



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

2009 NW 67th Place, Gainesville, FL 32653 • 1 803 • 352 . 955 . 2200

MEETING NOTICE

CLEARINGHOUSE COMMITTEE

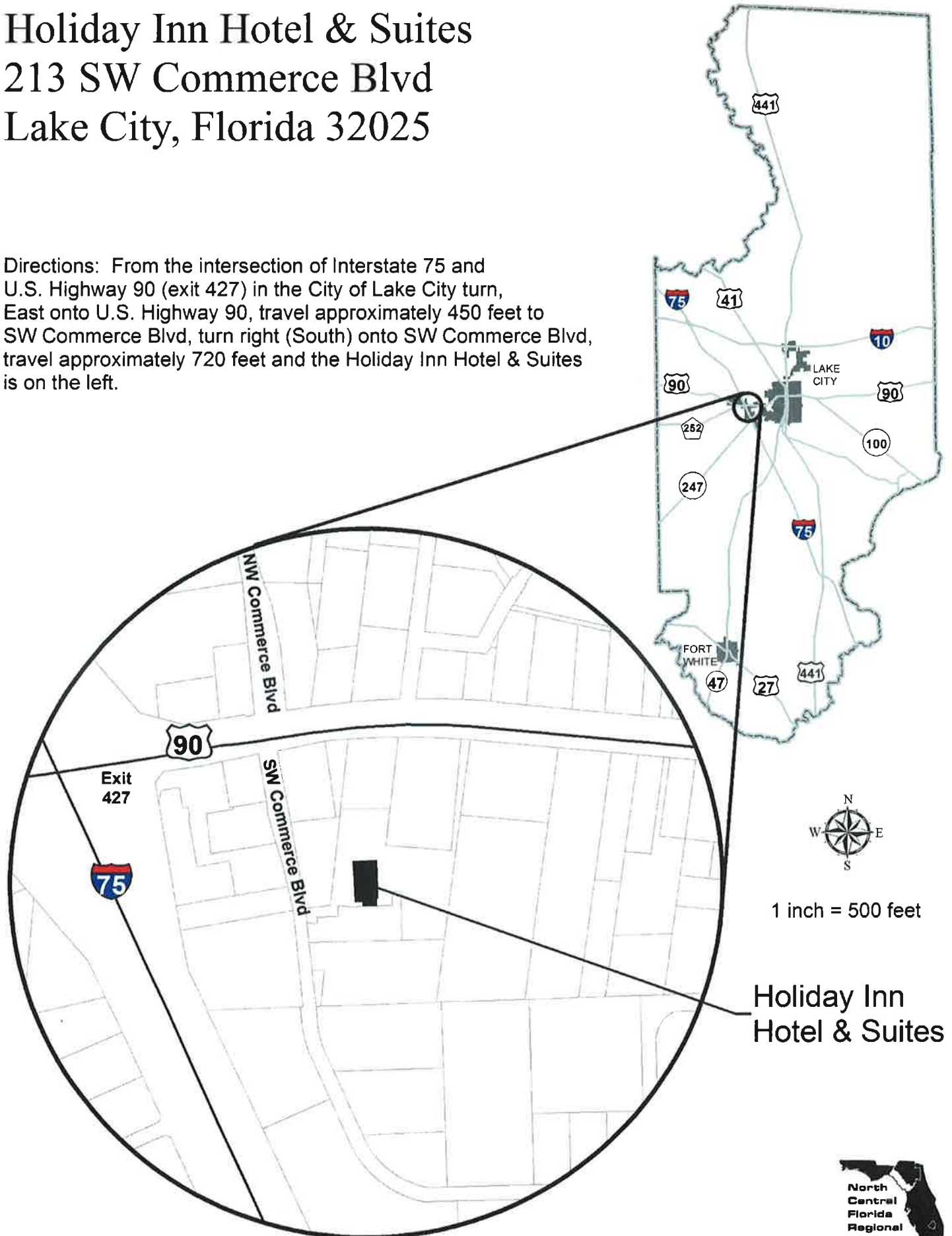
There will be a meeting of the Clearinghouse Committee of the North Central Florida Regional Planning Council on **October 26, 2017**. The meeting will be held at the **Holiday Inn Hotel & Suites, 213 SW Commerce Boulevard, Lake City**, beginning at **6:00 p.m.**

(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.





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

October 26, 2017
6:00 p.m.

PAGE NO.

I.	APPROVAL OF THE SEPTEMBER 28, 2017 MEETING MINUTES	5
II.	COMMITTEE-LEVEL REVIEW ITEMS	
	<u>Comprehensive Plan Amendments</u>	
	#107 - City of Trenton Comprehensive Plan Adopted Amendment (DEO No. 17-1ER)	9
	#108 - City of Gainesville Comprehensive Plan Adopted Amendment (DEO No. 17-3ESR)	33

NORTH CENTRAL FLORIDA REGIONAL PLANNING COUNCIL
CLEARINGHOUSE COMMITTEE
MINUTES

Holiday Inn Hotel and Suites
Lake City, Florida

September 28, 2017
6:00 p.m.

MEMBERS PRESENT

Anthony Adams, Vice-Chair
Beth Burnam
Jim Catron
Thomas Demps
Janice Mortimer
Helen Warren

MEMBERS ABSENT

Charles Chestnut, IV
William Hunter
James Montgomery, Chair

STAFF PRESENT

Steven Dopp

Noting the presence of a quorum, Vice-Chair Adams called the meeting came to order at 6:02 p.m.

I. APPROVAL OF THE JULY 24, 2017 MEETING MINUTES

ACTION: It was moved by Commissioner Demps and seconded by Commissioner Burnam to approve the July 24, 2017 meeting minutes as circulated. The motion carried unanimously.

II. COMMITTEE-LEVEL REVIEW ITEMS

- #102 - Alachua County Comprehensive Plan Adopted Amendment (DEO No. 17-3ESR)
- #103 - Columbia County Comprehensive Plan Adopted Amendment DEO No. 17-1ESR)
- #105 - Union County Comprehensive Plan Draft Amendment (DEO No. 17-1ER)
- #106 - City of Archer Comprehensive Plan Adopted Amendment DEO No. 17-1ESR)

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 Commissioner Demps and seconded by Commissioner Catron to approve the staff reports as circulated. The motion carried unanimously.

