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MEETING NOTICE

CLEARINGHOUSE COMMITTEE

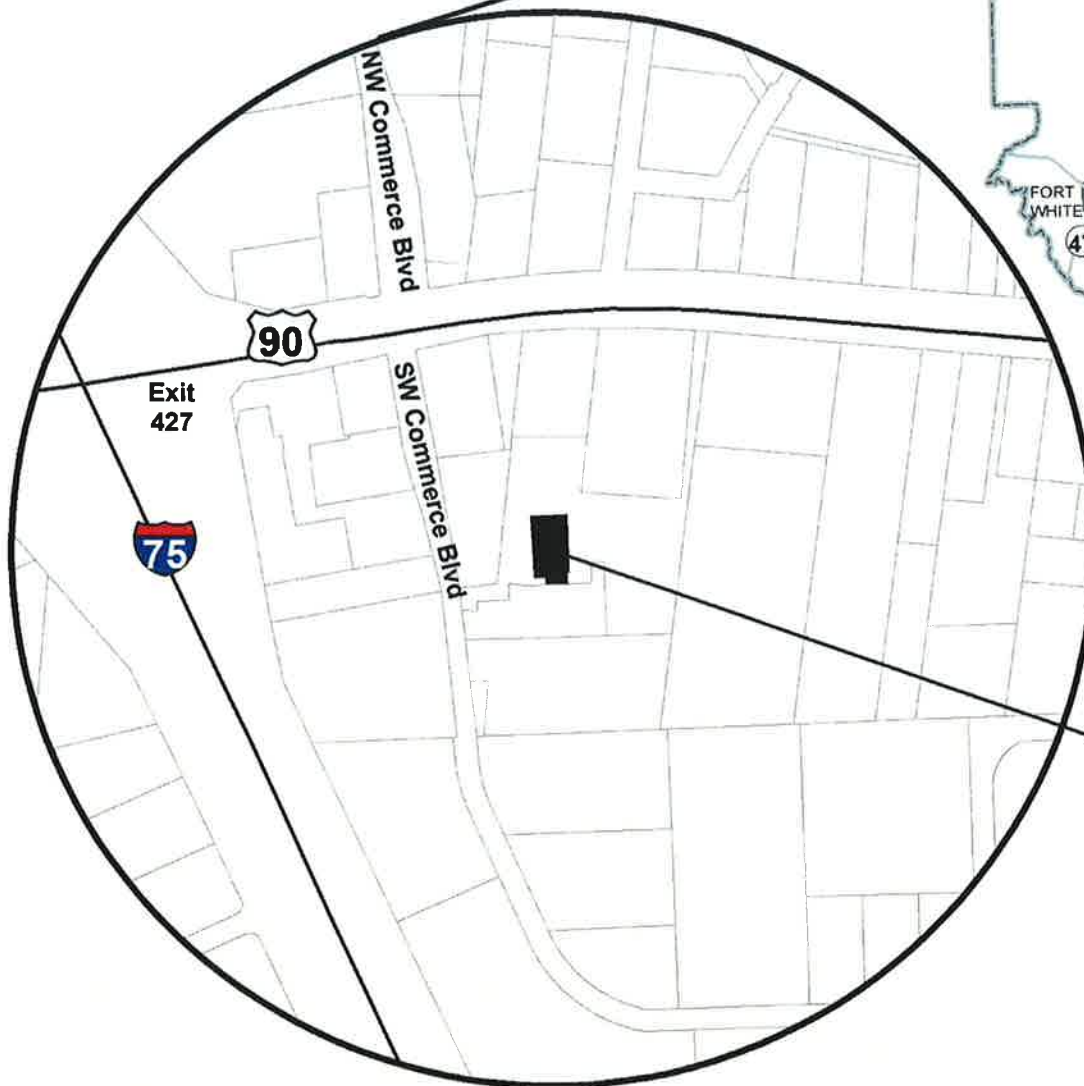
There will be a meeting of the Clearinghouse Committee of the North Central Florida Regional Planning Council on **January 25, 2018**. The meeting will be held at the **Holiday Inn Hotel & Suites, 213 SW Commerce Boulevard, Lake City**, beginning at **6:00 p.m.**

(Location Map on Back)

Holiday Inn Hotel & Suites

213 SW Commerce Blvd
Lake City, Florida 32025

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



1 inch = 500 feet

Holiday Inn
Hotel & Suites





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AGENDA

CLEARINGHOUSE COMMITTEE

Holiday Inn Hotel & Suites
Lake City, Florida

January 25, 2018
6:00 p.m.

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I.	APPROVAL OF THE DECEMBER 14, 2017 MEETING MINUTES	5
II.	COMMITTEE-LEVEL REVIEW ITEMS	
	<u>Comprehensive Plan Amendments</u>	
	#8 - Union County Comprehensive Plan Adopted Amendment (DEO No. 17-1ER)	9
	#9 - City of Alachua Comprehensive Plan Adopted Amendment (DEO No. 17-1ESR)	29
	#10 - Town of LaCrosse Comprehensive Plan Draft Amendment (DEO No. 18-1ESR)	33
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NORTH CENTRAL FLORIDA REGIONAL PLANNING COUNCIL
CLEARINGHOUSE COMMITTEE
MINUTES

Holiday Inn Hotel and Suites
Lake City, Florida

December 14, 2017
6:00 p.m.

MEMBERS PRESENT

Anthony Adams, Vice-Chair
Beth Burnam
Jim Catron
Charles Chestnut, IV
Thomas Demps
William Hunter
Janice Mortimer
Helen Warren

MEMBERS ABSENT

James Montgomery, Chair

STAFF PRESENT

Steven Dopp

Noting the presence of a quorum, Vice-Chair Adams called the meeting came to order at 6:01 p.m.

I. APPROVAL OF THE AGENDA

Mr. Dopp stated that the following two local government comprehensive plan amendments had been received by the Council since distribution of the Clearinghouse meeting packet.

- #6 - City of Newberry Comprehensive Plan Draft Amendment (DEO No. 18-2ESR)
- #7 - Columbia County Comprehensive Plan Draft Amendment (DEO No. 18-1ESR)

He requested that the items be added to the agenda.

