm related sales and service, and restaurants and other similar uses. Rural Commercial Nodes shall be classified as either Rural Neighborhood

~~Commercial or Rural General Commercial. Classifications and boundaries of Rural Commercial Nodes shall be provided in the zoning map series by December 2008.~~

~~The classification of Rural Neighborhood Commercial shall be characterized by the following criteria: located on county rural collector roads (non-FHS or SHS) only, have a maximum node size of fifty (50) acres, uses may include those that predominantly provide services to surrounding rural communities, such as: residential offices including physicians, farm management services and other similar personal service establishments, and limited retail activities such as convenience store, daycare, supermarket, farm related sales and service, and restaurants and other similar uses. The maximum floor area ratio is .35 for non-residential uses.~~

~~All Rural General Commercial classifications shall be characterized by the following criteria: located on FIHS SIS or SHS transportation facilities only, have a maximum node size of 100 acres, uses may include the same types of uses as Rural Neighborhood Commercial, but may also include uses that serve the local traveling population and provide limited employment centers, such as: bed and breakfast establishments, wholesale sales, mini-warehouses, automotive sales and service; and light manufacturing and assembly within enclosed buildings. The maximum floor area ratio is .40 for non-residential uses and the design will be such that it does not compromise the integrity of adjacent uses in close proximity.~~

~~Within a node, the minimum lot size for commercial development is one fourth (1/4) acre and a maximum lot size of five (5) acres. The minimum lot size for industrial uses is one (1) acre. Residential densities within Rural Commercial Nodes shall be a maximum of one dwelling unit per three (3) acres or one dwelling unit per parcel of record as of December 31, 1989. Any development in platted subdivisions created pursuant to Levy County ordinances or Levy County Code provisions applicable at the time of creation and existing as of December 31, 1989, will be exempt from the parcel size required for new subdivisions, but shall be required to comply with all lot coverage and setback requirements applicable to new subdivisions. The location of Rural Commercial Nodes shall be consistent with Policy 1.8.~~

### **Commercial**

This land use category allows for commercial land uses and the development of central business districts. Commercial land uses are described by levels of intensity of Commercial/Professional Office, Neighborhood/Retail Services, Community/Retail and Wholesale Business and Regional/Retail and Wholesale Business. The minimum lot size is one-fourth [1/4] acre and the maximum floor area ratio is 0.5. Lot coverage shall be based on and shall be required to meet all other local and state land development regulations. This land use is only permitted within a Municipal Service Districts and Planned Unit Developments (P.U.D.s), however this designation shall be permitted within rural areas identified on the Future Land Use Map Series as follows: Gulf Hammock, Lebanon Station, Rosewood/Sumner, and the U.S. 19 Corridor between Fanning Springs and Chiefland.



**Industrial**

This land use category provides for industrial uses ranging from light manufacturing to intensive activities and supportive uses including accessory/subordinate commercial uses. Industrial land uses are described by levels of intensity of either Light Industry or Heavy Industry. This land use is permitted within an MSD. The minimum lot size is one (1) acre and the maximum floor area ratio is 0.5. Lot coverage shall be based on and shall be required to meet all other local and state land development regulations.

**Rural Commercial Node**

This category provides mixed use development, including limited neighborhood commercial, residential and agriculturally related industrial uses to support established communities in the rural areas in the County. The intent of this land use is to promote compact nodal development, redevelopment, and to reduce the number and length of vehicular travel trips for retail services and employment. Rural Commercial Nodes include residential offices such as physicians, farm management services and other similar professional offices, and limited retail activities such as convenience store, daycare, supermarket, farm related sales and service, and restaurants and other similar uses. Rural Commercial Nodes shall be classified as either Rural Neighborhood Commercial or Rural General Commercial. Classifications and boundaries of Rural Commercial Nodes shall be provided in the zoning map series.

The classification of Rural Neighborhood Commercial shall be characterized by the following criteria: located on county rural collector roads only, have a maximum node size of fifty (50) acres, uses may include those that predominantly provide services to surrounding rural communities, such as: residential offices including physicians, farm management services and other similar personal service establishments, and limited retail activities such as convenience store, daycare, supermarket, farm related sales and service, and restaurants and other similar uses. The maximum floor area ratio is .35 for non-residential uses.

All Rural General Commercial classifications shall be characterized by the following criteria: located on SIS or SHS transportation facilities only, have a maximum node size of 100 acres, uses may include the same types of uses as Rural Neighborhood Commercial, but may also include uses that serve the local traveling population and provide limited employment centers, such as: bed and breakfast establishments, wholesale sales, mini-warehouses, automotive sales and service; and light manufacturing and assembly within enclosed buildings. The maximum floor area ratio is .40 for non-residential uses and the design will be such that it does not compromise the integrity of adjacent uses in close proximity.

Within a node, the minimum lot size for commercial development is one-fourth (1/4) acre and a maximum lot size of five (5) acres. The minimum lot size for industrial uses is one (1) acre. Residential densities within Rural Commercial Nodes shall be a maximum of one dwelling unit per three (3) acres or one dwelling unit per parcel of record as of December 31, 1989. Any development in platted subdivisions created pursuant to Levy County ordinances or Levy County Code provisions applicable at the time of creation and

existing as of December 31, 1989, will be exempt from the parcel size required for new subdivisions, but shall be required to comply with all lot coverage and setback requirements applicable to new subdivisions. The location of Rural Commercial Nodes shall be consistent with Policy 1.7.

**Forestry/Rural Residential**

This category provides for areas predominately used for commercial forestry, accessory and supportive uses to the forestry industry, resource based and/ or non-spectator based recreational uses, conservation uses, and very low ~~rural~~ density rural development, spatially separated from forestry uses. The maximum residential density is one (1) unit per twenty (20) acres except as otherwise provided by Policy 3.4. The minimum parcel size is twenty (20) acres, or parcel of record as of December 31, 1989. Public schools are permitted within this category.

**Agricultural/Rural Residential**

This category provides for areas predominately used for agriculture, accessory and supportive uses to the agricultural industry, resource based and/or non-spectator based recreational uses, conservation uses, and very low ~~rural~~ density rural development. The maximum residential ~~D~~density is one (1) unit per ten (10) acres, except as otherwise provided by Policy 3.3. The minimum parcel size is ten (10) acres, or parcel of record as of December 31, 1989. Public schools are permitted in this land use category.

**Rural Residential**

This category provides for rural low density single family residential use, accessory and supportive uses to rural residential development, and limited agricultural uses. The maximum residential density is one (1) dwelling unit per 3 acres. Minimum Parcel size is three (3) acres, or parcel of record as of December 31, 1989. Public schools are permitted in this land use category.

**Recreation**

This category provides for publicly or privately owned recreational sites for active or passive recreational activities including, land used for open space, recreational corridors activities and facilities, neighborhood and community parks, golf courses and spectator sport facilities. The minimum parcel size is five (5) acres. The maximum lot coverage is ten percent (10%). This land use is permitted within a Municipal Service District or within rural areas outside of the Municipal Service District boundary.

**Conservation**

This category provides for the conservation of natural resources and Environmentally Sensitive Lands (ESL) including, but not limited to areas designated for floodplain, streamside, river and coastal resource management purposes. Public and private ESL, specified in the Conservation Element, shall conform to densities standards for Conservation land uses. This land use is permitted within a Municipal Service District or within rural areas outside of the Municipal Service District boundary. For public lands, development and activities shall be limited to resource based recreation access purposes. Private lands within designated Conservation areas are not precluded from development.

However, proposed plans for residential development, lying within a riverine flooding areas, or coastal flooding areas shall be permitted consistent with the following density standards:

**a. Riverine and Coastal Flooding Areas in Municipal Service Districts - The maximum Residential Density is as follows:**

	10-Year Flood	100-Year Flood	No Flood
No Central Services	One (1) dwelling unit per twenty (20) acres *	One (1) dwelling unit per twenty (20) acres	One (1) dwelling unit per twenty (20) acres
Centralized Water and Septic	One (1) dwelling unit per twenty (20) acres **	One (1) dwelling unit per acres **	Two (2) dwelling units per acres
Centralized Water and Sewer	One (1) dwelling unit per twenty (20) acres	Two (2) dwelling units per acres	Six (6) dwelling units per acres

\* Septic Tanks are prohibited

\*\*Alternative sewage disposal system may be permitted as allowed by appropriate regulatory agencies

- Note:
1. Central sewer is not allowed by this Comprehensive Plan unless provided by a municipality, special districts or within municipal service districts or Rural Commercial Nodes, as provided in the Infrastructure Element.
  2. Gross acreage for all developments shall be calculated using usable uplands and wetlands, excluding jurisdictional wetlands, open water or submerged lands.

**b. Riverine and Coastal Flood Areas in Rural Areas - The County has designated all riverine and coastal floodplains in the County as "Conservation Areas." The maximum density is one (1) unit per twenty (20) acres or parcel of record as of December 31, 1989. Tracts of record, as of December 31, 1989, may be deemed vested for density purposes, but are not vested for purposes of complying with "concurrency", as defined and required in Chapter 163, Florida Statutes.**

**Natural Reservation**

This category provides for areas designated for conservation purposes, and owned/operated by contractual agreement with, or managed by a federal, state, regional or local government or non-profit agency. This land use is permitted within a Municipal Service District or within rural areas outside of the Municipal Service District boundary. Park facilities and services, agricultural/ forestry uses and passive recreational activities



## TRANSPORTATION CIRCULATION ELEMENT

### GOALS, OBJECTIVES AND POLICIES

#### Element Guide:

- Objective 1      Transportation Systems**  
Access Point and Driveway Standards
- Objective 2      Coordination with the Future Land Use Map**  
Road Level of Service
- Objective 3      Intergovernmental Coordination / Transportation Planning**  
Williston Airport  
Cedar Key Airport Master Plan  
Suncoast Parkway II  
~~Florida Intrastate Highway~~ Strategic Intermodal System (FHSSIS)  
Designation  
~~FHSS~~ SIS Level of Service  
Transportation Disadvantaged
- Objective 4      Right- of - Way Preservation**  
Section Line Right- of- Way  
Typical Road Construction Standards  
~~FHSSIS~~/Right- of -Way Preservation  
Concurrency Management/~~FHSSIS~~

**Goal:** Maintain a safe and efficient Levy County transportation network for all users and provide by providing adequate transportation facilities to and ensure ensuring that county roadways operate at above acceptable adoptable level of service standards in the future.

#### Objective 1      Transportation Systems

Provide for a safe, ~~convenient~~ and efficient motorized and non-motorized transportation system through appropriate access, satisfactory design standards, and maintenance of infrastructure.

#### ~~Access point~~ Point and Driveway Standards

**Policy 1.1** Connections and access points of driveways and roads to the state, federal and local highway network shall be limited to a minimum spacing as follows:



Functional Class	Access Management Class	Minimum Connection Spacing [Streets & Driveways]	
		Over 45 MPH	Under 45 MPH
Principal Arterials	2	1,320	660
Minor Arterials	4	660	440
Major Collectors	6	440	245
Minor Collectors	6	440	245
Local Street	7	125	125

For direct connection to state and federal highways, the Florida Department of Transportation (FDOT) Access Management Rule in Chapter 14-97, Florida Administrative Code, is adopted by reference. Where a conflict develops, the more restrictive standard shall apply.

On County roads, the Design design criteria and construction standards for turning lanes, aprons, radii and other features, including bike lanes and sidewalks, will be incorporated into the subdivision regulations, Land and Land Development development Regulations regulations, and a public works manual. On state roads, FDOT design criteria and construction standards shall apply. The applicant or representative applying for an access permit on a road shall secure the appropriate County or FDOT driveway permit and follow the County's or FDOT's respective procedures.

**Policy 1.2** The adopted Levy County Land Development Regulations Code will require shared [dual] access and cross-access agreements as a precondition to issuing development permits for the highway frontage of pre-platted subdivisions.

**Policy 1.3** All development proposals shall include provision for safe and ~~convenient~~ efficient on-site traffic flow, both pedestrian and vehicular, and provide for adequate internal traffic circulation and vehicular parking. Minimum standards for number of parking spaces, aisle and space dimensions, drainage, landscaping, curve radii, bike lanes, sidewalks and construction materials shall be adopted as a part of the Levy County S-subdivision R regulations, and/or public works manual, as appropriate.

**Policy 1.4** In planning for new or improved transportation facilities, the County will consider ~~the need for incorporating~~ bicycle and pedestrian ways for the purpose of connecting residential areas to recreational areas, schools and shopping areas within neighborhoods and communities.

The County may provide or require the provision of bicycle/pedestrian facilities through the Levy County Land Development Regulations Code. Site and locational needs will be assessed by the Development Department, and costs will be estimated by the Road Department.

**Policy 1.5** A priority listing for re-surfacing collector highways will be developed annually. The list will be used for general planning purposes and will be ~~subject to revisions revised that may result because of according to available funding the lack of funds or emergency situations emergencies.~~

Roadways will be ranked in part based on current and projected traffic volumes, ~~level of deficiency, improving safety with supporting crash data, maintenance traffic accident data and the enhancement value of the roadway in maintaining and improving the safety, efficiency efficiency,~~ and function of the County's Transportation transportation system. Development of new criteria for setting priorities for maintenance and repair will be based on recommendations from the Levy County Road Department.

**Policy 1.6** The County will consider the establishment of special taxing districts (i.e., MSTU Municipal Service Taxing Unit (MSTU), ~~MSTD~~ Municipal Service Taxing District (MSTD) and other methods ~~including the establishment of an impact fee program~~, to ensure the adequate provision of infrastructure and to provide paved streets in residential areas not subject to subdivision regulations.

**Policy 1.7** The County will maintain the existing system of collectors, and continue to widen ~~those~~ pavements which do not meet minimum width standards.

## **Objective 2     Coordination with the Future Land Use Map**

Coordinate the development of a traffic circulation system with planned growth areas shown on the Future Land Use ~~map~~ Map series to promote compact contiguous development pattern.

**Policy 2.1** The County will utilize the adopted ~~Existing Highway~~ Functional Classification Map showing the arterial, collector and local street system in ~~the development of~~ developing an efficient and safe roadway network ~~of major roadway in the County~~.

## **Road Level of Service**

**Policy 2.2** The peak hour level of service (LOS) standard for County and non-~~Intrastate State~~ SIS roads is "C": ~~New~~ development shall bear a proportionate share of the cost of providing new or expanded public facilities and infrastructure required to maintain adopted levels of service through the County's proportionate fair share ordinance, impact fees, site-related developer dedications, and developer contributions. The County may terminate the issuance of building permits, for non-deminimis impacts to the affected segment until the deficiency is corrected.