The meeting adjourned at 6:20 p.m.

James Montgomery, Chair

10/26/17

COMMITTEE-LEVEL ITEMS

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

Regional Planning Council: North Central FL
Review Date: 10/26/17
Amendment Type: Adopted Amendment

Regional Planning Council Item No.: 107
Local Government: City of Trenton
Local Government Item No.: Ord. 2017-03
State Land Planning Agency Item No.: 17-1ER

Date Mailed to Local Government and State Land Planning Agency: 10/27/17 (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 amending its comprehensive plan based on an evaluation completed by the City to reflect changes in state requirements pursuant to Section 163.3191, Florida Statutes. More specifically, the item amends the Future Land Use Map as well as the text of the Future Land Use Element; the Traffic Circulation Element; the Housing Element; the Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element; the Conservation Element; the Recreation and Open Space Element, the Intergovernmental Coordination Element and the Capital Improvements Element (see attached excerpts).

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

The City is bisected by U.S. Highway 129 as well as State Roads 26 and 47, all of which are identified in the North Central Florida Strategic Regional Policy Plan as Regional Transportation Facilities. Additionally, the City is located within an Area of High Recharge Potential to the Floridan Aquifer, which is identified and mapped as a Natural Resource of Regional Significance in the Regional Plan. Nevertheless, no significant adverse impacts are anticipated to regional facilities or Natural Resources of Regional Significance as the amendment does not result in an increase in allowable density or intensity of use.

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

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

Request a copy of the adopted version of the amendment?

Yes _____ No _____
Not Applicable _____ X _____

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

**EXCERPTS FROM THE
CITY COMPREHENSIVE PLAN AMENDMENT**

II.
~~TRAFFIC CIRCULATION~~
TRANSPORTATION ELEMENT

**TRAFFIC CIRCULATION TRANSPORTATION GOAL, OBJECTIVES AND
POLICIES**

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

OBJECTIVE II.1 The City, upon adoption of this Comprehensive Plan, shall ~~establish~~ maintain a safe, convenient and efficient level of service standard which shall be maintained for all motorized and non-motorized transportation systems. ~~beginning June 1, 1992.~~

Policy II.1.1 Establish the Service Standards as noted below at peak hour for the following roadway segments within the City as defined within the Florida Department of Transportation 2002 Quality/Level of Service Handbook.

ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	ROADWAY SEGMENT NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	SEGMENT DISTANCE (in miles)	SEGMENT LEVEL OF SERVICE
1	State Road 47 (from U.S. 129/ State Road 49 to northeast City limits)	2-U	Minor Arterial	Rural	0.6	D
2	U.S. 129/State Road 49 (from north City limits to south City limits)	2-U	Minor Arterial	Rural	1.3	D
3	County Road 307A (from west City limits to State Road 47)	2-U	Minor Collector	Rural	0.2	D
4	State Road 26 (from west City limits to east City limits)	2-U	Intrastate Highway System	Community	2.0	C

U Undivided roadway

- Policy II.1.2 The City shall control the number and frequency of connections and access points of driveways and roads to arterial and collector roads by requiring access points for state roads to be in conformance with Chapter 14-96 and 14-97, Florida Administrative Code, in effect upon adoption of this Comprehensive Plan and the following requirements for City roads:
- (a) permitting 1 access point for ingress and egress purposes to a single property or development;
 - (b) permitting 2 access points if the minimum distance between the two access points exceeds 20 feet;
 - (c) permitting 3 access points if the minimum distance between each access point is at least 100 feet; or
 - (d) permitting more than 3 access points where a minimum distance of 1000 feet is maintained between each access point.
- Policy II.1.3 The City shall require the provision of safe and convenient on-site traffic flow, which includes the provision for vehicle parking, which shall be located on the same lot or parcel of land the parking is intended to serve. Each off-street parking space, with the exceptions of handicapped and designated compact vehicle parking spaces, shall be a minimum of 10 feet by 20 feet in size. Each handicapped parking space shall be a minimum of 12 feet by 20 feet in size. Each compact vehicle parking space shall be a minimum of 7.5 feet by 15 feet in size and the number of designated compact vehicle parking spaces shall not exceed 35 percent of the total number of parking spaces on the lot or parcel. The City may allow the establishment of such off-street parking facilities within 300 feet of the premises they are intended to service when the practical difficulties prevent the placing of the facilities on the same lot as the premises they are designed to serve.
- Policy II.1.4 The City shall, for any development which is required to provide a site plan or any development requiring platting, include requirements for an additional 10 foot right-of-way width for bicycle and pedestrian ways to be provided for all proposed collector and arterial roadways, as integrated or parallel transportation facilities.
- OBJECTIVE II.2 The City, upon adoption of this Comprehensive Plan, shall require that all traffic circulation system improvements be consistent with the land uses shown 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.
- OBJECTIVE II.3 The City shall, upon adoption of this Comprehensive Plan, coordinate its traffic circulation planning efforts with the Florida Department of Transportation for consistency with the Department's 5-Year Transportation Plan.

III.
HOUSING ELEMENT

HOUSING GOAL, OBJECTIVES AND POLICIES

GOAL III - PROVIDE DECENT, SAFE AND SANITARY HOUSING IN SUITABLE ENVIRONMENTS AT AFFORDABLE COSTS TO MEET THE NEEDS OF THE CITY'S PRESENT AND FUTURE CITIZENS, INCLUDING THOSE RESIDENTS WITH SPECIAL NEEDS.

- OBJECTIVE III.1 The City, upon adoption of this Comprehensive Plan, shall provide for the allocation of at least 10 percent of the land use allocation which permit dwelling units to be provided to permit affordable housing, such as mobile homes, for the existing and anticipated population.
- Policy III.1.1 The City shall include as part of its adopted citizen participation plan a provision to insure that representatives of the local private and non-profit housing industry be provided opportunities to participate in housing related planning activities conducted by the City.
- Policy III.1.2 The City's land development regulations shall permit the construction of government subsidized housing only within areas which are served by public facilities which meet or exceed the adopted level of service standards established in the other elements of this Comprehensive Plan.
- OBJECTIVE III.2 The City shall promote the maintenance of a safe and sanitary housing stock and the elimination of substandard housing conditions, as well as the establishment of provisions for the structural and aesthetic improvement of housing ~~through adoption by maintaining~~ of minimum housing standards ~~by June 1, 1992.~~
- Policy III.2.1 The City, to address the quality of housing and stabilization of neighborhoods, shall include minimum housing standards for structural strength, stability, sanitation, adequate light and ventilation and safety to life and property from fire and other hazards incident to the construction, alteration, repair, removal, demolition, use and occupancy of residential buildings within the adopted land development regulations based upon the following criteria:

- (a) Every dwelling unit shall contain not less than a kitchen sink, lavatory, tub or shower and a water closet;
- (b) Every dwelling unit shall have both a cold water and hot water supply;
- (c) Every dwelling unit shall have heating facilities;
- (d) Every habitable room shall have a window or skylight; and
- (e) All exterior walls and roofs shall be structurally sound and free of defects.