ACTION: It was moved by Commissioner Catron and seconded by Commissioner Demps to add Clearinghouse Committee Item #6, City of Newberry Comprehensive Plan Draft Amendment (DEO No. 18-1ESR) and Item #7, Columbia County Comprehensive Plan Draft Amendment (DEO No. 18-1ESR) to the agenda. The motion carried unanimously.

ACTION: It was moved by Commissioner Mortimer and seconded by Commissioner Catron to approve the December 14, 2017 Clearinghouse Committee Agenda as amended. The motion carried unanimously.

II. APPROVAL OF THE OCTOBER 26, 2017 MEETING MINUTES

ACTION: It was moved by Commissioner Demps and seconded by Mr. Hunter to approve the October 26, 2017 meeting minutes as circulated. The motion carried unanimously.

III. COMMITTEE-LEVEL REVIEW ITEMS

- #3- Hamilton County Comprehensive Plan Draft Amendment (DEO No. 18-1ESR)
- #4- City of Newberry Comprehensive Plan Draft Amendment (DEO No. 18-1ESR)
- #5 - Alachua County Comprehensive Plan Draft Amendment (DEO No. 18-1ESR)
- #6 - City of Newberry Comprehensive Plan Draft Amendment (DEO No. 18-2ESR)
- #7 - Columbia County Comprehensive Plan Draft Amendment (DEO No. 18-1ESR)

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

The meeting adjourned at 6:13 p.m.

James Montgomery, Chair

1/25/18

COMMITTEE-LEVEL ITEMS

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

Regional Planning Council: North Central FL
Review Date: 1/25/18
Amendment Type: Adopted Amendment

Regional Planning Council Item No.: 8
Local Government: Union County
Local Government Item No.: CPA 17-01
State Land Planning Agency Item No.: 17-1ER

Date Mailed to Local Government and State Land Planning Agency: 1/26/18 (estimated)

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

DESCRIPTION OF AMENDMENT

The County is amending its comprehensive plan based on an evaluation completed by the County 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; the Capital Improvements Element and the Public School Facilities Element (see attached excerpts).

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

The County is bisected by State Roads 18, 100, 121 and 238, all of which are identified in the North Central Florida Strategic Regional Policy Plan as Regional Transportation Facilities. Additionally, Lake Butler, a portion of the North Central Florida Ecological Greenway, identified state-owned conservation lands, the Santa Fe River Corridor and Worthington Spring, which are identified and mapped as Natural Resources of Regional Significance in the Regional Plan are located within the County. 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 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 AMENDMENT**

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I

FUTURE LAND USE ELEMENT

INTRODUCTION

This Future Land Use Element and Future Land Use Plan map designates the future general distribution, location and extent of the uses of land within the unincorporated areas of the County. It provides for the appropriate distribution of population densities and building and structural densities and intensities. Data collected for this plan element and its analysis, contained in the County's Data and Analysis document, are not part of this plan element but do provide a basis for its formulation.

The following goal, objectives and policies provide for allocation of future land uses as well as guidance for its distribution. The focal point around which this Future Land Use Element is centered is the relationship between urban development areas and rural areas of the County, and the uses and intensity of each of those areas. The rural character of the unincorporated areas of the County provides opportunity for guiding direction, location and concentration of future urban uses. The concentration of urban uses within urban development areas of the County will enable both public and private sectors to feasibly plan for the public facilities and services needed to serve the residents of the County.

The following policies list uses for each of the land use classifications described in the Future Land Use Element. In addition to the uses there are also uses listed as special exceptions or special permits. A special exception or special permit is a use that would not be appropriate generally or without restriction throughout the land use classification, but if controlled as to number, area, or location would promote the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity or general welfare. Special exceptions or special permits, as all other development orders, shall only be issued in conjunction with a Certificate of Concurrency Compliance as provided within the Concurrency Management System found within this Comprehensive Plan.

FUTURE LAND USE GOAL, OBJECTIVES AND POLICIES

GOAL I - IN RECOGNITION OF THE IMPORTANCE OF CONSERVING THE NATURAL RESOURCES, **DISCOURAGING URBAN SPRAWL**, AND ENHANCING THE QUALITY OF LIFE IN THE COUNTY, **DIRECT DEVELOPMENT TO THOSE AREAS WHICH HAVE IN PLACE OR HAVE AGREEMENTS TO PROVIDE, THE LAND AND WATER RESOURCES, FISCAL ABILITIES AND SERVICE CAPACITY TO ACCOMMODATE GROWTH** ~~DEVELOP~~ IN AN ENVIRONMENTALLY ACCEPTABLE MANNER.

OBJECTIVES AND POLICIES

FOR URBAN DEVELOPMENT AREAS

Urban development areas are those areas shown on the County's Future Land Use Plan Map.

These areas are not urban service areas for public facilities, but are areas to which higher density agricultural, residential (single family, multi-family, and mobile homes) and commercial and industrial uses are to be directed so that at such time as public facilities may be provided, they can be done so in an efficient and economical manner.

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Policy I.13.1 The Board of County Commissioners shall use the following criteria in considering for approval the following essential services owned or operated by publicly regulated entities: electrical transmission lines ~~and substations~~, natural gas transmission lines, and radio, telecommunications and television antennas and towers. No such service shall be sited within 200 feet of any single or multi-family residence, group living facility, school or hospital, said distance to be measured from the centerline of the electrical and natural gas transmission lines, as constructed, ~~or the fenced area of electrical stations~~. In addition, all radio and telecommunication towers shall also maintain the rated self-collapsing distance from any use listed above.

