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MEETING NOTICE

CLEARINGHOUSE COMMITTEE

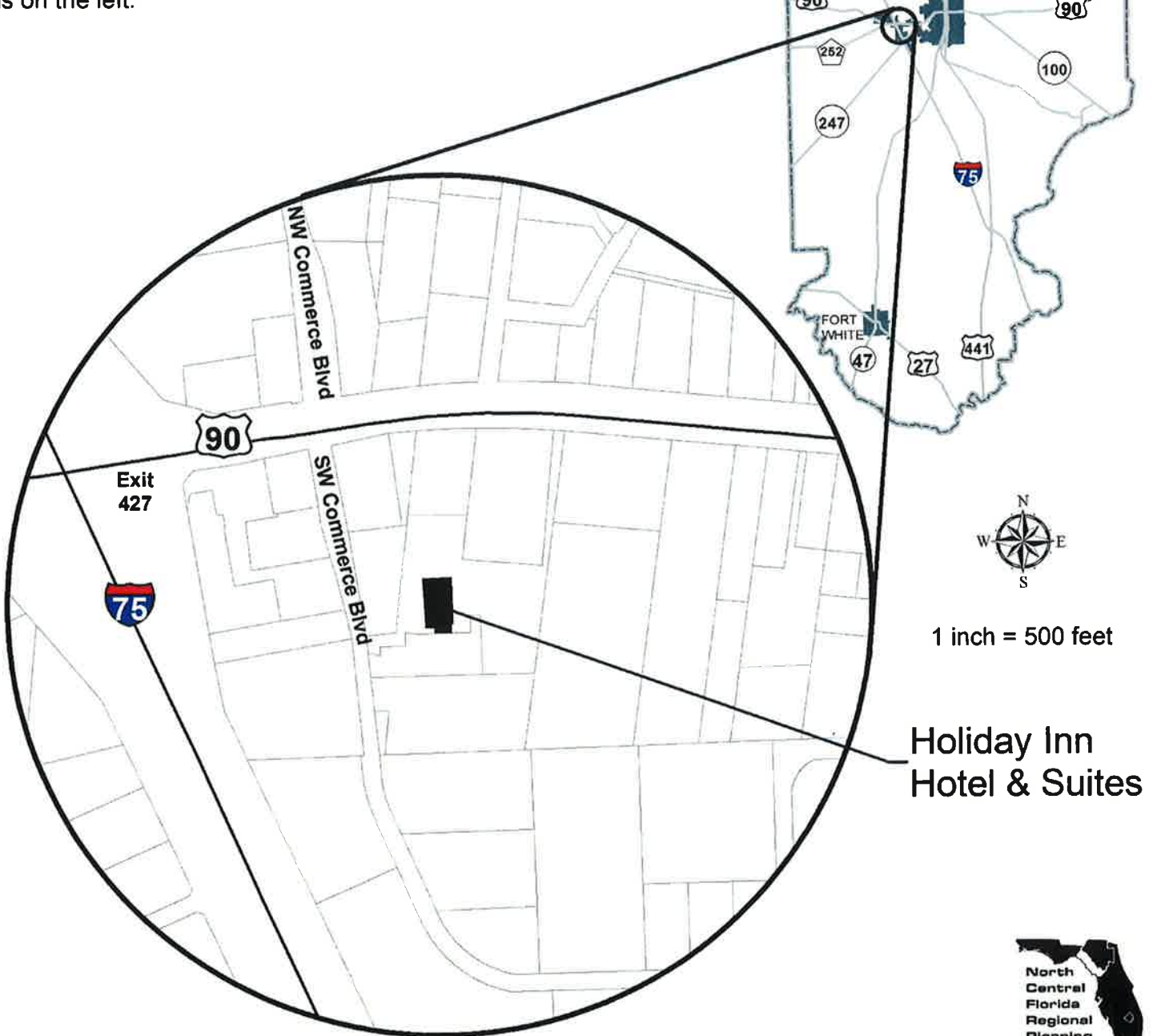
There will be a meeting of the Clearinghouse Committee of the North Central Florida Regional Planning Council on **July 26, 2018**. The meeting will be held at the **Holiday Inn Hotel & Suites, 213 SW Commerce Boulevard, Lake City**, beginning at **6:00 p.m.**

(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.





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AGENDA

CLEARINGHOUSE COMMITTEE

Holiday Inn Hotel & Suites
Lake City, Florida

July 26, 2018
6:00 p.m.

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| I. | APPROVAL OF THE JUNE 21, 2018 MEETING MINUTES | 5 |
| II. | COMMITTEE-LEVEL REVIEW ITEMS | |
| | <u>Comprehensive Plan Amendments</u> | |
| | #47 - Alachua County Comprehensive Plan Adopted Amendment
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| | #48 - Alachua County Comprehensive Plan Adopted Amendment
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| | #49 - City of Cedar Key Comprehensive Plan Adopted Amendment
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| | #50 - City of High Springs Comprehensive Plan Adopted Amendment
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NORTH CENTRAL FLORIDA REGIONAL PLANNING COUNCIL
CLEARINGHOUSE COMMITTEE
MINUTES

Holiday Inn Hotel and Suites
Lake City, Florida

June 21, 2018
6:00 p.m.

MEMBERS PRESENT

Anthony Adams, Vice-Chair
Jim Catron, via telephone
Charles Chestnut, IV
Thomas Demps
Janice Mortimer

MEMBERS ABSENT

James Montgomery, Chair
Daniel Riddick
Helen Warren

STAFF PRESENT

Steven Dopp

Noting the presence of a quorum, Vice-Chair Adams called the meeting to order at 6:11 p.m.

I. APPROVAL OF THE AGENDA

ACTION: It was moved by Commissioner Demps and seconded by Commissioner Chestnut to add Clearinghouse Item #46, City of Gainesville Comprehensive Plan Adopted (DEO No. 18-1ESR) to the agenda and to approve the June 21, 2018 Clearinghouse Committee Agenda as amended. The motion carried unanimously.

II. APPROVAL OF THE MAY 24, 2018 MEETING MINUTES

ACTION: It was moved by Commissioner Mortimer and seconded by Commissioner Demps to approve the May 24, 2018 meeting minutes as circulated. The motion carried unanimously.

III. COMMITTEE-LEVEL REVIEW ITEMS

- #41 - Dixie County Comprehensive Plan Draft Amendment (DEO No. 18-1ESR)
- #42 - Union County Comprehensive Plan Adopted Amendment (DEO No. 18-1ESR)
- #43 - City of Chiefland Comprehensive Plan Draft Amendment (DEO No. 18-1ER)
- #44 - City of Archer Comprehensive Plan Adopted Amendment (DEO No. 18-1ESR)
- #45 - City of Chiefland Comprehensive Plan Draft Amendment (DEO No. 18-1ESR)
- #46 - City of Gainesville Comprehensive Plan Adopted Amendment (DEO No. 18-1ESR)

ACTION: It was moved by Commissioner Chestnut and seconded by Commissioner Demps to group these items for purposes of Clearinghouse Committee review. The motion carried unanimously.

Mr. Dopp, Senior Planner, 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 Chestnut to approve the staff reports as circulated. The motion carried unanimously.

The meeting adjourned at 6:20 p.m.

7/26/18

Anthony Adams, Chair

COMMITTEE-LEVEL ITEMS

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

Regional Planning Council: North Central FL
Review Date: 7/26/18
Amendment Type: Adopted Amendment

Regional Planning Council Item No.: 47
Local Government: Alachua County
Local Government Item No.: CPA 02-18
State Land Planning Agency Item No.: 18-2ESR

Date Mailed to Local Government and State Land Planning Agency: 7/27/18 (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

County item CPA-02-18 adopts a Joint Water Supply Facilities Work Plan by reference as required by Section 163.3177(6)(c) and 163.3177(4)(a), Florida Statutes, and related amendments to the Potable Water and Sanitary Sewer Element, the Conservation and Open Space Element, the Capital Improvements Element and the Intergovernmental Coordination Element in order to revise and update policies addressing Levels of Service and Water Supply Planning (see attached excerpts).

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

The amendment does not result in a change in allowable uses or intensity of use. Therefore, no significant adverse impacts are anticipated to occur to regional facilities or Natural Resources of Regional Significance.

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

The amendment 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**

Exhibit 1 – Proposed Amendments to Comprehensive Plan

New and revised objectives and policies in the Alachua County Comprehensive Plan include the following with proposed amendments and revisions in underline and deleted portions in ~~strikethrough~~:

POTABLE WATER & SANITARY SEWER ELEMENT

Policy 1.1.1 The following level of service standards for potable water and sanitary sewer service in the unincorporated portion of Alachua County are hereby adopted, and shall be used as the basis for determining the availability of facility capacity, adequate water supply, and the demand generated by a development within the appropriate service area for the providers listed below for purposes of issuing development orders or building permits.

GAINESVILLE REGIONAL UTILITIES (GRU)

Potable Water

Raw Water Supply:	Average Daily Flow
Treatment Capacity:	Peak Daily Flow
Pumping and Distribution Capacity:	Peak hourly flow
Storage Capacity:	One-half of peak day volume in gallons. This requirement may be met by a combination of storage and auxiliary power.
Minimum Pressure:	The system shall be designed for a minimum pressure of 40 psig under forecasted peak hourly demands to assure 20 psig under extreme and unforeseen conditions.
Fire Demand:	As determined using Insurance Services Organization guidelines
Potable Water:	
Average Day (gross)	147 <u>124.5</u> gallons per capita per day (including residential and non-residential uses)
Peak Day (gross)	200 gallons per capita per day (including residential and non-residential uses)

...

~~Municipal Systems~~

~~ALACHUA~~

Potable Water:	124 gallons per capita per day
Sanitary Sewer:	81 gallons per capita per day (Paul O'Dea Plant)
	60 gallons per capita per day (Turkey Creek Plant)

~~ARCHER~~

Potable Water:	116 gallons per capita per day
HAWTHORNE	
Potable Water:	117 gallons per capita per day
Sanitary Sewer:	100 gallons per capita per day
HIGH SPRINGS	
Potable Water:	135 gallons per capita per day
MICANOPY	
Potable Water:	120 gallons per capita per day
NEWBERRY	
Potable Water:	124 gallons per capita per day
Sanitary Sewer:	120 gallons per capita per day
WALDO	
Potable Water:	89 gallons per capita per day
Sanitary Sewer:	61 gallons per capita per day

...

OBJECTIVE 7.1

Coordinate with relevant agencies and water suppliers to ~~To~~ protect the potable water supplies and sources.

Policy 7.1.2 Alachua County shall coordinate with GRU, the St. John's River Water Management District (SJRWMD) and/or the Suwannee River Water Management District (SRWMD) in determining and assessing impacts of proposed developments on the County's potable water supplies. These impacts shall be used by the County's Development Review Committee (DRC) in the evaluation of applications for site plan and development plan approval.

- (a) Alachua County shall incorporate the results of any studies by the water management districts on projected demands on the sources of potable water for Alachua County, relative to potential supply, as a factor in determining the maximum population the water supply in Alachua County will be able to support.

Policy 7.1.3 Alachua County shall coordinate proposed amendments to future land use designations of this plan with GRU and incorporated towns and cities and surrounding counties, as appropriate, to ensure that sufficient water quantity is available and that its quality is not degraded. In evaluating any proposed amendments to the Future Land Use Element that would provide for more intensive development adjacent to such jurisdictions, the County shall coordinate with GRU and municipal water suppliers, as appropriate, to address such impacts and the demand for and capacity of such potable water facilities to implement this policy.

Policy 7.1.5 [New Policy] The Joint Alachua County/City of Gainesville Water Supply Facilities Work Plan 2018-2028 is herein incorporated by reference.

CONSERVATION AND OPEN SPACE ELEMENT

Policy 4.5.9 In accordance with Florida Statutes for Water Supply Planning, the County shall cooperate with the St. Johns River and Suwannee River Water Management Districts in the evaluation of updates of applicable data and analysis of current and projected water needs for at least a 10-year period; initiate Comprehensive Plan amendments to incorporate appropriate water supply projects, including conservation and reuse projects, identified in regional water supply plans; and coordinate with WMD updates of the regional water supply plans. Within 18 months of adoption of an updated North Florida Regional Water Supply Plan (NFRWSP), the County shall update the Joint Alachua County/City of Gainesville Water Supply Facilities Work Plan (WSFWP) as needed and any corresponding County comprehensive plan amendments as needed with Gainesville Regional Utilities.

Policy 4.5.12 The County shall cooperate with the Suwannee River Water Management District, the St. Johns River Water Management District, and local governments to update the Joint Alachua County/City of Gainesville Water Supply Facilities Work Plan 2018-2028, conduct current and future water conservation programs and prepare an emergency water management conservation plan.

INTERGOVERNMENTAL COORDINATION ELEMENT

Policy 2.1.2.1 [New Policy] Alachua County shall continue to review proposed amendments to the Comprehensive Plan for consistency with the North Florida Regional Water Supply Plan and the Joint Alachua County/City of Gainesville Water Supply Facilities Work Plan 2018-2028.

Policy 6.1.1 Alachua County shall coordinate with local governments that supply potable water and/or sanitary sewer services to the unincorporated area to implement the Joint Alachua County/City of Gainesville Water Supply Facilities Work Plan 2018-2028, level of service standards and concurrency management systems, as provided for in the policies of the Potable Water/Sanitary Sewer Element.

CAPITAL IMPROVEMENTS ELEMENT

Policy 1.2.4 LOS standards for Category "A" and "B" public facilities shall be as follows:

...

- (e) Potable Water and Sewer LOS Standards (based on Potable Water and Sanitary Sewer Element). The following level of service standards for potable water and sanitary sewer service in the unincorporated portion of Alachua County are hereby adopted, and shall be used as the basis for determining the availability of facility capacity, adequate water supply, and the demand generated by a development within the appropriate service area for the providers listed below for purposes of issuing development orders or building permits.