OBJECTIVE III.3 The City shall make available site opportunities for extremely-low, very-low, low- and moderate-income families and mobile homes in conformance with the Future Land Use Element by permitting mobile homes in single family and multi-family residential areas on individual lots or as mobile home subdivisions and parks consistent with ~~Chapter 320.8285(5) and 553.38(2), Florida Statutes in effect upon the adoption of this Comprehensive Plan.~~

Policy III.3.1 The City shall provide for siting for housing for extremely-low, very-low, low- and moderate-income persons and mobile homes.

Policy III.3.2 The City's land development regulations shall provide for the location of mobile home developments and standards for mobile home installation consistent with ~~Chapter 320.8285(5) and 553.38(2), regulations contained in Florida Statutes, in effect upon the adoption of this Comprehensive Plan the Florida Building Code.~~

OBJECTIVE III.4 The City shall facilitate the provision of group homes or foster care facilities, as licensed or funded by the State of Florida Department of Health and Rehabilitative Services, within residential areas or areas of residential character, upon adoption of this Comprehensive Plan .

Policy III.4.1 The City shall permit homes of six or fewer residents which otherwise meet the definition of a community residential home as provided in Chapter 419, Florida Statutes, in effect upon adoption of the Comprehensive Plan, as a single-family noncommercial use to be allowed in all residential land use districts provided that such homes shall not be located within a radius of 1,000 feet of another existing home with six or fewer residents.

Policy III.4.2 The City shall permit homes of more than six residents which meet the definition of a community residential home as provided in Chapter 419, Florida Statute within medium and high density residential land use categories based upon the following criteria:

- (a) The City shall approve the siting of a community residential home, unless the City determines that the siting of the home at the site selected:

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

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

GOAL IV-1 - ENSURE THE PROVISION OF PUBLIC FACILITIES IN A TIMELY, ORDERLY EFFICIENT AND ENVIRONMENTALLY SOUND MANNER AT AN ACCEPTABLE LEVEL OF SERVICE FOR THE CITY'S POPULATION.

OBJECTIVE IV.1 The City, upon adoption of this Comprehensive Plan, shall correct existing deficiencies by undertaking capital improvement projects in accordance with the schedule contained in the Capital Improvements Element of this Comprehensive Plan.

Policy IV.1.1 The City shall provide that within the schedule contained in the Capital Improvements Element, that capital improvement projects needed for replacement or correction of existing deficiencies in public facilities be given priority over providing for future facilities needs; (1) if they are imminently needed to protect the public health and safety, which shall be given the highest priority; and (2) if existing facilities are not meeting maintenance or operation level of service standards adopted herein, which shall be given the second order of priority.

OBJECTIVE IV.2 The City, upon adoption of this Comprehensive Plan, shall coordinate the extension of, or increase in the capacity of facilities by scheduling the completion of public facility improvements concurrent with projected demand.

POLICIES FOR SANITARY SEWER

Policy IV.2.1 The City hereby establishes the following level of service standards for sanitary sewer facilities.

<u>FACILITY TYPE</u>	<u>LEVEL OF SERVICE STANDARD</u>
Individual Septic Tanks	Standards as specified in Chapter 10D-6, Florida Administrative Code, in effect upon adoption of this Comprehensive Plan.
Community Sanitary Sewer System	138.7 gallons per capita per day

Policy IV.2.2 The City shall prohibit the installation of septic tanks in locations with soils which do not meet installation requirements of Chapter 10D-6, Florida Administrative Code, ~~in effect upon adoption of this Comprehensive Plan.~~

Policy IV.2.3 The City's land development regulations shall allow septic tanks to remain in service until such time as a centralized sanitary sewer system is accessible conditional on the following requirements:

- (a) The City shall not issue a building permit for construction of a building or facility where sanitary sewage is proposed to be disposed using an onsite sewage disposal system in an area zoned industrial on the City's official zoning atlas, or used for industrial or manufacturing purposes, or

its equivalent, where the City's centralized sanitary sewer system is available within 1/4 mile of the area used or zoned industrial or manufacturing, or where a likelihood exists that the onsite sewage disposal system may receive toxic, hazardous or industrial waste;

- (b) The City shall not issue an occupational license to the owner or tenant of a building located in an area zoned industrial on the City's official zoning atlas, or used for industrial or manufacturing purposes, or its equivalent, when such site is served by an onsite sewage disposal system without first obtaining an annual operating permit from the County Health Department; and
- (c) The City shall not issue a certificate of land development regulation compliance to a new owner or tenant of a building located in an area zoned industrial on the City's official zoning atlas, or used for industrial or manufacturing purposes, or its equivalent, or who operates a business which has the potential to generate toxic, hazardous or industrial wastewater, when such site is served by an onsite sewage disposal system without first obtaining an annual operating permit for an onsite sewage disposal system from the County Health Department.

POLICIES FOR SOLID WASTE DISPOSAL

Policy IV.2.4

The City hereby establishes the following level of service standards for solid waste disposal facilities:

<u>FACILITY TYPE</u>	<u>LEVEL OF SERVICE STANDARD</u>
Solid Waste Landfill	0.85 tons per capita per year

POLICIES FOR DRAINAGE

Policy IV.2.5

The City hereby establishes the following level of service standards for drainage facilities:

LEVEL OF SERVICE STANDARD

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

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

All other stormwater management projects shall adhere to the standards as specified in Chapter 1762-25, Florida Administrative Code (~~rules of the Florida Department of Environmental Regulation~~) and Chapter 40B-400, Florida

Administrative Code (rules of the Suwannee River Water Management District),
~~as effective on the date of adoption of this Comprehensive Plan.~~

Any development exempt from Chapter ~~1762-25~~ or 40B-400 as cited above, and which is adjacent to, or drains into a surface water, canal, stream, or which empties into a sinkhole, shall first allow the runoff to enter a grassed swale designed to percolate 80 percent of the runoff from a three year, one hour design storm within 72 hours after a storm event.