Policy I.13.2 **The County shall allow electrical substations as a permitted use by right within all land use classifications, except Conservation future land use category and any Historic Preservation Overlay district as depicted on the Future Land Use Plan Map. New distribution electric substations should be constructed to the maximum extent practicable, to achieve compatibility with adjacent and surrounding land uses. The following standards intended to balance the need for electricity with land use compatibility shall apply to new distribution electric substations.**

- 1. In nonresidential areas abutting residential areas, a setback of 100 feet between the distribution electric substation property boundary and permanent equipment structures shall be maintained. An open green space shall be formed by installing native landscaping, including trees and shrub material. Substation equipment shall be protected by a security fence.**
- 2. In residential areas, a setback of 100 feet between the distribution electric substation property boundary and permanent equipment structures shall be maintained. An open green space shall be formed by installing native landscaping, including trees and shrub material. Substation equipment shall be protected by a security fence.**

OBJECTIVE I.14 The County shall continue to enforce the airport land use restrictions as provided in the airport land use restriction policy of this element.

Policy I.14.1 Airport land use restrictions shall be provided notwithstanding any other provisions of this Comprehensive Plan, so that no use may be made of land or water adjacent to any airport which will interfere with the operation of an airborne aircraft. The following special requirements shall apply to each permitted use:

1. All lights or illumination used in conjunction with street, parking, signs, or use of land and structures shall be arranged and operated in such a manner that it is not misleading or dangerous to aircraft operating from the airport or in vicinity thereof.
2. No operations from any land use type shall produce smoke, glare, or other visual hazards within 3 statute miles of any usable runway of the airport.
3. No operations from any land use type shall produce electronic interference with navigation signals or radio communication between the airport and aircraft.

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II

~~TRAFFIC CIRCULATION~~ **TRANSPORTATION** ELEMENT

INTRODUCTION

A traffic circulation system provides for the safe and efficient movement of people and goods and supports existing and future development. This plan element identifies the types, locations and extent of existing and proposed major thoroughfares and transportation routes in the County and establishes a framework for policy decisions in planning future transportation needs. Data collected for this plan element and its analysis, contained in the Data and Analysis document, are not part of this plan element but provide a basis for its formulation.

The ~~Traffic Circulation~~ **Transportation** Element interrelates with the Future Land Use Element due to the inherent two-way relationship between land use and transportation. Land use patterns directly affect the demand for transportation facilities. More intensive land uses generate more traffic and require greater degrees of accessibility. Conversely, the transportation network affects and influences the use of land located adjacent to these facilities.

The ~~Traffic Circulation~~ **Transportation** Element also is coordinated and consistent with the remaining plan elements as required by the Local Government Comprehensive Planning and Land Development Regulation Act ~~and accompanying Chapter 9J-5, Florida Administrative Code~~. Further, the County's traffic circulation system does not stop at political boundaries. Coordination with other local governments is prerequisite to a total traffic circulation system. The goal, objectives and policies of the Intergovernmental Coordination Element establish guidelines for coordination between various governmental entities.

The following goal, objectives and policies of this plan element serve as the plan for ~~traffic~~ **circulation transportation** needs. The objectives and policies herein provide a basis for addressing transportation needs within the County.

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

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

OBJECTIVE II.1 The County shall maintain a safe, convenient and efficient level of service standard for all roadways.

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

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ROADWAY SEGMENT NUMBER	LEVEL OF ROADWAY SEGMENT <u>DESCRIPTION</u>	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	LEVEL OF SERVICE
28 <u>29</u>	C.R. 240 from C.R. 241 to County west boundary	2U	Minor Collector	Rural	D
29 <u>30</u>	C.R. 241A from C.R. 241 to S.R. 238	2U	Minor Collector	Rural	D
30 <u>31</u>	C.R. 241 from S.R. 238 to County west boundary	2U	Minor Collector	Rural	D
31 <u>32</u>	C.R. 791 from C.R. 241A to S.R. 238	2U	Minor Collector	Rural	D

U - Undivided roadway.

Policy II.1.2. The County 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 ~~on January 1, 2003~~ **upon adoption of this Comprehensive Plan** and the following requirements for County roads:

1. Permitting 1 access point for ingress and egress purposes to a single property or development;
2. Permitting 2 access points if the minimum distance between the two access points exceeds 20 feet;
3. Permitting 3 access points if the minimum distance between each access point is at least 100 feet; or
4. Permitting more than 3 access points where a minimum distance of 1000 feet is maintained between each access point.

Policy II.1.3. The County shall require the provision of safe and convenient on-site traffic flow which includes the provision for vehicle parking to be located on the same lot or parcel of land the parking is intended to serve. Each off-street parking space, with the exception of handicapped parking spaces, shall be a minimum of 10 feet by 20 feet in size. Each handicapped parking space shall be a minimum of 12 feet by 20 feet in size plus a 5 foot wide access aisle. The County may allow the establishment of such offstreet 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 County for any development required to provide a site plan or requiring platting along proposed collector or arterial roadways, shall include requirements for an additional 10 foot right-of-way for bicycle and pedestrian ways to be provided as integrated or parallel transportation facilities.

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- Policy II.1.5** **In accordance with Section 163.3180(5)(h)1.c. and 163.3180(5)(h)2. Florida Statutes, as amended, the County shall provide a means by which the landowner will be assessed a proportionate share of the cost of providing the transportation facilities necessary to serve the proposed development. However, the landowner shall not be held responsible for contributing to deficient transportation facilities.**
- OBJECTIVE II.2 The County shall continue to require all traffic circulation system improvements be consistent with land uses shown on the future land use plan map of the Comprehensive Plan by limiting higher density and higher intensity land use locations to be adjacent to collector and arterial roads.
- Policy II.2.1 The County shall, as part of the capital improvements scheduling of roadway improvements, review all such proposed roadway improvements to determine if they will further the direction of the Future Land Use Plan Element. Where the roadway is operated and maintained by another jurisdictional authority, the County shall notify such jurisdiction, in writing, if any proposed roadway improvement is not consistent with the provisions of the Future Land Use Plan Element.
- Policy II.2.2 The County shall coordinate the traffic circulation system improvements with the provisions of the adopted Suwannee River Management Plan prepared pursuant to Florida Statutes Chapter 380, by the Suwannee River Resource Planning and Management Committee.
- OBJECTIVE II.3 The County shall coordinate its traffic circulation planning efforts with the Florida Department of Transportation for consistency with the Department's 5-Year Transportation Plan.
- Policy II.3.1. The County shall, during the capital improvements planning process, review all proposed roadway improvements for consistency with the Florida Department of Transportation's 5-Year Transportation Plan.
- OBJECTIVE II.4 The County shall continue to provide for the protection of future rights-of-way from building encroachment by establishing right-of-way setback requirements, as provided in the rights-of-way setback policy contained within the **Traffic Circulation-Transportation** Element of this Comprehensive Plan, for all structures along new or realigned collector and arterial roadways. Extra right-of-way will either be provided by the developer if the road is part of the development or purchased as additional right-of-way.
- Policy II.4.1 The County shall continue to require all structures along new or realigned collector or arterial roadways to provide an additional setback of 75 feet as measured from the centerline of the right of way for the future need of additional right-of-way. Such additional right-of-way shall be provided by the developer of the land as part of the development review process or shall be purchased by the agency improving the roadway.