Transportation facilities needed to serve new development shall be in place and able to serve new development at the time a development permit, or its functional equivalent, is issued, or if the transportation facilities and services to be provided are the subject of a binding, executed contract for construction of the facilities or services at the time the development permit is issued, or the necessary facilities or services are guaranteed in an enforceable development agreement at the time the development permit is issued, pursuant to Levy County Land Development ~~Regulations~~ Code.

Concurrency management mechanisms will be developed to ensure that the efficiency of the transportation system is maintained and protected from avoidable degradation of the adopted Level of Service along roadways under the County's jurisdiction. No land use change or development project shall be approved if the projected impacts indicate that the level of service will fall below the adopted Level of Service "C".

**Policy 2.3** Through the Levy County ~~S~~ subdivision ~~R~~ regulations, and consistent with Chapter 177, F.S. ~~Florida Statutes~~, the County shall implement road access and design requirements to promote the safe and orderly development of transportation networks for current and future land use needs. The County will continue to review and revise subdivision standards to ensure that adequate infrastructure is provided by residential developments.

**Policy 2.4** The County will discourage commercial strip development along major highways by limiting community and regional level commercial development to areas and nodes designated for Commercial land uses shown on the Future Land Use Map. Approval criteria for proposed land uses and

rezoning will be based on findings to include, but not limited to, the availability and efficient use of public facilities, accessibility and the capacity of the roadways.

The Levy County Land Development Regulations shall establish minimum standards for curb cuts, setbacks, frontage roads, bike lanes, sidewalks and access according to functional classification of the roadway using Rules 14-96 and 14-97, F.A.C. as ~~a~~ guidelines.

**Policy 2.5** In accordance with Section 163.3180, Florida Statutes, the County shall provide a means by which new development will be assessed a proportionate share of the cost of providing the transportation facilities necessary to serve the proposed development. However, new development shall not be held responsible for contributing to deficient transportation facilities.

### **Objective 3 Intergovernmental Coordination / Transportation Planning**

Coordinate with the plans and programs of appropriate metropolitan planning organizations, public transportation authority, transportation disadvantaged programs, adjacent counties, ~~R~~ resource ~~P~~ planning and ~~M~~ management ~~plans~~ programs prepared pursuant to Chapter 380, Florida Statutes and the Florida Department of Transportation's (FDOT) 5-Year Transportation Plan.

#### **Williston Airport**

**Policy 3.1** The County will coordinate planning and development with the City of Williston to improve the Williston Municipal Airport.

#### **Cedar Key Airport Master Plan**

**Policy 3.2** The adopted Cedar Key / George T. Lewis Airport Master Plan recommendations will be implemented in accordance with budgetary constraints and the availability of financial assistance from state and federal sources. Relocation alternatives will be considered as a means of determining the feasibility of reducing County infrastructure in a Coastal High Hazard area.

#### **Suncoast Parkway II**

**Policy 3.3** The County will coordinate with Citrus County, Florida's Turnpike Enterprise and the FDOT ~~during and after the future extension of the Suncoast Parkway on the activities of Suncoast Parkway II~~ and its impact on Levy County. ~~When the Suncoast Parkway is identified in the FDOT 5-year Work Program, the County will monitor its progress of the Suncoast Parkway II, both during and after completion, and evaluate its impact on county transportation systems, land use, and demands on public services.~~

#### **~~Florida Intrastate Highway~~ Strategic Intermodal System (FIHSSIS) Designation**

**Policy 3.4** ~~The County designates U.S. Highway 19, and U.S. Highway 27, and U.S. Alternative Highway #27A/H.S.R. 500 are designated as Florida Intrastate Highway Strategic Intermodal System (SIS); Rural Principal Arterial corridors. These FIHS SIS corridors shall be are shown on the County's Existing Highway Functional Classification Map.~~

Future additions or deletions to the designated ~~FIHS~~ SIS corridor plan shall be coordinated with the Florida Department of Transportation to ensure adequate right-of-way protections and acquisition, access management and the provision of traffic signals.



**Florida Strategic Intermodal Strategic Intermodal System (SIS Highways)**

Policy 3.85 The County shall consult with the Florida Department of Transportation when proposed Comprehensive Plan Amendments affect facilities on the Strategic Intermodal system. The Florida SIS highways in Levy County include U.S. 19, U.S. 27, and U.S. Alternative Highway 27 /S.R. 500.

**FIHS SIS Level of Service**

Policy 3.56 The County Florida Intrastate Highway Strategic Intermodal System roads within the County shall have the following LOS standard: as defined by with Chapter 338.001, F.S. and consistent with Rule 14-94, LOS Standards for FIHS, F.A.C.

Segment	Functional Class	LOS Standard	Access Management Standard
US 19 Principal	Arterial/Rural	<u>B C</u>	FIHS SIS 4 lanes/divided Controlled Access
US 27/U.S. Alt27 Alt./SR 500	Principal Arterial/Rural	<u>B C</u>	FIHS SIS 4 lanes/divided Controlled Access

Policy 3.67 All access to state roads shall be consistent with ~~The~~ the Florida Department of Transportation's Access Plan (Rules 14-96, Access Permitting Process and 14-97, Access Standards, F.A.C.). FDOT design criteria and construction standards shall apply. The applicant or representative applying for an FDOT access permit shall secure the appropriate FDOT driveway permits and follow the FDOT's procedures.

**Transportation Disadvantaged**

Policy 3.78 The County shall support the provision of transportation services to the transportation disadvantaged, and will continue to vigorously pursue state and federal grant programs to support both operating and capital funding.

**Objective 4 Right of Way Preservation**

Provide for the protection of existing and future rights-of-way from building encroachment.

**Section Line Right- of- Way**

Policy 4.1 All ~~planned~~ new developments, regardless of size or location, shall provide a section line right-of-way dedication for future road construction, unless future extension is clearly impractical or undesirable, in addition to the any required setback adopted by the ~~Zoning Ordinance Schedule II, Lot, Yard and Height Regulations~~ County Land Development Code. On the existing transportation network, developments shall be set back from the center of the existing right-of-way. Adequate right-of-way shall be preserved using the below standards:

- a. ½ the minimum right-of-way required by the Levy County Land Development Regulations Code for setbacks;
- b. FHHS SIS roads shall include an additional fifty (50) feet on each side of the setback centerline for the purpose of future right-of-way and frontage road needs;
- c. Where existing right-of-way width is inadequate, the developer shall dedicate that portion necessary to meet or exceed those standards as adopted in the Levy County Land Development Regulations Code as a condition to receiving any development approval or zoning change.

### Typical Road Construction Standards

**Policy 4.2** County minimum road construction standards are adopted by reference to the then current version of the following manuals of the Florida Department of Transportation: *Standard Specifications for Road and Bridge Construction*, and *Design Standards for Design, Construction, Maintenance and Utility Operations on State Highway System*, and *Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways*. In the event that an inconsistency should develop between the adopted Levy County Land Development Regulations Code and Plan policies and the Florida Department of Transportation standards, the more restrictive standard shall prevail.

### FHHS SIS/ Right of Way Preservation

**Policy 4.3** Preserve the functional integrity of the Florida Intrastate Strategic Intermodal Highway System (SIS); road segments in the County, ~~defined as all of U.S. 19, Alternate U.S. 27, and U.S. 27.~~ Adequate right-of-way shall be provided for by all development. As used here, "provided for" means a right-of-way reservation.

**Policy 4.4** The County will coordinate with the Florida Department of Transportation to ensure that the ~~Levels~~ levels of ~~Service~~ service on the principal arterial system remain at or above the adopted level "C" LOS C; and, that as a result, no moratoria on growth and development become necessary.

### Concurrency Management / FHHS SIS

**Policy 4.5** The County shall review all development proposals to ensure consistency with State Strategic Intrastate Highway Intermodal System Level level of Service service standards established by the Florida Department of Transportation. ~~by rule.~~

**CAPITAL IMPROVEMENTS ELEMENT****GOALS, OBJECTIVES AND POLICIES****Element Guide:**

<b>Objective 1</b>	<b>Capital Improvements Guidelines</b> Capital Improvement Guidelines Capital Improvements Priorities Annual Budget Process and Update to the CIE
<b>Goal 1</b>	<b>Capital Facilities Planning For School Concurrency</b>
<b>Objective 1.1</b>	<b>Public School Facilities</b>
<b>Objective 2</b>	<b>Coastal High Hazard Area</b> Capital Improvement Guidelines for the Coastal High Hazard Area
<b>Objective 3</b>	<b>Land Development Management</b> Correct Deficiencies Management of Growth <del>Financial Feasibility-Funding Improvements</del>
<b>Objective 4</b>	<b>Capital Improvements for Future Development</b>
<b>Objective 5</b>	<b>Concurrency Management Program</b>
<b>Objective 6</b>	<b>Long-range Concurrency Management System (10 years)</b>

**Goal**

Ensure that capital improvements are efficiently provided to maintain the adopted level of service standards in the other elements in the Plan, and are concurrent with development activities to maintain existing infrastructure and meet future needs of the County.

**Objective 1 Capital Improvements Guidelines**

Use Capital Improvements Element guidelines to assist in the preparation of the annual budget by identifying and prioritizing the construction of capital facilities necessary to correct existing deficiencies, accommodate desired future growth and replace obsolete or worn-out facilities, and incorporate projects into the 5- Five-Year Schedule of Capital Improvements.

**Capital Improvement Guidelines**

**Policy 1.1** The County will identify capital improvements needs by using adopted level of service standards and guidelines in the Transportation, Recreation and Open Space, Infrastructure and Public School Facilities Elements ~~Element and Infrastructure Sub-Element~~. Level of Service (LOS) standards are:

Source	Type of Facility	Level of Service Standard
<b>Transportation Element</b>	County Roads	FDOT Standard "C"
<b>Potable Water</b> (Infrastructure sub-element)	Residential Non-Residential	150 gallons per capita per day Equivalent to a residential unit. <del>If municipal jurisdictional level of service is provided by a municipal entity, standard is higher, then higher LOS applies the LOS established by the municipality applies.</del>
<b>Potable Water Supply</b> (Infrastructure sub-element)	<u>Residential</u>	<u>150 gallons per capita per day</u>
<b>Sanitary Sewer</b> (Infrastructure Sub-Element)	Residential Non-Residential	100 gallons per capita per day Equivalent to a residential unit. <del>If municipal jurisdictional level of service standard is higher, then higher LOS applies. If service is provided by a municipal entity, the LOS established by the municipality applies.</del>
<b>Solid Waste</b> (Infrastructure Sub-Element)	Residential Non-Residential	2.8 pounds per capita per day Equivalent to a residential unit
<b>Drainage</b> (Infrastructure Sub-Element)	Quantity	Consistent with applicable Water Management District standards contained in the F.A.C.
	Quality	Consistent with applicable water management district standards contained in the F.A.C.
<b>Flood Protection</b>	Standard	100 Year Flood Elevation and/or consistent with the National Flood Insurance Program requirements
<b>Recreation and Open Space Element</b>	Pubic Parks and Recreation	Two [2] acres per one thousand [1,000] persons
	Open Space	One hundred [100] acres of dedicated open space per one thousand [1,000] persons
<b>Public Schools Facilities Element</b>	<u>School Capacity</u>	<u>Permanent Florida Inventory of School House (FISH) Capacity based on 100% utilization rate for all school types</u>

**Policy 1.2** The Capital Improvements Element shall include public facility improvements that are equal to or greater than \$25,000 and/or have a useful life greater than 5 five years.

**Policy 1.3** Non-LOS related projects may be included within the ~~5- Five -~~ Year Schedule of Capital Improvements for the following reasons: planning purposes; to improve the condition

and maintenance of facilities; to identify proposed grant projects; and to assist with obtaining grants.

### **Capital Improvements Priorities**

**Policy 1.4** Capital improvement needs will be evaluated and prioritized based on the following criteria for each element of the plan. The criteria are as follows:

- a. Elimination of public hazards;
- b. Compliance with all legal mandates to provide facilities and services;
- c. Elimination of existing Level of Service deficiencies;
- d. ~~Financial feasibility based on local~~ Funding in the Levy County budget;
- e. Reduction of operation costs or future improvement costs;
- f. Protects or increases the efficiency of prior infrastructure investments;
- g. Promotes compact development within the urban service area;
- h. Accommodates new development and redevelopment facility demands;
- i. Supports state agencies and water management districts plans;
- j. Responds to unseen opportunities, situations, and disasters.

### **Annual Budget Process and Update to the CIE**

**Policy 1.5** An updated and revised capital budget for the forthcoming fiscal year shall be adopted as a part of the annual budget process. ~~Beginning with the 2007-08 county budget, a~~ 5-Year Schedule of Capital Improvements shall be incorporated into the annual budget in order to reserve funds for capital facilities projected to be needed in the future.

**Policy 1.6** The County shall coordinate the annual update of the Capital Improvements Element and the 5-Year Schedule of Capital Improvements with the annual budgeting process. This process shall include an annual evaluation of facility needs, review of budget needs to meet adopted level of service standards in the Comprehensive Plan, the finalization of a budget recommendation and ~~amendment~~ modification of the ~~5- Five-Year~~ sSchedule of Capital Improvements.

**Policy 1.7** The Capital Improvements Element and ~~5- Five-Year~~ Schedule of Capital Improvements shall be reviewed annually updated and submitted to the state land planning agency by December 1 of each year. Modifications to update the Five -Year Schedule of Capital Improvements may be accomplished by ordinance and may not be deemed to be amendments to the Levy County Comprehensive Plan.

**Policy 1.8** ~~The County shall implement a methodology to monitor and track approved de minimis impacts of the roadway network within its jurisdiction. All de minimis impacts (an impact that would not affect more than one percent of the maximum volume at the adopted Level of Service of the affected transportation facility or as otherwise defined in Florida Statutes) shall be compiled into an annual report and submitted to the state land planning agency with the annual Capital Improvements Element update, beginning in 2007.~~

## **GOAL 1: CAPTIAL FACILITIES PLANNING FOR SCHOOL CONCURRENCY**

### **Objective 1.1 Public School Facilities**

Levy County shall ensure existing deficiencies and future needs are addressed consistent with the adopted level of service standards for public schools.

**Policy 1.1.1** Consistent with the Interlocal Agreement, the uniform, district wide level of service standard is initially set as follows, and shall be adopted in Levy County's Public Schools ~~Facilities elements~~ and Capital Improvement Elements. The Level of Service Standard shall be the Permanent Florida Inventory of School Houses (FISH) Capacity based on 100% utilization rate for all school types.

**Policy 1.1.2** Levy County shall ensure that future development pays a proportionate share of the costs of capital facility capacity needed to accommodate new development and to assist in maintaining adopted level of services standards, via impact fees and other legally available and appropriate methods in development conditions.