- Policy IV.2.6 The City, upon adoption of this Comprehensive Plan, shall prohibit the construction of structures or landscape alterations which would interrupt natural drainage flows, including sheet flow and flow to isolated wetland systems.

POLICIES FOR POTABLE WATER

- Policy IV.2.7 The City hereby establishes the following level of service standards for potable water.

<u>FACILITY TYPE</u>	<u>LEVEL OF SERVICE STANDARD</u>
Water wells	Standards as specified in Chapter 1762-22 , Florida Administrative Code, in effect upon adoption of this Comprehensive Plan
Community Potable Water System	174 gallons per capita per day

- OBJECTIVE IV.3 The City, upon adoption of this Comprehensive Plan, shall require that residential densities greater than 2 dwelling units per acre be directed to areas which are served by centralized potable water systems and sanitary sewer systems.

- Policy IV.3.1 The City shall only issue permits for residential dwelling units on lots less than or equal to 2 acres in size only when said lots are served by centralized potable water and centralized sanitary sewer. Lawful residential lots of record less than or equal to 2 acres in size existing prior to the adoption of this policy on September 12, 2005 are not subject to this requirement.

- OBJECTIVE IV.4 The City, upon adoption of this Comprehensive Plan, shall require that no sanitary sewer facility have any discharge into designated prime groundwater recharge areas.

- Policy IV.4.1. The City's land development regulations shall provide that during the development review process, all proposed development within the drainage basin of any designated priority water body shall be coordinated with the Water Management District and ensure that any proposed development is consistent with any approved management plans within that basin.

- OBJECTIVE IV.5 The City, upon adoption of this Comprehensive Plan, shall coordinate with the Water Management District to protect the functions of natural groundwater recharge areas and natural drainage features, by requiring that all developments requiring supervision approval be reviewed by the Water Management District prior to final approval of the plat.

- Policy IV.5.1 The City's land development regulations shall prohibit the discharge of hazardous materials to all soils, groundwaters and surfacewaters of the City. Should the City be identified as a potential site for a hazardous waste treatment facility, the City will cooperate with the Regional Planning Council by coordinating adjacent land uses with the facility and amending the Comprehensive Plan to further address the protection of natural resources, emergency response and appropriate land uses related to the facility.
- Policy IV.5.2 The City will cooperate with the County in the County's establishment of a local listing of all producers of industrial, hazardous and toxic materials and waste, as provided by the Water Quality Assurance Act of 1983, Florida Statutes 403.7225 ~~by 1993.~~
- Policy IV.5.3 The City, ~~by June 1, 1996~~ will cooperate with the County in its preparation of a five year assessment and update the County's hazardous materials plan, as provided by the Water Quality Assurance Act of 1983, Florida Statutes 403.7225, and the County's monitoring of small quantity producers of industrial, hazardous and toxic materials identified by such plan to be operating within the City.
- Policy IV.5.4 The City will participate in the County's Amnesty Day program as provided by the Water Quality Assurance Act of 1983, Florida Statutes 403.7225, ~~by March 1, 1992.~~
- Policy IV.5.5 The City shall provide for the limitation of development and associated impervious surfaces in areas of high aquifer recharge potential to the Floridan Aquifer as designated by the Water Management District and as adopted on Illustration A-XI to protect the functions of the recharge area through requirement of the following:
- (a) Stormwater management practices shall not include drainage wells and sinkholes for stormwater disposal where recharge is into potable water aquifers. Where development is proposed in areas with existing wells, these wells shall be abandoned, including adequate sealing and plugging, ~~according to Chapter 62-28, Florida Administrative Code, in effect July 1, 2005;~~
 - (b) Well construction, modification, or closure shall be regulated in accordance with the criteria established by the Water Management District and the Florida Department of Health;
 - (c) Abandoned wells shall be closed in accordance with the criteria established in Chapter 62-28, Florida Administrative Code, ~~in effect July 1, 2005;~~ and
 - (d) The City shall require that the following impervious surface coverages (including buildings and paved areas such as driveways) be maintained, within high groundwater aquifer recharge areas, as follows:
 - 1. for parcels equal to or greater than 1 acre - impervious surface shall not exceed 20.0 percent; or
 - 2. for parcels less than 1 acre - impervious surface shall not exceed 40.0 percent.

V.
CONSERVATION
ELEMENT

CONSERVATION GOAL, OBJECTIVES AND POLICIES

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

OBJECTIVE V.1 The City's land development regulations, ~~by 1992~~ shall protect air quality through the appropriate siting of development and associated public facilities by requiring landscape buffers and setbacks to prevent wind shadows.

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

OBJECTIVE V.2 The City in order to protect the quality and quantity of current and projected water sources, hereby establishes a 300 foot wellfield protection area around community water system wells. In addition, the City in order to protect areas of high aquifer recharge potential to the Floridan Aquifer as designated by the Water Management District shall limit development in these areas as specified in Policy IV.5.5 of this Comprehensive Plan.

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

Policy V.2.2 The City shall protect the present water quality classification established by the Florida Department of Environmental Regulation by prohibiting industrial uses, commercial uses and intensive agricultural uses, such as milking barns and chicken houses, to be located adjacent to the City's surface water bodies.

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

Policy V.2.4 The City's land development regulations shall require a 35-foot natural buffer around all wetlands and prohibit the location of residential, commercial and industrial land uses within the buffer areas, but allow agriculture, silviculture and resource-based recreational activities within buffer areas subject to best management practices.

Policy V.2.5 The City, ~~by June 1, 1992,~~ shall, through the development review process, require that post-development runoff rates and pollutant loads do not exceed pre-development conditions.

Policy V.2.6 The City's land development regulations shall require all new development to maintain the natural functions of natural flood storage, pollution alternatives in wetlands and 100 year floodprone areas.