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

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IV

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

INTRODUCTION

The following plan element provides direction for the use, maintenance and location of general sanitary sewer, solid waste, drainage, potable water facilities and natural groundwater aquifer recharge areas in conformance with the future land use element of this Comprehensive Plan.

The data collected for this plan element and its analysis, contained in the County's Data and Analysis document, are not part of this plan element but provide a basis for the formulation of it.

This portion of the Comprehensive Plan provides a goal, objectives and policies which direct the implementation and use of such public facilities in a logical and economic fashion consistent with the State of Florida Comprehensive Plan, the North Central Florida Strategic Regional Policy Plan and other elements of this Comprehensive Plan.

SANITARY SEWER, SOLID WASTE, DRAINAGE, POTABLE WATER AND NATURAL GROUNDWATER AQUIFER RECHARGE ELEMENT GOALS, 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 COUNTY'S POPULATION.

OBJECTIVE IV.1 The County shall continue to 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 County 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. Highest priority - projects imminently needed to protect the public health and safety; and
2. Secondary priority - existing facilities not meeting maintenance or operation level of service standards adopted herein.

SANITARY SEWER FACILITY SUBELEMENT

GOAL IV-2 - ENSURE THE PROVISION OF PUBLIC SANITARY SEWER FACILITIES IN A TIMELY, ORDERLY EFFICIENT AND ENVIRONMENTALLY SOUND MANNER AT AN ACCEPTABLE LEVEL OF SERVICE FOR THE COUNTY'S POPULATION.

OBJECTIVE IV.2 If applicable and funds are available, the County shall continue to coordinate the extension of, or increase in the capacity of sanitary sewer facilities by scheduling the completion of public facility improvements, and requiring that they are concurrent with projected demand.

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

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Individual Septic Tanks	Standards as specified in Chapter 64E-6, Florida Administrative Code, in effect on <u>January 1, 2003 upon adoption of this Comprehensive Plan</u>
City of Lake Butler Community Sanitary Sewer System	94 gallons per capita per day
Union Correctional Institute	123 gallons per capita per day
Lake Butler Reception and Medical Center (west unit)	62 gallons per capita per day
B & C Water Resources	94 gallons per capita per day

Policy IV.2.2 The County shall prohibit the installation of septic tanks in locations with soils which do not meet the installation requirements of Chapter 64E-6, Florida Administrative Code in effect ~~on January 1, 2003~~ **upon adoption of this Comprehensive Plan.**

Policy IV.2.3 The County shall continue to allow existing septic tanks and package wastewater treatment facilities to remain in service until such time as centralized sanitary sewer service is accessible, conditioned on the following requirements:

1. The County 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 classified industrial on the Future Land Use Plan Map, or uses for industrial or manufacturing purposes, or its equivalent, where a centralized sanitary sewer system is available within 1,000 feet of the area used or classified industrial, or where the likelihood exists that the onsite sewage disposal system may receive toxic, hazardous or industrial waste; and
2. The County shall not issue an occupational license to the owner or tenant of a building located in an area classified industrial on the County's Future Land Use Plan Map, or used for industrial or manufacturing purposes, or its equivalent, when such site is served by an onsite sewage disposal system without the owner or tenant first obtaining an annual operating permit from the County Health Department; and
3. The County shall not issue a certificate or land development regulation compliance to a new owner or tenant of a building located in an area zoned industrial on the County's Official Zoning Atlas, or used for industrial or manufacturing purposes, or its equivalent, or which 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 the owner or tenant first obtaining an annual operating permit for an onsite sewage disposal system from the County Health Department.

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Florida Administrative Code, in effect ~~on January 1, 2003~~ **upon adoption of this Comprehensive Plan**, as cited above, which is directly discharged into an Outstanding Florida Water shall include an additional level of treatment equal to the runoff of the first 1.5 inches of rainfall from the design storm consistent with Chapter 62-25.025(9), Florida Administrative Code, in effect ~~on January 1, 2003~~ **upon adoption of this Comprehensive Plan**, in order to meet the receiving water quality standards of Chapter 62-302, Florida Administrative Code, in effect ~~on January 1, 2003~~ **upon adoption of this Comprehensive Plan**. Such stormwater discharge facilities shall be designed so as not to lower the receiving water quality below its designated classification as established in Chapter 62-302, Florida Administrative Code, in effect ~~on January 1, 2003~~ **upon adoption of this Comprehensive Plan**.

POTABLE WATER FACILITY SUBELEMENT

GOAL IV-5 - ENSURE THE PROVISION OF PUBLIC POTABLE WATER FACILITIES IN A TIMELY, ORDERLY EFFICIENT AND ENVIRONMENTALLY SOUND MANNER AT AN ACCEPTABLE LEVEL OF SERVICE FOR THE COUNTY'S POPULATION.

OBJECTIVE IV.5 The County shall continue to coordinate the extension of, or increase in the capacity of potable water facilities by scheduling the completion of public facility improvements and requiring that they are concurrent with projected demand.

Policy IV.5.1 The County hereby establishes the following level of service standards for potable water.