GAINESVILLE REGIONAL UTILITIES (GRU)

Potable Water

Raw Water Supply:	Average Daily Flow
Treatment Capacity:	Daily Flow
Pumping and Distribution Capacity:	Peak hourly flow
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Fire demand:	As determined using Insurance Services Organization guidelines
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...

~~Municipal Systems LOS Requirements~~

~~ALACHUA~~

Potable Water:	124 gallons per capita per day
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	60 gallons per capita per day (Turkey Creek Plant)

~~ARCHER~~

Potable Water:	116 gallons per capita per day
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~~HAWTHORNE~~

~~Potable Water: 117 gallons per capita per day~~

~~Sanitary Sewer: 100 gallons per capita per day~~

HIGH SPRINGS

~~Potable Water: 135 gallons per capita per day~~

MICANOPY

~~Potable Water: 120 gallons per capita per day~~

NEWBERRY

~~Potable Water: 124 gallons per capita per day~~

~~Sanitary Sewer: 120 gallons per capita per day~~

WALDO

~~Potable Water: 89 gallons per capita per day~~

~~Sanitary Sewer: 61 gallons per capita per day~~

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

Regional Planning Council: North Central FL
Review Date: 7/26/18
Amendment Type: Adopted Amendment

Regional Planning Council Item No.: 48
Local Government: Alachua County
Local Government Item No.: CPA 03-18
State Land Planning Agency Item No.: 18-3ESR

Date Mailed to Local Government and State Land Planning Agency: 7/27/18 (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

County item CPA-03-18 amends County Future Land Use Element Policy 1.6.5.14 by establishing pump location requirements for fueling, quick service and cleaning of motor vehicle uses located within a block fronting an arterial or collector street. The County item also amends County Future Land Use Element Policy 2.2.1(b)(2) within the Springhills Activity Center to allow additional driveway access to NW 39th Avenue, NW 98th Street and NW 91st Street under certain conditions (see attached).

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

The amendment does not result in a change in allowable uses or intensity of use. Therefore, no significant adverse impacts are anticipated to occur to regional facilities or Natural Resources of Regional Significance.

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

The amendment 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**

Alachua County

Office of Planning and Development Staff Report

Background

CPA-03-18 amends two portions of the Future Land Use Element of the Comprehensive Plan:

1. Policy 1.6.5.14 *location and design of fueling/service stations in Traditional Neighborhood Developments*
2. Policy 2.2.1(b)(2) *Access management for the Springhills Activity Center*

Objective 1.6 of the Future Land Use Element describes policies for Traditional Neighborhood Developments (TND). Policy 1.6.5.14 is related to the location and design of fueling/service stations within TND (this policy also applies to Transit-Oriented Development via Policy 1.7.5.5).

Policy 2.2.1 of the Future Land Use Element provides the standards for the Springhills Activity Center. The policies of the Springhills Activity Center are rather specific for Comprehensive Plan language. Subsection (b) describes transportation policies for the activity center with (b)(2) indicating where access points are allowed.

The applicant has requested these amendments in order to allow for greater flexibility in the design of the Springhills Activity Center. The current policies of this activity center are written with a high level of detail and specificity.

Summary of Change

The proposed changes to Policies 1.6.5.14 and 2.2.1(b)(2) are shown with strikethrough and underline.

Policy 1.6.5.14

~~Non-residential u~~Uses for fueling, quick service or cleaning of motor vehicles shall locate stalls, pumps, cleaning and servicing facilities to the rear or side of the building and these shall be either architecturally integrated with the building ~~or and~~ screened from the street. ~~Non-residential u~~Uses for fueling shall be designed to allow for the addition of electric charging station and alternative fuels. ~~The non-residential u~~Uses for fueling, cleaning and servicing vehicles shall be located within ~~multi-tenant~~ a block with multiple tenants and buildings and located in close proximity to a park and ride facility, if provided within the development. Green building standards to help offset greenhouse gas emissions shall be established in the Land Development Regulations (LDRs) for uses with fueling, quick service or cleaning of motor vehicles.

Alachua County

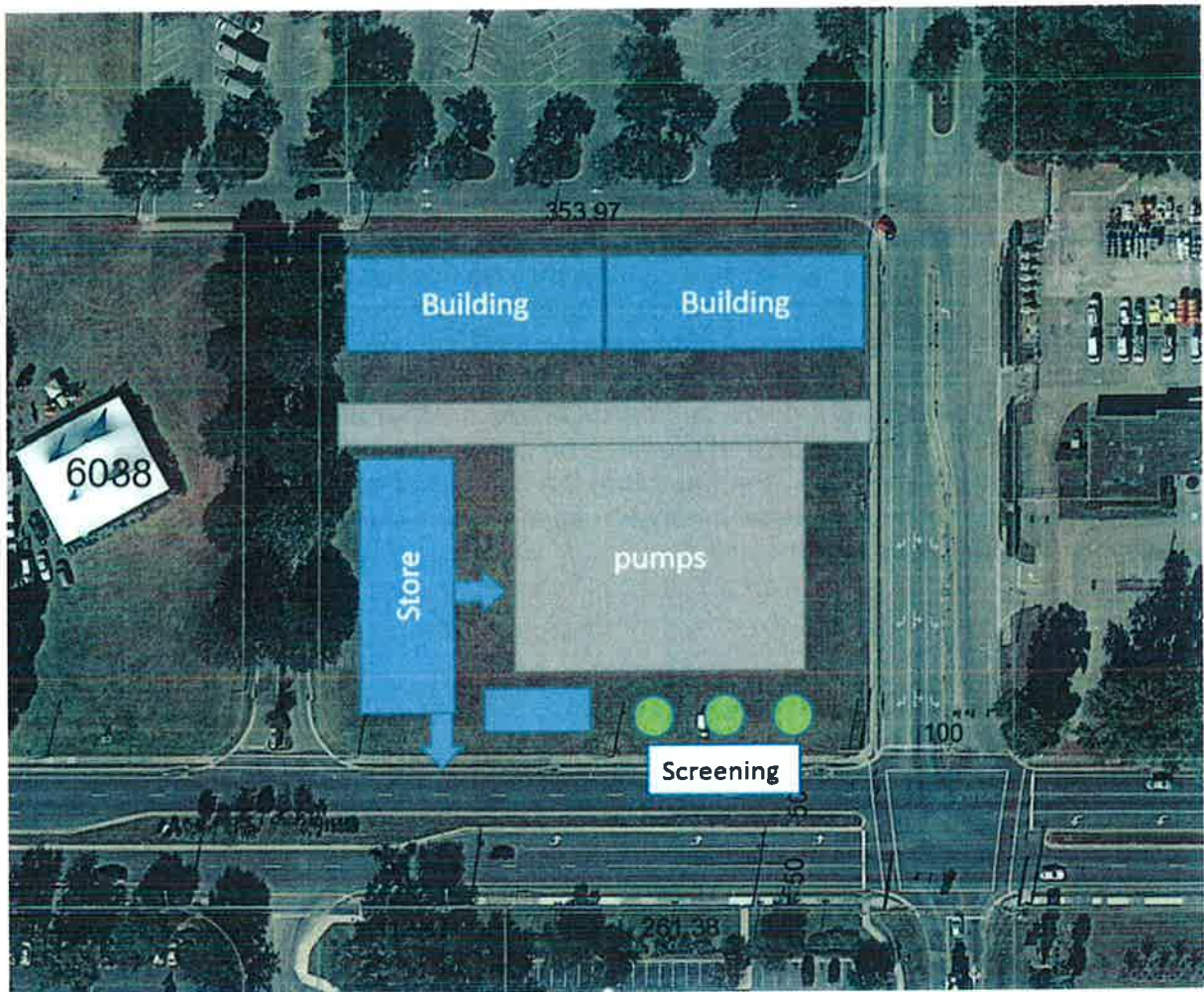
Office of Planning and Development Staff Report

Policy 2.2.1(b)(2)

Access to 39th Avenue, 98th Street, and 91st Street shall be limited to the points indicated on the Activity Center Plan map. Additional driveway access may be considered by the County as part of a properly designed block meeting applicable TND/TOD design criteria. Existing development (i.e.: entrances approved as of December 1, 1984), may continue to have other access to these roads, but shall provide for alternate access in the event the property is redeveloped or the use of the property is expanded beyond that which existed on December 1, 1984. Alternative access shall include access through the internal street system or using frontage roads or service drives or other appropriate internal access. Any new development or redevelopment of parcels currently having direct access shall include provision of service drives. Any development of parcels lying between such parcels and ultimate access points shall provide for service drives or other alternative access. It is the intent of this Activity Center Plan that medians be constructed along 39th Avenue at least between 98th Street and 83rd Street and that the number of points at which median cuts are permitted be strictly limited, with consideration of projected traffic volumes and land uses within the Activity Center.

Alachua County

Office of Planning and Development Staff Report



Sketch of possible fuel station in Springhills TOD with proposed amendment language

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

Regional Planning Council: North Central Fl

Review Date: 7/26/18

Amendment Type: Adopted Amendment

Regional Planning Council Item No.: 49

Local Government: City of Cedar Key

Local Government Item No.: CPA 17-1

State Land Planning Agency Item No.: 17-1ER

Date Mailed to Local Government and State Land Planning Agency: 7/27/18 (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 City is amending the text and the Future Land Use Plan Map of the City Comprehensive Plan based on an evaluation completed by the City to reflect changes in state requirements pursuant to Section 163.3191, Florida Statutes. More specifically, the amendment amends the text of the Land Use Element; Transportation Element; Infrastructure Element, Conservation and Coastal Management Element, Recreation and Open Space Element, Housing Element, Public School Facilities Element, Intergovernmental Coordination Element, Housing Element, Capital Improvements Element, Historic Preservation Element and the Future Land Use Plan Map Series of the City Comprehensive Plan (see attached excerpts).

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

The City is bisected by State Road 24, which is identified in the Withlacoochee Strategic Regional Policy Plan as a Regional Transportation Facility. Additionally, Cedar Key Scrub State Reserve is located within the City. The reserve is identified and mapped as Natural Resource of Regional Significance in the Withlacoochee Strategic Regional Policy Plan. Nevertheless, significant adverse impacts are not anticipated to the Regional Transportation Facility or the Natural Resource 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**

Laws of Cedar Key

ELEMENT 1: FUTURE LAND USE GOALS, OBJECTIVES, AND POLICIES

GOAL 1

To ensure that the character and location of land uses maximize the potential for economic benefit and the enjoyment of natural and man-made resources by citizens while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation. Future growth and development is specifically intended to implement the vision as articulated in the Community Redevelopment Area CRA Planning Process, ensuring continuation of the water dependent heritage of the City, and ensuring a working, water dependent and water related community.

OBJECTIVE 1-1 Land Development Regulations

The City shall continue to implement the single map approach, using the Future Land Use Map to define use districts. The City shall maintain land development regulations to manage growth and development. Permissible growth and development shall be consistent with the availability of public facilities and services, protection of natural resources, **and** protection of the working, water-dependent heritage of Cedar Key the City and shall discourage the proliferation of urban sprawl.

POLICIES:

1-1.1 Land development regulations shall provide for the following:

- A. Regulate the subdivision of land.
- B. Regulate the use of land and water consistent with this plan and ensure the
- C. compatibility of adjacent land uses and provide for open space.
- D. Protect lands designated as conservation areas on the Future Land Use Map.

- E. Regulate development in the coastal high hazard area or areas subject to periodic or seasonal flooding and provide for drainage and stormwater management.
- F. Protect potable water wellfields and aquifer recharge areas.
- G. Regulate signs and street graphics.
- H. Provide needed vehicle parking and ensure safe and convenient on-site traffic flow.
- I. Provide that development orders and permits shall not be issued which result in a reduction of the level of services (~~LOS~~) for affected public facilities below the LOS level of service standards adopted in this Comprehensive Plan.

1-1.2 Redevelopment in the historic district shall be permitted at existing or documented historic density if such redevelopment is consistent with the historic character of the area and conforms to FEMA and coastal management construction standards.

1-1.3 The City shall protect the working fishing village character of ~~Cedar Key the City~~. The working fishing village character shall be protected and preserved, in part, through land use categories and land development regulations that identify appropriate uses and appropriate densities and intensities of development.

1-1.4 The Land Development Code shall be updated to implement the provisions of the Plan and provide a more efficient system of administration.

1-1.5 Subdivision of land, including the resubdivision of existing single-family residential lots, into two or more parcels shall conform to Chapter 177, Florida Statutes, as amended 177.

1-1.6 Home occupational uses may be permitted within areas designated as residential, based on City regulations regarding home occupations.

Laws of Cedar Key

1-1.7 The City shall adopt and implement land development review and permitting programs that are coordinated with the wetlands permitting and mitigation programs of applicable local, state, and federal jurisdictional agencies and ensure efficient and ongoing enforcement.

1-1.8 The City hereby adopts as a Historic District the area depicted on ~~Map 8-1~~ **the Future Land Use Map**, which is that area bordered by 1st Street, 3rd Street and F Street, inclusive of both sides of the street but excluding the area known as Dock Street and the proposed site of the expanded sewer treatment plant at 3rd and C Streets.

1-1.9 Historical and archaeological sites shall be protected from the adverse effects of development.

1-1.10 Land development regulations shall assure that development does not destroy or harm archaeological or historic resources through an assessment of the impact of proposed development on historic and archaeological sites.

1-1.11 Land development regulations shall assess, limit, or prohibit activities which have the potential to contaminate land, water, or natural resources such as shellfish harvesting areas and marine breeding grounds.