- Policy V.2.7 The City shall require all structure to be clustered on the non-floodprone portion of a site or where the entire site is in a floodprone area, structure shall be elevated at least 2 feet above the highest adjacent grade.
- Policy V.2.8 The City shall conserve wetlands by prohibiting, where alternatives for development exist, any development or dredging and filling which would alter their natural functions. If no other alternative for development exists, mitigation will be considered as a last resort using criteria established within Chapter 47-62-312, Rules of the Florida Department of Environmental ~~Regulation~~Protection, in effect upon adoption of this Comprehensive Plan.
- Policy V.2.9 The City shall support the Water Management District in their conducting of water conservation programs by assisting with public information programs for water use restrictions in the case of a water shortage.
- Policy V.2.10 The City shall comply with the plans of the Water Management District for the emergency conservation of water sources through assisting the Water Management District with public information programs for any water use restrictions in the case of water shortage.
- Policy V.2.11 The City's land development regulations shall require a 35-foot regulated natural buffer adjacent to all perennial rivers, streams and creeks and prohibit the location of residential, commercial and industrial land uses within the buffer areas, but allow agriculture, silviculture and resource-based recreational activities within buffer areas subject to best management practices.
- Policy V.2.12 The City shall as part of the development review process limit development to low density and non-intensive uses in prime aquifer recharge areas, designated by the Water Management District, in order to maintain the natural features of these areas.
- Policy V.2.13 The City shall as part of the development review process require the maintenance of the quantity and quality of surface water runoff natural drainage basins by prohibiting any development which may diminish or degrade the quality and quantity of surfacewater runoff within the City.
- Policy V.2.14 The City, prior to granting approval of a site and development plan, for construction or expansion shall require that all hazardous waste generators and facilities are duly permitted as required by Chapter 403, Florida Statutes, by the Florida Department of Environmental ~~Regulation~~Protection. In addition, the City, prior to the issuance of a certificate of land development regulation compliance, shall require that all existing hazardous waste facilities or uses which generates hazardous waste show proof of such permit prior to a change in occupancy.
- OBJECTIVE V.3 The City shall ~~include~~ maintain within the land development regulations for development review, provisions for the conservation, use and protection of soils, minerals, and native vegetative communities, ~~by June 1, 1992.~~
- Policy V.3.1 The City shall require within the land development regulations that any mining permit be coordinated with the Florida Department of ~~Natural Resources~~ Environmental Protection so that mineral resources are conserved and used appropriately.

VI.
RECREATION AND OPEN SPACE
ELEMENT

RECREATION AND OPEN SPACE GOAL, OBJECTIVES AND POLICIES

GOAL VI - SECURE THE PROVISION AND MAINTENANCE OF RECREATION FACILITIES AND OPEN SPACE FOR CITIZENS AND VISITORS AND ACCESS TO THESE FACILITIES FOR ALL PERSONS, REGARDLESS OF SPECIAL NEED OR CONDITION.

OBJECTIVE VI.1 The City, upon adoption of this Comprehensive Plan, shall continue to provide vehicular and pedestrian access to City owned activity and resource based recreation facilities.

Policy VI.1.1 The City shall establish provisions within the land development regulations which shall maintain the number of access points to water oriented recreational resources for the City which will meet or exceed the level of service standards, contained herein, for resource based water related activities.

OBJECTIVE VI.2 The City, ~~by June 1, 1992,~~ shall maintain accurate recreation activity/facility inventories so that accurate levels of service can be determined, based upon the total public and private recreation resources available to the City.

Policy VI.2.1 The City shall ~~establish~~ maintain cooperative ~~polices~~ relationships with other units of government, the Florida Department of ~~Natural Resources~~ Environmental Protection, Water Management District, School Board and community organizations to maintain accurate recreation activity/facility inventories in order to determine the need for recreation facilities.

OBJECTIVE VI.3 The City shall ~~establish~~ maintain requirements within the land development regulations, ~~by June 1, 1992,~~ to require new subdivisions or resubdivisions to allocate land, as determined by standards within the regulations, for parks and recreation facilities so that the City's recreation facilities are provided in quantities to maintain the adopted level of service standards for recreation contained herein.

POLICY VI.3.1 The City hereby establishes the following level of service standards for resource based recreation facilities.

ACTIVITY

LEVEL OF SERVICE STANDARD

Swimming (non-pool)

A 25,000 threshold for the initial access point at a beach, stream, spring, river, lake or pond, with a 25,000 person increment for each additional access point at a beach, stream, spring, river, lake or pond within a 25 mile radius of the City.

Fishing (non-boat)

A 2,500 person threshold for the initial access point, with a 2,500 person increment for each additional access point within a 25 mile

radius of the City.

ACTIVITY

LEVEL OF SERVICE STANDARD

Fishing (boat)

A 4,300 person threshold for the initial boat ramp, with a 4,300 person increment for each additional boat ramp, within a 25 mile radius of the City.

Camping (recreation)

A 5,600 person threshold for vehicle and tent) the initial acre of camping area, with a 5,600 person increment for each additional acre of camping area within a 25 mile radius of the City.

Picnicking

A 500 person threshold for the initial picnic table, with a 500 person increment for each additional picnic table.

Bicycling

A 1,000 person threshold for the initial mile of local roadway, with a 1,000 person increment for each additional mile of local roadway.

Hiking

A 7,000 person threshold for the initial mile of available hiking trail, with a 7,000 person increment for each additional mile of available hiking trail, within a 25 mile radius of the City.

Nature Study

A 2,500 person threshold for the initial 7.0 acres of wildlife management area, with a 2,500 person increment for each additional 7.0 acres of wildlife management area, within a 25 mile radius of the City.

Policy VI.3.2

The City hereby establishes the following level of service standards for user based recreation facilities.

ACTIVITY

LEVEL OF SERVICE STANDARD

Golf

A 32,500 person threshold for the initial 9-holes of golf course, with a 32,500 person increment for each additional 9-holes of golf course.

Equipped play area

A 2,500 person threshold for the initial equipped play area, with a 2,500 person increment for each additional equipped play area.

Tennis

A 7,500 person threshold for the initial tennis court, with a 7,500 person increment for each additional tennis court.