**Policy 1.1.3** Levy County hereby incorporates by reference the Levy County School District's "5-Year District Facilities Work Program" as updated annually by October 1 of each year per the requirements of Florida Statutes. The Levy County School District's "5-Year District Facilities Work Program" is posted and annually updated on the website of the Florida Department of Education. 2009-10 through 2013-14 financially feasible Work Program, adopted on October 6, 2009, by the Levy County School District, that includes school capacity sufficient to meet anticipated student demands projected by the County and municipalities, in consultation with the School District's projections of student enrollment, based on the adopted level of service standards for public schools.

**Policy 1.1.4** The Levy County School District, in coordination with Levy County, shall annually update the School District's ~~financially feasible~~ "5-Year District Facilities Work Program", to ensure maintenance of a ~~financially feasible~~ capital improvements program and to ensure adopted level of service standards will continue to be achieved and maintained during the five-year planning period.

**Policy 1.1.5** ~~Levy County will update its Capital Improvements Schedule on an annual basis, by December 1<sup>st</sup> of each year, to incorporate the upcoming five years of the School District's Capital Improvement Program. Levy County and the School District will coordinate, during updates or amendments to Levy County's Comprehensive Plan, updates or amendments for long-range plans for School District facilities.~~

## **Objective 2 Coastal High Hazard Area**

Limit public expenditures that subsidize development in Coastal High Hazard areas.

**Policy 2.1** The Coastal High Hazard Area (CHHA) areas are is defined as the area seaward of below the elevation of the category 1 storm surge line as established by a Sea, Lake and Overland Surges from Hurricanes (SLOSH) computerized storm surge model.

### **Capital Improvement Guidelines for the Coastal High Hazard Area**

**Policy 2.2** The County will make appropriations for infrastructure and improvement projects in the ~~Coastal High Hazard Area~~ CHHA that are based on the following guidelines and criteria:

**PUBLIC SCHOOL FACILITIES ELEMENT**

**GOALS, OBJECTIVES AND POLICIES**

**Element Guide:**

**INTRODUCTION: PURPOSE AND REQUIREMENTS**

**GOAL 1: COORDINATE AND MAINTAIN A HIGH QUALITY EDUCATION SYSTEM**

- Objective 1.1:            Coordination and Consistency**
- Objective 1.2:            Public School Facility Siting and Availability**
- Objective 1.3:            Enhance Community Design**
- Objective 1.4:            Coordinate Land Use with School Capacity**

**GOAL 2: IMPLEMENT PUBLIC SCHOOL CONCURRENCY**

- Objective 2.1:            Level of Service Standards**
- Objective 2.2:            Concurrency Service Areas**
- Objective 2.3:            Process for School Concurrency Implementation**
- Objective 2.4:            Proportionate-Share Mitigation**
- Objective 2.5:            Capital Facilities Planning**

**Introduction: Purpose & Requirements**

**Purpose**

~~As required by Chapter 163, Florida Statutes, Levy County, the Town of Bronson, the City of Williston, the City of Cedar Key and the City of Chiefland, shall collaborate and coordinate with the Levy County School District (School District) and other local government entities to ensure high quality public school facilities are available to meet the needs of Levy County's existing and future population. These governmental entities shall work together to adopt the necessary comprehensive plan amendments to establish school concurrency by August, 2008. Pursuant to Section 163.3177(12) (b), F.S., the Towns of Otter Creek, Fanning Springs, Inglis, and Yankeetown, are exempt from the requirements of school concurrency.~~

**Public School Facilities Element Requirements**

~~Over the past decade the Florida Legislature has progressively strengthened the ties between school planning and general land use and comprehensive planning through amendments to Chapters 163 and 1013, Florida Statutes.~~

~~The 2005 Legislature mandated that the availability of public schools be made a prerequisite for the approval of residential construction and directed a closer integration of planning for school capacity with comprehensive planning with the passage of Senate Bill 360. Senate Bill 360:~~

- ~~▪ requires that existing Interlocal Agreements between school boards and local governments be updated and expanded to comply with the legislation;~~
- ~~▪ requires each local government to adopt a Public School Facilities Element as part of its comprehensive plan;~~
- ~~▪ mandates school concurrency;~~
- ~~▪ requires that local governments update their Intergovernmental Coordination Elements to coordinate public school planning;~~
- ~~▪ requires that procedures for comprehensive plan amendments related to Capital Improvement Element updates; and;~~
- ~~▪ requires the establishment of a process and uniform methodology for proportionate share mitigation.~~

~~The law requires that local governments adopt a public school facilities element as a part of their comprehensive plans to establish a framework for the planning of public schools (Section 163.3177(12), Florida Statutes). Local governments were granted approximately three years to adopt a public school facilities element. As directed by the legislation, the Florida Department of Community Affairs has established a phased schedule for adoption of the elements with each local government adopting no later than December 1, 2008. This schedule established due dates which are staggered throughout the course of the 2008 calendar year. In addition, the Legislature established enforcement mechanisms should a local government and school district fail to adopt a public school concurrency program.~~

~~The legislation prescribed the following minimum content requirements for goals, objectives, and policies:~~

- ~~▪ procedure of annual update process;~~
- ~~▪ procedure for school site selection;~~
- ~~▪ procedure for school permitting;~~
- ~~▪ provision of infrastructure necessary to support proposed schools; and,~~
- ~~▪ provision for collocation of other public facilities in proximity to public schools; provision for location of schools proximate to residential areas and to complement patterns of development; measures to ensure compatibility of school sites and surrounding land uses; and coordination with adjacent local governments and the school district on emergency preparedness issues.~~

~~In addition, the element is to include one or more future conditions maps which generally depict the anticipated location of educational and ancillary plants anticipated over the five year and long term planning period.~~



- ~~▪ depict the anticipated location of educational and ancillary plants, including the general location of improvements to existing schools or new schools anticipated over the five-year or long-term planning period; and~~
- ~~▪ of necessity, the maps will be general for the long-term planning period and more specific for the five-year period. Maps indicating general locations of future schools or school improvements may not prescribe a land use on a particular parcel of land.~~

## **GOAL 1 COORDINATE AND MAINTAIN A HIGH QUALITY EDUCATION SYSTEM**

Levy County shall collaborate and coordinate with the Levy County School District (~~School District~~) and other local government entities to ensure high quality public school facilities which meet the needs of Levy County's existing and future population.

### **Objective 1.1 Coordination and Consistency**

Levy County shall establish coordination and review procedures to ensure consistency of the Levy County Comprehensive Plan with the plans of the Levy County School District, County and municipalities within the County.

**Policy 1.1.1** Pursuant to the executed Levy County School Interlocal Agreement the legislative bodies of Levy County, the Town of Bronson, the City of Williston, the City of Cedar Key and the City of Chiefland will meet with the School District annually, to provide opportunities to discuss issues of mutual concern. The Levy County School District will monitor, evaluate and find mechanisms to improve upon, mutually agreed upon criteria in their review of development plans, selection of school sites and construction of schools as needed.

**Policy 1.1.2** Levy County and the Levy County School District shall coordinate and base their plans upon consistent projections of the amount, type and distribution of population growth and student enrollment. Countywide five-year population and student enrollment projections shall be revised annually, as required by the Interlocal Agreement.

**Policy 1.1.3** Annually, by April 1<sup>st</sup>, pursuant to the School Interlocal Agreement, Levy County shall provide the Levy County School District with information on growth and development trends within their respective jurisdictions. This information shall be in tabular, graphic, or textual formats, and shall include the following:

- a. the type, number, and location of residential units that have received zoning or site plan approval;
- b. information about future land use map amendments that might affect school facilities;
- c. building permits issued in the proceeding year, and the locations of the permitted uses;
- d. information about the conversion or redevelopment of housing or other structures into residential units that are likely to generate new students; and
- e. identification of any development orders issued that require provision of a school site as a condition of development approval.

~~Policy 1.1.4 At the time of adoption of the Public School Facilities Element, Levy County shall develop a report of projects exempt from school concurrency.~~

**Policy 1.1.54** Pursuant to the Levy County School Interlocal Agreement, ~~the~~ Levy County ~~School District~~ shall include a representative appointed by the Levy County School Board ~~one~~ as a non-voting member of the Levy County Planning Commission to the designated Local Planning Agency, as required by Section 163.3174, Florida Statutes.

## **Objective 1.2 Public School Facility Siting and Availability**

Levy County shall coordinate with the Levy County School District on the planning and siting of new public schools to ensure school facilities are coordinated with necessary services and infrastructure and are compatible and consistent with the Levy County Comprehensive Plan.

**Policy 1.2.1** Levy County shall ensure consistency between new school construction and related public facilities and the Levy County Comprehensive Plan.

**Policy 1.2.2** Levy County will coordinate with the Levy County School District to assure that all proposed public school facility sites are consistent with the applicable land use categories and policies of the ~~e~~ Comprehensive p Plans.

**Policy 1.2.3** In reviewing ~~all~~ proposed school sites, Levy County will consider each site, as it relates to environmental, health, safety and welfare concerns, as well as the effects on adjacent property.

**Policy 1.2.4** The County will coordinate with the Levy County School District for the selection of future school sites based on the following:

- a. The acquisition of school sites which allow for future expansions to accommodate future enrollment, in accordance with the adopted ~~Level of Service~~ level of service (LOS) standards and other facility needs which coordinate with the development in Levy County and are deemed beneficial for joint-uses, as identified by the Levy County School District and the County, to the extent feasible; and
- b. The coordination of the location, phasing, and development of future school sites to ensure that site development occurs in conjunction with the provision of required infrastructure to serve the school facility.

~~Policy 1.2.5 Levy County shall coordinate with the School District in the school site selection process to encourage the location of new schools within areas designated for development on the Future Land Use Map.~~

**Policy 1.2.6** ~~In Levy County, public schools are located in the Municipal Service Districts, as adopted as a part of the Future Land Use Map series. Public schools are permitted as a matter of right within all residential land use categories, and the A/RR (Agricultural/Rural Residential) and F/RR (Forestry/Rural Residential) future land use categories as depicted on the Levy County Future Land Use Map. To be considered for location in designated commercial land use categories, a proposed school site must be functionally related to surrounding land uses and development, in close proximity to the municipal boundary (city limits), and not in environmentally sensitive areas or flood-prone areas.~~

**SPRINGS PROTECTION ELEMENT**  
**GOALS, OBJECTIVES, AND POLICIES**

**Element Guide:**

<b>Objective 1</b>	<b>Springs Protection Zone</b>
<b>Objective 2</b>	<b>Future Land Use Map Amendments</b>
<b>Objective 3</b>	<b>Development Design Standards</b>
<b>Objective 4</b>	<b>Site Plan and Plat Review</b>
<b>Objective 5</b>	<b>Stormwater Management</b>
<b>Objective 6</b>	<b>Wastewater Treatment</b>
<b>Objective 7</b>	<b>Intergovernmental Coordination</b>
<b><u>Objective 8</u></b>	<b><u>Outstanding Florida Springs Priority Focus Areas</u></b>

**Goal 1:** Protect 1<sup>st</sup> and 2<sup>nd</sup> magnitude springs and springshed areas as fragile resources necessary for sustaining the community's quality of life.

**Objective 1      Springs Protection Zone (SPZ)**

Protect 1<sup>st</sup> and 2<sup>nd</sup> magnitude springs through the designation of the Fanning, Fanning/Manatee, and Manatee Springsheds as the Springs Protection Zone (SPZ) as depicted in the Levy County Springs Protection Element Map and the implementation of the following policies.

**Policy 1.1** Evaluate the commercial and industrial zoning districts within the SPZ and limit those land use activities that pose a significant threat to the springs. Land Use activities that pose a threat to springs shall include, but not be limited to, the following activities:

- a. All industrial uses;
- b. Quarrying, mining and processing of raw materials;
- c. Gas stations;
- d. Spray fields, land spreading of bio-solids; and
- e. Concentration of onsite sewage treatment and disposal units of intensity greater than one dwelling unit per three acres.

**Policy 1.2** Where avoidance of impacts through the limitation of land use activities is not feasible, implement strategies and design standards in the land development regulations that will minimize the impact of use and development within the SPZ.

**Policy 1.3** Mitigation of development impacts may include design techniques, location requirements, additional buffering requirements or other site design standards.

**Objective 2 Future Land Use Map Amendments**

Proposed amendments to the Future Land Use Map (FLUM) within the SPZ shall meet the criteria in the following policies:

**Policy 2.1** Demonstrate that the proposed land use category is the least intensive category that will meet a demonstrated need of the use; and

**Policy 2.2** Demonstrate that the proposed land use category will be developed consistent with conservation or clustering design techniques.

**Objective 3 Development Design Standards**

Development within the SPZ shall meet the design standards as set forth below:

**Policy 3.1** Residential development within the SPZ, resulting in 25 dwelling units or more, shall be clustered, based on conservation subdivision design standards, with the exception of development within the Agricultural / Rural Residential or Forestry / Rural Residential. Conservation subdivision designs shall include:

- a. clustering of units on small lots;
- b. establishment of open space, which shall be connected whenever possible;
- c. central water and sewer treatment facilities that can be connected to the regional system within a Municipal Service Districts as soon as available; and
- d. Minimal site disturbance;
- e. consideration of conflicts with abutting land containing active agricultural uses.

**Policy 3.2** Development shall be setback from springs, spring runs, and karst features as shown below:

Feature	Minimum Setback (feet)
Springs	300
Spring runs	150
Sinkholes with a direct connection to the aquifer	200, measured from the drainage divide
Other sinkholes	100, measured from the drainage divide
Caves	300, measured on the surface from the outside wall of the cave system
Other karst features with a direct connection to the aquifer (swallet or stream to sink)	200, measured from the drainage divide

sinkholes, solution pipes, depressions, and depth of soil to lime rock. Sensitive karst features like sinkholes with a direct connection to the aquifer and stream-to-sink features shall be protected from untreated run off.

#### **Objective 6 Wastewater Treatment**

All non-residential development and all residential development with a density greater than one dwelling unit per three (3) acres, proposed for location in the SPZ, shall provide a high level of wastewater treatment ~~by 2015~~ in accordance with the following policies:

**Policy 6.1** Levy County shall implement a program within the SPZ to require installation of a sewage treatment system that achieves a treatment standard for nitrogen of 10mg/l, including performance-based septic tank systems, or other system that achieves the standard, for effluent disposal, where central sewer is not available.

**Policy 6.2** All development within the SPZ shall connect to central wastewater treatment facilities within one year of when facilities become available, as available is defined in Chapter 381.0065 Florida Statutes.

**Policy 6.3** Evaluate the potential for installation of lines for reused water for developments that are located within the Municipal Service Districts within the designated (SPZ), and implement a program when a reused water system is determined to be feasible.

#### **Objective 7 Intergovernmental Coordination**

Coordinate with local governments throughout the springs and springshed areas to ensure a consistent approach to springs, springshed, and aquifer protection.

