

CITY OF HAWTHORNE



COMPREHENSIVE PLAN

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COMPREHENSIVE PLAN

PLAN ELEMENTS

Future Land Use
Traffic Circulation
Housing
Sanitary Sewer, Solid Waste, Drainage
Potable Water and Natural Groundwater
Aquifer Recharge
Conservation
Recreation and Open Space
Intergovernmental Coordination
Capital Improvements

Prepared for
City of Hawthorne City Commission

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Government Comprehensive Planning Assistance Program Authorized by
Chapter 88-555, Laws of Florida and Administered by the Florida
Department of Community Affairs

Prepared by
City of Hawthorne Local Planning Agency
With Assistance from
North Central Florida Regional Planning Council
235 South Main Street, Suite 205
Gainesville, Florida 32601
(904) 336-2200

May 1991

Adopted November 12, 1991

CITY OF HAWTHORNE

CERTIFIED MAIL RECEIPT # P814 724 22
RETURN RECEIPT REQUESTED

November 19, 1991

THE SPORTSMAN'S PARADISE

P. O. Box 1378
HAWTHORNE, FLORIDA 32640
(904) 481-2432

Mr. Robert Pennock, Bureau Chief
Division of Resource Planning and Management
Bureau of Local Planning
Florida Department of Community Affairs
2740 Centerview Drive
Tallahassee, FL 32399

RE: Submission of Adopted Comprehensive Plan to the
Florida Department of Community Affairs

Dear Mr. Pennock:

The City, upon compliance with the provisions of Chapter 163, Part II, Florida Statutes for public notification and public hearing, adopted the City's Comprehensive Plan on Tuesday, November 12, 1991.

Please find enclosed in conformance with Chapter 163, Florida Statutes and Chapters 9J-5 and 9J-11, Florida Administrative Codes copies of the Comprehensive Plan Adoption Ordinances copies of the Comprehensive Plan as adopted on November 12, 1991. Also, enclosed are 5 copies of the revised Data and Analysis Report. In addition, also enclosed is a copy of the large scale Existing Land Use Map and adopted large scale Future Land Use Plan Map 2011.

Revisions to the Comprehensive Plan and Data and Analysis Report have been distinguished by striking through words, which have been deleted, and underlining words, which have been added, to provide an identification of the changes made in the adopted Comprehensive Plan, as well as the Data and Analysis Report, which were not previously reviewed by the Department.

No additional findings, other than those prescribed by law and included within the adoption ordinance, were made by the City Commission for the adoption of this Comprehensive Plan. If you have any questions concerning this matter, please contact Mr. John F. McFarlin, City Manager, at (904) 481-2432.

Sincerely,

Sharon Surrency
Mayor

Enclosures
xc: North Central Florida Regional Planning Council
191/plnsub3/transado.haw

ORDINANCE NO. 91-9

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF HAWTHORNE, FLORIDA, AMENDING, REVISING, AND REPLACING IN ITS ENTIRETY THE COMPREHENSIVE PLAN OF THE CITY OF HAWTHORNE, FLORIDA, WHICH WILL CONTROL FUTURE LAND USE, GUIDE PUBLIC FACILITIES, AND PROTECT NATURAL RESOURCES PURSUANT TO THE LOCAL GOVERNMENT COMPREHENSIVE PLANNING AND LAND DEVELOPMENT REGULATION ACT (CHAPTER 163, PART II, FLORIDA STATUTES), INCLUDING A FUTURE LAND USE ELEMENT; TRAFFIC CIRCULATION ELEMENT; HOUSING ELEMENT; SANITARY SEWER, SOLID WASTE, DRAINAGE, POTABLE WATER AND NATURAL GROUNDWATER AQUIFER RECHARGE ELEMENT; CONSERVATION ELEMENT; RECREATION AND OPEN SPACE ELEMENT; INTERGOVERNMENTAL COORDINATION ELEMENT; CAPITAL IMPROVEMENTS ELEMENT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Chapter 166, Florida Statutes, empowers the City Commission of the City of Hawthorne to prepare and enforce comprehensive plans for the development of the City; and

WHEREAS, Sections 163.3161 through 163.3215, Florida Statutes, the Local Government Comprehensive Planning and Land Development Regulation Act, empowers and requires the City Commission of the City of Hawthorne to (a) plan for the City's future development and growth (b) adopt and amend comprehensive plans, or elements or portions thereof, to guide the future growth and development of the City; (c) implement adopted or amended comprehensive plans by the adoption of appropriate land development regulations; and (d) establish, support, and maintain administrative instruments and procedures to carry out the provisions and purposes of the Act; and

WHEREAS, pursuant to Section 163.3174(1), Florida Statutes, the Planning and Zoning Commission of the City of Hawthorne is duly designated as the Local Planning Agency for the City of Hawthorne; and

WHEREAS, the Local Planning Agency has undertaken and prepared an Evaluation and Appraisal Report, as specified in Section 163.3191, Florida Statutes, setting forth an assessment and evaluation of the City of Hawthorne Comprehensive Plan, and recommended the Evaluation and Appraisal Report to the City Commission; and the City of Hawthorne for adoption, and

WHEREAS, pursuant to Section 163.3191, the Evaluation and Appraisal Report recommended by the Local Planning Agency, was approved by the City Commission of the City of Hawthorne; and

WHEREAS, citizens assisted in formulating goals, objectives, and policies for the revised comprehensive plan; and

WHEREAS, supporting data and analysis documentation was prepared as background and justification for the revised comprehensive plan's goals, objectives, and policies; and

WHEREAS, the Local Planning Agency, empowered by the above-cited laws, and by Sections 163.3161 through 163.3214, Florida Statutes, prepared an amendment to the above-cited City of Hawthorne Comprehensive Plan, altering it in its entirety to address more adequately and prepare for City of Hawthorne's future development and growth; and

WHEREAS, the Local Planning Agency, in the preparation of the amended version of the City of Hawthorne Comprehensive Plan, caused the performance of necessary studies and surveys; the collection of relevant and appropriate data; the holding of the required public hearing, and numerous public workshops, and public meetings; and has effectively provided for full public participation, public notification, broad dissemination of proposals and alternatives, opportunity for written comments, open discussion, and consideration and response to public and official comments; and

WHEREAS, pursuant to Section 163.3174, Florida Statute, the Local Planning Agency held the required public hearing on the amended version of the City of Hawthorne Comprehensive Plan with due public notice having been provided, and having reviewed and considered all comments received during the public hearing and having provided

for necessary revisions, and recommended the amended version of the City of Hawthorne Comprehensive Plan to the City Commission of the City of Hawthorne for approval; and

WHEREAS, pursuant to Section 163.3184, Florida Statutes, the City Commission of the City of Hawthorne held several public work sessions and public meetings, and the required public hearing on the amended version of the comprehensive plan, with due public notice having been provided, to obtain public comment, and having considered the data collection and analysis packages, all written and oral comments received during said work sessions and public hearing, and recommendations of the Local Planning Agency, and having provided for necessary revisions, on May 21, 1991,¹ approved the comprehensive plan as amended in its entirety for transmittal to the State Land Planning Agency (Florida Department of Community Affairs) for review and comment; and

WHEREAS, pursuant to Section 163.3184, Florida Statute, the City Commission of the City of Hawthorne by June 1, 1991, transmitted ten copies of the amended version of the comprehensive plan to the Florida Department of Community Affairs as the State Land Planning Agency for written comment, and transmitted one copy each of the local governments or governmental agencies in the State of Florida having filed with the City Commission of the City of Hawthorne a request for a copy of the amended version of the comprehensive plan; and

WHEREAS, the Florida Department of Community Affairs, in September, 1991 transmitted its objections, recommendations, and comments on the amended version of the comprehensive plan; and

WHEREAS, the amended version of the comprehensive plan was revised in view of objections, recommendations and comments by the Florida Department of Community Affairs; and

WHEREAS, pursuant to Section 163.3184, Florida Statutes, on November 12, 1991, the City Commission of the City of Hawthorne held a public hearing, with due public notice having been provided, on the amended version of the comprehensive plan, and with written advance notice of such public hearing having been provided to the State Land Planning Agency; and

WHEREAS, the City Commission of the City of Hawthorne further considered the data collection and analyses packages and all oral and written comments received during public hearings, including the recommendations of the Local Planning Agency, and objections, recommendations and comments of the Florida Department of Community Affairs; and

NOW, THEREFORE, BE IT ORDAINED by the City Commission of the City of Hawthorne, Florida, as follows:

Section 1. Purpose and Intent.

This Ordinance is enacted to carry out the purpose and intent of, and exercise the authority set out in, the Local Government Comprehensive Planning and Land Development Regulation Act Sections 163.3161 through 163.3215, Florida Statutes, and Chapter 166, Florida Statutes, as amended.

Section 2. Title of Comprehensive Plan.

The revised version of the comprehensive plan for the City, shall be entitled "The City of Hawthorne Comprehensive Plan 2011."

Section 3. City of Hawthorne Comprehensive: Plan.

The City of Hawthorne Comprehensive Plan is hereby adopted to include:

(a) The text attached hereto dated November 12, 1991 including plan elements for Future Land Use, Traffic Circulation, Housing, Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge, Conservation, Recreation and Open Space, Intergovernmental Coordination, and Capital Improvements and incorporated herein by reference; and

(b) Attachment "A" consisting of the one inch equals five hundred foot scale Future Land Use Plan Map entitled "City of Hawthorne Future Land Use Map 2111" dated November 12, 1991; and

(c) Attachment "E" entitled National Wetlands Reconnaissance Survey, for Gainesville, Florida, United States Fish and Wildlife Service, United States Department of Interior" 1981;

Section 4. Applicability and Effect.

The applicability and effect of the City of Hawthorne Comprehensive Plan shall be as provided by the Local Government Comprehensive Planning and Land Development Regulation Act, Sections 163.3161 through 163.3165, Florida Statutes, and this Ordinance.

Section 5. Severability.

If any provision or portion of this Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this Ordinance shall remain in full force and effect.

Section 6. Copy on File.

(a) A certified copy of the enacting ordinance, as well as certified copies of the City of Hawthorne Comprehensive Plan and any amendments thereto, shall be filed with the City Manager.

(b) To make the City of Hawthorne Comprehensive Plan available to the public, a certified copy of the enacting ordinance, as well as certified copies of the City of Hawthorne Comprehensive Plan and any amendments thereto, shall be located in the Office of the City Manager. The City Manager shall make copies available to the public for a reasonable reproduction charge.

Section 7. Effective Date.

This Ordinance shall become effective upon final hearing and approval by the City Commission of the City of Hawthorne.

First reading and public hearing was held on the 21st day of May, 1991. PASSED AND DULY ADOPTED, with a quorum present and voting, by the City Commission of the City of Hawthorne, Florida, this 12th day of November, 1991.

Attest:

CITY COMMISSION OF THE CITY OF HAWTHORNE, FLORIDA

By Sharon Surrency, Mayor

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INTRODUCTION

All organizations must plan if progress is to be made towards reaching an objective and those agencies charged with directing the growth of a community are no exception. The interaction of factors causing the growth and development of an area requires careful planning as a prerequisite to orderly growth. Three basic reasons are often given for the need of planning: (1) to meet events which are expected to happen; (2) to accomplish desired objectives; and (3) to avoid unwanted conditions.