1-1.12 All development proposals shall document compatibility, through location and/or mitigating design, with soils, topography, public facilities or services, and Conservation Areas designated on the Future Land Use Map.

1-1.13 The City may consider regulations for planned unit developments as one means of implementing the mixed use land use category.

1-1.14 Reserved.

1-1.15 The City shall identify important view corridors and identify mechanisms to protect the view corridors during consideration of amendments to the Plan as well as during consideration of development and redevelopment proposals.

1-1.16 Flood-prone areas shall be regulated by ensuring compliance with elevation requirements.

1-1.17 ~~Cedar Key~~ **The City** shall implement sign regulations that provide adequate visual identification and ensure that signs are compatible with architectural and historic styles of the neighborhood where the signs are proposed.

OBJECTIVE 1-2 Future Land Use Map

The Future Land Use Maps, Exhibits 1-6 and 1-10, are hereby adopted.

POLICIES:

1-2.1 Land Use Districts

The following land use categories are adopted as shown on the Future Land Use Map. The general range of uses, densities, and intensities allowed in each land use districts are described below, and may be described in more detail in the Land Development Code.

A. Residential – Uses include single-family, multi-family, accessory dwelling, special needs housing, essential utilities, outdoor recreation, public schools, and home occupations. Such uses shall be permissible when consistent with compatibility and density standards. Uses which may be permissible subject to conditional use approval procedures and standards include hotels and motels, community facilities such as day care facilities, churches, public safety facilities, civic or cultural facilities, aquacultural nurseries, and parking for aquacultural uses.

B. *Commercial* – Permissible uses are retail, entertainment, and eating establishments; recreational vehicle parks subject to design standards in the Land Development Code;

water-dependent commercial, such as marinas, commercial fishing, and water-oriented recreation; general, professional, and medical offices; public schools; trades or performing arts schools; retail and service establishments for tourists; hotels and motels; recreation; essential utilities; aquaculture; and one dwelling unit on one commercial parcel or platted lot. Uses which may be permissible subject to conditional use

Laws of Cedar Key

approval procedures and standards include public lodging with eating or cooking facilities.

Aquaculture – This category includes aquaculture, commercial fishing, other shell fishing that is lawful, and residential. Commercial uses described in 12.1.b are permissible subject to conditional use approval procedures. Aquaculture means the cultivation of aquatic organisms and associated activities, including, but not limited to grading, sorting, transporting, harvesting, holding, storing, growing, and planting. In addition, aquaculture is considered agriculture.

- C. Mixed use – Permissible uses include single-family, multi-family residential, commercial uses as described for the commercial land use category, and public/semi public uses as described for the public/semi public land use category.
- D. Public/Semi-public – Permissible uses are community facilities such as schools, day care facilities, cemeteries, religious establishments, medical facilities with or without overnight stay, public safety facilities, civic and cultural facilities, buildings to house government offices and government services, utilities and utility facilities, and recreation facilities.
- E. Recreation – Permissible uses include public indoor and outdoor recreation facilities, camping facilities, outdoor cultural and civic facilities, and specifically excludes firing ranges and race tracks.
- F. Conservation – Permissible uses are specifically limited to low intensity and passive outdoor recreation, facilities to provide access to the water as further described and limited in the Conservation and Coastal Management Element. The conservation land use category is represented on the Future Land Use Map with three different colors illustrating conservation (landward), conservation (unbridged islands/submerged lands), and conservation (submerged lands).

1-2.2 The following are density and intensity standards for development in **CedarKey the City**:

- A. Maximum density for the residential land use category is 4.9 dwelling units per acre; except that the City shall allow one dwelling unit per parcel of record or lot of record. A lot of record means a platted lot in existence on February 17, 1997. A parcel of record means any parcel of land recognized as a single parcel for ad valorem taxation purposes by the ~~Levy~~ County Property Appraiser's office on February 17, 1997. Additionally, in the area shown on Exhibit 1-6a, the City shall allow development that conforms to the historical building patterns of the defined area. Maximum impervious surface is 40% **percent** in the Coastal High Hazard Area and 50% **percent** otherwise.
- B. Maximum intensity for commercial, public/semi public, and recreation is measured by impervious surface and height standards. Impervious surface is limited to 40% **percent** within the Coastal High Hazard Area and 50% **percent** in other locations.
- C. The height of structures, but not appurtenances, shall not exceed 32 feet for structures with flat roofs, and 38 feet for structures with pitched roofs.
 - 1. Height shall be measured from the base of the structure to the highest point on the roof of the structure. The base of the structure shall be the highest point of the natural or existing ground elevation immediately adjacent to the subject building or structure; except that in those areas of the City located within the Coastal High Hazard Area as delineated on the Flood Insurance Rate Map, the base is the Base Flood Elevation as established on the **FIRM Flood Insurance Rate Map**.
 - 2. Exceptions from the height limitation for church spires, chimneys, water towers, transmitter towers, smoke stacks, flagpoles, television antennae,

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parapets, and similar structures and their necessary mechanical appurtenances may be provided for in the Land Development Code.

- D. Aquaculture land uses shall be limited to 40% **percent** impervious surface on the upland portion of parcels used for aquacultural purposes.
- E. Maximum intensity for development in the conservation land use category is 10% **percent** impervious surface coverage.
- F. Development within the mixed use category shall not exceed the impervious surface and height limits established for commercial uses. Residential densities shall not exceed 4.9 dwelling units per acre. Residential uses shall not exceed 75% **percent** of the land area within a block designated for mixed-use development. Public/semi public uses shall not exceed 25% **percent** of the land area within a block designated for mixed-use development. Commercial uses may be 100% **percent** of the land area within a block designated for mixed-use development. (The mixed-use ranges are shown in the following table.)

Type of Use	Minimum *	Maximum *
Residential	0%	75%
Public/Semi-public	0%	25%
Commercial	0%	100%

*The calculation of percentage of each use shall be based on a full block, bounded on all sides by public right-of-way, or on three sides by public right-of-way and the fourth side by water. Each block within the designated mixed use area on the Future Land Use Map shall be tracked separately for purposes of determining compliance with this policy.

- G. The City shall provide specific regulations to address infill situations to ensure that development is appropriate for the neighborhood.

1-2.3 The City will monitor the implementation of the Future Land Use Map to ensure the availability of suitable land for utility facilities necessary to support proposed development.

OBJECTIVE 1-3 Compatibility

The City shall ensure compatibility of adjacent uses, including the elimination or reduction of land uses that are inconsistent with the future land use map and character of surrounding areas. Compatibility requirements shall not be construed to require specific similarity of uses and styles, but shall accommodate a wide range of situations in keeping with the development patterns and styles that have occurred over time in the City.

POLICIES:

1-3.1 Compatibility may be ensured through such requirements as buffering; consideration of scale; consideration of textures, colors and architectural styles; and consideration of site design features, including setbacks, heights, lot coverage, and location of site features such as parking, storage buildings, and other accessory uses and buildings. In keeping with the traditions of Cedar Key to encourage and allow a wide range of styles, compatibility shall not be construed to require strict similarity of specific features and styles but shall encourage diversity of style.

1-3.2 Expansion or replacement of land uses which are inconsistent with the Future Land Use Map shall be prohibited.

1-3.3 Regulations for the buffering of incompatible land uses, if appropriate, shall be set forth in the Land Development Code.

1-3.4 Strip commercial, meaning development where individual buildings exceed 60 feet in length measured parallel to **SR State Road 24**, will be actively discouraged along **SR State Road 24**. Limiting building length along **SR State Road 24** is for the purpose of protecting views of the water.

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OBJECTIVE 1-4 Amendments to the Comprehensive Plan

Amendments to the Comprehensive Plan and Future Land Use Map shall ensure the implementation of the City's vision, consistency of the established land use pattern, and protection of the historical integrity of the City, including consideration of the natural environment, aquaculture, residents, and visitors. The following policies will guide decisions regarding amendments to the Plan.

POLICIES:

1-4.1 Proposed amendments shall be evaluated for potential impacts on natural resources and shall demonstrate that the proposed changes will not result in greater adverse impacts to protected resources, aquaculture, and conservation land.

1-4.2 Proposed amendments shall be supportive of, and not detrimental to, the long-term economic health of the City.

1-4.3 Proposed amendments will be evaluated to determine the potential and cumulative impacts of permissible uses on public services and facilities.

1-4.4 Proposed amendments will be evaluated for consistency with the City's vision, including documentation of consistency with the working fishing village character of the City.

1-4.5 The City has identified actions to encourage and accomplish redevelopment in the **Community Redevelopment Area CRA** Plan. At such time as specific design plans and redevelopment strategies are prepared and approved, the Future Land Use Element will be amended to incorporate provisions of those plans and strategies.

1-4.6 Conservation areas (saltwater marshes, tidal creeks, mangroves, beaches, bays, pine scrub, needlebrush, and temperate hammock) will be preserved in their natural state.

OBJECTIVE 1-5 Public School Facilities

Provide for public schools through ongoing coordination with the Levy County School Board

and the identification of land use categories that allow school locations.

POLICIES:

1-5.1 Public schools shall be permissible in the following land use categories and districts: residential, commercial, and public/semi public.

1-5.2 Collocation of public schools with other community facilities will be considered when:

A. New or replacement schools are funded in the School Board's Capital Budget and are adjacent to other existing public facilities;

B. New facilities are funded in the City's Capital Improvement Element and can be located adjacent to public schools; and/or

C. Joint use projects are created and implemented.

1-5.3 ~~Cedar Key~~ **The City** will encourage the collocation of public facilities such as libraries, parks, and community centers with public schools to the extent practical and financially feasible. The following criteria shall be considered for collocating public schools and public facilities.

A. Availability of vacant land of suitable size and dimensions for the collocated public uses;

B. Compatibility of the collocated public uses with the adjacent land uses (ex: noise, glare, debris, dust, traffic, high voltage transmission lines, etc.) and the compatibility of the collocated public uses' future land use designation(s) with the future land use designations of adjacent uses;

C. Availability of infrastructure, public services, (i.e.: roadways, potable water, sanitary sewer, drainage, and aquifer recharge) and utilities (electricity, gas, etc.);

D. Environmental limitations (i.e.: wetlands, uplands, soil conditions, contaminated sites, etc.)

E. Access approaches, including roadways, bikeways, recreational trails and pedestrian ways;

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F. Proximity to residential areas, particularly urban residential areas, and areas of very low, low, and moderate housing; and

G. Demographic base for purposes of encouraging diversity.

1-5.4 ~~Cedar Key~~ The City shall utilize the Interlocal Agreement Steering Committee meetings as the mechanism for coordinating the school collocation planning process ~~and the development of the Public School Facilities Element with Levy County and the Levy County School Board.~~

OBJECTIVE 1-6 Coordination with other Regulatory Agencies

The City shall ensure appropriate intergovernmental coordination mechanisms are in place and implemented to ensure coordination with affected and appropriate governments and agencies to maximize their input into the development process and prevent or mitigate potential adverse impacts of future development and redevelopment.

POLICIES:

1-6.1 Requests for development orders or permits shall be coordinated, as appropriate, with the county, special districts, the regional planning council, the water management district, and federal agencies.

1-6.2 The City shall coordinate with any appropriate resource planning and management plan prepared pursuant to Chapter 380, Florida Statutes, as amended F.S., and approved by the Governor and Cabinet.

OBJECTIVE 1-7 Electrical Substation

The City shall allow electrical substations as a permitted use by right within all land use classifications, except Conservation future land use category and any Historic Preservation Overlay district as depicted on the Future Land Use Plan Map.

POLICY:

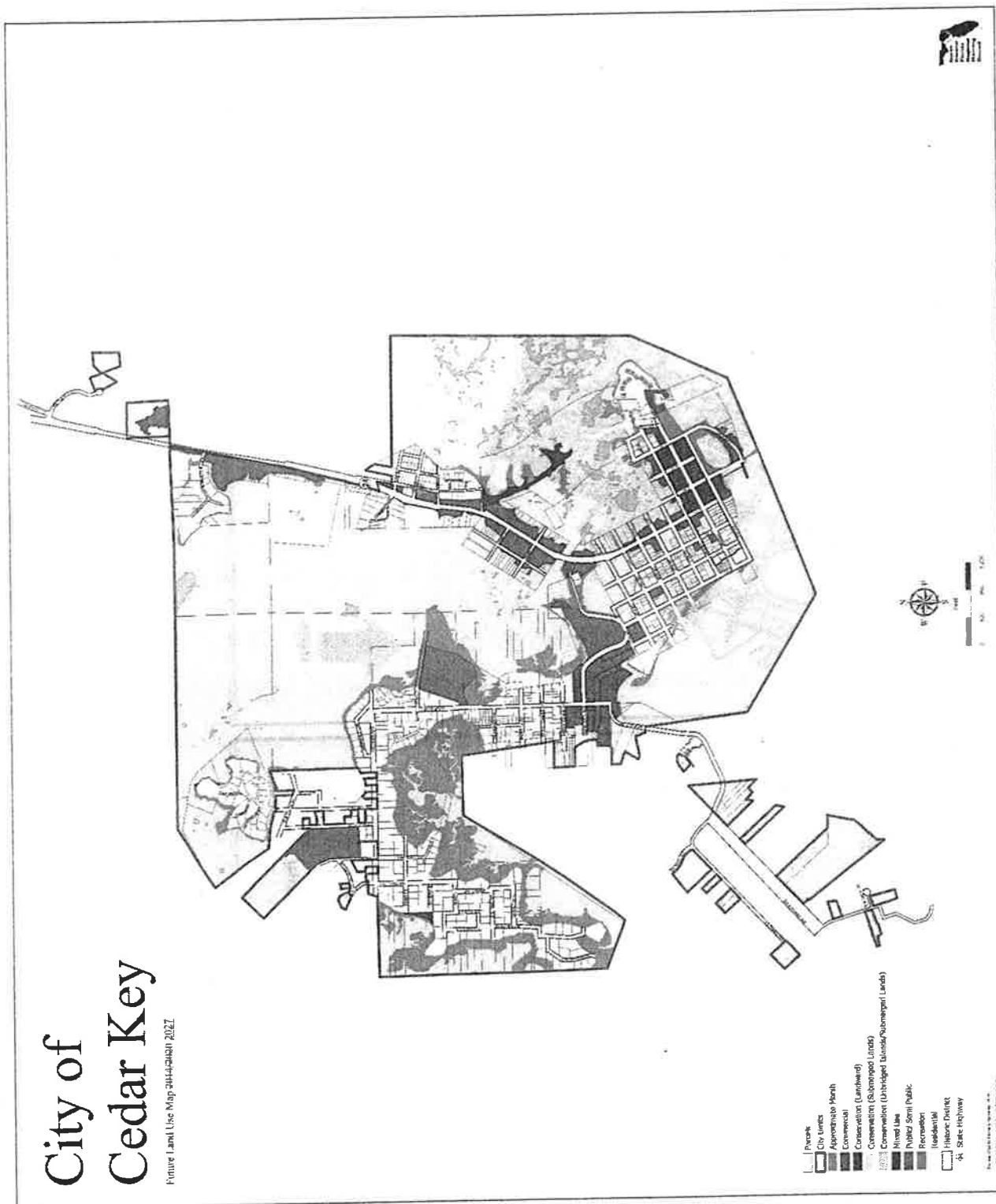
1-7.1 New distribution electric substations should be constructed to the maximum extent

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.