**Policy 7.1** The County shall consider an interlocal agreement that specifies responsibilities for land development regulation, stormwater management, and other matters that impact the springs and springsheds. The interlocal agreement containing joint strategies for springs protection shall be implemented by all local governments within a springshed.

**Policy 7.2** Levy County shall consider the creation of a joint development review board to be composed of representatives from all local governments within the identified springsheds, as well as affected regional and state agencies.

#### **Objective 8 Outstanding Florida Springs Priority Focus Areas**

Levy County will continue to protect the most vulnerable areas of identified Outstanding Florida Springs.

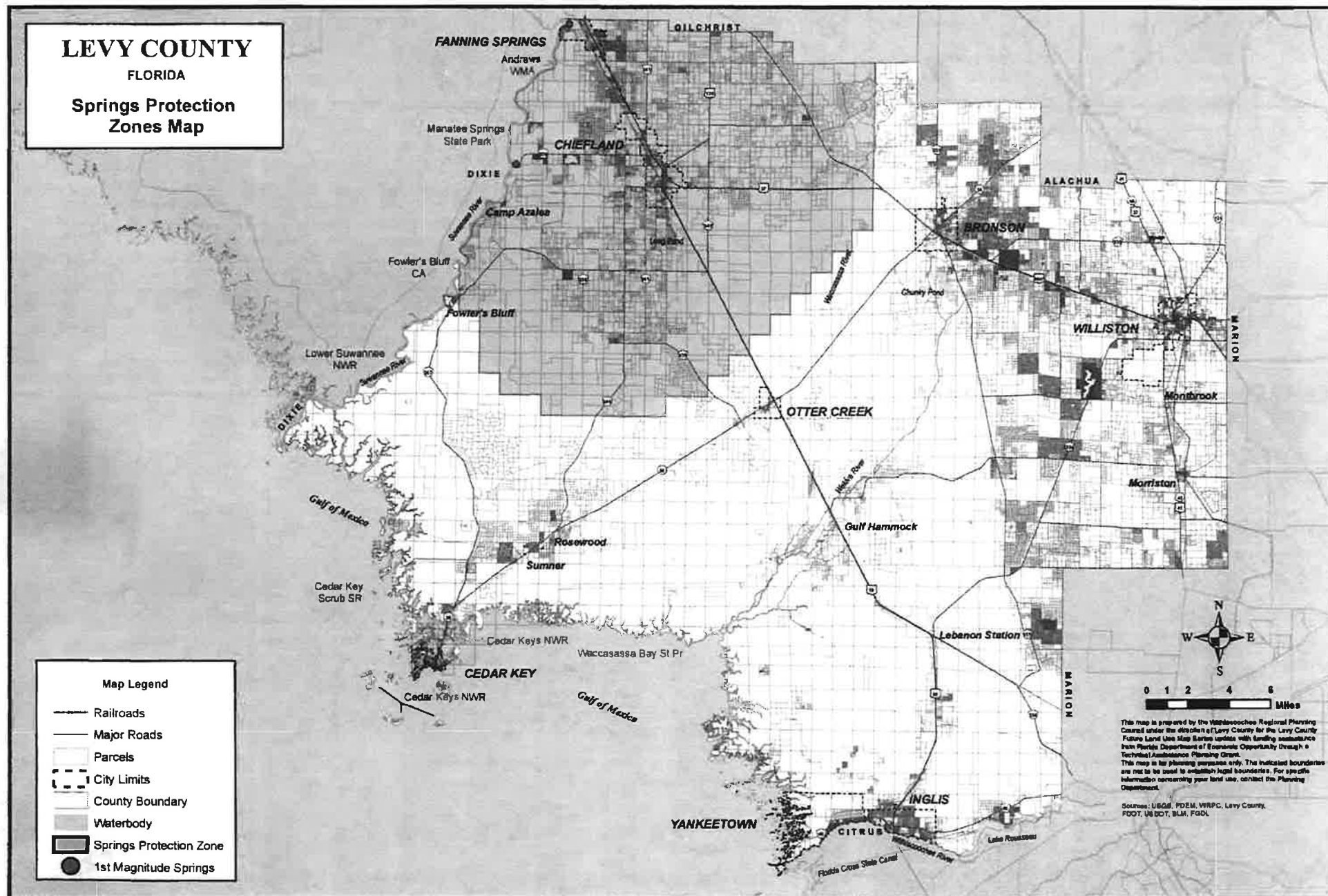
**Policy 8.1** Levy County will coordinate with the Florida Department of Environmental Protection and the water management districts to protect the priority focus areas for identified Outstanding Florida Springs (Manatee and Fanning Springs).

**Policy 8.2** Once the priority focus area is established for an Outstanding Florida Spring, Levy County will adhere to the requirements contained in section 373.811, F.S.

# LEVY COUNTY

FLORIDA

## Springs Protection Zones Map



## INTERGOVERNMENTAL COORDINATION ELEMENT

### GOALS, OBJECTIVES AND POLICIES

**Element Guide:**

<b>Objective 1</b>	<b>Interagency Coordination</b> Technical Advisory Committee <del>Public</del> <u>Coordination and Sharing of Information</u> <del>Schools</del>
<b><u>Objective 2</u></b>	<b><u>Coordination with the School Board</u></b>
<b><u>Objective 3</u></b>	<b><u>Monitoring and Evaluation related to Public Schools</u></b>
<b>Objective 2 4</b>	<b>Intergovernmental Coordination /Development Review</b> Local Comprehensive Plan Review Process <del>Conflict</del> <u>Dispute</u> Resolution Coastal High Hazard Areas
<b>Objective 3 5</b>	<b>Coordination/Level of Service</b> Level of Service <u>Standards</u> <del>Recreation</del>

**Goal:**

Develop and maintain effective processes and procedures needed to respond to local, regional, state and multi-jurisdictional comprehensive planning and development issues.

**Objective 1 Interagency Coordination**

Coordinate the Levy County Comprehensive Plan with the plans of the Levy County School Board and other units of government providing services to the County, but not having regulatory authority over the use of land with the plans of the County, municipalities and adjacent counties.

**Technical Advisory Committee**

**Policy 1.1** Intergovernmental issues and procedures shall be addressed through a County Technical Advisory Committee. Appropriate governmental, regulatory and non-regulatory representatives shall meet, when necessary, to coordinate land use plans, emergency planning, population projections, public school siting, natural resource protection and proposed development issues that impact multiple jurisdictions and involve other regulatory and non regulatory interests.

**Coordination and Sharing of Public Information**

**Policy 1.2** On an ongoing basis, Levy County shall establish new and review existing coordination mechanisms that will evaluate and address its comprehensive plan. Levy County shall also review and evaluate programs and their effects on the Comprehensive Plans developed for adjacent local governments, the school district and other units of local government providing services but not having

regulatory authority over the use of its land. Levy County will accomplish this work through an annual county-wide forum, joint meetings and / or other types of forums with other agencies as needed.

**Policy 1.3** Levy County will coordinate with appropriate governmental and regulatory agencies on land use and development plans to advance the goals, objectives and policies of the Comprehensive Plan.

**Policy 1.4** The County shall prepare administrative procedures for intergovernmental coordination processes including, development and land use review. This information will be provided to each political or governmental jurisdiction.

**Policy 1.25** Levy County growth and development plans, development proposals and development related information shall be available to the public and governmental entities.

## **Objective 2      Coordination with the School Board**

Levy County shall strive to maintain and enhance joint planning processes and procedures for coordination of public education facilities for planning and decision-making.

### **Schools**

**Policy 1.3 2.1** The County will continue to develop joint planning programs with the Levy County School Board to ensure that the future needs and plans for both agencies are sufficiently addressed. The primary intent of the joint planning program shall be to:

- a. Establish formalized review and planning coordination processes with the Levy County School Board;
- b. Encourage the location of public school facilities in proximity to student populations and in a manner that maximizes the use of existing and future infrastructure;
- c. Identify current and future opportunity and population needs for shared public facilities, including but not limited to, recreational uses (i.e., playgrounds, playing fields), libraries, shelter facilities, community centers and other civic functions.
- d. Ensure that proposed school sites are consistent with the Comprehensive Plan.

**Policy 2.2** In cooperation with the School District and the local governments within Levy County, the County will implement the Interlocal Agreement, as required by Sections 1013.33, and 163.3177, Florida Statutes, which includes procedures for:

- a. Joint Meetings
- b. Planning and Zoning Meeting Participation
- c. Population Projections
- d. Coordination and Sharing of Information
- e. Implementation of School Concurrency
- f. Comprehensive Plan Amendments, Rezonings, Development Approvals and the School Concurrency Procedure
- g. School Site Analysis
- h. Supporting Infrastructure



- i. Educational Plant Survey and Five Year District Facilities Work Program
- j. Collocation and Shared Use
- k. Oversight Process
- l. Resolution of Disputes
- m. Amendment of Agreement

**Policy 2.3** Annually, Levy County shall ask the School District to provide information from their Five Year District Facilities Work Plan to determine the need for additional school facilities, information detailing existing facilities, their locations and projected needs and planned facilities with funding representing the District's unmet needs.

**Policy 2.4** In order to coordinate the effective and efficient provision and siting of public educational facilities with associated infrastructure and services within Levy County, Levy County, the Levy County School District, the Town of Bronson, the City of Williston, the City of Cedar Key and the City of Chiefland shall meet jointly to develop mechanisms for coordination. Such efforts may include:

- a. Coordinated submittal and review of the annual capital improvement program of Levy County, the Five Year District Facilities Work Plan and Five Year Educational Plan Survey of the Levy County School District.
- b. Coordinated review and assessment of the associated costs and expenditures of siting and developing schools with needed public infrastructure.
- c. Coordinated review of residential planned developments or mixed use planned developments involving residential development.
- d. Use of a unified data base including population (forecasts of student population), land use and facilities.

**Policy 2.5** Amendments to the Future Land Use Map will be coordinated with the School District and the Public School Facilities map series in the element.

**Policies 2.6** Levy County and the Levy County School District will develop and maintain a map depicting the required school facilities based on maximum development potential. On an annual basis, this map will be evaluated and revised as necessary.

### **Objective 1.2 ~~3~~ Monitoring and Evaluation related to Public Schools**

Levy County shall strive to continually monitor and evaluate the Public Schools Facilities Element in order to ~~assume~~ assure the best practices of the joint planning processes and procedures for coordination of planning and decision-making.

**Policy 1.2.1 ~~3.1~~** Levy County and the Levy County School District will coordinate during updates or amendments to the Comprehensive Plan and updates or amendments for long-range plans for School District facilities.

### **Objective 1.1 Intergovernmental Coordination**

~~Levy County shall strive to maintain and enhance joint planning processes and procedures for coordination of public education facilities for planning and decision-making.~~

~~On an ongoing basis, Levy County shall establish new and review existing coordination mechanisms that will evaluate and address its comprehensive plan. Levy County shall also review and evaluate programs and their effects on the comprehensive plans developed for adjacent local governments, the school district~~

**COASTAL MANAGEMENT ELEMENT****GOALS, OBJECTIVES AND POLICIES****Element Guide:**

<b>Objective 1</b>	<b>Coastal Resource Protection</b> Coastal Resource Protection Endangered and/or Pristine Coastal Marsh Habitats
<b>Objective 2</b>	<b>Barrier Islands</b>
<b>Objective 3</b>	<b>Beach and Dune Protection</b>
<b>Objective 4</b>	<b>Historic and Archaeological Site Protection in the Coastal Zone</b>
<b>Objective 5</b>	<b>Coastal Resources Protection/ Development Impacts</b> Water Withdrawals Dredge and Fill Roads, Pipelines and Utilities Sewage Treatment Insect Control
<b>Objective 6</b>	<b>Estuarine Water Quality</b>
<b>Objective 7</b>	<b>Shoreline Protection</b>
<b>Objective 8</b>	<b>Water Dependent Uses</b>
<b>Objective 9</b>	<b>Public Access to Beach and Shorelines</b> Marina, Commercial and Sport Fishery Location. Marina Plan Requirements New Marinas Siting Criteria Manatee Protection
<b>Objective 10</b>	<b>Infrastructure in the Coastal Zone</b>
<b>Objective 11</b>	<b>Solid Waste Disposal</b>
<b>Objective 12</b>	<b>Hazard Mitigation</b>
<b>Objective 13</b>	<b>Hurricane Evacuation</b>
<b>Objective 14</b>	<b>Redevelopment</b>

**Policy 13.3** ~~The County defines its Coastal Zone as the~~ Coastal High Hazard Area (CHHA) as the area that is identified and adopted as the area seaward of the elevation of the category 1 storm surge line as established by a Sea, Lake and Overland Surges from Hurricanes (SLOSH) computerized storm surge model. Development shall be limited in these areas, and non-essential infrastructure will be relocated/replaced away from these areas, when it is feasible.

**Policy 13.4** The County shall limit public expenditures that subsidize development in coastal high-hazard areas, except for restoration or enhancement of natural resources, or maintaining existing infrastructure, consistent with the guidelines in the Capital Improvement and Future Land Use Element and documented through the adopted capital improvements program.

**Policy 13.5** Use Future Land Use Element guidelines and the adopted future land use map as a tool in managing growth and directing population concentrations away from Coastal High Hazard Areas.

**Policy 13.6** In the Levy Coastal Zone, hurricane flood zones encompasses lands between the shoreline and the 100-year flood line. Development shall not be precluded in these areas, but shall require special consideration and standards, as provided in the ~~Land Development Regulations~~ to ensure protection of public safety and interest.

**Policy 13.7** The Standard Building Code, augmented by more restrictive standards which are necessary to mitigate the effects of wave wash and high winds, shall regulate all coastal construction.

**Policy 13.8** The County will continue to update and enforce, a Floodplain Ordinance which restricts fill and which requires flood proofing or elevation for new construction.

#### **Objective 14    Redevelopment**

Restrict post-disaster redevelopment to activities that reduce or eliminate repetitive loss and future risk to human life and property from natural disaster.

**Policy 14.1** The Levy County building official, the Division of Environmental Health and the Chairman of the Board of County Commissioners, acting as a Redevelopment Task Force, shall hear and decide all requests for immediate repair needed to protect public health and safety.

**Policy 14.2** Levy County will create land development regulations that include development and redevelopment principles, strategies, and engineering solutions that reduce the flood risk in coastal areas which result from high-tide events, storm surge, flash floods, stormwater runoff, and the related impacts of existing hazards, including sea-level rise, which shall include, but not be limited to, requirements such as additional shoreline hardening, elevated grade surface, elevated structures, floodable development, buffers and setbacks, higher floor elevations and incorporation of natural infrastructure for increased resilience.