In 1985, the Florida Legislature enacted and the Governor signed into law the "Local Government Comprehensive Planning and Land Development Regulation Act." This legislation requires all local governments in Florida to revise and update the comprehensive plan for their respective jurisdictions in conformance with the provisions of the aforesaid Act and the accompanying minimum criteria for plan review and determination of plan compliance contained in Chapter 9J-5, Florida Administrative Code.

This comprehensive planning process involves essentially four basic steps: (1) the collection and analysis of pertinent data concerning the physical and socio-economic characteristics of the study area, which has been accomplished through the preparation of this Data and Analysis document, although not a part of the Comprehensive Plan in that it is not an adopted document with legal status, it serves to provide a foundation and basis for the formulation of the Comprehensive Plan; (2) the formulation of goals for future growth and development, which are contained within the Comprehensive Plan, entitled "Plan Element"; (3) the development of objectives and policies guided by the goals, which are the essence of the Comprehensive Plan and are also contained within the Comprehensive Plan, entitled: Plan Element"; and (4) the implementation of the Comprehensive Plan which is accomplished through the preparation, adoption, and enforcement of land development regulations as mandated by the above referenced Act, as well as the construction of capital improvement projects identified within the Comprehensive Plan.

GENERAL SETTING OF THE CITY OF HAWTHORNE

The City of Hawthorne is approximately 2.2 square miles or 1,381 acres in area. The City is located in the southeast portion of Alachua County, as shown on the following location map.

The City's population was estimated at 1,279 persons in 1987, according to the University of Florida Bureau of Economic and Business Research population estimates. This represents 0.71 percent of the County's total population.

FUTURE LAND USE ELEMENT

Introduction

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

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

Future Land Use Goal, Objectives and Policies

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

OBJECTIVE 1.1

The City shall adopt land development regulations by June 1, 1992 which shall make available or schedule for availability the public facilities for future growth and urban development as development occurs in order to provide for urban densities and intensities within the City.

Policy I.1.1

The City's land development regulations shall limit the location of high density residential, high intensity commercial and heavy industrial uses to areas where public facilities are available to support such higher density or intensity.

Policy I.1.2

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

Agriculturally classified lands are lands which are predominantly used for crop cultivation, livestock, specialty farms, silviculture and dwelling units. In addition, the processing, storage and sale of agricultural products and commodities which are not raised on the premises, riding or boarding stables, commercial kennels, veterinary clinics and animal shelters, group homes, child care centers, home occupations, private clubs and lodges, off-site signs, cemeteries and crematories, and other similar uses compatible with agricultural uses may be approved as special exceptions and be subject to an intensity of less than or equal to 1.0 floor area ratio.

Agricultural density shall be limited to less than or equal to 1.0 dwelling unit per 5 acres.

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

Public uses shall be limited to an intensity of less than or equal to 1.0 floor area ratio.

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

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

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

Recreation uses shall be limited to an intensity of less than or equal to 0.25 floor area ratio.

Residential use classifications provide locations for dwelling units at low, moderate, medium and high density within the City as defined within this Comprehensive Plan. In addition, churches and other houses of worship, golf courses, country clubs, racquet and tennis clubs, cemeteries and mausoleums, private clubs and lodges, home occupations, child care centers, group homes, commercial greenhouses and plant nurseries, and other similar uses compatible with residential uses may be approved as special exceptions and be subject to an intensity of less than or equal to 1.0 floor area ratio. In addition, medium density residential use classifications can also provide locations for professional and business activities along arterial and collector streets in transitional areas buffering residential neighborhoods from intensive non-residential areas.

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

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

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

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

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

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

Lands classified as commercial use consist of areas used for the sale, rental and distribution of products, or performance of services. In addition, off-site signs, churches and other houses of worship, private clubs and lodges, residential dwelling units which existed within this category on the date of adoption of this Comprehensive Plan, and other similar uses compatible with commercial uses may be approved as special exceptions and be subject to an intensity of less than or equal to 1.0 floor area ratio.

Commercial uses shall be limited to an intensity of less than or equal to 1.0 floor area ratio.

Lands classified as industrial consist of areas used for the manufacturing, assembly, processing or storage of products. In addition, off site signs, truck stops and automobile service stations, and other similar uses compatible with industrial uses may be approved as special exceptions and be subject to an intensity of less than or equal to 1.0 floor area ratio.

Industrial uses shall be limited to an intensity of less than or equal to 1.0 floor area ratio.

All structures within the above stated use categories will be further restricted to a height limitation of 35 feet.

Policy I.1.3

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

Policy I.1.4

The City's Future Land

Use Plan Map 2011 shall base the designation of residential, commercial and industrial lands depicted on the Future Land Use Plan map upon acreage which can be reasonably expected to develop by the year 2011.

Policy I.1.5

The City's Land Development regulations shall include a neighborhood commercial district to provide small scale retail and service establishments which will serve the convenience needs of adjacent areas. Neighborhood Commercial activities are not shown on the Future Land Use Plan Map; rather these commercial activities should be accommodated throughout the City as market forces determine the need. According to the following criteria:

(a) Neighborhood commercial activities are intended to be oriented to and compatible with the area to be served. Such activities shall include retail commercial outlets for the sale of food, hardware or drugs, and service establishments such as barber or beauty shops, shoe repair shops, and self-service laundries or dry cleaners. In addition, automotive service stations, child care centers and financial institutions and similar uses compatible neighborhood commercial uses may be allowed as special exceptions and be subject to an intensity of less than or equal to 1.0 floor area ratio;

(b) Neighborhood commercial activities shall be located on an arterial or collector road;

(c) Floor area for each individual outlet or establishment shall not exceed 5,000 square feet; and

(d) Sale, display, preparation and storage shall be conducted completely within an enclosed building and no more than 20 percent of the floor area shall be devoted to storage.

(e) Neighborhood commercial uses shall be limited to an intensity of less than or equal to 1.0 floor area ratio.

OBJECTIVE 1.2

The City shall adopt land development regulations by 1992 which regulate the location of land development consistent with topography and soil conditions and the availability of facilities and services.

Policy 1.2.1

The City, upon adoption of this Comprehensive Plan, shall restrict development within unsuitable areas due to flooding, improper drainage, steep slopes, rock formations and adverse earth formations by the following design standards for arrangement of development:

1. Streets shall be related appropriately to the topography. All streets shall be arranged so as to obtain as many as possible building sites at or above the grades of the streets. Grades of streets shall conform as closely as possible to the original topography. A combination of steep grades and curves shall be avoided.

2. Local streets shall be laid out to discourage use by through traffic, to permit efficient drainage and utility systems and to require the minimum number of streets necessary to provide convenient and safe access to property.

3. The rigid rectangular gridiron street pattern need not necessarily be adhered to, and the use of curvilinear streets, cul-de-sacs, or U-shaped streets shall be encouraged where such use will result in a more desirable layout.

4. Proposed streets shall be extended to the boundary lines of the tract to be subdivided, unless prevented by topography or other physical conditions, or unless, in the opinion of the City Commission, such extension is not necessary or desirable for the coordination of the layout or the most advantageous future development of adjacent tracts.

Objective I.3

The City shall adopt land development regulations by June 1, 1992, which require that proposed development be approved only where the public facilities meet or exceed the adopted level of service standard.

Policy I.3.1

The City's land development regulations shall establish procedures for the review of proposed development to determine its impact on level of service standards for public facilities. Building permits shall be issued only when the necessary facilities and services are in place in accordance with the Concurrency Management System found within this Comprehensive Plan.

Objective I.4

The City shall adopt innovative land development regulations to implement the Comprehensive Plan by June 1 1992, which shall include provisions for Planned Unit Development. The purpose of the Planned Unit Development regulations is to permit Planned Unit Development within the City which is intended to encourage the development of land as planned communities, commercial or industrial complexes; encouraging flexible and creative concepts of site planning; preserving the natural amenities of the land by encouraging scenic and function open area to accomplish a more desirable environment than would be possible through the strict application of other provisions of the City's land development regulations and provide for an efficient use of land resulting in smaller networks of utilities and streets and thereby lowering development and housing costs; and provide a stable environment compatible with surrounding areas.

The following uses shall be permitted by right in a Planned Unit Development:

1. Residential units, including single family attached and detached dwellings, two family dwellings and multi-family dwellings;
2. Churches, schools, community or club buildings and similar public and semi-public facilities;
3. Non-residential uses, industrial, commercial uses and offices, clinics and professional uses.

Policy I.4.1

The City's land development regulations shall contain specific and detailed provisions to manage future growth and development to implement the Comprehensive Plan which shall contain at a minimum the following provisions to:

- (a) Regulate the subdivision of land;
- (b) Regulate the use of land and water consistent with this Element to maintain the compatibility of adjacent land uses and provide for open space;
- (c) Protect environmentally sensitive lands identified within the Conservation Element;
- (d) Regulate areas subject to seasonal and periodic flooding and provide for drainage and stormwater management;
- (e) Protect potable water wellfields and aquifer recharge areas;
- (f) Regulate signage;
- (g) Provide safe and convenient onsite traffic flow and vehicle parking needs; and
- (h) Provide that development orders and permits shall not be issued which result in a reduction of the level of service standards adopted in this Comprehensive Plan.

Objective I.5

The City, upon adoption of this Objective, shall limit the extension of public community water and sanitary sewer system geographic service areas to the corporate limits of the City, except that water and sanitary sewer line extensions may be made beyond the City limits to provide service to industrial uses located within Rural Employment Centers or Rural Community Employment Centers designated on the County's Future Land Use Plan Map, within one-quarter mile of the City limits.

Policy I.5.1

The City shall limit community water and sanitary sewer system geographic service areas to the corporate limits of the City, except that water and sanitary sewer line extensions may be made beyond the City limits to provide service to industrial uses located within Rural Employment Centers or Rural Community Employment Centers designated on the County's Future Land Use Plan Map, within one-quarter mile of the City limits.

Objective I.6

The City's land development regulations shall include within the portion regarding the report and recommendation of the Planning and Zoning Board on amendments to such regulations, that such report shall address whether the proposed amendment will be a deterrent to the improvement or development of adjacent land uses and it shall be concluded of the local governing body, based upon such report and prior to approval of the amendment, that the granting of the amendment will not adversely impact adjacent land uses.

Policy I.6.1

The City's land development regulations shall require a special permit for dredging, filling, excavation and mining (this permit shall be in addition to any federal, state or regional agency required permit).

Policy I.6.2

The City's land development regulations shall include provisions for drainage, stormwater management, open space and safe and convenient on site traffic flow including the provisions of needed vehicle parking for all development.

Policy I.6.3

The City's land development regulations shall limit the intensity of development by requiring that the length of lots does not exceed three times the width of lots for the location of dwelling units.

Policy I.6.4

The City shall regulate development and the installation of utilities in flood hazard areas in conformance with the guidelines of the National Flood Insurance Program. Further, the City shall require all structures to be clustered on the non-floodprone portion of a site or where the entire site is in a floodprone area. Structures shall be elevated at least two (2) feet above the highest adjacent grade.