Words **bolded and underlined** have been added.
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Exhibit 1-6
Future Land Use Map ~~2014/2020~~ **2028**



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Exhibit 1-6a

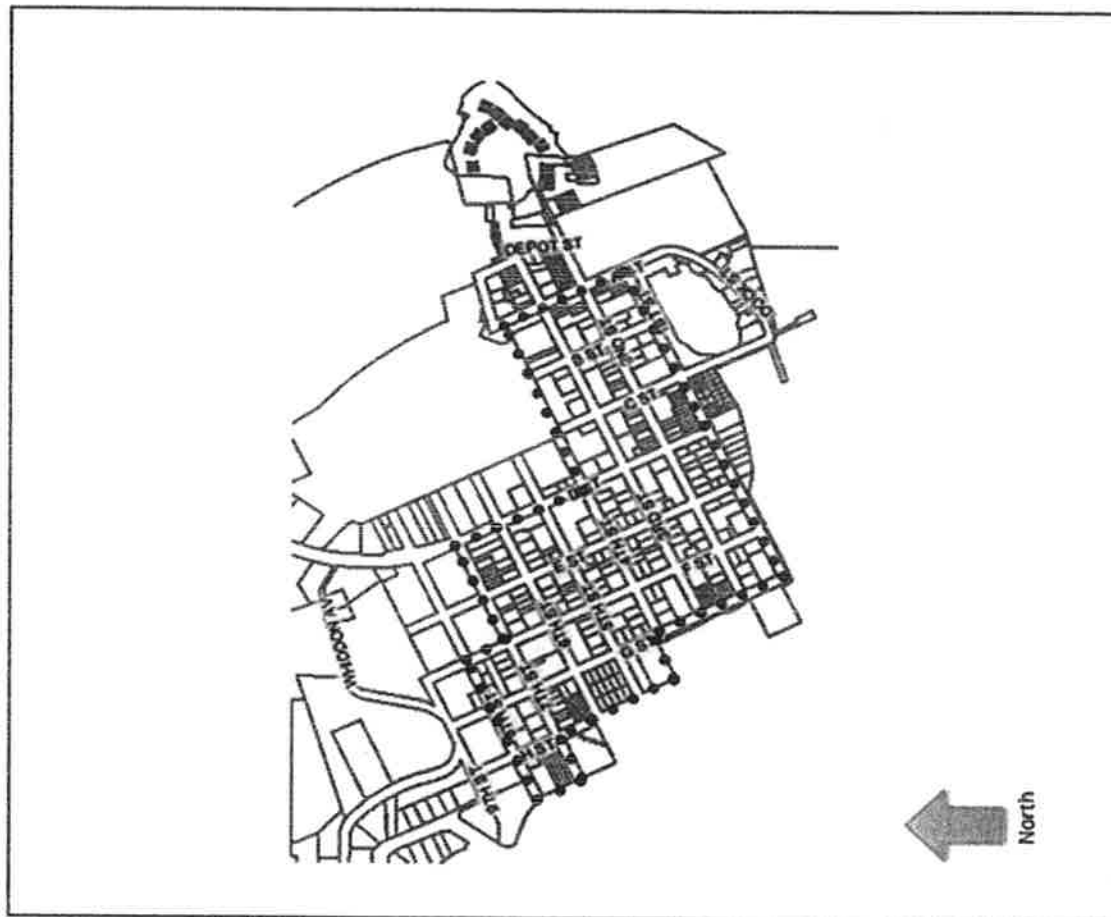


Exhibit 1-6a

Legend

■ ■ ■ Building Pattern Preservation Area

Date: July 27, 2009

Prepared by Plan-It for the City of Cedar Key
Data Source: City of Cedar Key

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ELEMENT 2: TRANSPORTATION GOALS, OBJECTIVES, AND POLICIES

GOAL 2

To maintain the existing City roadway network and parking facilities, correct existing network deficiencies and provide economical, efficient, safe, and environmentally sound transportation facilities to ensure that ~~Cedar Key~~ the City area traffic operates above acceptable levels of service.

OBJECTIVE 2-1

Provide for a safe, convenient, and efficient motorized and non-motorized transportation system, by monitoring Annual Average Daily Traffic ADT of SR State Road 24, when provided by Florida Department of Transportation FDOT or ~~Levy~~ the County, to determine consistency with level of service LOS standards or to identify deficiencies.

POLICIES:

2-1.1 The peak hour level of service standards for roads in ~~Cedar Key~~ the City is C as defined within the most recent version of the Florida Department of Transportation Quality/Level of Service Handbook.

2-1.2 As a general rule connections and access points of driveways and roads to the ~~state and~~ local highway network will be limited to a minimum spacing as follows (NB: There are no federal highways in ~~Cedar Key~~ the City):

Functional Class	Minimum Spacing
Arterial	<u>50' 50 feet</u>
Collector	<u>40' 40 feet</u>
Local	<u>20' 20 feet</u>

For State Roads, the number and frequency of connections and access points shall be in conformance with Chapter 14-97 and 17-97, Florida Administrative Code.

Specific design criteria for turn lanes, aprons, radii, and other design and construction standards will be incorporated into the subdivision regulations, zoning ordinance, and a public works manual.

2-1.3 All development proposals shall address and include provisions for safe and convenient on-site and off-site traffic flow, both pedestrian and vehicular; and shall provide for adequate standards for number of parking spaces, and aisle and space dimensions. Drainage, landscaping, curve radii, and construction materials shall be maintained as part of the subdivision regulations, zoning ordinance and/or public works manual, as appropriate.

2-1.4 The City Commission will consider the establishment of special tax district to provide paved streets in residential areas not subject to subdivision regulations.

2-1.5 The City will continue to allow for shared roadways for bicycle, golf carts (except on SR State Road 24), and motorized vehicles. Existing sidewalks will be maintained and new sidewalks will be required during new construction.

2-1.6 To the maximum extent feasible, the City will seek county, state, and federal funding for transportation improvements, including resurfacing and construction projects, sign or traffic signal installation, and development of a comprehensive system of bicycle paths and sidewalks.

2-1.7 The Cedar Key Police Department will continue to be responsible for safe evacuation of traffic during announced voluntary or mandatory evacuations.

OBJECTIVE 2-2

Exhibit 2-2, ~~Cedar Key~~ Future Traffic Circulation Map, is adopted, to depict the road system. No other facilities are planned in Cedar

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Key. The City will continue to coordinate land use categories on the Future Land Use Map series with the transportation system on the Future Transportation System map.

POLICIES:

2-2.1 (Reserved.)

2-2.2 No additional roads will be constructed or paved until the existing system of local roads is brought up to acceptable standards.

2-2.3 The City will continue to implement a scheduling and priority system for paving, resurfacing, and general improvements based upon the following factors:

- A. Number of residences and/or business affected,
- B. Present road conditions,
- C. Cost of improvements,
- D. Public demand,
- E. Presence of public utilities,
- F. Projected future traffic volumes,
- G. Mail routes,
- H. Whether the road is connected to county or state roads,
- I. Past and current safety problems,
- J. Whether it is on evacuation route,
- K. Whether arterial, collector or local road, and
- L. Intergovernmental coordination with the **Cedar Key Water and Sewer District CKWSD**, Levy County Road Department, and **Florida Department of Transportation FDOT**.

OBJECTIVE 2-3

The City shall continually coordinate the City transportation system with the **Florida Department of Transportation FDOT**. Adopted Work Program and transportation plans of Levy County.

POLICIES:

2-3.1 The state shall be requested to help maintain the existing boat channels in proper condition. Any facilities needed for boat transportation shall be provided, if deemed to be in the overall public interest. These facilities shall be provided in an environmentally sound manner.

2-3-2 (Reserved.)

2-3.3 Efforts to obtain regular trucking service shall be supported by the City.

OBJECTIVE 2-4

The City shall ensure the protection of existing and future rights-of-way from building encroachment through land development regulations.

POLICIES:

2-4.1 The City shall ensure that land use decisions do not have a negative impact on the capacity of ~~SR~~ **State Road** 24 through including the following requirements in its land development regulations:

- A. Criteria to be considered in reviewing development applications.
- B. Minimum standards for curb cuts, setbacks, frontage roads, etc., according to functional classification of the highway system.

2-4.2 Development and signs along roads shall be planned and constructed in a manner which does not impede or impair the safe and efficient flow of goods, people, or services through or within **Cedar Key the City**.

2-4.3 The City shall adopt continue to enforce existing regulations to protect any rights-of-way deemed necessary, require developers to provide well constructed streets, prevent the installation of signs and buildings which impair the aesthetics and public safety, promote energy efficiency in transportation, and generally ensure that safe and convenient on-site traffic flow will be provided. Traffic plans will include sidewalks for pedestrians, bicycle paths, and parking for motorized and non-motorized vehicles.

2-4.4 The City Commission will regulate

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subdivisions to provide higher controls on residential development and the roads proposed therein.

2-4.5 The City will continue to maintain the existing system of local roads and to widen, where practical and economically feasible, those pavements which do not meet minimum width standards.

2-4.6 ~~(Reserved.)~~ In accordance with Section 163.3180(5)(h)1.c. and 163.3180(5)(h)2. Florida Statutes, as amended, the City shall provide a means by which the landowner will be assessed a proportionate share of the cost of providing the transportation facilities necessary to serve the proposed development. However, the landowner shall not be held responsible for contributing to deficient transportation facilities.

2-4.7 (Reserved.)

2-4.8 No internal combustion engine road traffic vehicles shall be routinely allowed on unbridged islands except as required for construction and maintenance.

2-4.9 (Reserved.)

2-4.10 Developers or residents of unbridged islands approved for development by the ~~HTF~~ Trustees of the Internal Improvement Fund or ~~DNR~~ Florida Department of Environmental Protection shall be required to provide off-street parking and boat docking facilities in Cedar Key.

2-4.11 Developers shall provide good quality transportation systems involving a minimum of roadway.

OBJECTIVE 2-5

The City shall maintain parking standards to ensure that adequate and appropriately designed facilities are available, while also ensuring that parking requirements do not result in a negative impact on historic resources and the historic district.

POLICIES:

2-5.1 Asphalt, and/or concrete parking lots shall be landscaped to minimize adverse impacts related to aesthetics, energy conservation, safety, and environmental impact.

2-5.2 (Reserved.)

2-5.3 The City will, in conjunction with business operators in the dock area, continue to develop and implement solutions to the parking problem in that area. To the extent feasible and appropriate, the business operators and dock users will be required to finance the solution.

OBJECTIVE 2-6

The City will continue to encourage the continued operation of the George T. Lewis (Cedar Key) Airport at its present location.