**Policy 14.3** Levy County shall encourage the use of best practices development and redevelopment principles, strategies and engineering solutions that will result in the removal of coastal real property from flood designations established by Federal Emergency Management Agency. For purposes of this policy, *real property* is defined as land and structures affixed to the land.

**Policy 14.4** The County identifies the populated areas of Gulf Hammock, Fowler's Bluff, Rosewood and Sumner as most vulnerable to increased coastal flooding associated with sea level rise due to their elevation in low lying areas, location within the Coastal High Hazard Area (CHHA), and propensity to inundation/flooding.

**Policy 14.5** Levy County shall continue to use the Future Land Use Map and best available data mapping tools provided by such agencies as the National Oceanic and Atmospheric Administration (NOAA), as the basis for development and redevelopment in areas of the county that are at high risk for high-tide events, storm surges, flash floods, stormwater runoff and sea level rise.

**Policy 14.6** Redevelopment of existing dwelling units located in the Coastal High Hazard Area is prohibited unless an engineering study supports that the redevelopment can occur in a safe manner when considering building construction, design, siting and future storm events.

**Policy 14.7** The County shall continue to consider, whenever feasible, purchasing properties in areas most vulnerable to destructive storm surges for recreation uses and open space.

**Policy 14.8** Site development techniques and best practices that may be used to reduce the losses due to flooding and claims made under flood insurance policies issued in Florida, shall include, but not be limited to, such requirements as additional shoreline hardening, elevated grade surface, elevated structures, floodable development, buffers and setbacks, higher floor elevations and incorporation of natural infrastructure for increased resilience.

**Policy 14.9** The siting, design and construction of structures in coastal areas subject to the risk of high-tide events, storm surges, flash floods, stormwater runoff and sea level rise shall be consistent with regulations contained in the 5<sup>th</sup> Edition of the Florida Building Code and the County's Flood Damage Prevention Code, as amended from time to time.

**Policy 14.10** The County shall continue to upgrade its stormwater infrastructure through drainage improvements, installation of tidal backflow preventers, and seawall repair in addition to sustainable flood management actions such as installation of bioswales, use of pervious pavement and maintenance of natural preservation areas.

**Policy 14.11** Any development or redevelopment shall be consistent with, or more stringent than, the flood-resistant construction requirements in the Florida Building Code and applicable flood plain management regulations set forth in 44 C.F.R. part 60.

**Policy 14.12** Construction activities seaward of the coastal construction control lines established pursuant to section 161.053, Florida Statutes, shall be consistent with chapter 161, Florida Statutes.

**Policy 14.13** The County shall continue to participate in the National Flood Insurance Program Community Rating System to achieve flood insurance premium discount for its residents.

**Policy 14.214** Only roads, electric utilities, water and sewer, and water-dependent public facilities are considered to be "essential" infrastructure, which as such, may be modified or repaired regardless of the degree of damage. Other, non-essential infrastructure shall be removed or relocated if located within the "V-Zone".

**Policy 14.315** In areas of repeated damage, redevelopment shall conform to Federal Emergency Management Agency (F.E.M.A.), Coastal Construction Setback and other adopted County construction standards.

**Policy 14.416** Any inter-agency or local peacetime hazard mitigation reports shall be incorporated into this plan element within one year of their receipt by the County.

**Policy 14.517** A local floodplain management ordinance and various standard construction codes shall be utilized in hazard mitigation.

**Policy 14.618** Development permits will not be issued except in accordance with the future land use plan and under conditions which assure that infrastructure is phased to coincide with the development.

**Policy 14.719** The Levy County Development Department shall be the agency responsible for reviewing and coordinating with regional, state and federal resource planning and management plans, and aquatic preserve management plans. Specifically, the Director of the Levy County Development Department shall advise the County as to any actions needed relative to either coordinating with or implementing the:

- a. Big Bend Seagrasses Aquatic Preserve Management Plan.
- b. Suwannee River Basin Resource Planning and Management Program.

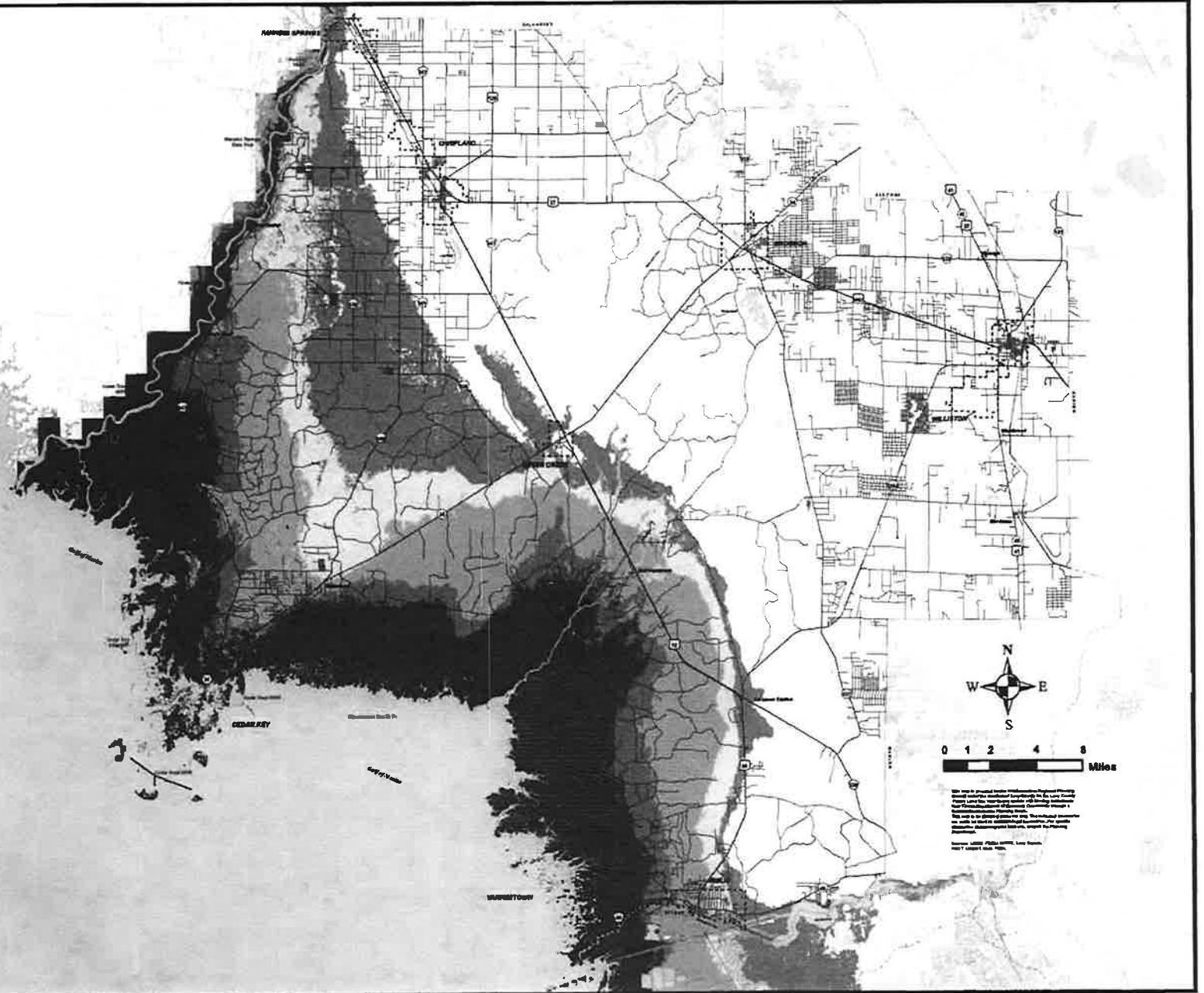
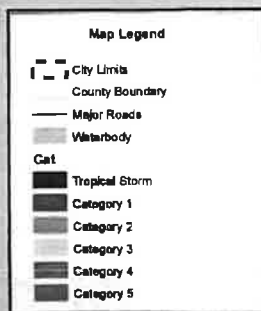
**Policy 14.820** Local ordinances will be adopted which require the retention of coastal vegetation as an integral part of all development proposals.

**Policy 14.921** Local ordinances will be adopted which minimize soil erosion from construction sites.

# LEVY COUNTY

FLORIDA

## Storm Surge Zones



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

Regional Planning Council: North Central Fl  
Review Date: 7/27/17  
Amendment Type: Draft Amendment

Regional Planning Council Item No.: 94  
Local Government: Columbia County  
Local Government Item No.: CPA 0224  
State Land Planning Agency Item No.: 17-1ESR

Date Mailed to Local Government and State Land Planning Agency (estimated): 7/28/17

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

**DESCRIPTION OF AMENDMENT**

The amendment reclassifies approximately 235 acres from Highway Interchange to Agriculture (1 dwelling unit per 5 acres) (see attached).

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

The subject property is located within a Stream-to-Sink Watershed as identified and mapped in the North Central Florida Strategic Regional Policy Plan. However, Nevertheless, significant adverse impacts are not anticipated to occur to the Regional Road Network as a result of the amendment as the amendment results in a decrease in allowable intensities of use.

The subject property is located adjacent to Interstate Highway 10, which is identified as part of the Regional Road Network as identified in the regional plan. Nevertheless, significant adverse impacts are not anticipated to occur to the Regional Road Network as a result of the amendment as the amendment results in a decrease in allowable intensities of use.

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

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

**Request a copy of the adopted version of the amendment?**

Yes   X  

No           

Not Applicable

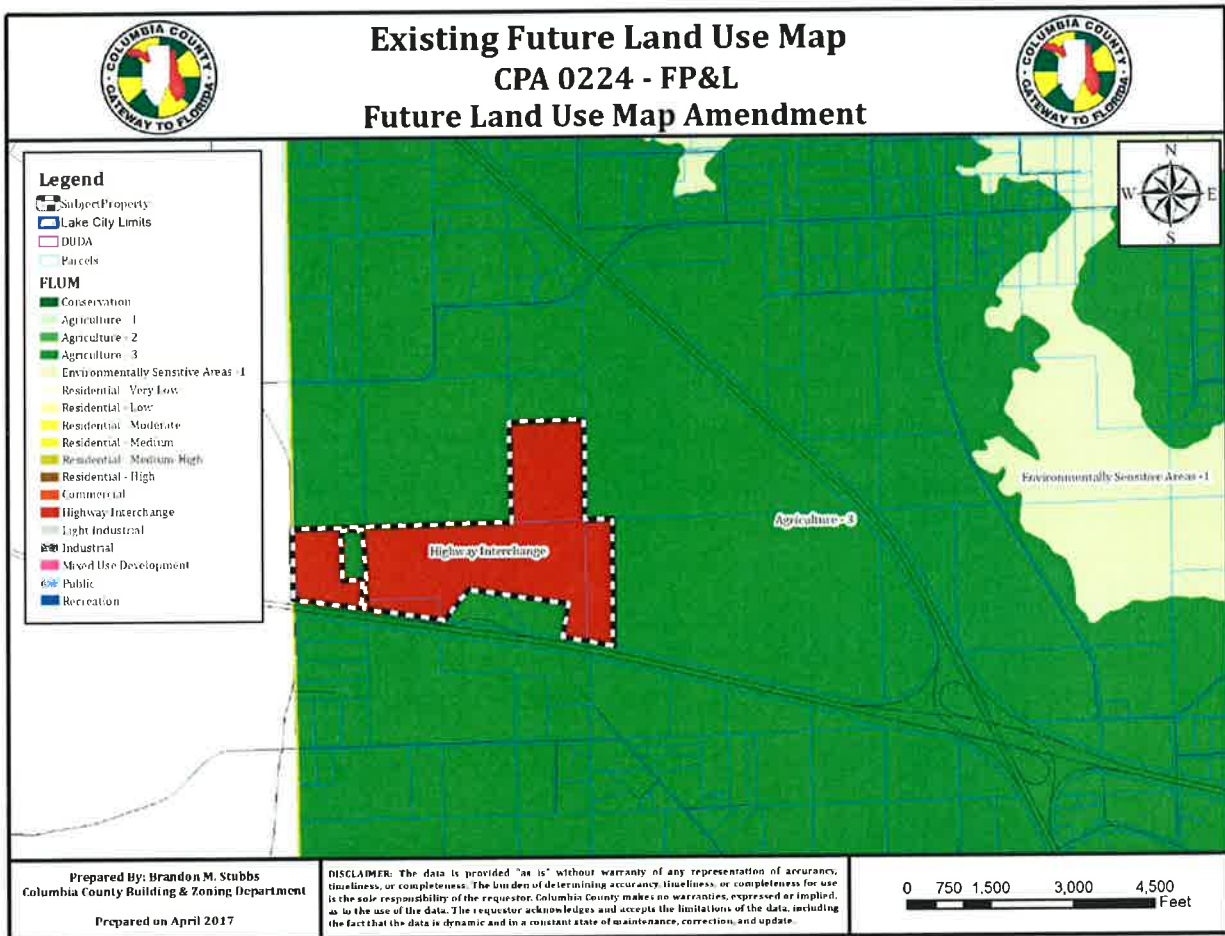
It is recommended that these findings be forwarded to the County and the Florida Department of Economic Opportunity.



## SUMMARY

The proposed Large Scale Amendment to the Future Land Use Map of the Comprehensive Plan would amend the FLUM Designation of ±253.25 acres from Highway Interchange to Agriculture. The subject property is currently vacant.

**Map 1. Existing FLUM with Subject Property**



The AGRICULTURE FLUM Designation is described as follows in Policy I.2.2 of the Future Land Use Element of the Comprehensive Plan:

*"Agricultural land use. Agriculturally classified lands are lands, which are predominantly used for crop cultivation, livestock, specialty farms, silviculture activities conducted in accordance with the silviculture policy contained within the conservation element of the comprehensive plan and dwelling units.*

*In addition, the processing, storage and sale of agricultural products and commodities which are not raised on the premises, livestock auction arenas, livestock and poultry slaughterhouses, sawmills, planing mills and other wood processing plants, agricultural equipment and related machinery sales, agricultural feed and grain packaging, blending, storage, and sales, agricultural fertilizer storage and sales, agricultural fairs and fairground activities, recreational activities such as racetracks, speedways, golf courses, country clubs, tennis and racquet clubs, golf and archery ranges, rifle, shotgun and pistol ranges, travel trailer parks or campgrounds (including day camps), and hunting or fishing camps, riding or boarding stables, drive-in theaters, commercial kennels, veterinary clinics and animal shelters, cemeteries and crematories, airplane landing fields, small engine repair (not to exceed 2,000 square feet), automotive repair (not to exceed 2,500 square feet)*



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

Regional Planning Council: North Central FL  
Review Date: 7/27/17  
Amendment Type: Adopted Amendment

Regional Planning Council Item No.: 95  
Local Government: Dixie County  
Local Government Item No.: CPA 17-01  
State Land Planning Agency Item No.: 17-1ESR

Date Mailed to Local Government and State Land Planning Agency: 7/28/17

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

**DESCRIPTION OF AMENDMENT**

County item CPA 17-01 amends the County Future Land Use Map by reclassifying 2,658.49 acres from Agricultural, Moderate Density (up to 1 dwelling unit per 5 acres) to Agricultural Medium Density (up to 1 dwelling unit per 2 acres)(see attached).