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Private individual water wells	Standards as specified in Chapter 62-22, Florida Administrative Code in effect on January 1, 2003

City of Lake Butler Community Potable Water System	155 gallons per capita per day
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FACILITY TYPE	LEVEL OF SERVICE STANDARD
Union Correctional Facility Potable Water System	181 gallons per capita per day

B & C Water Resources	155 gallons per capita per day
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Policy IV.5.2 The County shall permit residential densities in excess of 2 dwelling units per acre, but less than or equal to 4 dwelling units per acre only within areas served by centralized potable water systems, and residential densities in excess of 4 dwelling units per acre only within areas served by centralized potable water systems and centralized sanitary sewer systems.

Policy IV. 5.3 **The County shall consult with the applicable water supply utility prior to issuance of a building permit or its functional equivalent to ensure that adequate water supplies and facilities will be in place and available no later than the anticipated date of issuance of a certificate of occupancy or its functional equivalent.**

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GOAL IV-6 - ENSURE THE PROTECTION OF SURFACE AND GROUNDWATER QUALITY AND QUANTITY BY ESTABLISHMENT OF PLANS AND PROGRAMS TO PROMOTE ORDERLY USE AND DEVELOPMENT OF LAND IN A MANNER WHICH WILL PROMOTE SUCH PROTECTION AND AVAILABILITY

OBJECTIVE IV.6 The County shall require that no sanitary sewer facility have any discharge into designated high groundwater aquifer recharge areas as designated by the Water Management District and depicted in Appendix A of this Comprehensive Plan.

Policy IV.6.1 The County shall continue to require that, during the development review process, all proposed development within the drainage basin of any designated priority water body shall be coordinated with the Water Management District. Further, the County shall ensure that any proposed development is consistent with any approved management plans within that basin.

OBJECTIVE IV.7 The County shall continue to coordinate with the Water Management District to protect the functions of high groundwater aquifer recharge areas as designated by the Water Management District and depicted in Appendix A of this Comprehensive Plan and natural drainage features by requiring all proposed subdivision plats be reviewed by the Water Management District prior to final approval of the plat.

Policy IV.7.1 The County shall provide for the limitation of development adjacent to natural drainage features to protect the functions of the feature by enforcing a design standard that require all development to conform with the natural contours of the land and leave natural drainage ways undisturbed. In addition, no development shall be constructed so that such development impedes the natural flow of water from higher adjacent properties across such development.

Policy IV.7.2 The County shall provide for the limitation of development and associated impervious surfaces in high groundwater aquifer recharge areas as designated by the Water Management District and depicted in Appendix A of this Comprehensive Plan to protect the functions of the recharge area through requirement of the following:

1. Stormwater management practices shall not include drainage wells and sinkholes for stormwater disposal where recharge is into potable water aquifers. Where development is proposed on private property with existing private drainage wells, these wells shall be abandoned, including adequate sealing and plugging according to Chapter 62-28, Florida Administrative Code, and as administered and regulated by the Water Management District, in effect **on January 1, 2003 upon adoption of this Comprehensive Plan;**
2. Well construction, modification or closure shall be regulated in accordance with the criteria established by the Water Management District and the Florida Department of Health;
3. Abandoned wells shall be closed in accordance with the criteria established in Chapter 62-28, Florida Administrative Code, and as administered and regulated by the Water Management District in effect **on January 1, 2003 upon adoption of this Comprehensive Plan;**

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PROCEDURE FOR MONITORING AND EVALUATION OF CAPITAL IMPROVEMENTS ELEMENT

Monitoring and evaluating the Capital Improvements Element is important to the effectiveness of the County's planning program. This is due to the fluctuations in the revenues and expenditures of the County caused by shifting market and economic conditions.

The revenues and expenditures of the County will be used to predict fiscal trends in order to maintain the County'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 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 County's Local Planning Agency. County staff designated by the Board of County Commissioners will serve as advisory counsel to the Local Planning Agency dealing with all fiscal issues.

The Local Planning Agency shall consider the following during its annual review and determination of findings and recommendations to the Board of County Commissioners:

1. The review of the criteria used to evaluate capital improvement projects in order to ensure projects are ranked in their appropriate order of priority;
2. The County's effectiveness in maintaining the adopted level of service standards;
3. Impacts of service provisions of other local, regional or state agencies upon the County's ability to maintain its adopted level of service standards;
4. Efforts by the County to secure grants or private funds, when available, to finance needed capital improvements;
5. Consideration of corrections, updates and modifications concerning costs and revenue sources;
6. Consistency of the Capital Improvements Element with other elements of the Comprehensive Plan and particularly its support of the Future Land Use Element;
7. The County's ability to provide public facilities within respective geographic service areas in order to determine need for any 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 County for review at a scheduled public hearing. Subsequent to review of the findings and recommendations of the Local Planning Agency, the Board of County Commissioners shall direct County 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 Board of County Commissioners.

The Local Planning Agency shall consider the annual amendment of the 5-Year Schedule of Improvements at the first scheduled date for consideration of amendments to the County's Comprehensive Plan. All amendments to the Schedule or elements except for corrections, updates, and modifications concerning costs; revenue sources; acceptance of facilities pursuant to dedications which are consistent with the plan; or the date of construction of any facility enumerated in the capital improvements element, shall be adopted in accordance with Section 163.3187, Florida Statutes, as amended.

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CONCURRENCY MANAGEMENT SYSTEM

INTRODUCTION

Chapter ~~9J-5~~ **163, Statutes Administrative Code** requires the adoption of a concurrency management system to ensure facilities and services needed to support development are available concurrent with the impacts of such development. This concurrency management system ensures that, prior to the issuance of a development order or permit, the adopted level of service standards required within this Comprehensive Plan for roads, potable water, sanitary sewer, solid waste, drainage and recreation and open space will be maintained.

The County has adopted policies within this Comprehensive Plan which establish level of service standards for public facilities. The concurrency management system in turn provides a mechanism for the County to ensure the maintenance of these standards concurrent with the impacts of development.

PURPOSE AND OVERVIEW

The County shall require a concurrency review be made with applications for development approvals and a Certificates of Concurrency issued prior to development. If the application is deemed concurrent, a Certificate of Concurrency will be issued by the Land Development Regulation Administrator. If the development requires any other development permit, a copy of the Certificate of Concurrency shall be included with any future application for a development permit. A separate concurrency review shall not be required for each development permit for the same project.