POLICIES:

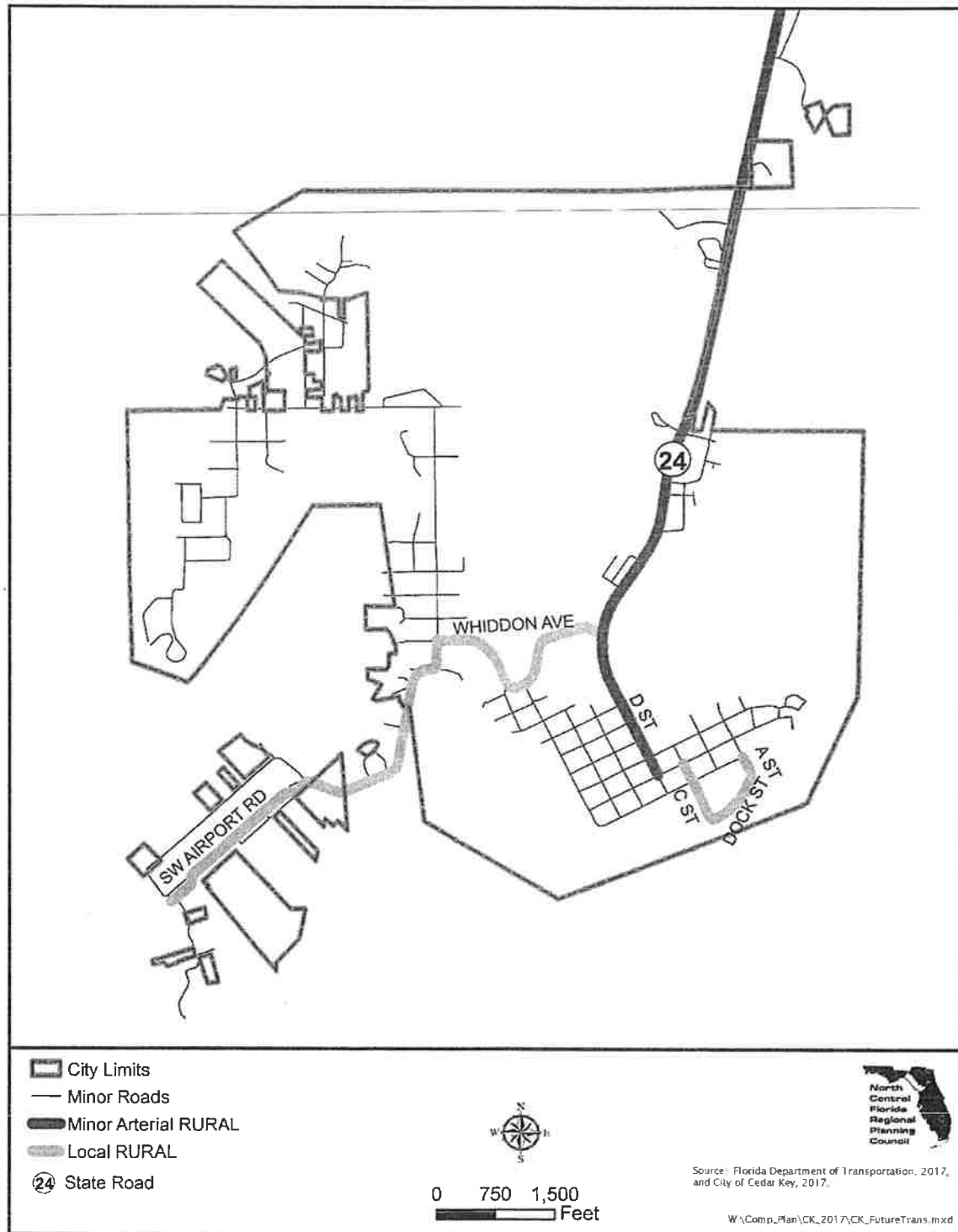
2-6.1 The City endorses and supports the ~~WRPC~~ Withlacoochee Regional Planning Council Hurricane Loss Study (1987) finding that this airport is not a major facility and therefore does not require relocation.

2-6.2 In accordance with Objective 2.3 of this element, the City shall coordinate with and communicate to the ~~Levy Board of~~ County Commissioners this objective to continue the operation of the airport at its present site in order to assure the economic welfare and public convenience benefits to the ~~Cedar Key~~ area.

Words **bolded and underlined** have been added.
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Exhibit 2-2
Future Traffic Circulation Map ~~2014/2020~~ - 2028



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ELEMENT 4: CONSERVATION & COASTAL MANAGEMENT GOALS, OBJECTIVES, AND POLICIES

GOAL 4

To conserve, protect, restore and use the natural resources of ~~Cedar Key~~ the City in a manner which will sustain the working/fishing village character and shoreline of ~~Cedar Key~~ the City for future generations and to protect human life, manage and protect coastal resources, limit the use of public funds for private developments within Coastal High Hazard Area and restrict development which has a negative impact on coastal zones.

OBJECTIVE 4-1 Air Quality

The City will maintain air quality that meets or exceeds minimum air quality standards in accordance with state and federal standards.

POLICIES:

4-1.1 The City will maintain an ordinance which incorporates, meets, or exceeds minimum air quality standards at state and federal levels.

4-1.2 Industrial land use shall be located where it minimizes impact on current air quality standards.

OBJECTIVE 4-2 Water Quality and Quantity

The City will conserve, protect, and appropriately use groundwater and surface water resources in a manner that does not degrade the quality or quantity of those resources.

POLICIES:

4-2.1 The City will make provisions to restrict any activities and land uses known to adversely affect the quality and quantity of water sources: including natural groundwater recharge areas and surface waters.

4-2.2 Land uses which require large water withdrawals from the Floridan aquifer will be carefully weighed against public benefit before approval is granted by the City or district.

4-2.3 The City shall review the reports of, the Florida Department of Environmental Protection (~~FDEP~~), the Suwannee River Water Management District (~~SRWMD~~), the Florida Department of Agriculture and Consumer Services, and ~~Levy~~ the County regarding monitoring groundwater quality and levels.

4-2.4 Where public acquisition of privately-owned coastal properties would help protect adjacent surface waters from stormwater runoff and other negative impacts resulting from development that could otherwise occur, public acquisition of the sites shall be pursued.

4-2.5 The City shall protect the quality of all surface waters, including designated Outstanding Florida Waters, through the regulation of all new development.

4-2.6 The Land Development Code shall provide for the reduction or elimination of practices which degrade the quality of estuarine and coastal waters.

4-2.7 All development or redevelopment shall be required to provide connection to the central sewer treatment facility meeting effluent quality standards and disposal requirements of Florida Department of Environmental Protection ~~FDEP~~.

4-2.8 Low impact development (~~LID~~) practices shall to the extent practicable and allowed by the Suwannee River Water Management District be promoted by the implementing land development regulations. Low impact development is intended to promote development practices that maintain or replicate the pre-development hydrologic regime.

All development approved by the City that implements "low impact development" (~~LID~~) stormwater management techniques shall provide the City with proof that a responsible entity, such as a

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home owners association or Community Development District, will permanently provide for proper maintenance of the low impact development LID facilities. Low impact development LID is a site design strategy for maintaining or replicating the pre-development hydrologic regime through the use of design techniques that create a functionally equivalent hydrologic landscape. Hydrologic functions of storage, infiltration, and ground water recharge, plus discharge volume and frequency are maintained by integrated and distributed micro-scale stormwater retention and detention areas, reduction of impervious surfaces, and the lengthening of flow paths and runoff time. Other low impact development LID strategies include, but are not limited to, the preservation/protection of environmentally sensitive site features such as wetlands, wetland buffers and flood plains. The City shall adopt Land Development Regulations promoting the use of appropriate low impact development LID practices **by 2010**. Such practices may include, but are not limited to: The City shall protect environmentally sensitive land, soils, and native vegetative communities, including wetlands.

- A. Clustering of development.
- B. Bioretention areas or ‘rain gardens.’
- C. Grass swales
- D. Permeable pavements
- E. Redirecting rooftop runoff to functional landscape areas, rain barrels or cisterns.
- F. Narrowing street widths to the minimum width required to support traffic, on-street parking where appropriate, and emergency vehicle access.
- G. Avoidance of curb and gutter where appropriate.
- H. Minimization of impervious surfaces through use of shared driveways and parking lots.
- I. Reduction in impervious driveways through reduced building setbacks.
- J. Reduction in street paving by providing reduced street frontages for lots.
- K. Permanent educational programs to ensure that future owners and residents of the site have an opportunity to fully understand the

purpose, function, and maintenance of each low impact development LID component.

- L. Limitations on the amount of turf allowed within the site and standards for implementation of best management practices for such turf, including minimum fertilizer applications.
- M. Reuse of stormwater.
- N. Use of “Florida Friendly” plant species and preferably native species for landscaping.
- O. Use of low volume irrigation technologies and soil moisture sensors if potable water supply is used for irrigation.

OBJECTIVE 4-3 Soils, Native Vegetative Communities, and Wetlands

The City shall protect environmentally sensitive land, soils, and native vegetative communities, including wetlands.

POLICIES:

4-3.1 Any area identified as a “natural reservation” in the future will be designated a conservation area by amendment of this plan. A natural reservation is an area ~~meeting the definition set forth in Chapter 9J-5.003(78)~~ designated for conservation purposes, and operated by contractual agreement with or managed by a federal, state, regional or local government or non-profit agency such as national parks, state parks, lands purchased under the Save Our Coast, Conservation and Recreation Lands or Save Our Rivers programs, sanctuaries, preserves, monuments, archaeological sites, historic sites, wildlife management areas, national seashores, and Outstanding Florida Waters. This definition does not include privately- owned land managed by a state agency on either a voluntary or a short-term contractual basis.

4-3.2 The City shall, protect native vegetation, including but not limited to trees, mangroves, and marsh grasses, and cooperate with Levy County in identifying, conserving, protecting or preserving unique vegetative communities in contiguous areas to assure that development does not degrade the

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environment, impair aesthetics, damage coastal resources or deny reasonable property rights and uses.

4-3.3 The City shall discourage the use of non-native vegetation. Invasive exotic plant species (such as the Brazilian Pepper) which compete with native vegetation, shall be required to be removed from development sites and replaced with native plant species to prevent soil erosion and encourage habitat that is supportive of native plant and animal species.

4-3.4 The City shall establish a permitting requirement for the removal of protected native vegetation. A permit may only be issued if determined necessary to allow access to the water and may only allow removal of the minimum needed for water access. In addition to those species listed in Rule 5B-40, ~~F.A.C.~~ **Florida Administrative Code**, "Regulated Plant Index", protected native vegetation shall include smooth cordgrass, black needlerush, saltgrass, glasswort, and saltwort.

4-3.5 Native vegetation within 50 feet of wetlands or waters contiguous to shellfish, harvesting areas, stone crab breeding areas, American Bald Eagle nesting grounds or Outstanding Florida Waters or aquatic preserves shall be preserved. Docks or walkways to allow access to water or wetlands may be permitted consistent with **Florida Department of Environmental Protection FDEP** guidelines.

4-3.6 Not less than 25% **percent** of on-site native vegetation, exclusive of wetlands or areas seaward of the coastal construction setback line shall be preserved. Upland vegetation communities and wildlife habitat shall be identified and a plan for protection prepared.

4-3.7 When needed to stabilize the shoreline, minimize flood or storm damage, filter non-point source pollutants, and provide wetlands wildlife habitat, proposed shoreline development and redevelopment in areas that lack wetland vegetation shall be planted with native wetland vegetation to create the required native vegetation buffer zone. If site elevation is too high for wetland vegetation, then a buffer zone of upland plants shall be required.

4-3.8 The City shall maintain regulations to protect wetlands, as identified by establishing a jurisdictional line according to State law, from physical or hydrologic alteration and to ensure that:

- A. Site plans for new development identify the location and extent of wetlands on the property.
- B. Site plans provide measures to assure that normal flows and quality of water will be provided to maintain wetlands after development.
- C. Where alteration of wetlands is permissible as set forth in Policy 4-3.9, site plans shall provide for restoration of disturbed wetlands or the creation of new wetlands to mitigate any wetland destruction.
- D. Where wetland mitigation is required, mitigation activities shall be provided within the City ~~Limits of Cedar Key~~.

4-3.9 Development activity shall not be authorized in wetlands or wetland buffers except when all of the following conditions are met:

- A. The applicant has taken every reasonable step to avoid adverse impact to the wetland and buffer; and
- B. The applicant has taken every reasonable step to minimize adverse impact to the wetland and buffer; and
- C. The applicant has provided appropriate mitigation for adverse impact to the wetland and buffer; and
- D. The applicant shows that one of the following circumstances applies:
 1. Minimal impact activity; or
 2. The development activity is a water dependent activity and the public benefit of the activity substantially outweighs the adverse environmental effects.; or
 3. All economically beneficial or productive use of the property is otherwise precluded.

Notwithstanding the above, development activity may be allowed in any isolated poor quality wetland that is less than 0.5 acre in size, provided that the development activity is allowed by the

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rules of the Suwannee River Water Management District.

4-3.9a The City shall protect wetlands through the establishment of a minimum 15-foot, average 25-foot wetland buffer.

4-3.10 Mangrove, wetland, and seagrass areas within the City shall be deemed environmentally sensitive, in recognition of their many natural functions and values, and, to further the public interest, shall be protected from incompatible land uses. The City shall afford protection to all these resources regardless of size.

4-3.11 The location of mangrove and wetland areas shall be identified at the time of site development review on a site-by-site basis.

4-3.12 Permit applications for elevated piers, docks, and walkways of no more than four feet in width within mangrove, seagrass and wetland areas shall comply with the following:

- A. All piers, docks and walkways shall be constructed on pilings.
- B. No pier, dock, or walkway shall be located on submerged land, which is vegetated with seagrasses except as is necessary to reach navigable waters. The docking terminus shall not be located over a seagrass bed.
- C. A permit or letter of exemption from **Florida Department of Environmental Protection FDEP**.

4-3.13 The City shall consider topographic, hydrologic, and vegetative cover factors affecting soil erosion in the site plan review of proposed development.

OBJECTIVE 4-4 Fisheries, Marine Habitat, Wildlife & Wildlife Habitat

The City shall conserve, provide for appropriate use of, and protect fisheries, marine habitat, wildlife, and wildlife habitat with special attention to the continued viability of fisheries of economic importance to the area, including shellfish and crustaceans and their habitat.

POLICIES:

4-4.1 The Land Development Code shall include provisions to protect sensitive coastal areas and saltmarshes in the area. Such provisions may:

- A. Require clustering of dwelling units away from sensitive portions of ecological communities.
- B. Discourage the fragmentation of sensitive coastal areas and saltmarshes by limiting use to water-dependent uses, prohibiting dredge and fill activities, and providing for restoration of wetlands.
- C. Require buffering of sensitive ecological areas through setback regulations, limitations on land area coverage and density-intensity standards which decrease population concentrations in sensitive areas.

4-4.2 All ecological communities and wildlife, especially endangered, threatened or species of special concerns, shall be identified, managed and protected by:

- A. Directing development away from sensitive ecological communities.
- B. Limiting densities or intensities of land use in sensitive areas.
- C. Controlling land uses which would fragment or divide sensitive areas.