Policy I.6.5

The City's land development regulations shall require that where a commercial or industrial use is erected or expanded on land abutting a residential district, then the proposed use shall provide a landscaped buffer. A masonry or wood opaque structure may be substituted for the planted buffer.

Objective I.7

The City shall identify and designate blighted areas which are feasible for redevelopment or renewal, through the updating of the housing condition survey with U.S. Bureau of Census information by November 12, 1996.

Policy I.7.1

The City shall request federal and state funds to redevelop and renew any identified blighted areas, where the City finds there is a competitive feasibility to receive such funding.

Objective I.8

The City, upon adoption of this Comprehensive Plan, shall reduce inconsistencies in land uses with the provisions of this Comprehensive Plan through the establishment of such inconsistencies as non-conforming land uses.

Policy I.8.1

The City hereby establishes the following provisions for nonconforming lots, structures and uses of land or structures:

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

(b) Nonconforming structures may be continued where a structure lawfully existed prior to the adoption of this Comprehensive Plan where such use would not be permitted to be built under this Comprehensive Plan by reason of restrictions on requirements other than use concerning the structure. Such structure may be continued so long as it remains otherwise lawful.

Policy I.8.2

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

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

(a) Common law vesting - a right to develop or to continue the development of property notwithstanding this Comprehensive Plan may be found to exist whenever the applicant proves by a preponderance of evidence that the owner or developer, acting in good faith and reasonable reliance upon some act or omission of the City, has made such a substantial change in position or has incurred such extensive obligations and expenses that it would be highly inequitable and unjust to destroy the right to develop or to continue the development of the property.

(b) Statutory vesting - the right to develop or to continue the development of property shall be found to exist if a valid and unexpired final development order was issued by the City prior to adoption of this Comprehensive Plan. substantial development has occurred on a significant portion of the development authorized in the final development order and is completed or development is continuing in good faith as of the adoption of this Comprehensive Plan. A "final development order" shall be any development order which approved the development of land for a particular use of uses at a specified density of use and which allowed development activity to commence on the land for which the development order was issued. "Substantial development" shall mean that all required permits necessary to commence and continue the development have been obtained; permitted clearing and grading has commenced on a significant portion of the development; and the actual construction of roads and the stormwater management system. on that portion of the development is complete or is progressing in a manner that significantly moves the entire development toward completion.

(c) Presumptive vesting for consistency and concurrency - any structure on which construction has been completed pursuant to a valid building permit shall be presumptively vested for the purposes of consistency and concurrency and shall not be required to file an application to preserve their vested rights status.

(d) Presumptive vesting for density only – the following categories shall be presumptively vested for the purpose of density and shall not be required to file an application to preserve their vested rights in this regard:

(1) all lots of record as of the adoption of this Comprehensive Plan, whether located within a subdivision or without, but only to the extent of one single family residence per lot; however, such lots shall not be contiguous as of the adoption of this Comprehensive Plan to any other lot(s) owned by or under contract for deed to the person(s) applying for the single family residence building permit.

Objective I.9

The City, upon adoption of this Comprehensive Plan, shall protect historic and prehistoric resources identified by the Florida Master Site File or by City Commission designation. The City by June 1, 1992, shall establish a historic preservation agency to assist the City Commission with the designation of historic landmarks and landmark sites or historic districts within the City. The historic preservation agency shall review applications for historic designation and after conducting a duly noticed public hearing shall make a recommendation to the City Commission based upon the criteria stated in Policy 1.9.1.

Policy 1.9.1

The City shall establish the following standards for the maintenance and adaptive reuse of historic structure and sites:

(a) The effect of the proposed work on the landmark or the property upon which such work is to be done;

- (b) The relationship between such work and other structures on the historic housing site;
- (c) The extent to which the historic architectural significance, architectural style, design, arrangement, texture, materials, and color of the historic housing will be affected; and
- (d) Whether the denial of a certificate would deprive the property owner of reasonable beneficial use of his or her property.

Policy 1.9.2

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

OBJECTIVE 1.10

The City shall adopt regulations to protect natural resources and environmentally sensitive lands (including but not limited to wetlands and floodprone Areas) by June 1, 1992.

Policy 1.10.1

The City's land development regulations shall include provisions for the protection of public potable water supply wells by prohibiting: (1) land uses which require or involve storage, use of manufacture of regulated materials as defined by Chapter 38F-41, Florida Administrative Code, in effect upon adoption of this Comprehensive Plan; Code of Federal Regulations. Title 40, Part 302 and 355 and Title 49, Part 172, in effect upon adoption of this Comprehensive Plan (2) landfills; (3) facilities of bulk storage, agricultural chemicals; (4) petroleum products (5) hazardous toxic and medical waste; (6) feedlots or other animal facilities; (7) wastewater treatment plants and percolation ponds; and (8) mines, and excavation of waterways or drainage facilities which intersect the water table within a 300-foot radius around the water well designated by this Comprehensive Plan as a wellfield protection area. In addition, no transportation of such regulated materials shall be allowed in the wellfield protection area, except local traffic.

Policy I.10.2

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

Objective I.11

The City, upon adoption of this Comprehensive Plan, shall coordinate with agencies responsible for the implementation of any regional resource planning and management plan prepared pursuant to Chapter 380, Florida Statutes.

Policy I.11.1

The City's land development regulations shall require that all proposed development which is subject to the provisions of any regional resource planning and management plan shall be consistent with such plan and that proposed development be reviewed for such consistency during the development review process.

Objective I.12

The City shall coordinate review of all proposed subdivision plats, with the Water Management District, for subdivisions proposed within the drainage basin of any designated priority water body to provide the Water Management District an opportunity to review such development to determine if the development is consistent with any approved management plans within that basin.

Policy I.12.1

The City's land development regulations shall include a provision which requires the developer to submit development plans for all proposed subdivision plats within the drainage basin of any designated priority water body shall be submitted to the Water Management District for review and comment as to the consistency of the proposed development with any approved management plans within such basin prior to development review by the City.

Objective I.13

The City, upon adoption of this Comprehensive Plan, shall require the location of the following essential services, electrical transmission lines and substations, natural gas transmission lines, and radio, telecommunication and television antennas and towers, owned or operated by publicly regulated entities, to be approved by the City Commission. All other essential services, which are hereby defined to include and be limited to electrical distribution lines, water distribution lines and mains, telephone lines and substations, and cable television lines shall be exempt from any City approval and shall be permitted in any land use category. All public buildings, grounds, and public facilities not defined as an essential service herein and to be located outside of a public right-of-way or easement shall require an amendment to the Future Land Use Plan Map for designation as a public use.

Policy I.13.1

The City Commission shall use the following criteria in considering for approval the following essential services; electrical transmission lines and substations, natural gas transmission lines, and radio, telecommunications and television antennas and towers, owned or operated by publicly regulated entities:

- (a) No such essential service shall be sited within 500 feet of any single or multi-family Residence, group living facility, school or hospital, said distance to be measured from the centerline of the electrical and natural gas transmission lines, as constructed, or the fenced area of electrical substations. In addition, all radio and telecommunication towers shall also maintain the rated self-collapsing distance from any use listed above.

OBJECTIVE 1.14

The City shall support efforts that facilitate coordination of planning between the City and the School Board for the location and development of educational facilities, pursuant to requirements of Section 163.3177, Florida Statutes.

Policy 1.14.1

Public educational facilities are an allowable use within the following future land use categories: Residential and Commercial.

Policy 1.14.2

The City will coordinate and cooperate with the School Board of Alachua County to ensure that public schools are adequately and efficiently provided commensurate with growth and address school planning issues such as site selection, ~~and~~ construction/ expansion and capacity.

Policy 1.14.3

In addition to consistency with the Comprehensive Plan, the proposed location of a new or expanded public education facility shall be reviewed and considered in accordance with the standards and procedures prescribed in the Public School Facilities Element.

TRAFFIC CIRCULATION ELEMENT

Introduction

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

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

In addition to the Future Land Use Element, the Traffic Circulation Element is coordinated and consistent with the remaining plan elements as required by the Local Government Comprehensive Planning and Land Development Regulation Act and accompanying Chapter 9J-5, Florida Administrative Code. Further, the City's traffic circulation system does not stop at political boundaries. Therefore, coordination between other local governments is a necessary prerequisite to a functional traffic circulation system. The goal, objectives and policies of the Intergovernmental Coordination Element establish guidelines to be followed which provide for coordination between various governmental entities.

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

Traffic Circulation Goal, Objectives and Policies

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

OBJECTIVE II 1.1

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

Policy II.1.1

Establish the Service Standards as noted below at peak hour for the following roadway segments within the City as defined within the Florida Department of Transportation "Florida Level of Service Standards and Guidelines Manual for Planning, 1989".

Road Segment Number	Roadway Segment	# Lanes	Functional Classification	Area type	Level of Service
1	US 301/SR 200 (from City's north limits to south limits)	4-D	Principal Arterial	Rural	C
2	SR 20 (from City's west limits to east limits)	2-U	Minor Arterial	Rural	D

3	CR 20A (from City's west limits to US 301)	2-U	Minor Arterial	Rural	D
4	S.E. 6 th Ave. (from US 301 to City's south limits)	2-U	Minor Arterial	Rural	D

D – Divided Roadway

U – Undivided Roadway

Policy II.1.2.

The City shall control the number and frequency of connections and access points of driveways and roads to arterial and collector roads by requiring access points for state roads to be in conformance with Chapter 14-96 and 14-97. Florida Administrative Code, in effect upon adoption of this Comprehensive Plan and the following requirements for City roads:

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

Policy II.1.3.

The City shall require the provision of safe and convenient on-site traffic flow, which includes the provision for vehicle parking which shall be located on the same lot or parcel of land the parking is intended to serve. Each off-street parking space, with the exception of handicapped parking spaces, shall be a minimum of 10 feet by 20 feet in size. Each handicapped parking space shall be a minimum of 12 feet by 20 feet in size. The City may allow the establishment of such off-street parking facilities within 300 feet of the premises they are intended to service when the practical difficulties prevent the placing of the facilities on the same lot as the premises they are designed to serve.

Policy II.1.4.

The City shall, for any development which is required to provide a site plan or any development requiring platting, include requirements for an additional 10-foot right-of-way width for bicycle and pedestrian ways to be provided for all proposed collector and arterial roadways, as integrated or parallel transportation facilities.

OBJECTIVE 11.2

The City, upon adoption of this Comprehensive Plan, shall require that all traffic circulation system improvements be consistent with the land uses shown on the future land use plan map.

Policy 11.2.1

The City shall, as part of the capital improvement scheduling of roadway improvements, review all proposed roadway improvements to determine if such improvement will further the direction of the Future Land Use Plan Element.

Objective II.3

The City shall, upon adoption of this Comprehensive Plan, coordinate its traffic circulation planning efforts with the Florida Department of Transportation for consistency with the Department's 5- Year Transportation Plan.

Policy II.3.1.

The City shall review all comprehensive plans and land development activity for consistency with the Florida Department of Transportation's 5-Year Transportation Plan.