For purposes of this Concurrency Management System, a development order means any order granting, denying, or granting with conditions an application for a development permit.

A development permit includes any building permit, zoning permit, subdivision approval, rezoning, certification, special exception, variance, or any other official action of local government having the effect of permitting development of land.

Concurrency review addresses only the availability of public facilities and capacity of services, and a Certificate of Concurrency does not represent overall development approval. If the application for development is not concurrent, the applicant shall be notified that a certificate cannot be issued for the development. The burden of showing compliance with adopted levels of service and with meeting the concurrency test shall be upon the applicant.

The County shall review applications for development, and a development approval shall be issued only if the proposed development does not lower the existing level of service of public facilities and services below the adopted level of service in this Comprehensive Plan.

The minimum requirements for concurrency within this management system are:

1. For Sanitary Sewer, Solid Waste, Drainage and Potable Water Facilities
 - a. **Prior to the issuance of a building permit or its functional equivalent, the County will consult with the applicable water supply utility to ensure that adequate water supplies and facilities will be in place and available no later than the anticipated date of issuance of a certificate of occupancy or its functional equivalent.**
 - ab.. A development order or permit may be issued, subject to the condition that, at the time of issuance of a certificate of occupancy or its functional equivalent, if the necessary facilities and services are in place and available to serve the new development; or

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- c. At the time the development order or permit is issued, the necessary facilities and services are the subject of a binding executed agreement which requires the necessary facilities and services to serve the new development to be in place or under actual construction not more than three years after the issuance of a building permit or its functional equivalent; or
- d. At the time a development order or permit is issued the necessary facilities and services are guaranteed on an enforceable development agreement, pursuant to Section 163.3220, Florida Statutes, or an agreement or development order issued pursuant to Chapter 380, Florida Statutes, to be in place or under actual construction not more than three years after issuance of a building permit or its functional equivalent.

4. For Public School Facilities

- a. **At the time a final subdivision or site plan approval for residential uses is issued the necessary public school facilities and services are in place; or**
- b. **A final subdivision or site plan approval for residential uses is issued, subject to the condition that the necessary public school facilities and services needed to serve the new development are scheduled to be in place or under actual construction no more than three years after issuance of final subdivision or site plan approval as provided in the County's 5-Year Schedule of the Capital Improvements Element; or**
- c. **A final subdivision or site plan approval for residential uses is issued, subject to the execution of a legally binding mitigation agreement between the applicant, School Board and County. This agreement shall be supported by a bond, deposit of funds or other acceptable financial means to assure performance of the proportional share mitigation agreed to by the developer.**

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CONCURRENCY DETERMINATION PROCEDURES

A concurrency test shall be made of the following public facilities and services for which level of service standards have been established in this Comprehensive Plan:

1. ~~Traffic circulation~~ **Transportation**,
2. Solid waste,
3. Potable water, ~~and~~
4. Recreation,
5. **Sanitary Sewer**,
- 6 **Drainage, and**
7. **Public School Facilities**.

The concurrency test for facilities and services will be determined by comparing the available capacity of a facility or service to the demand created by the proposed project. Available capacity will be determined by adding to the total excess capacity of existing facilities the total capacity of any new facilities which meet the previously defined concurrency standards, followed by subtracting capacity committed through concurrency reservations or previously approved development orders or permits.

1. For development orders and permits, determination procedures shall apply, as follows:
 - a. Should an applicant desire to determine if sufficient capacity exists to accommodate the proposed project, the Land Development Regulation Administrator shall make an informal, non-binding determination regarding the apparent sufficiency in the capacity of public facilities and services to satisfy the demands of the proposed project.

If there appears to be insufficient capacity, the Land Development Regulation Administrator shall make a determination of what public facilities or services would become deficient if the proposed project were approved.
 - b. Certain development approvals are ineligible to receive a concurrency reservation because they are too conceptual and, consequently, do not allow an accurate assessment of public facility impacts. These development approvals are land use amendments to the Comprehensive Plan and rezoning requests and shall receive a non-binding concurrency determination.
 - c. Any concurrency determination, whether requested as part of an application for development approval or without an application for development approval, is a non-binding determination of what public facilities and services are available on the date of inquiry. The issuance of a Certificate of Concurrency Compliance shall be the only binding action, for reserving capacity in public facilities and services.
2. For roadways, determination procedures shall apply, as follows:
 - a. The County shall provide level of service information as set forth in the most recent Data and Analysis Report in support of the County's Comprehensive Plan. If this information indicates a level of service failure, the applicant may either
 - (1) Accept the level of service information as set forth in the most recent Data and Analysis Report supporting the County's Comprehensive Plan, or

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- (2) Prepare a more detailed Highway Capacity Analysis as outlined in the Highway Capacity Manual, ~~2000~~ **2010**, or
 - (3) Conduct a speed and delay study following the procedures outlined in the Florida Department of Transportation, ~~Site Impact Handbook, April 1997~~ **Transportation Impact Handbook, dated August 12, 2010.**
 - b. If the applicant chooses to perform a more detailed analysis, the applicant shall submit the completed alternative analysis to the Land Development Administrator for review. The Land Development Administrator shall review the alternative analysis for accuracy and appropriate application of the methodology.
 - c. If the foregoing alternative methodology indicates an acceptable level of service and is accepted by the Land Development Regulation Administrator, the alternative methodology shall be used in place of the most recent Data and Analysis to support the County's Comprehensive Plan.
3. For sanitary sewer, solid waste, drainage, potable water, and recreation and open space, determination procedures shall apply, as follows:
- a. The County shall provide level of service information as set forth in the most recent Data and Analysis Report in support of the County's Comprehensive Plan.
 - b. If such level of service information indicates the proposed project will not result in a level of service failure, the concurrency determination will be that adequate facility capacity exists at acceptable levels of service.
 - c. If such level of service information indicates the proposed project will result in a level of service failure, the concurrency determination will be that adequate facility capacity at acceptable levels of service is not available on the date of application or inquiry.
- 4. For Public School Facilities the following determination procedures shall apply:**
- a. **The School Board staff will review and determine school capacity of each school type.**
 - b. **Development applications must include the number and type of units, and projection of students by type of school based on the student generation rates established by the School Board.**
 - c. **The County will transmit completed applications for residential development to the School Board for a determination of whether there is adequate school capacity to accommodate the proposed residential development, based on the adopted Level of Service standards.**
 - d. **Within forty-five (45) days from the date of the initial transmittal, consistent with the development review process and schedule of the County, the School Board staff will review the completed application and report in writing to the County whether adequate school capacity exists for each level of school.**
 - e. **If the School Board determines that adequate capacity does not exist but that mitigation may be an acceptable alternative, the development application will remain active pending the conclusion of the mitigation negotiation period.**