4-4.3 The City shall protect endangered and threatened species and ecologically vulnerable areas through the use of, but not limited to:

- A. Conservation easements,
- B. Land development regulations,
- C. Fee simple acquisition through private, state, or federal grants or voter referendum for tax funds,
- D. Any other funding or regulatory mechanisms consistent with local, state, and federal laws.

4-4.4 The habitat of any endangered species shall be totally preserved in the manner prescribed in Policy 4-4.3. Only development which increases the carrying capacity of the habitat will be permitted in accordance with a management plan endorsed by the Florida Department of Environmental Protection or the Fish and Wildlife Conservation Commission.

4-4.5 Regulations to protect manatees shall include boating speed limits and marina siting criteria in state-designated critical manatee habitats.

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OBJECTIVE 4-5 Protection of Unbridged Coastal Islands

The City shall not allow any future development on off-shore islands, as development would be inconsistent with natural processes and constraints and would infringe upon overall public welfare and/or natural environment.

POLICIES:

4-5.1 Development of unbridged coastal islands shall not be allowed.

4-5.2 No public funds shall be used to provide services or infrastructure which support development of unbridged coastal islands. Prohibited public fund uses shall include, but shall not be limited to sewer, water or drainage systems; roads, parking or other transportation systems; recreational, marina or docking facilities; on-site solid waste collection and on-site fire or police protection.

OBJECTIVE 4-6 Dredge and Fill Activities

The City shall limit dredge and fill activities in the coastal area to maintenance dredging. Additional activities should occur only under circumstances supported by the **Suwannee River Water Management District SRWMD**, the **U. S. United States** Army Corps of Engineers, and the Florida Department of Environmental Protection.

POLICY:

4-6.1 The City will minimize dredge and fill activities within the City and insure that necessary activities (such as the maintenance of navigable water channels and the City marina) pose the least possible adverse environmental, social, and economic impacts.

OBJECTIVE 4-7 Water - Dependent & Water – Related Uses

The City shall provide that shoreline areas designated for commercial use shall give priority to water-dependent uses over water-related uses and shall limit future development of remaining undeveloped shoreline to water-dependent, water-related or residential uses.

POLICIES:

4-7.1 Development permitted within the remaining undeveloped commercial shoreline area shall be limited to the following as an adopted priority:

A. Water-Dependent Users

1. Aquaculture & Commercial Fishing.
2. Marinas.
3. Other public use water-oriented recreation.

B. Water-Related Uses

1. Commercial establishments that supply fishing or marine supplies or services directly associated with water-dependent uses.
2. Tourism-related business which provides user access to water-dependent uses.
3. Tourism-related business which provides users with scenic water views as an integral part of the business activity (i.e., restaurants, motels).

4-7.2 Shoreline use outside of commercial areas shall be restricted to conservation, recreation, or low-density residential uses.

4-7.3 Marinas and multislip docking facilities allowed as part of a water-dependent or water-related use shall meet the following criteria and requirements:

- A. Location of the marina shall not cause an expansion of the area closed to shellfish harvesting as established by the Florida Department of Agriculture, Shellfish Harvesting Classification Maps, revised September 5, 2005.
- B. A manatee protection plan.
- C. Adequate depth for ingress and egress without disturbing productive or vegetated bottoms.
- D. Adequate parking on existing uplands.
- E. A stormwater management plan.
- F. A documented spill containment or clean-up plan.

Laws of Cedar Key

G. Sewage connections for live-aboard uses.

H. Sufficient distance from existing facilities to avoid cumulative impacts.

4-7.4 Land Development Codes will designate the appropriate locational and performance standards for water-related commercial and recreational facilities, to include but not be limited to, setbacks and lot coverage.

OBJECTIVE 4-8 Shoreline Protection

Protection of the shoreline shall be achieved by establishing a coastal construction setback line, adopting coastal construction regulations and standards, limiting the construction of seawalls, and initiating beach and marsh restoration studies and plans.

POLICIES:

4-8.1 A minimum coastal construction setback line of 50 feet from the mean high water line will be maintained on any land adjoining all surface waters. In addition to the 50-foot setback line, an additional setback may be required to protect water-dependent vegetation located landward of the coastal construction setback line. An area 10 feet landward of the 50-setback line will be required when water-dependent vegetation is present. Bona fide aquaculture and commercial fishing operations, docks, and accessways will be exempt from this setback requirement. The coastal construction setback line may be interpreted as the average distance from the mean high water line to the side(s) of enclosed structures which face the water.

4-8.1a The mean high water line shall be established at the time of proposed development or redevelopment. Such line shall be depicted on a recent survey of the proposed development parcel. The survey shall be consistent with the requirements of the Coastal Mapping Act as set forth in Florida Statutes.

4-8.2 The Land Development Code may permit hardship variances, including zero setback from road frontage, in those instances where application of the coastal construction setback line would deny any use of lands platted before adoption of this plan and which would constitute a "taking."

4-8.3 The use of vertical coastal armoring shall be limited to the protection of existing endangered structures identified by a certified engineering plan or

to approved beach restoration or preservation structures. Rip rap shall be placed at the toe of all replaced bulkheads and seawalls. Coastal armoring is a manmade structure designed to prevent erosion or to protect structures from the effects of coastal wave and current action; examples include seawalls, bulkheads, revetments, riprap and retaining walls. Vertical coastal armoring has a waterward slope steeper than 4 to 1.

4-8.4 Shoreline modification and construction will be regulated through appropriate City ordinances and regulations to protect water quality, natural habitats and adjacent shore areas. These regulations may include, but not be limited to: storm-water run-off and retention standards; limitations on shoreline modifications; minimum setbacks; requirements for the use of docks and piers for shallow water access rather than dredging and filling, etc.

4-8.5 The City shall, where appropriate, consult federal, state, and county agencies in developing and implementing comprehensive plans for stabilization, modification, or restoration of coastal shorelines.

4-8.6 Proposed shoreline uses shall meet the following criteria:

- A. The proposed land use must be appropriate considering all adjoining land uses.
- B. Upland support services shall be available and adequate to serve the proposed use at or above adopted level of service standards.
- C. A hurricane contingency plan shall be provided for City non-residential use.
- D. Ownership shall be documented.
- E. An environmental protection plan shall be provided, documenting pre-construction, construction, and post-construction protection of the water quality, water depth, marshes, and marine ecosystems; and, including a mitigation plan to restore in the event of damage or destruction to the coastal environment.
- F. Public use or access shall be required if the City determines that it would be in the public interest to do so and that requiring public use or access meets the rough proportionality test set out in *Dolan v. City of Tigard*, 512 U.S. 374 (1994).

Laws of Cedar Key

4-8.7 Where natural environments have been degraded, especially shoreline environments, the City shall take steps to promote the restoration and enhancement of these areas through such measures as preparation of resource management plans and cooperating with other private and/or governmental agencies. Where such sites are privately owned, public acquisition shall be considered.

4-8.8 Highest priority for public acquisition shall be given to coastal properties the purchase of which would promote the following goals:

- A. The provision of public access to the waterfront, especially to public waterbodies, beaches, and other protected shoreline areas.
- B. The provision of public outdoor recreation activities including nature trails or boardwalks, waterway trails, interpretive displays, educational programs, wildlife observation areas, picnic areas, and the like.
- C. The preservation of historical or archeological sites.
- D. The preservation of native upland, wetland, and aquatic vegetation.
- E. The preservation of listed animal species or the habitat of listed animal species.
- F. The enhancement or restoration of shoreline ecosystems.
- G. The protection or improvement of surface water quality.
- H. The linking together or adding to other publicly owned lands.
- I. The creation of a new greenway, or the addition to an existing greenway.
- J. The prevention of development that might be harmful to the marine environment.
- K. The furtherance of resource protection plans of other governmental agencies such as aquatic preserve management plans, Surface Water Improvement and Management (**SWIM**) plans, habitat conservation plans, manatee protection plans, and estuarine sanctuary plans.

4-8.9 Any public or private individual, group, firm, or agency that disturbs or degrades the natural

resources of the shoreline of ~~Cedar Key~~ **the City** without proper permits shall fully restore them to their original condition. This shall be regulated by City and/or local ordinances and/or state and federal rules.

4-8.10 The City shall develop land development regulations that promote leaving shorelines in their natural state and where that is not practicable, support the use of living shoreline practices, where appropriate, as the preferred method of shoreline management. Living shorelines involve the use of nonstructural shoreline stabilization measures and habitat restoration techniques to reinforce the shoreline, minimize coastal erosion, and maintain coastal processes while protecting, restoring, enhancing, and creating natural habitat. Implementing land development regulations should:

1. promote practices that minimize or eliminate the use of vertical hard materials as typically used in bulkhead and seawall construction;
2. maximize the use of soft alternatives such as native vegetation plantings and local, naturally occurring materials;
3. provide incentives to promote either leaving shorelines in their natural state or the use of living shoreline practices;
4. encourage the use of certified living shoreline contractors, if and when a state or national certification program is created.

OBJECTIVE 4-9 Coastal High Hazard Area

The City shall limit population concentrations to that which is shown on the Future Land Use Map in the Coastal High Hazard Area (~~CHHA~~) and shall reduce hazards to life and property.

POLICIES:

4.9-1 The City hereby designates as ~~CHHA~~ **Coastal High Hazard Area** those areas identified as the area below the elevation of the category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (~~SLOSH~~) computerized storm surge model and will direct population concentrations away from these areas and relocate or replace non-essential infrastructure away from these areas. To the extent practicable, the City will limit public expenditures

Laws of Cedar Key

that subsidize development within the **CHHA**
Coastal High Hazard Area.

OBJECTIVE 4-10 Hurricane Evacuation

Evacuation time for a category **3** ~~three~~ storm or greater shall be clearance of the islands seaward of No. 4 bridge within **8** ~~eight~~ hours of an evacuation order.

POLICIES:

4-10.1 The City will provide a disaster preparedness plan that will be implemented along the **Cedar Key** ~~the City~~ shoreline in the event of a hurricane or other natural or man-induced disaster.

4-10.2 A plan for the expeditious, effective, and coordinated efforts of federal, state, and local agencies describing those actions to be taken in the identification, organization, and mobilization of resources necessary to assist City residents before, during, and after a natural disaster. This plan will be updated and implemented by the City Commission as necessary. Said plan is hereby adopted as a part of the **Cedar Key City** Comprehensive Plan by reference.

4-10.3 A hurricane evacuation time of **8** ~~eight~~ hours shall be considered an additional Level of Service (**LOS**) standard and the specific and cumulative impacts of development on evacuation time shall be considered before issuing development permits. Fifty percent of Functional Population shall be the base criteria for estimating vehicle evacuation needs.

OBJECTIVE 4-11 Post – Hurricane Recovery & Redevelopment

Upon plan adoption, the City/County Local Peacetime Emergency Plan shall provide for immediate response to post-hurricane conditions and shall establish priorities for recovery and redevelopment consistent with this plan.

POLICIES:

4-11.1 The City Commissioners, along with the City and the ~~Levy~~ County Building Official, the ~~Levy~~ County Emergency Manager, and the ~~Chairman~~ of the Board of County Commissioners, will act as a redevelopment task force and shall hear and decide all requests for immediate post-disaster repair needed to protect public health and safety.

4-11.2 Immediate post-hurricane cleanup and repairs required to protect public health and safety shall be the first priority and shall include:

A. Repairs to the sewage, potable water, and public utility facilities.

B. Removal of debris and an assessment of the safety of roads, bridges, and habitable structures and posting of warning notices on substantially damaged structures.

4-11.3 Permitting for long-term redevelopment other than for minor repairs to make structures habitable, shall be deferred until identified priorities have been met.

4-11.4 Structures with substantial damage (over 50% ~~percent~~ of pre-storm appraised structure value) shall meet all development and construction standards, regulations and amendments thereto before being permitted for redevelopment.

4-11.5 Existing structures over submerged lands which are substantially damaged shall provide evidence of continued compliance with or renewal of state title land records for a determination of then current state owned submerged land rules.

OBJECTIVE 4-12 Public Access to Shoreline

The City shall, without exception, retain existing shoreline access areas; promote public access to shoreline by prohibiting encroachment on public access areas; and increase public access through development of pocket parks at City-owned street end locations on the shoreline.

POLICIES:

4-12.1 City-owned parking facilities as identified herein shall be maintained and improved to assure public access to beaches and shorelines.

4-12.2 Limited access to the shoreline will be improved to increase public use and provide more recreational opportunities while upholding the City's adopted vision as a fishing village. Actions to implement this policy may include, but are not limited to, the identification of existing or potential access points, the types of improvements needed and costs thereof, and priorities.

4-12.3 The City will seek to increase public access opportunities at locations owned or controlled by **Cedar Key** ~~the City~~.

4-12.4 The City will seek increased recreation facilities on lands owned or managed by other political jurisdictions (e.g. government-owned

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islands), where such lands offer a potential for increased public access. Any such uses shall be compatible with and shall not specifically or cumulatively degrade the natural functions of the land or surrounding marine resources and shall be consistent with the management plans of other agencies.

OBJECTIVE 4-13 Reduce Flood Loss and Flood Insurance Claims

The City shall identify site development techniques and best practices to help reduce losses due to flooding and claims made under flood insurance policies.

Policy 4.13.1 Site development techniques and best practices that may be used to reduce the losses due to flooding and claims made under flood insurance policies issued in Florida, shall include, but not be limited to, such requirements as additional shoreline hardening, elevated grade surface, elevated structures, floodable development, buffers and setbacks, higher floor elevations and incorporation of natural infrastructure for increased resilience.