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

County item CPA 17-01 is adjacent to U.S. Highway 19/27A/98, which is identified and mapped in the North Central North Central Florida Strategic Regional Policy Plan as part of the Regional Road Network. The local government data and analysis report indicates that the adjoining segment of U.S. Highway 19/27A/98, as a result of the amendment, is anticipated to continue to operate at or above the Minimum Level of Service Standard contained in the County Comprehensive Plan. Therefore, significant adverse impacts are not anticipated to occur to the Regional Road Network as a result of the amendment.

The subject property is not located within or near a Natural Resource of Regional Significance as identified and mapped in the regional plan. Therefore, significant adverse impacts are not anticipated to occur to Natural Resources of Regional Significance as a result of the amendment.

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

Adverse extrajurisdictional impacts are not anticipated to occur to adjoining local governments as a result of the amendment (see above).

**Request a copy of the adopted version of the amendment?**

Yes _____	No _____
Not Applicable	<u>  X  </u>

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



## Future Land Use Plan Map 2025
























GILCHRIST COUNTY

SUNNYSIDE RIVER  
-EVY COUNTY

NOTE: Paper with a watermark OCV with its logo (figure 1) of paragraph 1) printed on it, and the following serial and issue numbers are printed on the paper.

1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 2680, 26

[illegible]

DOI: 10.1002/for

**Long Way 'A'**

ACCPM LDC CHA MCH 12 1989 BY ORCHANCE NO 80-80  
APPROVED ON NOVEMBER 8 1989 BY ORCHANCE NO 81-38  
APPROVED BY THE CHAIRMAN 21 APRIL BY ORCHANCE NO 86-14  
AMENDED ON NOVEMBER 4 1989 BY ORCHANCE NO 86-15  
AMENDED ON NOVEMBER 2 1989 BY ORCHANCE NO 86-86  
AMENDED ON FEBRUARY 1 1991 BY ORCHANCE NO 89-42  
AMENDED ON AUGUST 16 1991 BY ORCHANCE NO 91-95  
APPROVED ON NOVEMBER 15 1992 BY ORCHANCE NO 92-89  
APPROVED ON NOVEMBER 13 1993 BY ORCHANCE NO 93-11  
AMENDED ON MAY 12 1994 BY ORCHANCE NO 94-27

AMENDED ON APRIL 2, 2015 BY ORDINANCE NO. 2015-01  
AMENDED ON APRIL 2, 2014 BY ORDINANCE NO. 2014-07  
AMENDED ON JANUARY 15, 2013 BY ORDINANCE NO. 2013-02  
AMENDED ON APRIL 18, 2013 BY ORDINANCE NO. 2013-05  
AMENDED ON MAY 5, 2012 BY ORDINANCE NO. 2012-05  
AMENDED ON MAY 18, 2010 BY ORDINANCE NO. 2010-04  
AMENDED ON JULY 2, 2008 BY ORDINANCE NO. 2008-02  
AMENDED ON JANUARY 18, 2017 BY ORDINANCE NO. 2017-01

MANUSCRIPT ACCEPTED FOR PUBLICATION

-53-





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

Regional Planning Council: North Central FI  
Review Date: 7/27/17  
Amendment Type: Draft Amendment

Regional Planning Council Item No.: 96  
Local Government: City of Archer  
Local Government Item No.: CPA 17-06  
State Land Planning Agency Item No.: 17-1ESR

Date Mailed to Local Government and State Land Planning Agency: 7/28/17 (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 reclassifying 133.88 acres on the Future Land Use Plan Map of the City Comprehensive Plan from Residential (up to 1 dwelling unit per acre) to Commercial. (see attached).

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

The subject properties of the amendment are located within one-half mile of U.S. Highway 27/41 and State Road 24, both of which are part of the Regional Road Network as identified and mapped in the North Central Florida Strategic Regional Policy Plan. The local government data and analysis report indicates that State Road 24 is anticipated to operate at Level of Service F as a result of the amendment. Regional Plan Policy 5.1.1 states that for regional review purposes, adverse impacts to the Regional Road Network are considered to be adequately mitigated within cities where local government comprehensive plans include Transportation Planning Best Practices as goals and policies in the local government comprehensive plan (see attached). The City Comprehensive Plan contains policies consistent with Transportation Planning Best Practices. Therefore, adverse impacts to the Regional Road Network are considered to be adequately mitigated.

The City is located within an Area of High Recharge Potential to the Floridan Aquifer, a Natural Resource of Regional Significance as identified and mapped in the regional plan. However, significant adverse impacts are not anticipated to the natural resource as the City Comprehensive Plan contains an objective and associated policies designed to protect Natural Resources of Regional Significance in a manner consistent with the goals and policies of 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           

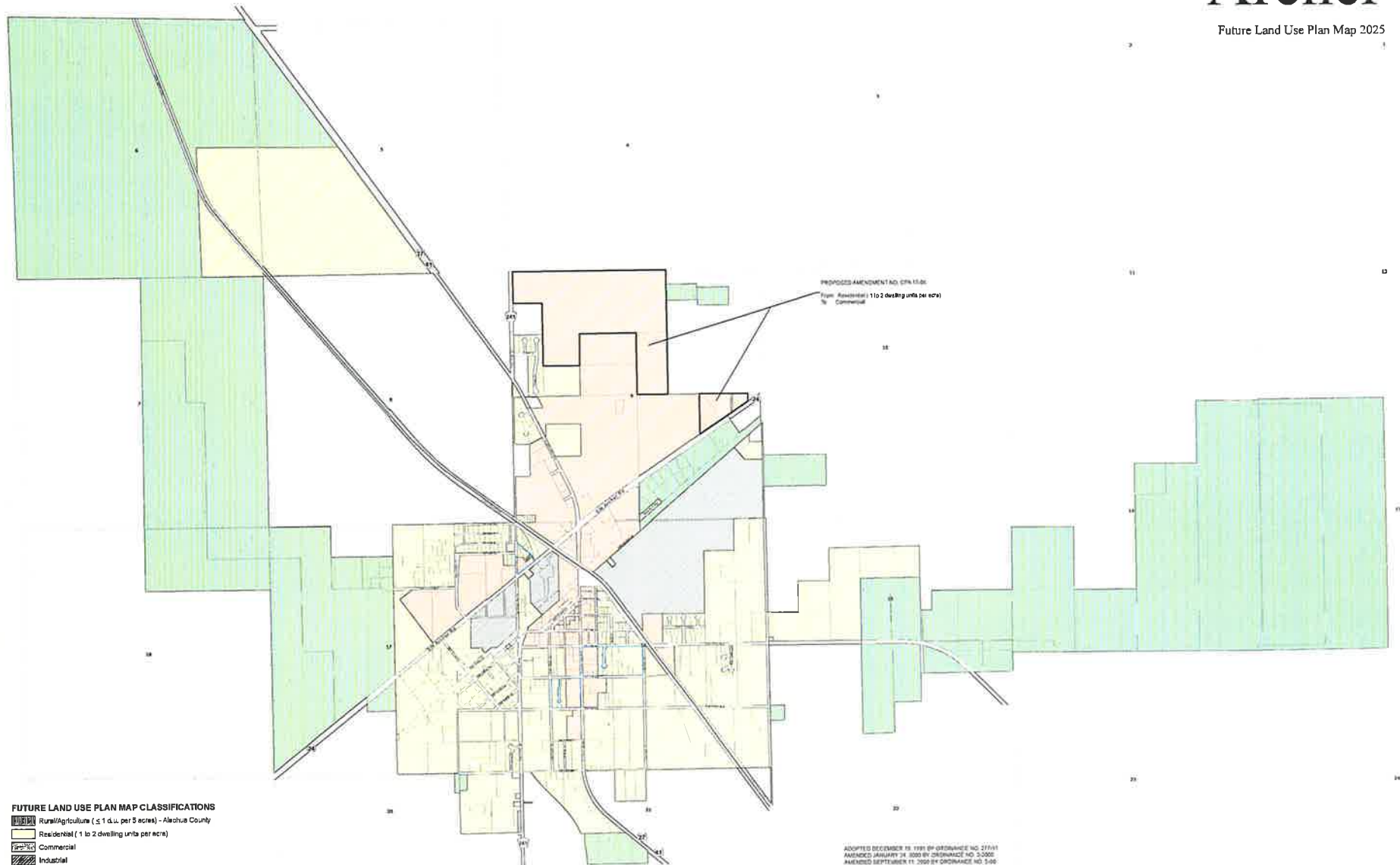
Not Applicable           

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



# City of Archer

Future Land Use Plan Map 2025



ADOPTED DECEMBER 18, 1991 BY ORDINANCE NO. 277-91  
 AMENDED JANUARY 14, 2000 BY ORDINANCE NO. 3-0000  
 AMENDED SEPTEMBER 11, 2008 BY ORDINANCE NO. 3-0805  
 AMENDED NOVEMBER 26, 2011 BY ORDINANCE NO. 10-2011  
 AMENDED JANUARY 18, 2012 BY ORDINANCE NO. 3-1201  
 AMENDED FEBRUARY 9, 2014 BY ORDINANCE NO. 1-1401  
 AMENDED OCTOBER 10, 2015 BY ORDINANCE NOS. 3-1005, 4-1001 AND 5-2005  
 AMENDED FEBRUARY 11, 2016 BY ORDINANCE NO. 3-1606  
 AMENDED APRIL 14, 2016 BY ORDINANCE NO. 4-1604  
 AMENDED JULY 1, 2017 BY ORDINANCE NO. 4-1701  
 AMENDED AUGUST 22, 2017 BY ORDINANCE NO. 10-2017  
 AMENDED NOVEMBER 15, 2017 BY ORDINANCE NOS. 7-2017 & 8-2017, 9-2017, 10-2017, 11-2017, 12-2017 AND 1-2018  
 AMENDED JULY 27, 2018 BY ORDINANCE NO. 10-1801  
 AMENDED FEBRUARY 27, 2019 BY ORDINANCE NO. 8-1913  
 AMENDED MARCH 11, 2019 BY ORDINANCE NO. 10-1913  
 AMENDED DECEMBER 14, 2019 BY ORDINANCE NO. 10-1915

TRANSMITTED TO THE FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY  
 ON JULY 10, 2017





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





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

## e. Transportation Planning Best Practices

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

### Enhance Road Network Connectivity by

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

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

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

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

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

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

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

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



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

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

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

Promote Access Management Strategies by

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

#### Develop Multimodal Transportation Systems by

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

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

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

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

Establishing a local public mass transit system.



## C. Regional Goals and Policies

### 1. Regional Road Network

**REGIONAL GOAL 5.1.** Mitigate the impacts of development to the Regional Road Network as well as adverse extrajurisdictional impacts while encouraging development within urban areas.

#### Regional Indicators

1. In 2009, 33.9 miles, or 2.7 percent, of the north central Florida Regional Road Network did not meet the minimum operating level of service standard contained in local government comprehensive plans.
2. In 2009, 23.4 miles, or 5.4 percent, of Strategic Intermodal System roadways within north central Florida did not meet the minimum operating level of service standard established by the Florida Department of Transportation.
3. In 2009, 10.5 miles, or 1.3 percent, of State Highway System roads which were not part of the Strategic Intermodal System within north central Florida did not meet the minimum operating level of service standard established by the Florida Department of Transportation.
4. In 2009, 9 of the 44 local governments in the region had within their jurisdiction have at least 10 percent or more of the Regional Road Network located within their jurisdictions operating below the minimum level of service standard contained in local government comprehensive plans.
5. In 2009, 17 of the 44 local governments in the region are projected to have at least 10 percent or more of the Regional Road Network located within their jurisdictions operating below the minimum level of service standard contained in local government comprehensive plans by the year 2025.

#### a. Local Government Comprehensive Plans

Table 5.17 below summarizes Regional Policies 5.1.1 through 5.1.4.





**TABLE 5.17**

**SUMMARY OF REGIONAL PLAN POLICIES 5.1.1 THROUGH 5.1.4  
LOCAL GOVERNMENT COMPREHENSIVE PLANS**

Area	Local Government Comprehensive Plans Containing Transportation Planning Best Practices	Regional Plan Determination of Impacts
Municipalities, Urban Service Areas, Urban Development Areas	Yes	Adequately Mitigated
Municipalities, Urban Service Areas, Urban Development Areas	No	Florida Department of Transportation Level of Service E
Rural Areas	Yes	Florida Department of Transportation Level of Service E
Rural Areas	No	Florida Department of Transportation Level of Service D

Source: North Central Florida Regional Planning Council, 2011.

**Policy 5.1.1.** Within municipalities, urban service areas, or urban development areas where local government comprehensive plans include goals and policies which implement Transportation Planning Best Practices, adverse impacts to the Regional Road Network are adequately. Such local government comprehensive plans and plan amendments within municipalities, urban service areas, or urban development areas shall not be subject to a regional planning council determination of Regional Road Network or extrajurisdictional impacts.

**Policy 5.1.2.** Within municipalities, urban service areas, and urban development areas where local government comprehensive plans do not include goals and policies implementing Transportation Planning Best Practices, local government comprehensive plans and plan amendments shall be subject to a regional planning council determination of Regional Road Network and extrajurisdictional impacts based on the minimum level of service standard of E as determined by the Florida Department of Transportation Quality/Level of Service Handbook.

**Policy 5.1.3.** Outside municipalities, urban service areas, and urban development areas where local government comprehensive plans include goals and policies implementing Transportation Planning Best Practices, local government comprehensive plans and plan amendments shall be subject to a regional planning council determination of Regional Road Network and extrajurisdictional impacts based on the minimum level of service standard of E as determined by the Florida Department of Transportation Quality/Level of Service Handbook.

**Policy 5.1.4.** Outside municipalities, urban service areas, and urban development areas where local government comprehensive plans do not include goals and policies implementing Transportation Planning Best Practices, local government comprehensive plans and plan amendments shall be subject to a regional planning council determination of Regional Road Network and extrajurisdictional impacts based on the minimum level of service standard of D as determined by the Florida Department of Transportation Quality/Level of Service Handbook.

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



**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 analysis of this data, contained in the Data and Analysis document, are not part of this plan element, but serve to provide a foundation and basis for this portion of the Comprehensive Plan.