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f. The County will issue a School Concurrency Determination only upon:

- 1. The School Board's written determination that adequate school capacity will be in place or under actual construction within three (3) years after the issuance of final subdivision or site plan approval for each school type without mitigation; or**
- 2. The execution of a legally binding mitigation agreement between the applicant, School Board, and County. This agreement shall be supported by a bond, deposit of funds or other acceptable financial means to assure performance of the proportionate share mitigation agreed to by the developer.**

g. If the School Board determines that adequate capacity will not be in place or under actual construction within three (3) years after the issuance of final subdivision or site plan approval and mitigation is not an acceptable alternative, the County and Municipalities will not issue a School Concurrency Determination and will deny the residential development order or defer action until such time as the School Board reports that capacity is available or acceptable mitigation agreement is approved by the School Board and the County.

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

Regional Planning Council: North Central Fl
Review Date: 12/25/18
Amendment Type: Adopted Amendment

Regional Planning Council Item No.: 9
Local Government: City of Alachua
Local Government Item No.
City Ordinance No.: 17-08
State Land Planning Agency Item No: 17-1ESR

Date Mailed to Local Government and State Land Planning Agency: 1/26/18 (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 amendment reclassifies 35.82 acres from Medium Density Residential (4 to 8 dwelling units per acre) to Moderate Density Residential (up to 4 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 located in an Area of High Recharge Potential to the Floridan Aquifer which is identified and mapped as a Natural Resource of Regional Significance in the North Central Florida Strategic Regional Policy Plan. Nevertheless, no significant adverse impacts to Natural Resources of Regional Significance are anticipated as the amendment represents a decrease in density.

The subject property is located within one-half mile of Interstate Highway 75 which is identified and mapped in the regional plan as part of the Regional Road Network. However, no significant adverse impacts are anticipated to occur to the Regional Road Network as the amendment represents a decrease in density.

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

No significant adverse extrajurisdictional impacts to adjacent local governments are anticipated to occur as a result of the amendment.

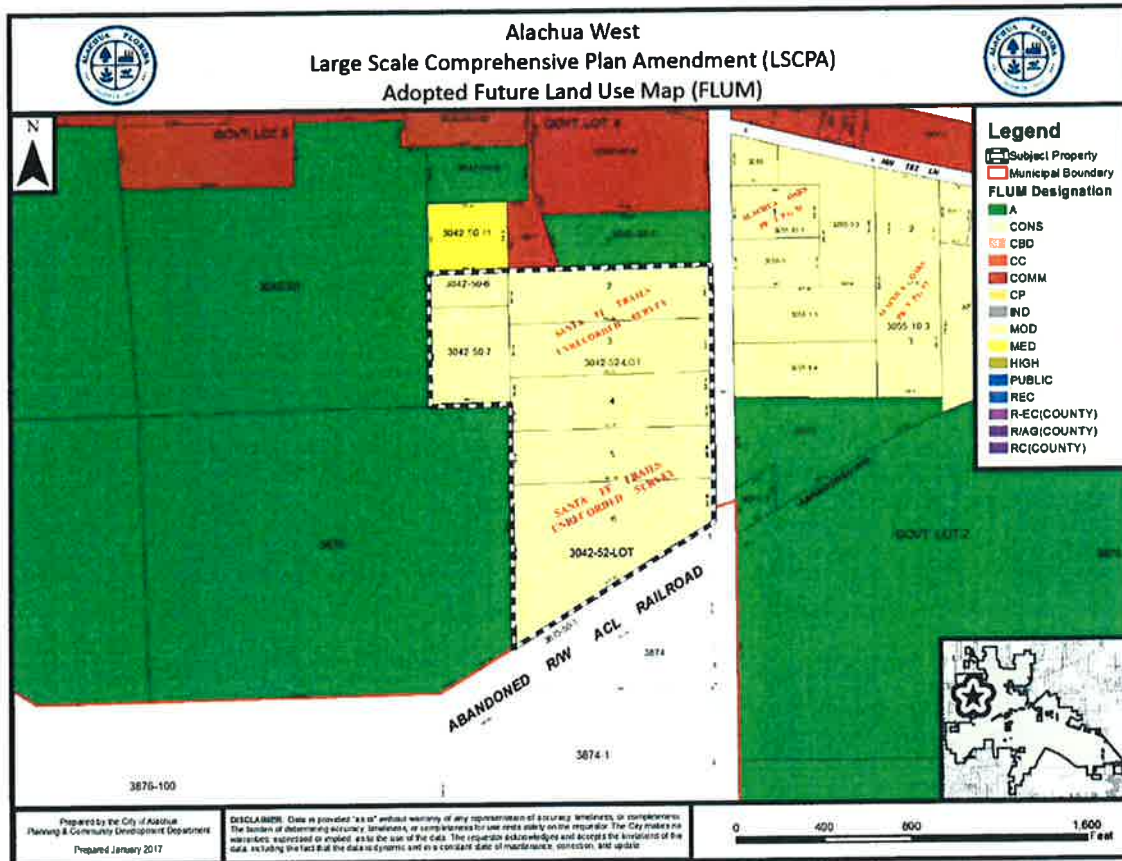
Request a copy of the adopted version of the amendment?