VII.
INTERGOVERNMENTAL COORDINATION ELEMENT

INTERGOVERNMENTAL COORDINATION GOAL, OBJECTIVES AND POLICIES

GOAL VII - ESTABLISH PROCESSES AMONG THE VARIOUS GOVERNMENTAL ENTITIES TO ACHIEVE COORDINATION OF COMPREHENSIVE PLANNING, PROMOTE COMPATIBLE DEVELOPMENT, PROVIDE PUBLIC SERVICES AND PROMOTE THE EFFICIENT USE OF AVAILABLE RESOURCES AMONG GOVERNMENTAL ENTITIES.

- OBJECTIVE VII.1** The City, upon adoption of this Comprehensive Plan, shall coordinate its comprehensive planning with the school board, Water Management District, adjacent local government comprehensive plans and other units of local government providing services but not having regulatory authority over the use of the land.
- Policy VII.1.1** The City shall establish a procedure, as part of the Comprehensive Plan review and amendment process, that all plan amendments proposed within the Comprehensive Plan are coordinated with adjacent local governments, the School Board, and other units of local government providing services but not having regulatory authority over the use of land.
- Policy VII.1.2** The City may use the Regional Planning Council's informal mediation process to resolve conflicts with other units of government.
- Policy VII.1.3** The City shall establish interlocal agreements for the provision of services across jurisdictional boundaries.
- Policy VII.1.4** The City may use the Regional Planning Council's informal mediation process to resolve annexation issues.
- Policy VII.1.5** The City shall coordinate its comprehensive planning with the School Board pursuant to the Interlocal Agreement for Public School Facility Planning by reviewing and commenting on the Five-Year Facilities Work Program of the School Board annually; reviewing and commenting on the Educational Plant Survey of the School Board; providing growth and development trend reports to the School Board annually; reviewing and commenting on future school sites for consistency with the Comprehensive Plan; providing notification of Comprehensive Plan Amendments, rezonings, and development proposals to the School Board; considering co-location and shared use opportunities for community facilities with the School Board; providing applications for residential development to the School Board for a determination of whether there is adequate school capacity to accommodate the proposed residential development; and jointly evaluate with the School Board proportionate share mitigation options if school capacity is not available.
- OBJECTIVE VII.2** The City shall provide adjacent units of local government, the Water Management District, the Regional Planning Council and the Florida Department of ~~Community Affairs~~ Economic Opportunity the opportunity to comment on Comprehensive Plan amendments.

Policy VII.2.1	The City shall, as part of the subdivision, multifamily, commercial and industrial review process, review the relationship of proposed development to the existing comprehensive plans of adjacent local governments.
Policy VII.2.2	The City shall, as part of the monitoring and evaluation process of the Comprehensive Plan, review the relationships of development provided for in the Comprehensive Plan to the existing comprehensive plan of adjacent local governments.
Policy VII.2.3	The City's administrative officer shall provide preliminary plats and permit plans for multifamily, commercial and industrial development within the City for review and comment when the development is abutting the adjacent local government's political boundary
OBJECTIVE VII.3	The City shall coordinate the establishment and amendment of level of service standards for public facilities with state and local entities having operational and maintenance responsibility for such facilities prior to the adoption or any amendment such adopted level of service standards.
Policy VII.3.1	The City, as part of the Comprehensive Plan monitoring and evaluation process, shall coordinate amendments of any level of service standards with appropriate state regional and local agencies, such as the Florida Department of Transportation, Florida Department of Environmental Regulation, Florida Department of Natural Resources, the Water Management District, the Regional Planning Council, adjacent local governments and the school board prior to such amendment.
OBJECTIVE VII.4	The City, upon adoption of this Comprehensive Plan, shall coordinate with the Water Management District regarding all development proposals with the potential for impacting the water resources of the City.
Policy VII.4.1	The City through the development review process shall coordinate all development proposals with the Water Management District for all development proposals within the watershed of any designated Surface Water Management and Improvement Act priority water body.
OBJECTIVE VII.5	The City, shall maintain control of its governmental corporate and proprietary powers as provided in the home rule provisions of the Florida Constitution, specifically Article VIII, Section 2 and Article VII, Section 18.
Policy VII.5.1	The City, shall seek to cooperate with other governmental agencies to the extent possible without waiving, abandoning nor delegating its authority and responsibility.
OBJECTIVE VII.6	The City shall upon adoption of this objective, coordinate the Comprehensive Plan with the School Board Five-Year Facilities Plan.
Policy VII.6.1	Until such time as interlocal agreement is adopted by the City and the School Board in accordance with the requirement of Chapter 163, Part II and Chapter 235, Florida Statutes, + The following procedure shall be used to ensure intergovernmental coordination with the School Board for the location of educational facilities within the City:

VIII.
CAPITAL IMPROVEMENTS ELEMENT

CAPITAL IMPROVEMENTS GOAL, OBJECTIVES AND POLICIES

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

~~As defined in Section 163.3164 (23), Florida Statutes, financial feasibility means that sufficient revenues are currently available or will be available from committed funding sources for the first three years, or will be available from committed or planned revenue sources for years four and five of the Five-Year Schedule of Improvements.~~

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

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

Criteria

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

TRAFFIC CIRCULATION LEVEL OF SERVICE STANDARDS;

Establish the Service Standard at peak hour as defined within the Florida Department of Transportation 2002 Quality/Level of Service Handbook for the following roadway segments within the City:

ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	ROADWAY SEGMENT NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	SEGMENT DISTANCE (in miles)	SEGMENT LEVEL OF SERVICE
1	State Road 47 (from U.S. 129/ State Road 49 to northeast City limits)	2-U	Minor Arterial	Rural	0.6	D
2	U.S 129/State Road 49 (from north City limits to south City limits)	2-U	Minor Arterial	Rural	1.3	D
3	County Road 307A (from west City limits to State Road 47)	2-U	Minor Collector	Rural	0.2	D
4	State Road 26 (from west City limits to east City limits)	2-U	Intrastate Highway System	Community	2.0	C

U Undivided roadway

SANITARY SEWER LEVEL OF SERVICE STANDARDS;

FACILITY TYPE

LEVEL OF SERVICE STANDARD

Individual Septic Tanks

Standards as specified in Chapter 10D-6, Florida Administrative Code, ~~in effect upon adoption of this Comprehensive Plan~~

Community Sanitary Sewer System

138.7 gallons per capita per day

SOLID WASTE DISPOSAL LEVEL OF SERVICE STANDARDS

FACILITY TYPE

LEVEL OF SERVICE STANDARD

Solid Waste Landfill

0.85 tons per capita per year

IMPLEMENTATION

FIVE YEAR SCHEDULE OF IMPROVEMENTS

The five year schedule of improvements shown in Table VIII-1 is the implementation mechanism of the Capital Improvements Element to stage the timing, location, projected cost and revenue sources for any capital improvement needs identified within the other elements of the Comprehensive Plan. The following schedule documents the economic feasibility of the City's Comprehensive Plan and is based upon the Data and Analysis Report, which although not a part of this plan, provides the foundation for the determination of the economic feasibility of any projects listed.