Policy 4.13.2 The siting, design and construction of structures in coastal areas subject to the risk of high-tide events, storm surges, flash floods, stormwater runoff and sea level rise shall be consistent with regulations contained in the 6th Edition of the Florida Building Code, as amended, and the City's Flood Damage Prevention Regulations, as amended.

Policy 4.13.3 The City shall continue to upgrade its stormwater infrastructure through drainage improvements, installation of tidal backflow preventers, and seawall repair in addition to sustainable flood management actions such as installation of bioswales, use of pervious pavement and maintenance of natural preserves areas.

OBJECTIVE 4-14 Consistency with Flood Plain Management Regulations

The City shall require development to be consistent with flood-resistant construction requirements.

Policy 4.14.1 Any development or redevelopment shall be consistent with, or more stringent than, the flood-resistant construction requirements in the 6th Edition of the Florida Building Code, as amended, and applicable flood plain management regulations set forth in 44 Code of Federal Regulations Part 60.

Policy 4.14.2 The City shall apply to the Federal Emergency Management Agency to participate in the National Flood Insurance Program Community Rating System to achieve flood insurance premium discounts for its residents.

OBJECTIVE 4-15 Best Practices Development and Redevelopment Principles, Strategies and Engineering Solutions

Policy 4.15.1 The City shall encourage the use of best practices development and redevelopment principles, strategies and engineering solutions that will result in the removal of coastal real property from flood zone designations established by Federal Emergency Management Agency. For purposes of this policy, *real property* is defined as land and structures affixed to the land.

Policy 4.15.2 The City shall continue to use the Future Land Use Map and best available data mapping tools provided by such agencies as the National Oceanic and Atmospheric Administration, as the basis for development and redevelopment in areas of the City that are at high risk for high-tide events, storm surges, flash floods, stormwater runoff and sea level rise.

Policy 4.15.3 Redevelopment of existing dwelling units located in the Coastal High Hazard area is prohibited unless an

Words bolded and underlined have been added.
Words bolded and struck through have been deleted

Laws of Cedar Key

engineering study supports that the redevelopment can occur in a safe manner when considering building construction, design, siting and future storm events.

incorporation of natural infrastructure for increased resilience.

Policy 4.15.4 The City shall consider, whenever feasible, purchasing properties in areas most vulnerable to destructive storm surges for recreation uses and open space.

Policy 4.15.5 The City will adopt land development regulations that include development and redevelopment principles, strategies and engineering solutions that reduce the flood risk in coastal areas which result from high-tide events, storm surge, flash flood, stormwater runoff and the related impacts of existing hazards, including sea-level rise, which shall include, but not be limited to, requirements such as additional shoreline hardening, elevated grade surface, elevated structures, floodable development, buffers and setbacks, higher floor elevations and

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

Regional Planning Council: North Central FL
Review Date: 7/26/18
Amendment Type: Adopted Amendment

Regional Planning Council Item No.: 50
Local Government: City of High Springs
Local Government Item No.:
CPA-AUZ17-000003
State Land Planning Agency Item No.: 18-1ESR
Date Mailed to Local Government and State Land Planning Agency: 7/27/18 (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-AUZ17-000003 reclassifies 28.55 acres of recently annexed land from County Rural/Agriculture (up to 1 dwelling unit per 5 acres) to City Residential Suburban (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 within one-half mile of U.S. Highway 441, which is identified in the North Central Florida Strategic Regional Policy Plan as part of the Regional Road Network. The local government data and analysis report indicates the adjoining segment of U.S. Highway 441 is projected to operate at Level of Service B, should the subject property be developed to its maximum allowable intensity of use. Therefore, significant adverse impacts are not anticipated to the Regional Road Network.

The City is located within an Area of High Recharge Potential to the Floridan Aquifer, a Natural Resource of Regional Significance as identified and mapped in the regional plan. The City Comprehensive Plan includes an objective and associated policies which protect Natural Resources of Regional Significance in a manner consistent with the goals and policies of the regional plan (see attached).

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

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

Request a copy of the adopted version of the amendment?

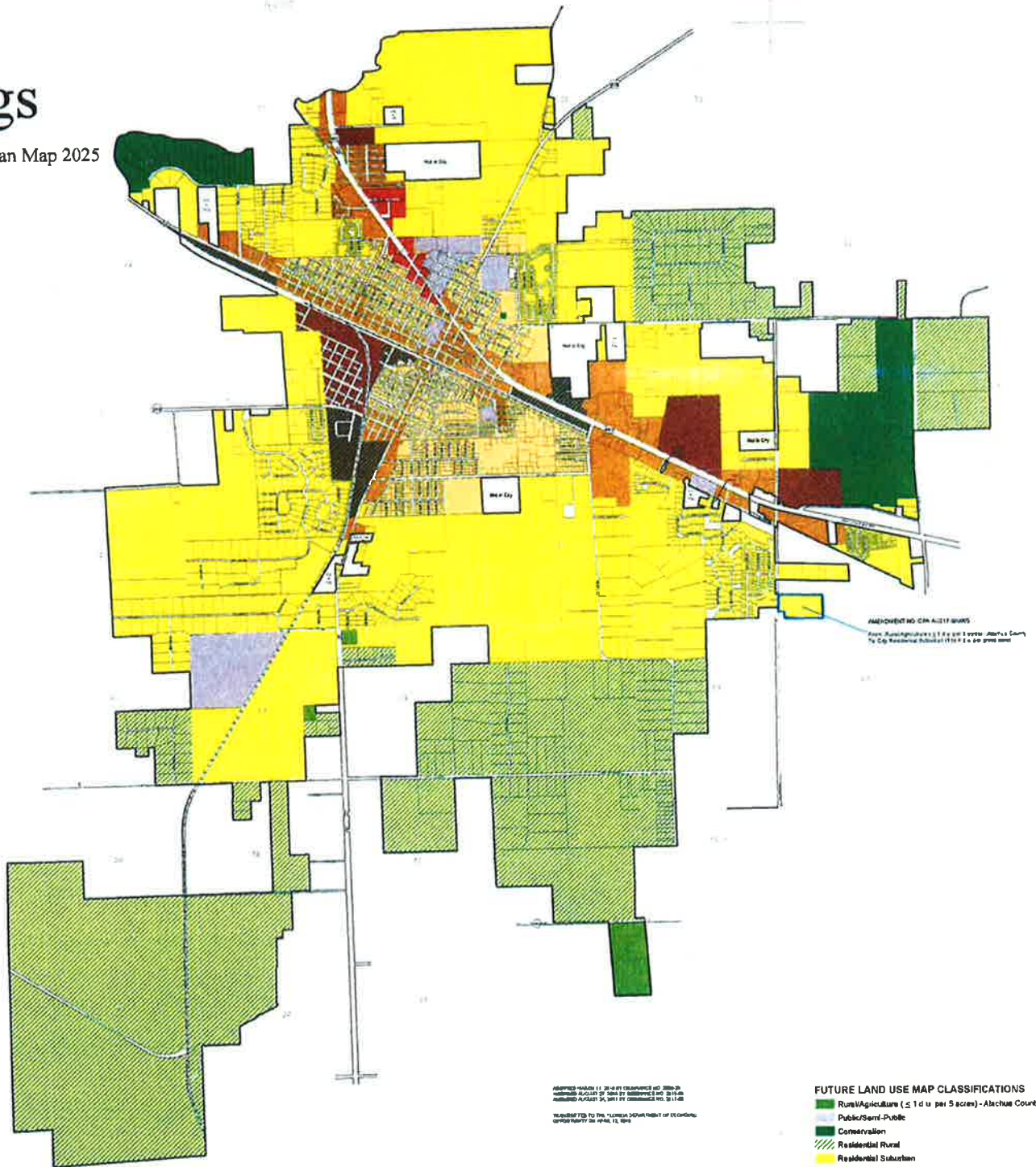
Yes _____	No _____
Not Applicable	<u> X </u>

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

PLANNED

City of High Springs

Future Land Use Plan Map 2025



APPROVED: MAY 11, 2011 BY COUNCILMAN AND 100% OF THE CITY COMMISSION. ADOPTED: AUGUST 17, 2011 BY COUNCILMAN AND 100% OF THE CITY COMMISSION. ADOPTED: AUGUST 17, 2011 BY COUNCILMAN AND 100% OF THE CITY COMMISSION. ADOPTED: AUGUST 17, 2011 BY COUNCILMAN AND 100% OF THE CITY COMMISSION.

- FUTURE LAND USE MAP CLASSIFICATIONS**
- Rural/Agriculture (≤ 10 u per 5 acres) - Alachua County
 - Public/Semi-Public
 - Conservation
 - Residential Rural
 - Residential Suburban
 - Residential Mixed
 - Mixed Use
 - Commercial
 - Business/Commerce
 - Business/Industrial
- OTHER MAP FEATURES**
- City limits
 - Railroad
 - U.S. Highway
 - County Road



**EXCERPTS FROM THE
CITY COMPREHENSIVE PLAN**

The city shall maintain a database consisting of a listing of the hazardous materials stored or handled by each facility within its fire department service zone. In addition, the city shall, with assistance from FDEP's underground storage tank registration program, compile a list of all known underground storage tanks within the same fire service zone. This will include both commercial and privately owned facilities.

STORMWATER DRAINAGE AND AQUIFER RECHARGE SUB-ELEMENT

INTRODUCTION

An aquifer is a saturated geologic formation that can transmit significant quantities of water under ordinary hydraulic gradients. The aquifer of greatest significance in the High Springs area is the Floridan.

The Floridan aquifer system is a thick carbonate rock, predominantly limestone, which includes all or part of the Paleocene to early Miocene series, and generally contains water under confined conditions.

The surficial aquifer system is a permeable hydrogeologic unit contiguous with the land surface and is comprised mainly of unconsolidated sediments. It also includes carbonate rocks other than those of the Floridan aquifer system. Sediment and rock deposits making up the surficial aquifer system belong to all or part of the Hawthorne formation. It contains the water table and water within it is under mainly unconfined conditions.

Groundwater recharge is the hydrogeologic process by which aquifers are replenished. Water infiltrates the land surface and eventually flows into the groundwater aquifer. A recharge area is an area of the land surface through which infiltration occurs. A recharge area is not always directly above the aquifer it is recharging, but may be some distance away. Recharge characteristics of an area are dependent upon several natural features, including elevation, slope, compaction of the soils, and the type of soils.

Sinkholes occur where portions of the supporting structure beneath the ground surface have subsided. When this occurs, the surface forms a depression or, in some cases, an actual hole connecting with the aquifer. Sinkhole areas are generally considered areas with very high infiltration rates and may serve as direct connections with the Floridan aquifer.

Because of their high infiltration rate, sinkholes must be protected from runoff from contaminated sources. One of the most common sources of contaminated runoff is from streets and parking lots. Generally, the first 15 minutes of rainfall will yield the greatest concentration of contaminants. This, however, does not hold true for agricultural runoff. Here a continuing solubilization of fertilizer, insecticides, and pesticides will cause a relatively constant concentration of contaminants in the runoff.

EXISTING CONDITIONS

Major Natural Drainage Features

Surface waters flow through natural drainage basins. Aside from the roadway swale and curb and gutter systems, the city is dependent on the natural topographic features to provide adequate drainage for the city.

Wetlands and floodprone areas are shown in map 3-1.

The city is located within the SRWMD.

The city is in an area of high aquifer recharge potential as designated by the SRWMD.

Soil Conditions

Soil Survey of Alachua County—USDA, SCS, August 1985

REGULATORY FRAMEWORK

National Flood Insurance Program—The National Flood Insurance Program, administered by the Federal Emergency Management Agency, requires the following in floodprone areas:

1. The proper anchoring of mobile structures.
2. The use of construction methods and materials which will minimize flood damage.
3. The provision of adequate drainage facilities for new construction.
4. The location and design of new or replacement utility systems to prevent flood loss.

Waterway Regulation—The U.S. Army Corp of Engineers and the FDEP regulate all waters for dredging, filling and construction of intake and outfall drainage facilities.

River Management—The SRWMD has established rules governing the use, construction within, and the withdrawal of water from or discharge to, canals, water control structures, rights-of-way, lakes, streams and other bodies of water within the water management district.

At the date of this report, the SRWMD has not identified the prime groundwater recharge areas for the Floridan Aquifer. They have, however, identified areas of high aquifer recharge potential and mapped these areas for the SRWMD. High Springs is located in an area of high aquifer recharge potential.

NEEDS ASSESSMENT

Because of the rapid infiltration rates and high rates of water transmission through the soil, it is imperative that High Springs take steps to protect its groundwater from contamination by surface runoff. Also, by recognizing that contaminants can travel great distances through the aquifer system, the city must look not only within its immediate corporate limits, but also to surrounding areas for sources of contamination.

The city will, where it is within its jurisdiction, eliminate direct runoff to sinkholes or other areas of high aquifer recharge potential as determined by the city's engineer. Additionally, the city will require that all development plans or changes in property use be reviewed by the city's engineer for the project's impact on any sinkholes or other areas of high aquifer recharge potential.

STORMWATER DRAINAGE AND AQUIFER RECHARGE SUB-ELEMENT

GOALS, OBJECTIVES AND POLICIES

Goal 1

Adequate stormwater drainage will be provided to afford reasonable protection from flooding and to prevent degradation of the quality of receiving waters.

Objective 1.1

The city will enforce stormwater drainage regulations that provide for the protection of natural drainage features and ensure future development utilizes stormwater management systems compatible with the SRWMD and High Springs regulations.

Policy 1.1.1

The city's policy for stormwater management will be consistent with those of the SRWMD.