Yes _____ No _____

Not Applicable _____ X _____

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

EXHIBIT "B"



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

Regional Planning Council: North Central FL
Review Date: 1/25/18
Amendment Type: Draft Amendment

Regional Planning Council Item No.: 10
Local Government: Town of La Crosse
Local Government Item No.: CPA 17-03
State Land Planning Agency Item No.: 18-1ESR

Date Mailed to Local Government and State Land Planning Agency: 1/26/18 (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

Town item CPA 17-03 reclassifies 37.59 acres of recently annexed lands from Alachua County Rural/Agriculture (up to 1 dwelling unit per 5 acres) to Town Agricultural (up to 1 dwelling unit per 5 acres) on the Town Future Land Use Plan map (see attached).

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

The subject property is located further than one-half mile from the nearest segment of the Regional Road Network as identified and mapped in the North Central Florida Strategic Regional Policy Plan. Additionally, the amendment does not result in an increase in intensity of use. Furthermore, the subject property is not located within or near a Natural Resource of Regional Significance as identified and mapped in the Regional Plan. Therefore, no significant adverse impacts are anticipated to the Regional Road Network or to Natural Resources of Regional Significance.

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

The Town 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 Town and the Florida Department of Economic Opportunity.

Town of LaCrosse

Future Land Use Plan Map 2027



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

Regional Planning Council: North Central Fl

Review Date: 1/25/18

Amendment Type: Draft Amendment

Regional Planning Council Item No.: 11

Local Government: City of Hawthorne

Local Government Item No.: CPA 17-1

State Land Planning Agency Item No.: 18-1ESR

Date Mailed to Local Government and State Land Planning Agency: 1/26/18 (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 CPA 17-1 reclassifies 343.8 acres of recently annexed lands from Alachua County Rural/Agriculture (up to 1 dwelling unit per 5 acres) to City Agriculture (up to 1 dwelling unit per 5 acres) on the City Future Land Use Plan map (see attached).

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

The subject property is located further than one-half mile from the nearest segment of the Regional Road Network as identified and mapped in the North Central Florida Strategic Regional Policy Plan. Additionally, the amendment does not result in an increase in intensity of use. Furthermore, the subject property is not located within or near a Natural Resource of Regional Significance as identified and mapped in the Regional Plan. Therefore, no significant adverse impacts are anticipated to the Regional Road Network or to Natural Resources of Regional Significance.

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

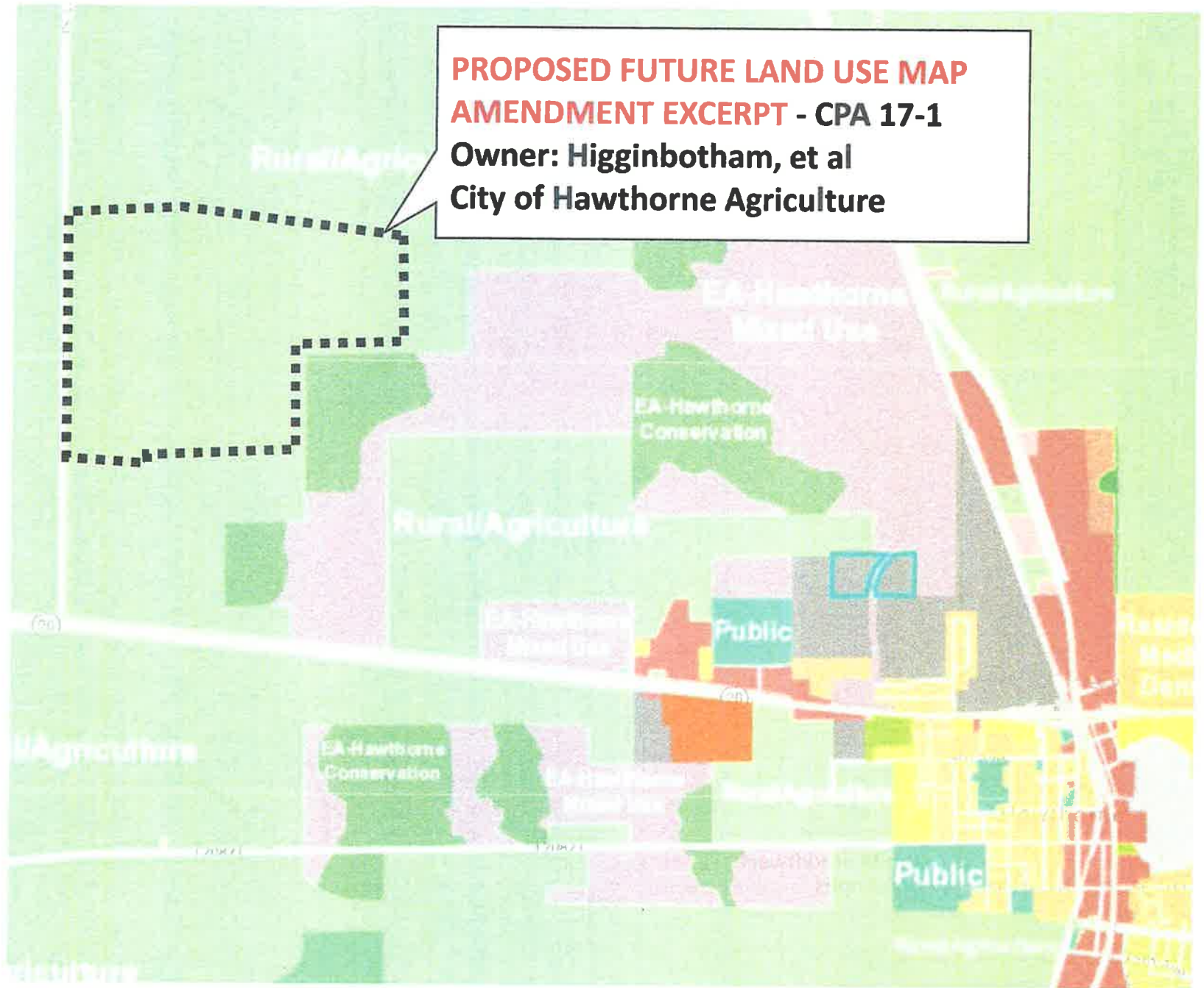
The City Comprehensive Plan, as amended, is not anticipated to create significant adverse impacts to adjoining local governments.

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 HAWTHORNE