TABLE VIII-1

FIVE YEAR SCHEDULE OF IMPROVEMENTS

~~2009-2013-~~
2016-2021

PROJECT DESCRIPTION	SCHEDULE	PROJECT COST	GENERAL LOCATION	REVENUE SOURCE	CONSISTENCY WITH OTHER ELEMENTS
Southside Park Phase 2 Development	FY 2009	\$200,000	S.E. First and Second Street	FRDAP Grant	Yes
Potable Water Well or reconstruct well at Southeast First and Second Streets	FY 2011	\$525,000	S.E. First and Second Street	Community Development Block Grant	Yes
New Alternative School 80 student stations 4 additional classrooms	FY 2011	\$500,000	Central Campus	School District	Yes
New Alternative School	FY 2012	\$209,490	Central Campus	School District	Yes
<u>Resurfacing (PE)</u>	<u>FY 2017</u>	<u>\$323,047</u>	<u>SR 49 (US 129) from Levy C/L to end</u>	<u>Federal and/or State</u>	<u>Yes</u>
Resurfacing (C)	FY 2019	\$2,087,376	<u>SR 49 (US 129) from Levy C/L to end</u>	<u>Federal and/or State</u>	<u>Yes</u>

Source: ~~Data and Analysis Report, 1989, revised 1991, revised 2006 and revised 2008 and School District Five Year Work Plan, 2008-2009.~~ FDOT 5 Year Work Program

Note: FRDAP means Florida Recreation Development Assistance Program.

PROCEDURE FOR MONITORING AND EVALUATION OF THE CAPITAL IMPROVEMENTS ELEMENT

The role of monitoring and evaluation of the Capital Improvements Element is important to the effectiveness of the City's planning program. This is due to the fluctuations in the revenues and expenditures of the City due to market and economic conditions.

The revenues and expenditures of the City will be used to predict fiscal trends in order to maintain the City's adopted level of service standards for public facilities and recreation. Therefore, the Capital Improvements Element requires a continuous program for monitoring and evaluation, and pursuant to Chapter 163, Part II, Florida Statutes, this element will be reviewed on an annual basis to ensure that the fiscal resources are available to provide the public facilities needed to support the established level of service standards.

The annual review is the responsibility of the City's Local Planning Agency. City staff, designated by the City Manager will serve as advisory counsel to the Local Planning Agency dealing with all fiscal issues.

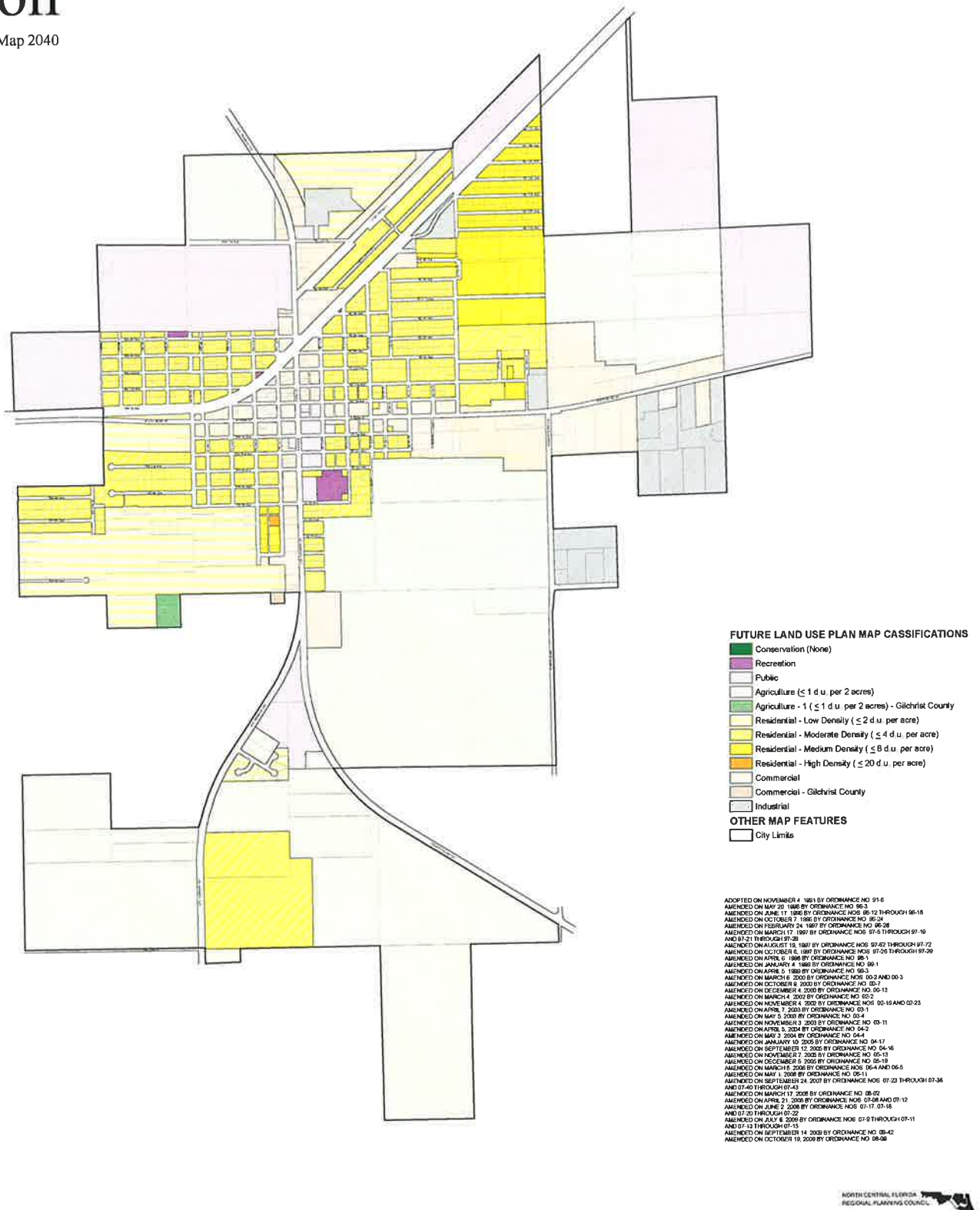
The Local Planning Agency shall consider the following points during the annual review to assist in the determination of findings and recommendations to the City Commission:

- (1) The review of the criteria used to evaluate capital improvement projects in order to ensure that projects are being ranked in their appropriate order of priority;
- (2) The City's effectiveness in maintaining the adopted level of service standards;
- (3) The impacts of service ~~provisions of other local, regional or state agencies upon the City's ability~~ to maintain the adopted level of service standards;
- (4) Efforts by the City to secure grants or private funds, whenever available, to finance the provision of needed capital improvements;
- (5) The consideration of any corrections, updates and modifications concerning costs, and revenue sources;
- (6) The consistency of the Capital Improvements Element with the other elements of the Comprehensive Plan and most particularly its support of the Future Land Use Element;
- (7) The City's ability to provide public facilities within respective geographic service areas in order to determine any need for boundary modification or adjustment; and
- (8) The appropriateness of including within the 5-Year Schedule of Improvements those identified improvements needed for the latter part of the planning period.

The findings and recommendations of the Local Planning Agency will be transmitted to the City for review at a scheduled public hearing. Subsequent to review of the findings and recommendations of the Local Planning Agency, the City Commission shall direct City staff to provide the Local Planning Agency with an updated 5-Year schedule of Improvements and any drafts for amendments to the Capital Improvements Element as deemed necessary by the City Commission.

City of Trenton

Future Land Use Plan Map 2040



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

Regional Planning Council: North Central FL
Review Date: 10/26/17
Amendment Type: Adopted Amendment

Regional Planning Council Item No.: 108
Local Government: City of Gainesville
Local Government Item No.: PB-17-28 LUC
State Land Planning Agency Item No.: 17-3ESR

Date Mailed to Local Government and State Land Planning Agency: 10/27/17 (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 of 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 _____

No _____

Not Applicable

_____ X _____

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

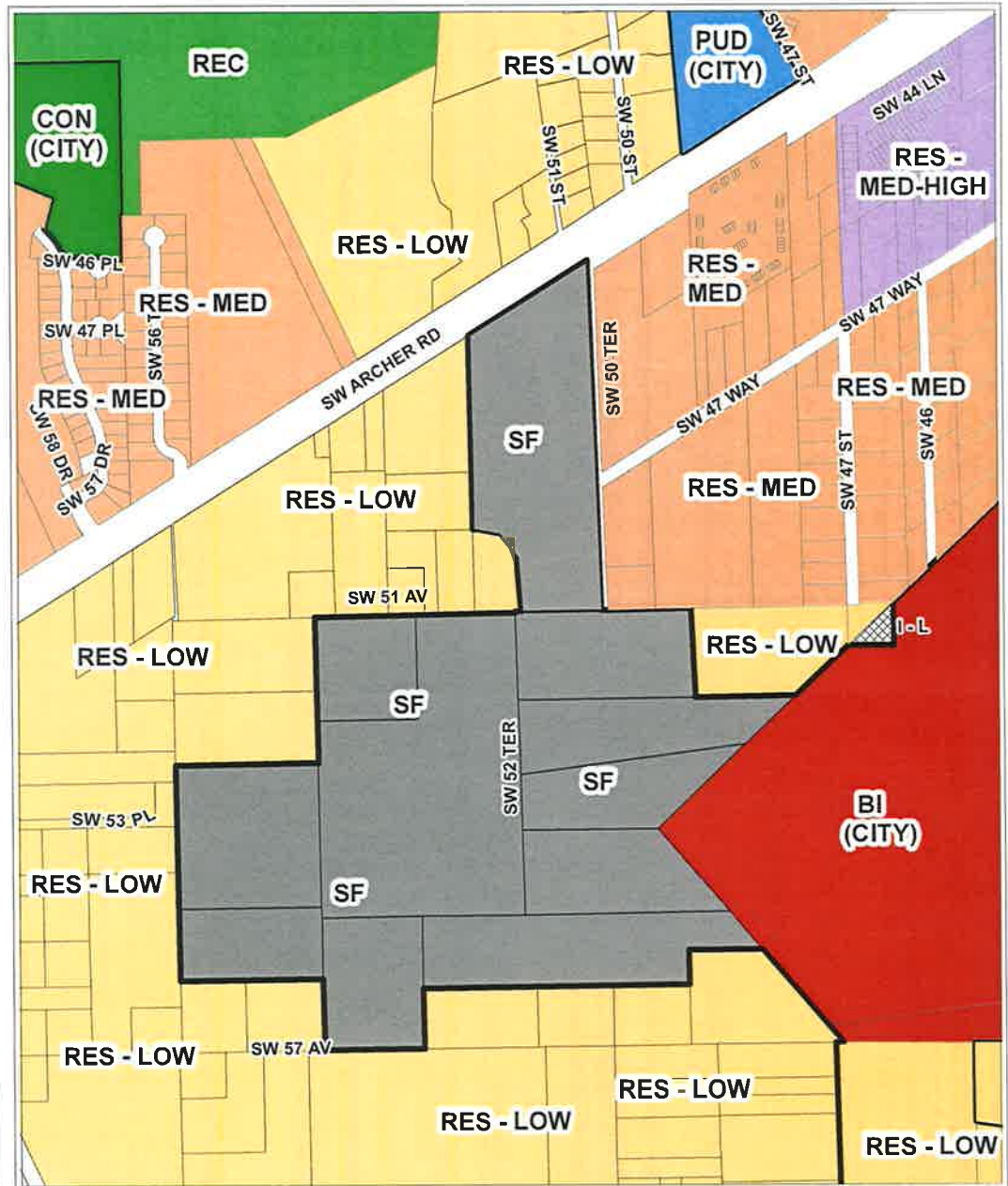
Alachua County Land Use Categories

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
Adopted: 9/21/17

— City Limits

Area
under petition
consideration



ADOPTED 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 -35-