The 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 Local Government Comprehensive Planning. Further, the City's traffic circulation system does not stop at political boundaries. Therefore, coordination between other local governments is a necessary prerequisite to a functional traffic circulation system. The goal, objectives and policies of the Intergovernmental Coordination Element establish guidelines to be followed which provide for coordination between various governmental entities.

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

### 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 establish a safe, convenient and efficient level of service standard which shall be maintained for all motorized and non-motorized transportation systems.

**Policy II.1.1**      Establish Level of Service Standard at peak hour as defined within the 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. 41/S.R. 45 (from north city limits to south city limits)	2U	Principal Arterial	Community	C
2	S.R. 24 (from east city limits to west city limits)	2U	Minor Arterial	Community	D
3	C.R. 241 (from C.R. 346 to south city limits)	2U	Collector	Rural	C
4	C.R. 346 (from U.S. 41/S.R. 45 to east city limits)	2U	Collector	Rural	C
5	C.R. 241 (from U.S. 41 to north city limits)	2U	Collector	Rural	C

#### U - Undivided Roadway

- Policy II.1.2      The City shall include provisions to control the number and frequency of connections and access points of driveways and roads to arterial and collector roads.
- Policy II.1.3      The City shall require the provision of safe and convenient off street parking and loading standards, which includes the provision for non-motorized vehicle parking.
- Policy II.1.4      The City shall include requirements for additional right-of-way width for bicycle and pedestrian ways to be provided for all proposed collector and arterial roadways, as integrated or parallel transportation facilities.
- Policy II.1.5      The City shall negotiate with the state to extend the rails to trails program from Gainesville to Archer.
- Policy II.1.6      The City should plan for the development of biking and jogging paths through the Archer as part of a "linear park."
- Policy II.1.7      The City shall encourage safe and convenient on-site pedestrian circulation such as sidewalks and crosswalks connecting buildings and parking areas at the development site.
- Policy II.1.8      The City shall encourage sidewalk connections from the development to existing and planned public sidewalk along the development frontage.

OBJECTIVE II.2	The City shall, require that all traffic circulation improvements be consistent with and complement the future land uses on the future land use plan map.
Policy II.2.1	The City shall, as part of the capital improvement scheduling of roadway improvements, review all proposed roadway improvements to determine if such improvement will further the direction of the Future Land Use Plan Element. Where the roadway is operated and maintained by another jurisdictional authority, the City shall notify such jurisdiction, in writing, if any identified roadway improvement plans are not consistent with the provisions of the future land use plan element.
Policy II.2.2	The City shall negotiate with the Florida Department of Transportation to four-lane State Road 24 through the City to the west city-limits.
OBJECTIVE II.3	The City shall coordinate its traffic circulation planning efforts with the Florida Department of Transportation for consistency with the Department's 5-, 10- and 20-year Transportation Plans.
Policy II.3.1	The City shall, during the capital improvements planning process for roadway improvements, review the proposed roadway improvements which will be completed as part of the implementation of the Florida Department of Transportation Five-Year Transportation Plan so that such capital project planning is complementary and consistent with the state roadway improvement planning.
OBJECTIVE II.4	The City shall control the number and frequency of connections and access points of driveways and roadways to arterial and collector roads.
Policy II.4.1	<p>The City shall be consistent with the regulations of the Florida Department of Transportation pertaining to Access Management. The City has established that access points or curb breaks shall be regulated as follows:</p> <ol style="list-style-type: none"> <li>1. 1 curb break permitted for a single property;</li> <li>2. 2 curb breaks with a minimum distance of 75 feet;</li> <li>3. 3 curb breaks with a minimum distance of 150 feet; and</li> <li>4. More than 3 curb breaks with a minimum distance of 300 feet.</li> </ol>
Policy II.4.2	The Supplementary District Regulations found within the City's land development code shall require all structures along all new or realigned arterial roadways to provide adequate setbacks for the future need of additional right-of-way.
Policy II.4.3	Properties under the same ownership or those consolidated for development shall be treated as one property for the purposes of access management and shall not receive the maximum potential number of access points for that frontage indicated under minimum access spacing standards.
Policy II.4.4	Large commercial developments shall be required to provide and/or extend nearby local and collector streets and provide street connections with surrounding residential areas so residents may access the development without traveling on arterial streets.

- Policy II.4.5 Shopping centers shall be required to provide a unified access and circulation plan and require any out parcels to obtain access from the unified access and circulation system.
- Policy II.4.6 Existing lots unable to meet the access spacing standards for arterials shall obtain access from platted side streets, parallel streets, service roads, joint and cross-access or the provision of easements;
- Policy II.4.7 Adequate corner clearance shall be maintained at crossroad intersections with arterials.
- Policy II.4.8 The City shall encourage cross-access connections easements and joint driveways, where available and economically feasible.
- Policy II.4.9 The City shall encourage closure of existing excessive, duplicative, unsafe curb cuts or narrowing of overly wide curb cuts at the development site.
- OBJECTIVE II.5 The City will attempt to ensure that transportation plans made by other units of government do not have a detrimental effect on city residents.
- Policy II.5.1 The City shall require developers, who put in anything more intensive than one dwelling per four acres and with more than two units, be required to pave the roads into and through the development.
- Policy II.5.2 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.



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

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

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

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

#### POLICIES FOR SOLID WASTE DISPOSAL

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

Policy IV.4.1 The City of Archer hereby establishes the following level of service standards for solid waste disposal facilities:

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

Policy IV.4.2 The City shall maximize the use of County's solid waste landfill facilities through an interlocal agreement with the County and continue the existing strategy for separation of solid waste for recycling.

Policy IV.4.3 If the Alachua County landfill should be unavailable to the City, the City will utilize other landfill facilities by pursuing inter local agreements with adjoining counties for landfill space, or contracting with regional landfills.

#### POLICIES FOR DRAINAGE

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

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

Policy IV.5.2 The City sets the following level of service standards for drainage:

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

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

All other storm water management projects shall adhere to the standards as specified in Chapter 62-25, Florida Administrative Code, with treatment of the first inch of run-off on-site to meet water quality standards required by Chapter 62-25, Florida Administrative (rule of Florida Department of Environmental Protection. The policy will include Ch. 40B-4, Florida Administrative Code (rule of Suwannee River Water Management District).

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

Policy IV.5.3

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

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

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

WATER QUALITY

Retention basins	100 year/critical-duration storm or applicable
------------------	--

WATER MANAGEMENT DISTRICT STANDARDS

Detention basins	25 year/critical-duration storm with 100 year/critical-duration storm routing analysis
Storm sewer system	3 year/10 minute
Cross drains	10/25 year/24 hour storm for closed systems 100 year/24 hour for open system
Side drains	10 year/20 minute

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

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

Regional Planning Council: North Central FL  
Review Date: 7/27/17  
Amendment Type: Draft Amendment

Regional Planning Council Item No.: 97  
Local Government: City of Gainesville  
Local Government Item No.: PB-17-28 LUC  
State Land Planning Agency Item No.: 17-2ESR

Date Mailed to Local Government and State Land Planning Agency: 7/28/17 (estimated)

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

**DESCRIPTION OF AMENDMENT**

City item PB 17-28-LUC reclassifies approximately 108 acres or recently annexed land from County Low Density Residential (up to 4 dwelling units per acre) to City Single Family (up to 8 dwelling units per acre) (see attached).

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

The subject property is adjacent to State Road 26, which is part of the Regional Road Network as identified and mapped in the North Central Florida Strategic Regional Policy Plan. The City Transportation Mobility Element contains objectives and policies which implement one or more practices consistent with Transportation Planning Best Practices contained in the North Central Florida Strategic Regional Policy Plan. Regional Plan Transportation Element Policy 5.1.1 states that within municipalities where local government comprehensive plans contain goals and policies which implement Transportation Planning Best Practices, adverse impacts to the Regional Road Network are adequately mitigated and local government plans and plan amendments are not subject to a Regional Planning Council determination impacts to the Regional Road Network. Therefore, significant adverse transportation impacts to the Regional Road Network are adequately mitigated.

The subject property of the amendment is located within a Stream-to-Sink Watershed which is identified and mapped in the regional plan as a Natural Resource of Regional Significance. Nevertheless, significant adverse impacts are not anticipated to occur to the natural resources as, the City Comprehensive Plan contains adequate policy direction consistent with the regional plan to mitigate adverse impacts to the natural resources.

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

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

**Request a copy of the adopted version of the amendments?**

Yes   X  

No           

Not Applicable           

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

## City of Gainesville Land Use Categories

BI Business Industrial  
CON Conservation  
PUD Planned Use District

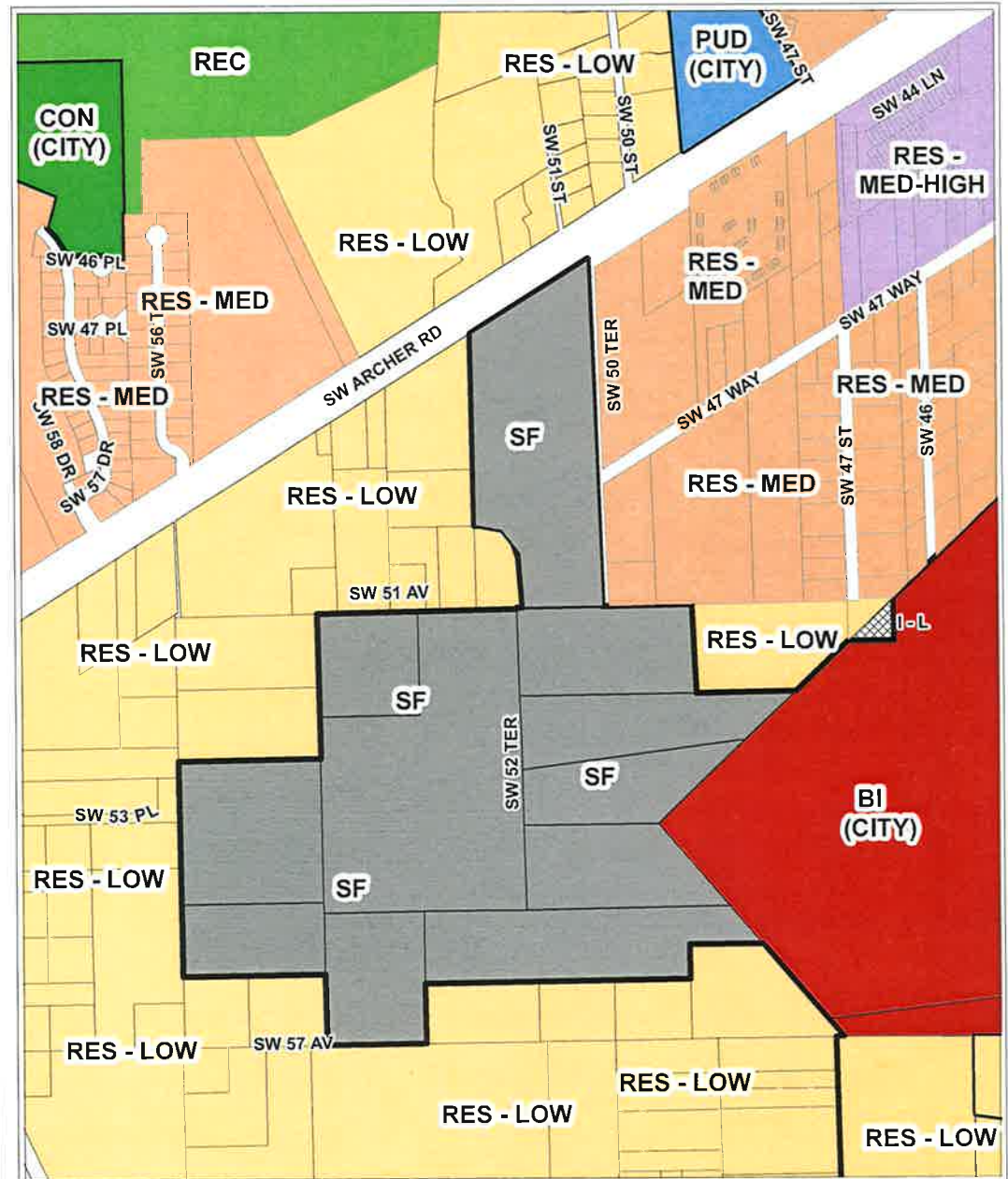
## Alachua County Land Use Categories

RES - LOW Residential Low Density (1-4 units/acre)  
RES - MED Residential Medium Density (4-8 units/acre)  
RES - MED/HIGH Residential Medium-High Density (8-14 units/acre)  
REC Recreation  
I - L Light Industrial

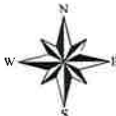
City of Gainesville—DEO 17-3ESR  
Petition No. PB-17- 28 LUC  
Legislative Matter No. 160981

City Limits

Area  
under petition  
consideration



PROPOSED LAND USE

 No Scale	Name	Petition Request	Petition Number
	City of Gainesville	Amend the City of Gainesville FLUM from Alachua County Low Density Residential (1-4 du/acre) to City of Gainesville Single Family (up to 8 units per acre)	PB-17-28 LUC -77-



## **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: 7-11-17

### PROJECT DESCRIPTION

#78 - City of Trenton - USDA Rural Development Grant - Potable Water Distribution System Replacement

---

TO: Lauren Milligan, Florida State Clearinghouse

☐ 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



**ENVIRONMENTAL REPORT**

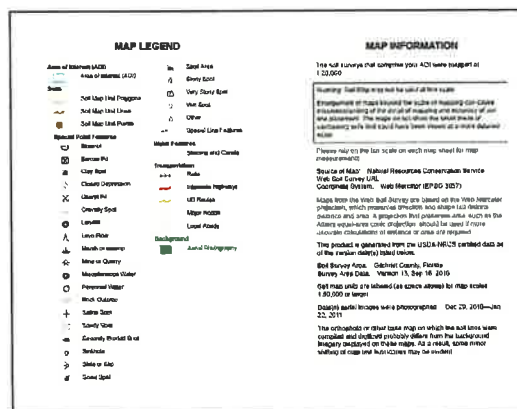
**RD WATER MAIN REPLACEMENT**

**FOR**

**CITY OF TRENTON, FLORIDA**

Prepared by

**MITTAUER & ASSOCIATES, INC.**  
**CONSULTING ENGINEERS**  
Orange Park, Florida  
Project No. 0705-08-1  
March 2017



Güchriest County, Florida (FL041)				
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI	
4	Ocala-Panney fine sands, 0 to 5 percent slopes	4.0	0.4%	
15	Blanton fine sand, 0 to 5 percent slopes	8.3	0.7%	
21	Bonneau fine sand, 0 to 5 percent slopes	1.1	0.1%	
33	Euclid-Bonneau fine sands, 0 to 5 percent slopes	463.7	41.5%	
34	Bonneau-Blanton fine sands, 0 to 5 percent slopes	640.0	57.3%	
Totals for Area of Interest		1,117.1	100.0%	

## 1.0 PURPOSE AND NEED OF THE PROPOSAL

---

This Environmental Report has been prepared by Mittauer & Associates, Inc., Consulting Engineers for the City of Trenton, Florida. This report has been structured to meet the guidelines established in the USDA Rural Utilities Service (RUS) Bulletin 1794A-602, Guide for Preparing the Environmental Report for Water and Environmental Program Proposals, and the requirements of the USDA Rural Development (RD) Form 1940-20, Request for Environmental Information.