Objective II.4

The City, upon adoption of this Comprehensive Plan, shall provide for the protection of future right-of-ways from building encroachment by establishing right-of-way setback requirements, as provided in Policy 11.4.1. for all structures along new or realigned collector and arterial roadways.

Policy II.4.1.

The City's land development regulations shall include provisions which require to provide a minimum setback seventy-five (75) feet as measured from the centerline of the right-of-way for new or realigned collector and arterial roads.

HOUSING ELEMENT

Introduction

The following goal, objectives and policies constitute the Housing Element providing for decent, safe and sanitary housing at affordable costs and in sufficient quantities to meet the needs of both existing and future City residents. The data collected for this plan element and its analysis contained in the City's Data and Analysis document are not part of this plan element, but provide a basis for its formulation.

This plan element of the City's Comprehensive Plan establishes a guide for the City to follow in addressing the housing needs of the incorporated area of the City. The Housing Element addresses the main goal for housing within the City through the year 2011, as well as, measurable objectives which are established to meet the City's housing goal. In addition, each objective is followed by *one* or more corresponding policies to provide guidance and direction towards the accomplishment of the objective.

Housing Goal, Objectives and Policies

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

OBJECTIVE III.1

The City shall permit 30 dwelling units to provide affordable housing for elderly and handicapped individuals by 1996.

Policy III.1.1

The City shall include as part of its adopted citizen participation plan a provision to insure that representatives of the local private and non-profit housing industry be provided opportunities to participate in housing related planning activities conducted by the City.

Policy III.1.2

The City's land development regulations shall permit the construction of government subsidized housing only within areas which are served by public facilities which meet or exceed the adopted level of service standards established in the other elements of this Comprehensive Plan.

Objective III.2

The City shall promote the maintenance of a safe and sanitary housing stock and the elimination of substandard housing conditions, as well as the establishment of provisions for the structural and aesthetic improvement of housing through adoption of minimum housing standards by June 1, 1992.

Policy III.2.1

The City, to address the quality of housing and stabilization of neighborhoods, shall include minimum housing standards for structural strength, stability, sanitation, adequate light and ventilation and safety to life and property from fire and other hazards incident to the construction, alteration, repair, removal, demolition, use and occupancy of residential buildings within the adopted land development regulations based upon the following criteria:

- (a) Every dwelling unit shall contain not less than a kitchen sink, lavatory, tub or shower and a water closet;
- (b) Every dwelling unit shall have both a cold water and hot water supply;
- (c) Every dwelling unit shall have heating facilities;
- (d) Every habitable room shall have a window or skylight; and

(e) All exterior walls and roofs shall be structurally sound and free of defects.

OBJECTIVE III.3

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

Policy III.3.1

The City shall provide for siting for housing for low- and moderate-income persons and mobile homes.

Policy III.3.2

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

OBJECTIVE 111.4

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

Policy III.4.1

The City shall permit homes of six or fewer residents which otherwise meet the definition of a community residential home as provided in Chapter 419, Florida Statutes, in effect upon adoption of the Comprehensive Plan, as a single-family noncommercial use to be allowed in all residential land use districts provided that such homes shall not be located within a radius of 1.000 feet of another existing home with six or fewer residents.

Policy III.4.2

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

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

(1) does not meet applicable licensing criteria established and determined by the Florida Department of Health and Rehabilitative Services, including requirements that the home be located to assure the safe care and supervision of all clients in the home;

(2) would result in such a concentration of community residential homes in the area in proximity to the site selected, or would result in a combination of such homes with other residences in the community, such that the nature and character of the area would be substantially altered. (A home that would be located within a radius of 1.200 feet of another existing community residential home shall be considered to be an over-concentration of such homes that substantially alters the nature and character of the area. A home that would be located within a radius of 500 feet of a low- or moderate-density residential land use category shall be considered to substantially alter the nature and character of the area.).

Objective III.5

The City shall establish programs for the demolition of housing, by June 1, 1992, though the adoption of hazardous building regulations within the unified land development regulations.

Policy III.5.1.

The City shall include within the land development regulations a hazardous building code which shall require the rehabilitation or demolition and clearance of housing and other structures which pose a threat to public safety.

Policy III.5.2

The City shall apply for federal and state housing assistance when the City can meet the eligibility requirements to receive a program award. In the case of assistance programs which use a scoring system based upon U.S. Bureau of Census data as a factor in determining award, such data shall be reviewed by City staff and a determination shall be made as to the probability of program award prior to application. Where such raw scores provide a low probability of funding, the City may decline to apply for such assistance program until such time as the raw scores improve the City's standing for award.

Policy III.5.3

The Local Planning Agency shall develop neighborhood plans to study and make recommendations to the Local Governing Body regarding the conservation of such neighborhoods, when existing residential neighborhoods are being considered for Future Land Use Plan amendments.

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

Introduction

The following plan element provides direction for the use, maintenance and location of general sanitary sewer, solid waste, drainage, potable water facilities and natural groundwater aquifer recharge areas in conformance with the future land use element of this Comprehensive Plan. The data collected for this plan element and its analysis contained in the City's Data and Analysis document are not part of this plan element, but provide a basis for its formulation. The future growth of the City depends upon the safe, adequate and economical means for the provision of public facilities and services. This portion of the Comprehensive Plan provides a goal, objectives and policies which direct the implementation and use of such public facilities in a logical and economic fashion, as well as, in a manner which is consistent with the State of Florida Comprehensive Plan, the North Central Florida Regional Comprehensive Policy Plan and the various elements of this Comprehensive Plan.

Sanitary Sewer, Solid Waste Drainage, Potable Water and Natural Groundwater Aquifer Recharge Goals, Objectives and Policies

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

OBJECTIVE IV.1

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

Policy IV.1.1

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

OBJECTIVE IV.2

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

POLICIES FOR SANITARY SEWER

Policy V.2.1

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

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Individual Septic Tanks	100 gallons per capita per day
Community Sanitary Sewer System	100 gallons per capita per day upon a community sanitary sewer system being available within the City.

Policy IV.2.2

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

Policy IV.2.3

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

- (a) The City shall not issue a building permit for construction of a building or facility where sanitary sewage is proposed to be disposed using an onsite sewage disposal system in an area zoned industrial on the City's official zoning atlas, or used for industrial or manufacturing purposes, or its equivalent, where the City's centralized sanitary sewer system is available within 1/4 mile of the area used or zoned industrial or manufacturing, or where a likelihood exists that the onsite sewage disposal system may receive toxic, hazardous or industrial waste; and
- (b) The City shall not issue an occupational license to the owner or tenant of a building located in an area zoned industrial on the City's official zoning atlas, or used for industrial or manufacturing purposes, or its equivalent, when such site is served by an onsite sewage disposal system without first obtaining an annual operating permit from the County Health Department; and
- (c) The City shall not issue a certificate of land development regulation compliance to a new owner or tenant of a building located in an area zoned industrial on the City's official zoning atlas, or used for industrial or manufacturing purposes, or its equivalent, or who operates a business which has the potential to generate toxic, hazardous or industrial wastewater, when such site is served by an onsite sewage disposal system without first obtaining an annual operating permit for an onsite sewage disposal system from the County Health Department.

POLICIES FOR SOLID WASTE DISPOSAL

Policy IV.2.4

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

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Solid Waste Landfill	0.64 tons per capita per year until 1993 and .61 tons per capita per year thereafter

Policy IV.2.5

The City shall maximize the use of solid waste facilities through implementation of a strategy for separation of solid waste for recycling as recycling programs are developed pursuant to Chapter 403.706, Florida Statutes, in effect upon adoption of this Comprehensive Plan.

POLICIES FOR DRAINAGE

Policy IV.2.65

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

LEVEL OF SERVICE STANDARD

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

1. Projects, excepting agriculture and silviculture projects serving exclusively agriculture and forest, conservation or recreational uses, which are located within a landlocked basin shall be constructed for a design storm with a 25-year 96-hour rainfall event with Soil Conservation Service type II distribution falling on average antecedent moisture conditions; or
2. Projects not located within a landlocked basin shall be constructed for a design storm with 25-year 24- hour rainfall depth.

All other stormwater management projects shall adhere to the standards as specified in Chapter 17-25, Florida Administrative Code (rules of the Florida Department of Environmental Regulation) and Chapter 40C-42, Florida Administrative Code (rules of the St. Johns River Water Management District), as effective on the date of adoption of this comprehensive plan. Any development exempt from Chapter 17-25 or 40C-42 as cited above, and which is adjacent to, or drains into a surface water, canal, or stream, or which empties into a sinkhole, shall first allow the runoff to enter a grassed swale designed to percolate 80 percent of the runoff from a three year, one hour design storm within 72 hours after a storm event.

Policy IV.2.76

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

POLICIES FOR POTABLE WATER

Policy IV.2.8

The City hereby establishes the following level of service standards for potable water.

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Private individual water wells	100 gallons per capita per day
Hawthorne Community Potable Water System	104 gallons per capita per day, 30 pounds per square inch of volume

Objective IV.3

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

Policy IV.3.1

The City's land development regulations shall permit residential densities in excess of 2 dwelling units per acre, only within areas served by centralized potable water and sanitary sewer systems where available and accessible.

Objective IV.4

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

Policy IV.4.1

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

Objective IV.5

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

Policy IV.5.1

The City's land development regulations shall prohibit the discharge of hazardous materials to all soils, groundwaters and surfacewaters of the City. Should the City be identified as a potential site for a hazardous waste treatment facility, the City will cooperate with the Regional Planning Council by coordinating adjacent land uses with the facility and amending the Comprehensive Plan to further address the protection of natural resources, emergency response and appropriate land uses related to the facility.

Policy IV.5.2

The City will cooperate with the County in the County's establishment of a local listing of all producers of industrial, hazardous and toxic materials and waste, as provided by the Water Quality Assurance Act of 1983, Florida Statutes 403.7225 by 1993.

Policy IV.5.3

The City, by June 1, 1996 will cooperate with the County in its preparation of a five year assessment and update the County's hazardous materials plan, as provided by the Water Quality Assurance Act of 1983, Florida Statutes 403.7225, and the County's monitoring of small quantity producers of industrial, hazardous and toxic materials identified by such plan to be operating within the City.

Policy IV.5.4

The City will participate in the County's Amnesty Day program as provided by the Water Quality Assurance Act of 1983, Florida Statutes 403.7225, by June 1, 1992.

Policy IV.5.5

The City shall provide for the limitation of development and associated impervious surfaces in prime groundwater recharge areas designated by the Water Management District to protect the functions of the recharge area through requirement of the following:

- (a) Stormwater management practices shall not include drainage wells and sinkholes for stormwater disposal where recharge is into potable water aquifers. Where development is proposed in areas with existing wells, these wells shall be abandoned, including adequate sealing and plugging according to Chapter 17-28, Florida Administrative Code in effect upon adoption of this Comprehensive Plan;
- (b) Well construction, modification, or closure shall be regulated in accordance with the criteria established by the Water Management District and the Florida Department of Health and Rehabilitative Services;
- (c) Abandoned wells shall be closed in accordance with the criteria established in Chapter 17-28, Florida Administrative Code, in effect upon adoption of this Comprehensive Plan;
- (d) No person shall discharge or cause to or permit the discharge of a regulated material as listed in Chapter 442, Florida Statutes, in effect upon adoption of this Comprehensive Plan, to the soils, groundwater, or surfacewater; and
- (e) No person shall tamper or bypass or cause or permit tampering with or bypassing of the containment of a regulated material storage system, except as necessary for maintenance or testing of those components.