Policy 1.1.2

All stormwater management projects will, as a minimum, meet all of the FDEP and SRWMD requirements for such projects. The LOS for water quality shall be treatment of the first inch of runoff. Compliance with the design and performance standards in F.A.C. 40B-4 and F.A.C. 40B-400, to ensure the water quality standards of F.A.C. 62-302 are met and to ensure the water quality is not degraded below the minimum conditions necessary to maintain their classifications as established in F.A.C. 62-302, is required.

Policy 1.1.3

The city will continue to enforce ordinances to provide the following:

- A. New developments are required to manage runoff from the 25-year frequency, 24-hour duration design storm on-site such that post-development runoff rates, volumes, and pollutant loads do not exceed predevelopment conditions.
- B. Stormwater engineering, design, and construction standards for on-site systems are provided.
- C. Erosion and sediment controls are used during development.
- D. Periodic inspection and maintenance of on-site systems is required to ensure that they continue to function as designed.

Policy 1.1.4

The city will develop buffer zone requirements for areas adjacent to natural drainage features, such as sinkholes and areas draining toward the Santa Fe River, as delineated in the future land use element of this comprehensive plan.

Policy 1.1.5

The city will develop regulations concerning limitations on encroachment, alteration, and compatible use of riverine floodplains, as delineated in the conservation element of this comprehensive plan.

Policy 1.1.6

The city shall review all development and road construction within its jurisdiction for proper consideration and routing of stormwater runoff, as delineated in the stormwater sub-element of this comprehensive plan.

Policy 1.1.7

As existing roads which drain into sinkholes are improved and/or upgraded, plans shall be implemented to prevent the direct discharge of stormwaters to sinkholes or other natural or manmade geological features which provide, or may provide, a direct connection to the aquifer.

Objective 1.2

The quality and quantity of groundwater available to the city shall be protected from degradation.

Policy 1.2.1

The city will use data provided by the SRWMD to identify areas of high aquifer recharge potential within the city limits and within the urban reserve area.

Policy 1.2.2

Using the SRWMD information, as it becomes available, the city will identify and map areas with the greatest groundwater recharge potential. The SRWMD's current mapping shows the entire city as an area of high aquifer recharge potential.

Policy 1.2.3

Areas identified under policy 1.2.2 shall be classified as areas of high aquifer recharge potential and shall be so designated on the city's future land use maps.

Policy 1.2.4

The city's development review process shall provide protection for these areas of high aquifer recharge potential from inappropriate development, filling, and direct stormwater runoff and shall be consistent with SRWMD policies.

Objective 1.3

The city's policies shall protect current and future sources of potable water from degradation and shall be consistent with SRWMD policies.

Policy 1.3.1

The city will continue to enforce its wellhead protection ordinance for existing and future well sites, as delineated in the future land use element of this comprehensive plan.

Policy 1.3.2

The city shall be consistent with the Alachua County and FDEP ordinances and rules as they apply to underground storage tanks.

Policy 1.3.3

Proposed development around sinkholes will be subject to special review procedures in order to protect groundwater resources from runoff and to protect their function as recharge areas. No direct channeling of stormwater runoff into sinkholes or other recharge areas shall be allowed. No clearing or filling of sinkholes will be allowed without review and approval by the city commission.

Additional references to sinkholes are contained in the future land use and conservation elements of this comprehensive plan.

Policy 1.3.4

The city shall mandate, in accordance with FDEP rules and regulations, that all abandoned wells will be plugged. The city shall undertake to identify the existence of unused and/or abandoned wells that have not been plugged. This should be completed by December, 2004.

MAPS

Editor's note— The following maps are not published. They are on file in the city hall:

Map 3-1. High Springs Wetlands and Flood Prone Areas

Map 3-2. High Springs Soil Groups

Map 3-3. High Springs Package Wastewater Treatment Plants

POTABLE WATER SUB-ELEMENT

INTRODUCTION

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

Regional Planning Council: North Central Fl
Review Date: 7/26/18
Amendment Type: Draft Amendment

Regional Planning Council Item No.: 51
Local Government: Levy County
Local Government Item No.: LSA 18-01
State Land Planning Agency Item No.: 18-1ESR

Date Mailed to Local Government and State Land Planning Agency: 7/27/18

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

DESCRIPTION OF AMENDMENT

County item LSA 18-01 amends 13.7 acres on the County Future Land Use Map from Commercial to Rural Residential (See attached).

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

The subject property is not located within a Natural Resource of Regional Significance as identified and mapped in the Withlacoochee Strategic Regional Policy Plan. Therefore, the County Comprehensive Plan, as amended, does not result in significant adverse impacts to Natural Resources of Regional Significance contained in the Withlacoochee Strategic Regional Policy Plan.

The subject property is located adjacent to State Road 24 which is identified in the Withlacoochee Strategic Regional Policy Plan as a Regional Transportation Facility. However, significant adverse impacts are not anticipated to State Road 24 as the amendment results in a decrease in intensity of use.

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

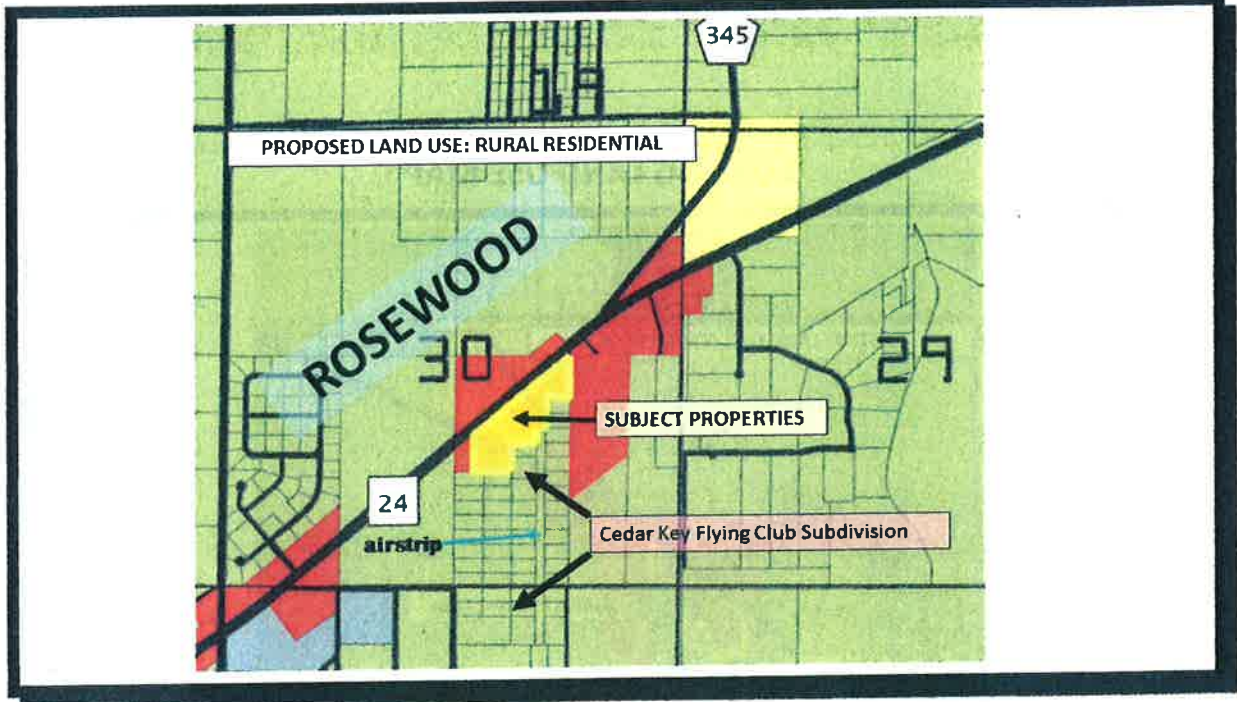
The County Comprehensive Plan, as amended, is not anticipated to create significant adverse impacts to adjoining local governments.

Request a copy of the adopted version of the amendment?

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

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

PROPOSED LAND USE MAP



STAFF-LEVEL ITEMS



#52

Serving

Alachua • Bradford

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Hamilton • Lafayette • Levy • Madison

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

REGIONAL CLEARINGHOUSE INTERGOVERNMENTAL COORDINATION AND RESPONSE

Date: 7-10-18

PROJECT DESCRIPTION

#52 - Alachua County, Florida - Environmental Review - Community Development Block Grant - Housing Rehabilitation - 18DB-OM-03-11-01-H03 - Alachua County

TO: Florida State Clearinghouse

XC: Small Cities CDBG Program
Florida Department of Economic Opportunity
107 E. Madison Street, MSC-400
Tallahassee, FL 32399-6508

Fred D. Fox
Fred Fox Enterprises
P.O. box 840338
St. Augustine, FL 32080-0338

 COMMENTS ATTACHED

 X NO COMMENTS REGARDING THIS PROJECT

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

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






Project Narrative — G-2

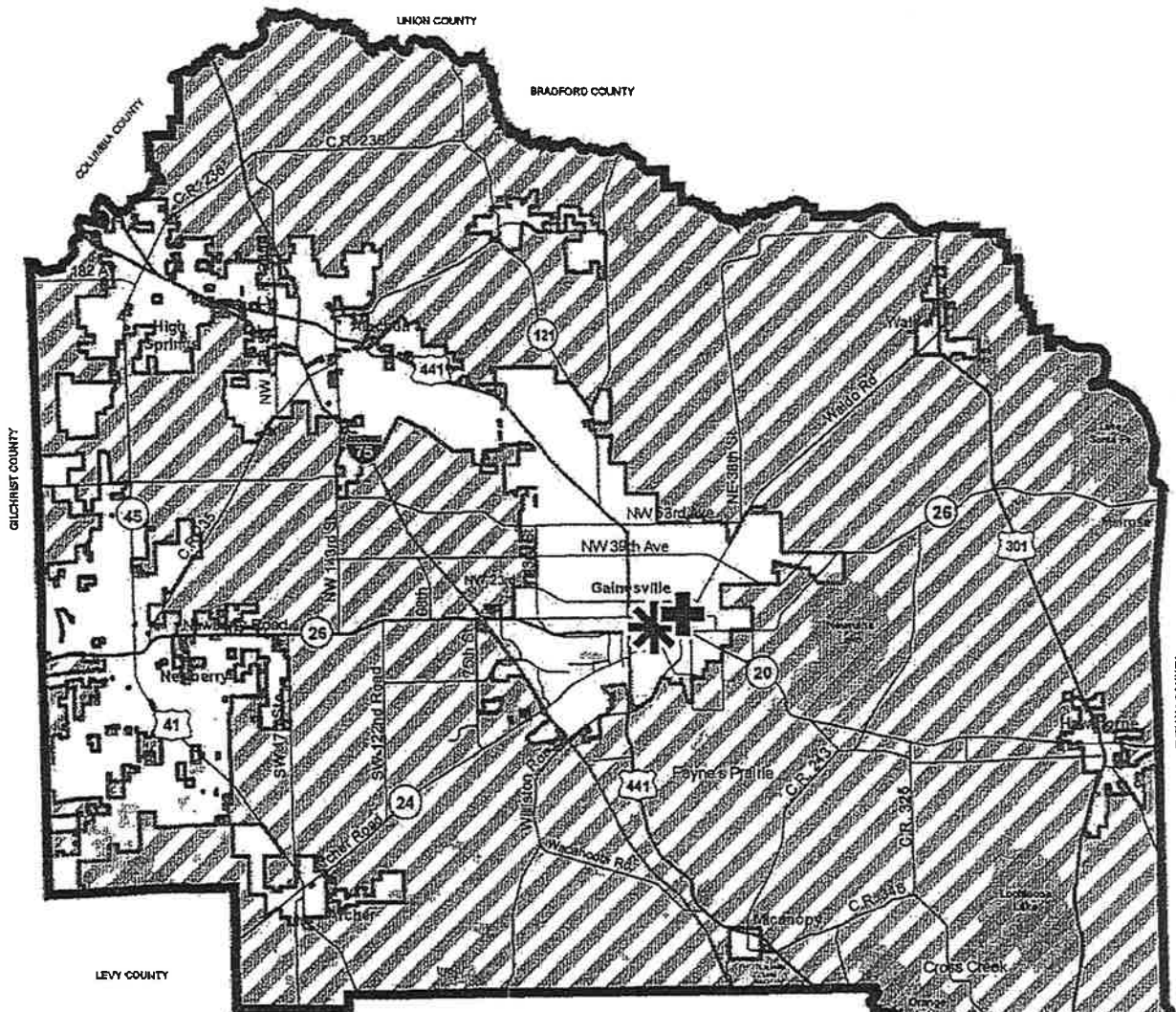
Describe the proposed project using the guidelines in the instructions. Specific directions for Commercial Revitalization and Economic Development application narratives can be found in the instructions. Use additional pages as needed.

Alachua County intends to use \$750,000 in CDBG funding to assist residents throughout the unincorporated areas of the County with necessary housing repairs. At a minimum, 11 LMI housing units, of which 2 units will be VLI and 3 units will be LI, will be rehabilitated consistent with the adopted housing code. Assistance to housing units will be provided through construction repairs or replacement and temporary relocation of residents, as may be required. A relocation allowance will be provided to residents that must be temporarily relocated. Necessary repairs may be provided in the form of rehabilitation of existing housing units or demolition/replacement of the entire housing unit. Currently, the grant application has budgeted \$632,500 for housing rehabilitation/replacement, \$5,000 for temporary relocation and \$112,500 for administration costs. Alachua County will also spend \$50,000 in County SHIP funds as leverage. SHIP funds will be spent after site visit and before final close out as supplemental funds for CDBG housing applicants. All housing units will be LMI or VLI, meeting the national objective.

MAP 1 Jurisdiction Map

Legend

-  Boundary of the Locality
-  Service Area Boundary
-  Alachua County
CDBG program office
-  Alachua County
administration building
-  Lakes



0 2.5 5 10 15 20
Miles



Prepared by:

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