The geographic area evaluated in the preparation of this Environmental Report includes all the properties within the City of Trenton's water service area located within Gilchrist County, Florida. The planning period is for 20 years, through the year 2036. The conclusions and recommendations of this study are consistent with the City of Trenton Land Use Plan and the Gilchrist County Comprehensive Plan.

**Section 3.0** of this Environmental Report analyzes the potential environmental impact into the following three subsections:

1. **Affected Environment:** The existing condition and background information for each feature is considered.
2. **Environmental Consequences:** Each section includes a discussion of the criteria used in determining whether an effect of the project would be considered a "significant impact". The significance criteria vary depending on the environmental category. Effects can be either significant (above threshold), or less than significant (below threshold).
3. **Mitigation:** Mitigation measures for significant potential impacts are identified. The proposed mitigation measures are summarized at the end of this report.

### 1.1 PROJECT DESCRIPTION

The project consists of replacing aged water distribution pipes with new, larger diameter pipes. **Table 1-1** details the new 4 to 10-inch diameter pipes, the number of fire hydrants, and the linear feet of 1 and 2-inch pipes to be removed from service.

TABLE 1-1 ALTERNATIVE DESCRIPTION					
Proposed Piping	Project	Southwest	Southeast	Northwest	Northeast
4-inch (ft)	17,300	6,600	2,100	2,800	5,800
6-inch (ft)	31,800	13,000	6,200	1,100	11,500
8-inch (ft)	3,000	3,000	0	0	0
10-inch (ft)	4,500	1,000	3,500	0	0
Length of 1-inch and 2-inch pipe removed from service (ft)	53,100	17,700	7,400	9,900	18,100
No. of Fire Hydrants	78	34	19	2	23

A map of the project is shown in **Figure 1-1**.

## 1.2 PURPOSE OF THE PROJECT

The purpose of the project is to bring reliability to the Trenton water distribution system, which will improve and protect the health and safety of the community.

The benefits of the project include the following:

- 1.2.1 Alleviate the Potential for a Health Hazard:** Water main breaks stop the supply of water and can potentially allow contamination in the water distribution system.
- 1.2.2 Provide Fire Protection for Residents:** The existing 2-inch diameter water distribution pipes are not large enough to supply the 500 gallons per minute (gpm) needed to support fire protection. In addition to installing 6-inch diameter and larger pipelines, new fire hydrants will be installed as a part of this project.
- 1.2.3 Replace Aging Infrastructure:** The City's water distribution system dates back to as early as 1955. Some parts of the system are over 60 years old. The high rate of pipe failure is largely due to components meeting or exceeding their life expectancy and the condition of the original materials used for the system's construction.

- 1.2.4 Accommodate Growth by Development as Well as Projected Future Growth of the Community in the Next 20 Years:** The projected growth for the City was estimated in the Preliminary Engineering Report. **Table 1-2** shows population projections for Gilchrist County, according to the University of Florida's Bureau of Economic and Business Research (BEBR) 2016 Florida Statistical Abstract. This rate of growth is applied to the City.

TABLE 1-2 BEBR POPULATION PROJECTIONS			
Year	Gilchrist County	% Increase	Growth Rate Applied to Trenton
2015	16,839		2,067
2020	17,727	5.27	2,176
2025	18,516	4.45	2,273
2030	19,196	3.67	2,356
2035	19,805	3.17	2,431
2040	20,357	2.79	2,499

The projected growth rates for Gilchrist County will be 5.27% from 2015 to 2020 (approximately 1.4% per year) and 14.8% from 2020 to 2040 (approximately 0.74% per year). The overall growth rate from 2015 to 2040 for the County is projected to be approximately 21 percent (0.84% per year).

The new pipelines will have capacity to accommodate the growth and corresponding water demand that is anticipated.

- 1.2.5 Protect Natural Resources of the Area:** Water main breaks allow potable water along with associated chemicals and pumping energy to be wasted. For example, a 2-inch water main flowing at 50 gpm would waste an estimated 3,000 gallons per hour. Water main breaks require additional water to be withdrawn from the aquifer, further depleting the supply.

Currently, 20% of the City's overall water pumped from the groundwater is either lost and/or unmetered.

## **2.0 ALTERNATIVES TO THE PROPOSED ACTION**

---

Alternatives to the proposed action are discussed in the Preliminary Engineering Report. The primary alternative is No Action. This alternative is inadequate because it does not resolve the reliability of the water supply, the need for adequate fire protection, and the preparation for growth of water demand.





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: 6-12-17

### PROJECT DESCRIPTION

#84 - City of Lake Butler, CDBG Grant #16DB-OK-03-73-02-N11- WWTP Sprayfield Improvements, Lake Butler, Union County, Florida

TO: Lauren Milligan, Florida State Clearinghouse

XC: Dave Mecusker, City of Lake Butler  
 Andy Easton, Andy Eason & Associates

☐ 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



# CITY OF LAKE BUTLER

200 S. W. 1<sup>ST</sup> STREET

LAKE BUTLER, FLORIDA 32054-2016

(386) 496-3401 FAX: (386) 496-1588

BY CERTIFIED MAIL

April 10, 2017

Director  
North Central Florida Regional Planning Council  
2009 NW 67th Place,  
Gainesville, FL 32653-1603

**Subject:** City of Lake Butler, Florida  
CDBG Grant #16DB-OK-03-73-02-N11  
Proposed CDBG funded WWTP Sprayfield Improvements  
Request for Comments

Dear Sir or Madame:

Enclosed please find a description and project map for the above referenced Community Development Block Grant (CDBG) project. We are in the process of revising this project to include improvements to the City's Wastewater Treatment Plant (WWTP) effluent sprayfield. This grant was initially organized to fund sewer line relining, replacement of sewer plant equipment and playground facilities. The bids came in low for these activities so we now have funding available to construct WWTP sprayfield improvements. Your agency was provided information about the initial grant funded activities and our plans to request that the activities be classified as Categorically Excluded, subject to §58.5. We received no objections from your agency in this regard.

Please review this additional information regarding the proposed sprayfield improvements. A Statutory Worksheet for Categorically Excluded Projects subject to §58.5 is in the process of being completed. If you have any comments on this project please forward them to us so that we may determine whether a category on the statutory worksheet will trigger formal compliance consultation procedures with the oversight agency, or requires mitigation.

We will obtain the required permits for this project prior to the start of construction activities begin. You may send your comments to the letterhead address above or by email to [colbpurchase@gmail.com](mailto:colbpurchase@gmail.com) (copy to: [andyeaston2@msn.com](mailto:andyeaston2@msn.com)).

Sincerely,



Fred Sirmones, Mayor  
City of Lake Butler

*"This institution is an equal opportunity provider and employer."*

Fred Sirmones  
MAYOR

Scott Cason  
VICE-MAYOR

Jack Schenck  
COMMISSIONER

Annette Redman  
COMMISSIONER

Debra Browning  
COMMISSIONER

John E. Maines, IV.  
CITY ATTORNEY

Dave C Mecusker  
CITY MANAGER/CLERK

# Memorandum

**From:** City of Lake Butler

**To:** CDBG Project File

**Date:** 4-10-17

**RE:** Use of CDBG funds

---

The City of Lake Butler plans to use CDBG funds to improve its wastewater treatment sprayfield. Improvements will include replacing the spray heads, replacing three high service pump motors and related electrical control's and replacing PVC piping. The amount of PVC piping to be replaced will depend on the condition if the pipe based on field inspections. The cost of the project is expected to be approximately \$172,000. The project scope is shown in the table below.

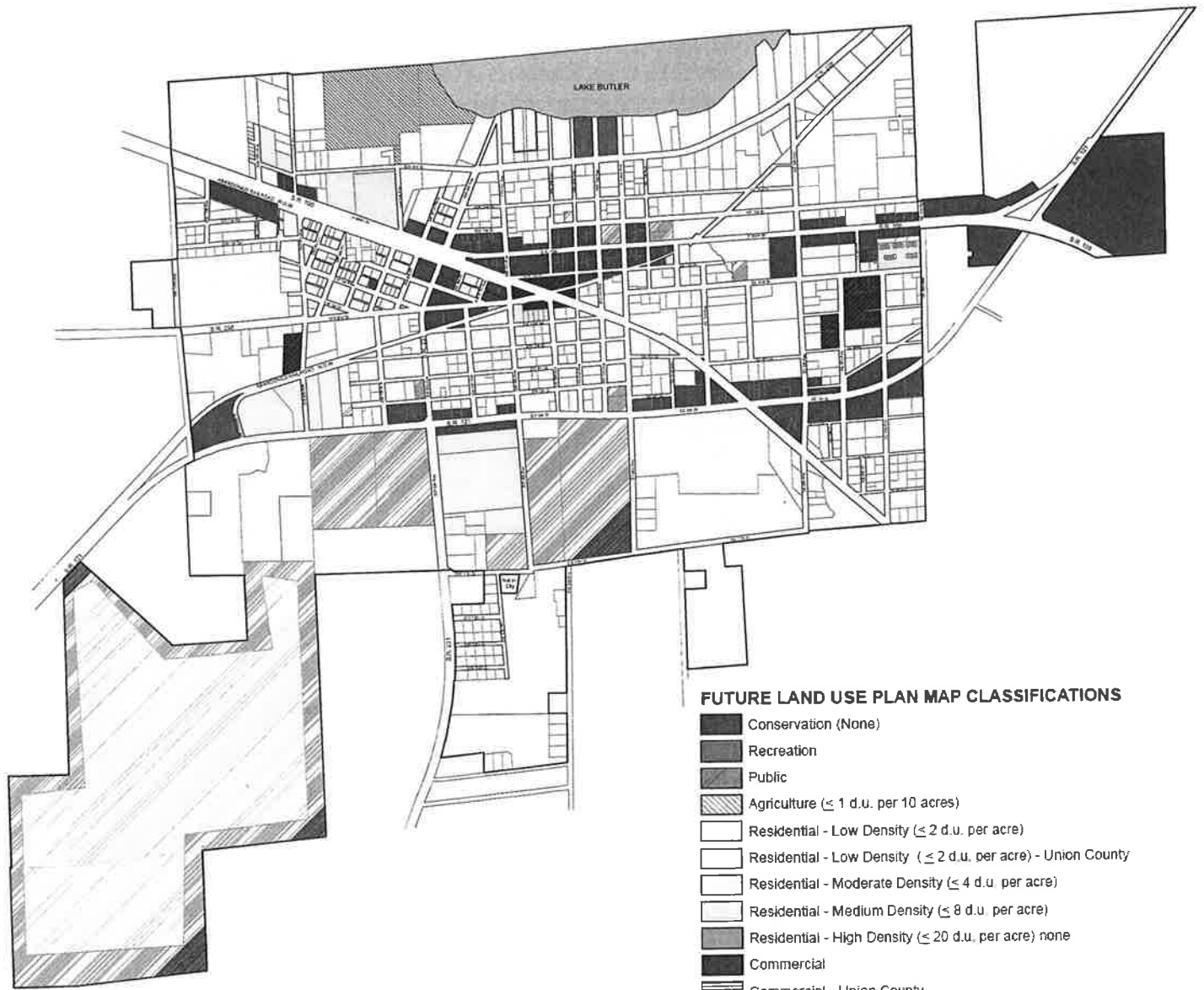
## Scope of Work

### City of Lake Butler
















#### Sprayfield Improvements

Item/Task	Quantity	Unit	Type or Size
Replace Spray Heads	Up to 1000	Each	.75" to 2" spray heads made of galvanized steel, copper or other non-corrosive material
Replace PVC Trunk Lines	Up to 5,400	LF	8" to 12" PVC Pipe
Replace PVC Branch Lines	Up to 12,000	LF	"6" 10 1.5" PVC Pipe
Replace High Service Pumps and Related Electrical Controls	3	Each	50 HP, 3000 gpm pump Electrical control replacement to operate the referenced 50 HP pump

Total Cost: Up to \$172,000



#### FUTURE LAND USE PLAN MAP CLASSIFICATIONS

-  Conservation (None)
-  Recreation
-  Public
-  Agriculture ( $\leq 1$  d.u. per 10 acres)
-  Residential - Low Density ( $\leq 2$  d.u. per acre)
-  Residential - Low Density ( $\leq 2$  d.u. per acre) - Union County
-  Residential - Moderate Density ( $\leq 4$  d.u. per acre)
-  Residential - Medium Density ( $\leq 8$  d.u. per acre)
-  Residential - High Density ( $\leq 20$  d.u. per acre) none
-  Commercial
-  Commercial - Union County
-  Industrial
-  City Limits
-  Lake Butler
-  Waterway



0 400 800  
Feet



## Union County Property Appraiser

Bruce D. Dukes - Lake Butler, Florida - 386-496-3431

### PARCEL: -

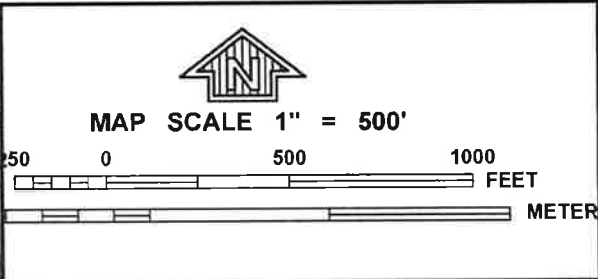
Name:		2017 Working Values	
Site:		Land	
Mail:		Bldg	
Sales	NONE	Assd	
Info		Exmpt	
		Taxbl	

NOTES:



This information, updated: 3/16/2017, was derived from data which was compiled by the Union County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. Although it is periodically updated, this information may not reflect the data currently on file in the Property Appraiser's office. The assessed values are NOT certified values and therefore are subject to change before being finalized for ad valorem assessment purposes.

powered by:  
**GazzyLogic.com**



NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0138D

**FIRM**

FLOOD INSURANCE RATE MAP

UNION COUNTY,  
FLORIDA  
AND INCORPORATED AREAS

PANEL 138 OF 240  
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
LAKE BUTLER, CITY OF	120595	0138	D
UNION COUNTY	120422	0138	D

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**  
12125C0138D

**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](http://www.msc.fema.gov)



City of Lake Butler  
Proposed Sprayfield Improvements  
CDBG Grant # 16DB-OK-03-73-02-N11