Policy IV.5.6

The City's land development regulations shall provide for the limitation of development adjacent to natural drainage features to protect the functions of the feature.

OBJECTIVE IV.6

The City, upon adoption of this Comprehensive Plan, shall assist the Water Management District, with the implementation of its water conservation rule, when water shortages are declared by the District. Whereby, during such shortages, water conservation measures shall be implemented for the use and reuse of water of the lowest acceptable quality for the purposes intended. In addition, the City shall assist the Water Management District with the dissemination of educational materials regarding the conservation of water prior to peak seasonal demand.

Policy V.6.1

The City shall assist in the enforcement of water use restrictions during a Water Management District declared water shortage and in addition assist the Water Management District with the dissemination of educational materials regarding the conservation of water prior to peak seasonal demand.

OBJECTIVE IV.7

The City, by June 1, 1992, shall include within the land development regulations a requirement that construction activity undertaken shall protect the functions of natural drainage features.

Policy IV. 7.1

The City's land development regulations shall include a provision which requires a certification, by the preparer of the permit plans, that all construction activity undertaken shall incorporate erosion and sediment controls during construction to protect the functions of natural drainage features.

CONSERVATION ELEMENT

Introduction

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

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

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

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

Conservation Goals, Objectives and Policies

GOAL V

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

OBJECTIVE V. 1

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

Policy V.1.1

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

OBJECTIVE V.2

The City, in order to protect the quality and quantity of current and projected water sources, hereby establishes a 300 foot wellfield protection area around community water system wells. In addition, the City, in order to protect prime water recharge areas, shall limit development in these areas as specified in Policy IV.5.5 of this Comprehensive Plan.

Policy V.2.1

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

Policy V.2.2

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

Policy V.2.3

The City shall identify and make recommendations, where appropriate, for the purchase of environmentally sensitive lands under the Conservation and Recreation Lands Program or Save Our Rivers Program.

Policy V.2.4

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

Policy V.2.5

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

Policy V.2.6

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

Policy V.2.7

The City shall regulate development and the installation of utilities in flood hazard areas in conformance with the guidelines of the National Flood Insurance Program. Further, the City shall require all structure to be clustered on the non-floodprone portion of a site or where the entire site is in a floodprone area, structure shall be elevated at least 2 feet above the highest adjacent grade.

Policy V.2.8

The City shall conserve wetlands by prohibiting, where alternatives for development exist, any development or dredging and filling which would alter their natural functions. If no other alternative for development exists, mitigation will be considered as a last resort using criteria established within Chapter 17- 312, Rules of the Florida Department of Environmental Regulation. in effect upon adoption of this Comprehensive Plan.

Policy V.2.9

The City shall support the Water Management District in their conducting of water conservation programs by assisting with public information programs for water use restrictions in the case of a water shortage.

The City shall comply with the plans of the Water Management District for the emergency conservation of water sources through assisting the Water Management District with public information programs for any water use restrictions in the case of water shortage.

The City's land development regulations shall require a 35-foot regulated natural buffer adjacent to all perennial rivers, streams, creeks, lakes and ponds and prohibit the location of residential, commercial and industrial land uses within the buffer areas, but allow agriculture, silviculture and resource-based recreational activities within buffer areas subject to best management practices.

The City shall as part of the development review process limit development to low density and non-intensive uses in prime aquifer recharge areas, designated by the Water Management District, in order to maintain the natural features of these areas.

The City shall as part of the development review process require the maintenance of the quantity and quality of surface water runoff natural drainage basins by prohibiting any development which may diminish or degrade the quality and quantity of surfacewater runoff within the City.

The City, prior to granting approval of a site and development plan, for construction or expansion shall require that all hazardous waste generators and facilities are duly permitted as required by Chapter 403, Florida Statutes, by the

Florida Department of Environmental Regulation. In addition, the City, prior to the issuance of a certificate of land development regulation compliance, shall require that all existing hazardous waste facilities or uses which generates hazardous waste show proof of such permit prior to a change in occupancy.

The City shall include within the land development regulations for development review, provisions for the conservation, use and protection of soils, minerals, and native vegetative communities, by June 1, 1992.

RECREATION AND OPEN SPACE ELEMENT

Introduction

Recreation is the pursuit of leisure time activities in an outdoor or indoor setting. Achieving the proper relationship in size, number, type and location of different park and recreation areas to the population is the primary purpose of this plan element.

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

The following goal, objectives and policies for resource based and activity based recreation facilities within the City and surrounding environs establish guidelines for the proper relationship of size, number, type and location of the different park and recreation needs for the City. The level of service standards established within the policies provide guidelines for determining the acceptable quantities of recreational resources and facilities for the City's population.

Within these level of service standard policies, "persons to be served" is the population of the City or the actual population demand upon the facility, whichever is greater; "access points" are any public or privately owned access which is available to the public at large; and the resource and user based facilities which are not listed are considered to be exceeding an appropriate level of service for such activity based upon the limited demand for the activity within the City.

Recreation and Open Objectives and Policies Goals

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

Objective VI.1

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

Policy VI.1.1

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

Objective VI.2

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

Policy VI.2.1

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

Objective VI.3

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

Policy VI.3.1

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

ACTIVITY	LEVEL OF SERVICE STANDARD
Swimming (non-pool)	A 25,000 person threshold for the initial access point at a beach, stream, spring, river, lake or pond, with a 25,000 person increment for each additional access point at a beach, stream, spring, river, lake or pond, within a 25 mile radius of the City.
Fishing (non-boat)	A 2,500 person threshold for the initial access point with a 2,500 person increment for each additional access point, within a 25 mile radius of the City.
Fishing (boat)	A 4,300 person threshold for the initial boat ramp with a 4,300 person increment for additional boat ramp, within a 25 mile radius of the City.
Camping (Recreation Vehicle and tent)	A 5,600 person threshold for the initial acre of camping area, with a 5,600 person increment for each additional acre of camping area within a 25 mile radius of the City.
Picnicking	A 500 person threshold for the initial picnic table, with a 500 person increment for each additional picnic table.
Bicycling	A 1,000 person threshold for the initial mile of local roadway, with a 1,000 person increment for each additional mile of local roadway.
Hiking	A 7,000 person threshold for the initial mile of available hiking trail, with a 7,000 person increment for each additional mile of available hiking trail, within a 25 mile radius of the City.
Nature Study	A 2,500 person threshold for the initial 7.0 acres of wildlife management area, with a 2,500 person increment for each additional 7.0 acres of wildlife management area, within a 25 mile radius of the City.

Policy VI.3.2

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

ACTIVITY	LEVEL OF SERVICE STANDARD
Golf	A 32,500 person threshold for the initial 9-holes of golf course with a 32,500 person increment for each additional 9-holes of golf course.
Equipped play area	A 2,500 person threshold for the initial equipped play area, with a 2,500 person increment for each additional equipped play area.

Tennis	A 7,500 person threshold for the initial tennis court, with a 7,500 person increment for each additional tennis court.
Baseball/softball	A 6,000 person threshold for the initial ball field, with a 6,000 person increment for each additional ball field.
Football/Soccer	A 15,000 person threshold for the initial multi-purpose field, with a 15,000 person increment for each additional multi-purpose field.
Handball/racquetball	A 10,000 person threshold for the initial court, with a 10,000 person increment for each additional court.
Basketball	A 2,500 person threshold for the initial goal, with a 2,500 person increment for each additional goal.
Swimming (pool)	A 25,000 person threshold for the initial pool, with a 25,000 person increment for each additional pool.
Shuffleboard	A 10,000 person threshold for the initial court, with a 10,000 person increment for each additional court.

Policy VI.3.3

The City shall through the annual capital improvements budgeting process, identify funding sources to correct or improve existing deficiencies in City-owned parks and recreation facilities in accordance with the level of service standards contained herein.

OBJECTIVE VI. 4

The City shall establish provisions within the land development regulations, by June 1, 1992, which shall include requirements for the provision and maintenance of open space by public agencies and private enterprise, where incompatible uses abut one another.

Policy VI.4.1

The City shall maintain the acreage currently available in open spaces as defined within Chapter 9J-5. Florida Administrative Code in effect upon adoption of this Comprehensive Plan

Policy VI.4.2

The City shall, as part of the procedure for monitoring and evaluation of the Comprehensive Plan, recommend lands for the purchase of open space by public agencies and subsequent to such land purchase support such agencies in the management of such lands.

PUBLIC SCHOOL FACILITIES ELEMENT: GOALS OBJECTIVES & POLICIES

PSFE GOAL 1: THE CITY SHALL COLLABORATE WITH THE SBAC TO PLAN FOR PUBLIC SCHOOL CAPACITY TO ACCOMMODATE PROJECTED ENROLLMENT DEMAND WITHIN THE FIVE YEAR, TEN YEAR AND TWENTY YEAR PLANNING PERIODS

OBJECTIVE PSFE 1.1: LAND USE AND SCHOOL CAPACITY COORDINATION [9J-5.025(3)(b)(4)(5), and (6) F.A.C.]

It is the objective of the City of Hawthorne to coordinate land use decisions [see definition] with school capacity planning. This objective will be accomplished recognizing the SBAC's statutory and constitutional responsibility to provide a uniform system of free and adequate public schools, and the City's authority for land use, including the authority to approve or deny petitions for future land use, rezoning, and subdivision and site plans for residential development that generate students and impact the Alachua County school system.

POLICY PSFE 1.1.1 Coordinated Map Series [9J-5.025(3)(c)(6), (4)(a) and (4)(b) F.A.C.]

The City, in conjunction with the SBAC and the Municipalities, shall annually update and maintain a public school facilities map series as supporting data and analysis. This map series including the planned general location of schools and ancillary facilities for the five-year planning period and the long-range planning period, will be coordinated with the City's Future Land Use Map or Map Series,. The Map Series shall include at a minimum:

- (a) A map or maps which identify existing location of public school facilities by type and existing location of ancillary plants
- (b) A future conditions map or map series which depicts the planned general location of public school facilities and ancillary plants and renovated facilities by year for the five year planning period, and for the end of the long range planning period of the City.

POLICY PSFE 1.1.2: Coordinating School Capacity with Growth

The City of Hawthorne shall coordinate land use decisions rezonings with the SBAC's Long Range Facilities Plans over the 5-year, 10-year and 20-year periods.

POLICY PSFE 1.1.3: Geographic Basis for School Capacity Planning.

For purposes of coordinating land use decisions with school capacity planning, the School Concurrency Service Areas (SCSAs) that are established for high, middle and elementary schools as part of the Interlocal Agreement for Public School Facility Planning shall be used for school capacity planning. The relationship of high, middle and elementary capacity and students anticipated to be generated as a result of land use decisions shall be assessed in terms of its impact (1) on the school system as a whole and (2) on the applicable SCSA(s). For purposes of this planning assessment, existing or planned capacity in adjacent SCSAs shall not be considered.

POLICY PSFE 1.1.4: Criteria for Evaluating Land Use and Development Applications [ILA Section 6.5] [Sec 163.3177(6)(a) F.S.]

In reviewing land use decisions, the SBAC may address the following issues as applicable:

- a. Available school capacity or planned improvements to accommodate the enrollment resulting from the land use decision;
- b. The provision of school sites and facilities within neighborhoods;
- c. The co-location of parks, recreation and neighborhood facilities with school sites;

- d. The linkage of schools, parks, libraries and other public facilities with bikeways, trails, and sidewalks for safe access;
- e. Traffic circulation, in the vicinity of schools including the provision of off-site signalization, signage, access improvements, sidewalks to serve schools and the inclusion of school bus stops and turnarounds;
- f. Encouraging the private sector to identify and implement creative solutions to developing adequate school facilities in residential developments;
- g. Whether the proposed location is consistent with any local government's school design and planning policies.

POLICY PSFE 1.1.5: SBAC Report to City

The SBAC shall report its findings and recommendations regarding the land use decision to the City. If the SBAC determines that capacity is insufficient to support the proposed land use decision, the SBAC shall include its recommendations to remedy the capacity deficiency including estimated cost and financial feasibility. The SBAC shall forward the Report to all municipalities within the County.

POLICY PSFE 1.1.6 City to Consider SBAC Report

The City shall consider and review the SBAC's comments and findings regarding the availability of school capacity in the evaluation of land use decisions.

POLICY PSFE 1.1.7: Capacity Enhancement Agreements

Where feasible and agreeable to the City, SBAC, affected jurisdictions and the applicant, Capacity Enhancement Agreements shall be encouraged to ensure adequate capacity is available at the time the school impact is created. The SBAC's Long Range Facilities Plans over the 5-year, 10-year and 20-year periods shall be amended to incorporate capacity modification commitments established by Capacity Enhancement Agreements.

POLICY PSFE 1.1.8 SBAC to Report to the Elected Officials Group

The SBAC will annually provide a cumulative report of land use decisions and the effect of these decisions on public school capacity.

PSFE GOAL 2: PROVIDE ADEQUATE PUBLIC SCHOOL CAPACITY TO ACCOMMODATE ENROLLMENT DEMAND WITHIN A FINANCIALLY FEASIBLE FIVE-YEAR DISTRICT FACILITIES WORK PROGRAM [9J-.025(3)(b)(1)F.A.C.]

OBJECTIVE PSFE 2.1 IMPLEMENTATION OF SCHOOL CONCURRENCY

The City shall coordinate with the SBAC to assure the future availability of adequate public school facility capacity through its authority to implement school concurrency.

POLICY PSFE 2.1.1 Amendment of Interlocal Agreement

By July 1, 2008, the City shall amend the Interlocal Agreement for Public School Facility Planning to implement school concurrency in concert with the SBAC and the municipalities. The Interlocal Agreement shall be consistent with the goals, objectives and policies of the Element.

POLICY PSFE 2.1.2 Ordinance Implementing School Concurrency [9J-5.025(3)(c)(4) F.A.C.]

No later than October 1, 2008, the City shall amend its land development regulations to include provisions for public school concurrency management which shall become effective upon the effective date of this Element.

OBJECTIVE PSFE 2.2: LEVEL OF SERVICE STANDARDS

The City shall ensure that the capacity of public schools is sufficient to support new residential subdivisions, plats and/or site plans at the adopted level of service LOS standards within the period covered by the five-year schedule of capital improvements and the long range planning period. After the first 5-year schedule of capital improvements, capacity shall be maintained within each year of subsequent 5-year schedules of capital improvements.

POLICY PSFE 2.2.1: Uniform Application of LOSS

The LOS standards established herein shall be applied consistently by all the local governments within Alachua County and by the SBAC district-wide to all schools of the same type. The data used to establish the LOS standards will be disaggregated for combination schools.

POLICY PSFE 2.2.2: LOS Standards [9J-5.025(3)(c)(7)F.A.C.]

The uniform, district-wide LOS standards shall be 100% of Permanent Program Capacity for elementary, middle, and high schools. This LOS standard shall apply to all concurrency service areas (CSA) as adopted in the Interlocal Agreement, except on an interim basis for the three elementary school concurrency service areas listed below. The interim LOS standards for these three elementary school concurrency service areas shall be as follows for the periods specified below:

High Springs CSA – 120% of Permanent Program Capacity through 2009-2010;

Newberry CSA – 115% of Permanent Program Capacity through 2008-09; and

West Urban CSA – 115% of Permanent Program Capacity through 2010-2011.

POLICY PSFE 2.2.3: Amendment of LOS Standard

If there is agreement to amend the LOS standards, it shall be accomplished by the execution of an amendment to the Interlocal Agreement by all parties and the adoption of amendments to the local government comprehensive plans. The amended LOS standard shall not be effective until all plan amendments are effective and the amendment to the Interlocal Agreement for Public School Facility Planning is fully executed. Changes to LOS standards shall be supported by adequate data and analysis showing that the amended LOS standard is financially feasible, , and can be achieved and maintained within the period covered by the first five years of the SBAC Five-Year Work Program.

After the first five-year schedule of capital improvements, the capacity shall be maintained within each subsequent five-year schedules of capital improvements.

OBJECTIVE PSFE 2.3: SCHOOL CONCURRENCY SERVICE AREAS [9J-5.025(3)(c)(1) F.A.C.]

The City shall, in coordination with the SBAC and municipalities, establish School Concurrency Service Areas (SCSA's), as the areas within which an evaluation is made of whether adequate school capacity is available based on the adopted LOS standards.

POLICY PSFE 2.3.2: Criteria for School Concurrency Service Areas

SCSAs shall be established to maximize available school capacity and make efficient use of new and existing public schools in accordance with the LOS standards, taking into account minimization of transportation costs, limitations on maximum student travel times, the effect of court approved desegregation plans, and recognition of the capacity commitments resulting from the local governments' within Alachua County's development approvals within the SCSA and contiguous SCSAs.

SCSA boundaries shall consider the relationship of school facilities to the communities they serve including of urban reserve and extra-territorial designations under the "Boundary Adjustment Act" and the effect of changing development trends.

POLICY PSFE 2.3.3 Modifying School Concurrency Service Areas [9J-5.025(3)(c)(1) F.A.C.]

The City, in coordination with the SBAC and the Municipalities, shall require that prior to adopting a modification to SCSAs, the following standards will be met:

- a. Potential modifications to the SCSAs may be considered annually. Supporting data & analysis for modified SCSA's shall be included in the annual update to the SBAC's 5 -Year Work Program
- b. Modifications to SCSA boundaries shall be based upon the criteria as provided in Policy PSFE 2.3.2.
- c. SCSA boundaries shall be modified based on supporting data and analysis showing that the amended SCSA's are financially feasible within the five year period described by the five year schedule of capital improvements.
- d. Any party to the adopted Interlocal Agreement may propose a modification to the SCSA boundary maps.
- e. At such time as the SBAC determines that a SCSA boundary change is appropriate considering the above criteria, the SBAC shall transmit the proposed SCSA boundary modification with data and analysis to support the changes to the Elected Officials Group.
- f. The Elected Officials Group shall review the proposed SCSA boundary modifications and send its comments to the SBAC.
- g. Modifications to a SCSA shall become effective upon final approval by the SBAC and amendment of the Interlocal Agreement for Public School Facility Planning.

OBJECTIVE PSFE 2.4: SCHOOL CONCURRENCY REVIEW PROCESS

In coordination with the SBAC, the City will establish a joint process for implementation of school concurrency which includes applicability, capacity determination, availability standards, and school capacity methodology.

POLICY PSFE 2.4.1 Development Review

The issuance of final subdivisions or plats and site plan approvals for residential development shall be subject to the availability of adequate school capacity based on the Level of Service (LOS) standards adopted in this Element.

POLICY PSFE 2.4.2: Exemptions

The following residential developments are exempt from the school concurrency requirements:

1. Single family lots of record that received final subdivision or plat approval prior to the effective date of the PSFE, or single family subdivisions or plats actively being reviewed at the time of adoption of the PSFE that have received preliminary subdivision approvals and there is no lapse in the development approval status.
2. Multi-family residential development that received final site plan approval prior to the effective date of the PSFE, or multi-family site plans actively being reviewed at the time of adoption of the PSFE that have received preliminary site plan approvals and there is no lapse in the development approval status.
3. Amendments to subdivisions or plat and site plan for residential development that were approved prior to the effective date of the PSFE, and which do not increase the number of students generated by the development.
4. Age restricted developments that prohibit permanent occupancy by persons of school age. Such restrictions must be recorded, irrevocable for a period of at least thirty (30) years and lawful under applicable state and federal housing statutes. The applicant must demonstrate that these conditions are satisfied.
5. Group quarters that do not generate students that will be housed in public school facilities, including residential facilities such as local jails, prisons, hospitals, bed and breakfast, motels and hotels, temporary emergency shelters for the homeless, adult halfway houses, firehouse dorms, college dorms exclusive of married student housing, and religious non-youth facilities.

POLICY PSFE: 2.4.3 Student Generation Rates and Costs per Student Station

Student generation rates used to determine the impact of a particular development application on public schools, and the costs per student station shall be determined in accordance with professionally accepted methodologies and adopted annually by the SBAC in the 5-Year Work Program.

POLICY PSFE 2.4.4: School Capacity and Enrollment

The uniform methodology for determining if a particular school is meeting adopted LOS standards, shall be determined by the SBAC. The SBAC shall use permanent program capacity as the methodology to determine the capacity of elementary, middle, and high school facilities. School enrollment shall be based on the enrollment of each individual school based on counts reported by the SBAC to the Department of Education.

POLICY PSFE 2.4.5: Determination of Adequate Capacity [9J-5.025(3)(c)(8) F.A.C.]

The SBAC [staff] shall conduct a concurrency review for all development plan approval subject to school concurrency. This review shall include findings and recommendations to the City whether there is adequate school capacity to accommodate the proposed development.

1. Adequate school capacity means there is sufficient school capacity at the adopted LOS standards to accommodate the demand created by a proposed development for each type of school within the affected CSA.
2. The SBAC's findings and recommendations shall address whether adequate capacity exists for each type of school, based on the level of service standards. If adequate capacity does not exist, the SBAC shall identify possible mitigation options that may be considered consistent with the policies set forth within Objective 2.5.

The City will issue a concurrency determination based on the SBAC written findings and recommendations.

POLICY PSFE 2.4.6: Concurrency Availability Standard

School concurrency applies only to residential development or a phase of residential development requiring a subdivision or plat approval, site plan, or its functional equivalent, proposed or established after the effective date of the Public School Facilities Element (PSFE).

The City shall amend the concurrency management systems in its land development regulations to require that all new residential development be reviewed for school concurrency no later than the time of final subdivision, final plat or final site plan. The City shall not deny a final subdivision, final plat or final site plan for residential development due to a failure to achieve and maintain the adopted LOS standards for public school capacity where:

1. Adequate school facilities will be in place or under construction within three years after the issuance of the final subdivision, final plat or final site plan for residential development; or,
2. Adequate school facilities are available in an adjacent SCSA, and when adequate capacity at adopted LOS Standards will be in place or under construction in the adjacent SCSA within three years after the issuance of the final subdivision, final plat or final site plan approval; or,
3. The developer executes a legally binding commitment to provide mitigation proportionate to the demand for public school facilities to be created by development of the property subject to the final subdivision, plat or site plan (or functional equivalent) as provided in this element.

POLICY PSFE 2.4.7: Reservation of Capacity [9J-5.025(3)(c)(1)]

The City shall not issue a Certificate of Concurrency Determination for any non-exempt residential development application until the School District has issued a School Capacity Availability Determination Letter verifying capacity is available to serve the development. The School Capacity Determination Letter shall indicate a temporary commitment of capacity of necessary school facilities for a period not to exceed one (1) year or until a Final Development Order is issued, whichever occurs first.

- (a) Once the City issues a Certificate of Concurrency Reservation as a part of the Final Development Order, the school capacity necessary to serve the development shall be considered reserved for a maximum reservation life of three years.
- (b) The City shall notify the SBAC within fifteen (15) days of the approval or expiration of a Concurrency Reservation for a residential development. No further determination of school capacity availability shall be required for the residential development before the expiration of the Certificate of Concurrency Determination, except that any change requires review.

POLICY PSFE 2.4.8: Subdivision and Site Plan Standards

In the event that the SBAC determines that there is not sufficient capacity in the affected concurrency service area or an adjacent concurrency service area to address the impacts of a proposed development, the following standards shall apply. Either (i) the site plan or final subdivision must provide capacity enhancement sufficient to meet its impacts through proportionate share mitigation under Objective PSFE 2.5; or (ii) the final site plan or final subdivision must be delayed to a date when capacity enhancement and level of service can be assured; or (iii) a condition of approval of the site plan or final subdivision shall be that the project's development plan and/or building permits shall be delayed to a date when capacity enhancement and level of service can be assured.

POLICY PSFE 2.4.9: Capacity Availability

In evaluating a subdivision plat or site plan for concurrency, any relevant programmed improvements in years 2 or 3 of the 5-year schedule of improvements shall be considered available capacity for the project and factored into the level of service analysis. Any relevant programmed improvements in years 4 or 5 of the 5-year schedule of improvements shall not be considered available capacity for the project unless funding for the improvement is assured through SBAC funding to accelerate the project, through proportionate share mitigation, or some other means of assuring adequate capacity will be available within 3 years. The SBAC may use relocatable classrooms to provide temporary capacity while funded schools or school expansions are being constructed.

OBJECTIVE PSFE 2.5: PROPORTIONATE SHARE MITIGATION

The City of Hawthorne, in coordination with the SBAC, shall provide for mitigation alternatives that are determined by the SBAC to be financially feasible and will achieve and maintain the adopted LOS standard consistent with the adopted SBAC's financially feasible 5-Year Work Program.

POLICY PSFE 2.5.1: Mitigation Options

Mitigation may be allowed for those developments that cannot meet the adopted LOS Standards. Mitigation options shall include options listed below for which the SBAC assumes operational responsibility through incorporation in the adopted SBAC's financially feasible Five-Year Work Program and which will maintain adopted LOS standards.

- A. The donation, construction, or funding of school facilities or sites sufficient to offset the demand for public school facilities created by the proposed development;
2. The creation of mitigation banking within designated areas based on the construction of a public school facility in exchange for the right to sell capacity credits.
3. The establishment of a charter school with facilities constructed in accordance with the State Requirements for Educational Facilities (SREF); and

POLICY PSFE 2.5.2: Mitigation Must Enhance Permanent Capacity

Mitigation must be directed toward a permanent capacity improvement identified in the SBAC's financially feasible 5-Year Work Program, which satisfies the demands created by the proposed development consistent with the adopted LOS standards. Relocatable classrooms will not be accepted as mitigation.

POLICY PSFE 2.5.3: Mitigation to Meet Financial Feasibility

Mitigation shall be directed to projects on the SBAC's financially feasible 5-Year Work Plan that the SBAC agrees will satisfy the demand created by that development approval, and shall be assured by a legally binding development agreement between the SBAC, the City, and the applicant which shall be executed prior to the City's issuance of the final subdivision plat or the final site plan approval. If the SBAC agrees to the mitigation, the SBAC must commit in the agreement to placing the improvement required for mitigation on its 5-Year Work Program.

POLICY PSFE 2.5.4: Calculating Proportionate Share

The applicant's total proportionate share obligation to resolve a capacity deficiency shall be based on the following:

NUMBER OF STUDENT STATIONS (BY SCHOOL TYPE) = NUMBER OF DWELLING UNITS BY HOUSING TYPE X
STUDENT GENERATION MULTIPLIER (BY HOUSING TYPE AND SCHOOL TYPE)

PROPORTIONATE SHARE AMOUNT = NUMBER OF STUDENT STATIONS (BY SCHOOL TYPE) X COST PER
STUDENT STATION FOR SCHOOL TYPE.

The above formula shall be calculated for each housing type within the proposed development and for each school type (elementary, middle or high) for which a capacity deficiency has been identified. The sum of these calculations shall be the proportionate share amount for the development under review.

The SBAC average cost per student station shall only include school facility construction and land costs, and costs to build schools to emergency shelter standards when applicable.

The applicant's proportionate-share mitigation obligation shall be credited toward any other impact or exaction fee imposed by local ordinance for the same need, on a dollar-for-dollar basis, at fair market value.

OBJECTIVE 2.6 ADOPTION OF SBAC FIVE-YEAR WORK PROGRAM [9J-5.025(3)(b)(1) and (3)F.A.C.]

Effective July 1, 2008 and no later than December 1st of each year thereafter, the City shall adopt by reference in its Capital Improvements Element, the SBAC's annually updated 5-Year Work Program.

Policy PSFE 2.6.1 Development, Adoption and Amendment of the SBAC 5-Year Work Program

The SBAC will annually update and amend the Five-Year Work Program to reflect the (LOS) standards for schools to add a new fifth year, which continues to achieve and maintain the adopted LOS for schools. The Five-Year Work Program ensures the level of service standards for public schools are achieved and maintained within the period covered by the 5-year schedule. The Five-Year Work Program shall also address the correction of existing facility deficiencies and facilities needed to meet future needs. After the first 5-year schedule of capital improvements, annual updates to the schedule shall address existing deficiencies and future needs to ensure levels of service standards are achieved and maintained within the subsequent 5-year schedule of capital improvements. The City shall have neither obligation nor responsibility for funding the Five-Year Work Program by adopting the SBAC's Five-Year Work Program into the Capital Improvements Element,

PSFE GOAL 3: PROVIDE SAFE AND SECURE SCHOOLS SITED WITHIN WELL DESIGNED COMMUNITIES.

OBJECTIVE PSFE 3.1 School Location [ILA Section 4.2]

The City shall establish standards and criteria to guide the location of future schools.

POLICY PSFE 3.1.1 Coordination of Existing School Facilities and Sites

Existing schools and sites acquired prior to July 1, 2008, shall be considered consistent with the Comprehensive Plan. If the SBAC of Alachua County submits an application to expand an existing school site, the City may impose reasonable development standards and conditions on the expansion only, and in a manner consistent with Florida Statutes. Standards and conditions may not be imposed which conflict with those established in chapter 1013 F.S., or the State Uniform Building Code, unless mutually agreed. In accordance with chapter 1013 F.S., site plan review or approval shall not be required for:

- a. The placement of temporary or portable classroom facilities; or
- b. Proposed renovation or construction on existing school sites, with the exception of construction that changes the primary use of a facility, includes stadiums, or results in a greater than 5 percent increase in student capacity, or as mutually agreed.

POLICY PSFE 3.1.2 Coordination of Future School Facilities and Sites [ILA Section 4.5]

As of July 1, 2008 all new public schools built within the City will be coordinated with the SBAC to verify consistency between the location of public school with the City's Future Land Use Map, ensure that the new schools are proximate and consistent with existing and proposed residential areas, serve as community focal points, are co-located with other appropriate public facilities when possible, and shall have the on-site and off-site infrastructure necessary in place to support the new school.

POLICY PSFE 3.1.3 Future Land Use Map to Designate Land Use Classifications Where Schools Are Permitted

Schools shall be permitted in all Future Land Use Categories within the City except as restricted by Policy PSFE 3.1.4

POLICY PSFE 3.1.4: Schools Prohibited in Specified Areas

The following areas shall be avoided when locating future educational facilities in the The City of Hawthorne:

- A. Environmentally sensitive areas as determined in accordance with the conservation policies of Alachua County (see the Conservation and Open Space Element.
- B. Existing or designated industrial districts (except for vocational schools).
- C. Any area where the nature of existing or proposed adjacent land uses would endanger the safety of students or decrease the effective provision of education.

OBJECTIVE PSFE 3.2 ENCOURAGE SCHOOLS AS FOCAL POINTS OF COMMUNITY PLANNING AND DESIGN. [9J-5.025(3)(b)(4), (5) and (6)]

POLICY PSFE 3.2.1 ENHANCE COMMUNITY/NEIGHBORHOOD DESIGN

The City, in conjunction with the SBAC, shall promote the neighborhood concept in new developments or redevelopment by encouraging the use of existing schools as neighborhood centers or focal points.

POLICY PSFE 3.2.2 Location of Elementary and Middle Schools

Elementary and middle schools are encouraged to locate:

- a. within existing or proposed residential areas or neighborhood activity centers, and
- b. near existing or designated public facilities such as parks, recreational areas, libraries, and community centers to facilitate the joint use of these areas.

OBJECTIVE 3.3 STANDARDS FOR SCHOOL SITE DESIGN

The City will establish standards for school siting and site design to provide security and safety of children and to provide a functional educational environment.

POLICY PSFE 3.3.1 Land Development Regulations to Provide Reasonable Standards

Land development regulations for public and private educational facilities shall include reasonable development standards and conditions, and shall provide for consideration of the site plan's adequacy as it relates to environmental concerns, health, safety, and general welfare, promotion of safe pedestrian and bicycle access with interconnections to related uses, and effects on adjacent property

OBJECTIVE PSFE 3.4 SCHOOL SITING STANDARDS

The City will establish siting standards for schools.

POLICY PSFE 3.4.1 Evaluation of Potential School Sites [ILA Section 4.4]

Potential school sites shall be consistent with the following school siting standards, to the extent practicable:

- a.* The location of schools proximate to urban residential development and contiguous to existing school sites, and which provide potential focal points for community activities, including opportunities for shared use and co-location with other community facilities
- b.* The location of elementary schools proximate to and, within walking distance of the residential neighborhoods served;
- c.* Elementary schools should be located on local or collector streets,
- d.* Middle and high schools should be located near arterial streets;
- e.* Compatibility of the school site with present and future land uses of adjacent property considering the safety of students or the effective provision of education.
- f.* Whether existing schools can be expanded or renovated to support community redevelopment and revitalization, efficient use of existing infrastructure, and the discouragement of urban sprawl;
- g.* Site acquisition and development costs;
- h.* Safe access to and from the school site by pedestrians, bicyclists and motor vehicles;
- i.* Existing or planned availability of adequate public facilities and services to support the School;
- j.* Environmental constraints that would either preclude or render infeasible the development or significant expansion of a public school on the site
- k.* Adverse impacts on archaeological or historic sites listed in the National Register of Historic Places or designated by the affected local government as a locally significant historic or archaeological resource;
- l.* The proposed location is consistent with the local government comprehensive plan, storm water management plans, or watershed management plans;
- m.* The proposed location is not within a velocity flood zone or floodway, as delineated on pertinent maps identified or referenced in the applicable comprehensive plan or land development regulations;
- n.* The proposed site can accommodate the required parking, circulation and queuing of vehicles; and
- o.* The proposed location lies outside the area regulated by Section 333.03, F.S., regarding the construction of public educational facilities in the vicinity of an airport.

OBJECTIVE PSFE 3.6 COORDINATION OF SUPPORTING INFRASTRUCTURE [9J-.025(3)(c)(5)]

The City shall coordinate with the SBAC plans for supporting infrastructure.

POLICY PSFE 1.5.1 Coordination of Planned Improvements

The City shall annually update and amend the Capital Improvements Element to include the SBAC's 5-Year Work Program to reflect the infrastructure required to support new school facilities.

PSFE GOAL 4: PROMOTE AND OPTIMIZE INTERGOVERNMENTAL COOPERATION FOR EFFECTIVE FUTURE PLANNING OF PUBLIC SCHOOL SYSTEM FACILITIES.

OBJECTIVE PSFE 4.1 SCHOOL BOARD REPRESENTATION

POLICY PSFE 4.1.1 Appointed LPA Members. [Section 163.3174(1) F.S.]

The City will include a representative appointed by the School Board on the Local Planning Agency (LPA) to attend those meetings at which the agencies consider comprehensive plan amendments and rezonings that would, if approved, increase residential density on the property that is the subject of the application. (ILA Section 6.2)

POLICY PSFE 4.1.2 Development Review Representative

The School Board will appoint a representative to advise the Local Government review committee, or equivalent body on development and redevelopment which could have a significant impact on student enrollment or school facilities. [ILA Section 6.2]

OBJECTIVE PSFE 4.2 JOINT MEETINGS

The City shall participate in meetings and other actions established to promote coordination and the sharing of data and information.

POLICY PSFE 4.2.1 Staff Working Group [ILA Section 1.1]

A staff working group of the City, SBAC and municipalities will meet on a semi-annual basis to identify issues and assemble and evaluate information regarding coordination of land use and school facilities planning including population and student projections, development trends, school needs, co-location and joint use opportunities, and ancillary infrastructure improvements needed to support the school and ensure safe student access. A staff representative from the Regional Planning Council will also be invited to attend. A designee of the School Board shall be responsible for coordinating and convening the semi-annual meeting.

POLICY PSFE 4.2.2 Annual Meeting of Elected Officials

One or more representatives of the, City, County, each municipality, and the School Board will meet at least annually in joint workshop sessions. A representative of the Regional Planning Council will also be invited to attend. The joint workshop sessions will be opportunities for the County Commission, the City Commissions or Councils, and the School Board to hear reports, discuss policy, set direction, and reach understandings concerning issues of mutual concern regarding coordination of land use and school facilities planning, including population and student growth, development trends, school needs, off-site improvements, and joint use opportunities. The Superintendent of Schools, or designee, shall be responsible for making meeting arrangements and providing notification to the general public of the annual meeting. [ILA Section 1.2]

OBJECTIVE PSFE 4.3 STUDENT ENROLLMENT & POPULATION PROJECTIONS [ILA Section 2]

The City will coordinate with the SBAC, Alachua County and the municipalities to maintain and update student enrollment and population projections.

POLICY PSFE 4.3.1 Annual Revision and Distribution.

The City will coordinate and base its plans upon consistent projections of the amount, type, and distribution of population growth and student enrollment. Countywide 5-year population and student enrollment projections shall be revised annually. [ILA Section 2.1]

POLICY PSFE 4.3.2 Enrollment Projections.

The School Board shall use student population projections based on information produced by the demographic and education estimating conferences pursuant to Section 216.136, Florida Statutes and the DOE Capital Outlay Full-Time Equivalent (COFTE). The School Board may request adjustment to the projections based on actual enrollment and development trends. In formulating such a request the SBAC will coordinate with the Cities and County regarding development trends, enrollment projections and future population projections. [ILA Section 2.2]

POLICY PSFE 4.3.3 Planning Data.

The School Board will consider City generated data on growth and development to allocate the projected student enrollment into school attendance zones. [ILA Section 2.3]

POLICY PSFE 4.3.4 The School District's Five-Year Facilities Work Program.

No later than August 15th of each year, the School Board shall submit to the City the district's tentative Five Year Facilities Work Program. The program will be consistent with the requirements of Sections 1013.33 and 1013.35, F.S., and include projected student populations apportioned geographically, an inventory of existing school facilities, projections of facility space needs, information on relocatables, general locations of new schools for the 5, 10, 20 year time periods, and options to reduce the need for additional permanent student stations. The program will be financially feasible for a five-year period. The City shall review the program and provide comments to the School Board within 30 days on the consistency of the program with the local comprehensive plan, including the capital improvements element and whether a comprehensive plan amendment will be necessary for any proposed educational facility. [ILA Section 3.1]

POLICY PSFE 4.3.5 Educational Plant Survey.

At least one year prior to preparation of each Educational Plant Survey, the Staff Working Group established Policy PSFE 4.2.1 will assist the School Board in an advisory capacity in preparation of the survey. The Educational Plant Survey shall be consistent with the requirements of Section 1013.33, F.S., and include at least an inventory of existing educational facilities, recommendations for new and existing facilities, and the general location of each in coordination with local government comprehensive plans. The Staff Working Group will evaluate and make recommendations regarding the location and need for new schools, significant expansions of existing schools, and closures of existing facilities, and the consistency of such plans with the local government comprehensive plan. [ILA Section 3.2]

POLICY PSFE 4.3.6 Growth and Development Trends. [ILA Section 3.3]

The City will provide to the SBAC on an annual basis and in accordance with a schedule described in the Interlocal Agreement, a report on growth and development trends for the preceding calendar year within their jurisdiction. These reports will include the following:

- (a) The type, number, and location of residential units which have received development plan approval;
- (b) Information regarding comprehensive land use amendments which have an impact on school facilities;
- (c) Residential building permits and / or certificates of occupancy issued for the preceding year and their location;
- (d) The identification of any development orders issued which contain a requirement for the provision of a school site as a condition of development approval.
- (e) Other information relevant to monitoring for school concurrency.

OBJECTIVE PSFE 4.4 SCHOOL SITE SELECTION, EXPANSIONS AND CLOSURES [ILA Section 4]

The City, in conjunction with the SBAC, shall implement an effective process for identification and selection of school sites and for the review of significant expansions and closures.

POLICY PSFE 4.4.1 Advisory Committee. [ILA Section 4.1]

The SBAC will establish a School Planning Advisory Committee (SPAC) for the purpose of reviewing potential sites for new schools, proposals for significant school expansions and potential closure of existing schools. Based on information gathered during the review, the SPAC will submit recommendations to the Superintendent of Schools. The SPAC will be a standing committee and will meet on an as needed basis. In addition to appropriate representatives of the School Board staff, the SPAC will include at least one staff member of the County, a staff representative from each of the Cities, and a diverse group of community members.

POLICY PSFE 4.4.2 New School Sites. [ILA Section 4.2]

When the need for a new school site is identified in the Five Year Facilities Work Program, the SPAC will develop a list of potential sites in the area of need. The list of potential sites for new schools will be submitted to the City with jurisdiction for an informal assessment regarding consistency with this Element. Based on the information gathered during this review, and the evaluation criteria set forth in this Element, the SPAC will make a recommendation to the Superintendent of one or more sites in order of preference.

POLICY PSFE 4.4.3 Expansions and Closures.

For significant expansions and potential closures, the SPAC will make appropriate recommendations to the Superintendent.

POLICY PSFE 4.4.4 Expeditious Consistency Review [ILA Section 4.5]

At least 60 days prior to acquiring or leasing property that may be used for a new public educational facility, the SBAC shall provide written notice of its intent to the City. The City shall notify the SBAC within 45 days of receipt of this notice if the proposed new public education facility site is consistent with the local government's comprehensive plan. This notice does not constitute the local government's determination of consistency of any proposed construction pursuant to Section 1013.33 (12), (13), (14), (15), F.S.

OBJECTIVE PSFE 4.6 MAXIMIZE CO-LOCATION OPPORTUNITIES

The City shall maximize co-location opportunities between the City, the SBAC, and other jurisdictions.

POLICY PSFE 4.6.1 Co-location of Facilities

The City of Hawthorne shall co-locate public facilities such as parks, recreational areas, libraries, and community centers with schools to the extent possible. The City will seek for opportunities to co-locate and share use of County facilities when preparing updates to the Comprehensive plan's schedule of capital improvements and when planning and designing new, or renovating existing, community facilities.

POLICY PSFE 4.6.2 Collaboration on Co-location

Upon notice by the SBAC that it is considering acquisition of a school site, the City shall promptly notify the SBAC of the City's interest, if any, in joint acquisition or co-location for other public facilities.

POLICY PSFE 4.6.3 Joint Use Agreements

The City and the SBAC shall, where feasible, enter into agreements for joint-use facilities, to include but not be limited to, schools, community centers, libraries and parks.

POLICY PSFE 4.6.4 Emergency Preparedness

To build new school facilities, and rehabilitate existing facilities and expansions, to be designed to serve as and provide emergency shelters as required by Section 1013.372, Florida Statutes, The City will coordinate with the SBAC and adjacent municipalities on requirements for such efforts.

PSFE GOAL 5: MONITORING AND EVALUATION OF PUBLIC SCHOOL FACILITIES ELEMENT

OBJECTIVE PSFE 5.1: Coordinate the Comprehensive Plan With School Facilities Plans

On an ongoing basis, the City of Hawthorne shall evaluate the comprehensive plan with the school facilities plans of the SBAC to ensure consistency with the comprehensive plan.

POLICY PSFE 3.1.1: Coordination of Plan Amendments

The City of Hawthorne and the SBAC will coordinate during updates or amendments to the City's Comprehensive Plan and updates or amendments for long-range plans for School Board facilities. Amendments to the Public School Facilities Element will be initiated following the procedures of the Interlocal Agreement and amendments to the Capital Improvements Element to incorporate the School Board's adopted Work Program shall occur prior to December 1st of each year.

POLICY PSFE 3.1.2: Annual Meeting of the School Working Group

Consistent with the Interlocal Agreement, the School Working Group will meet at least once per year to discuss issues related to the effectiveness of implementing the Public School Facilities Element and Interlocal Agreement and discuss recommendations for change.

POLICY PSFE 3.1.3: Annual Meeting of the City and the SBAC

On an annual basis, the City of Hawthorne and the School Board will conduct a workshop on implementing the Public School Facilities Element and Interlocal Agreement.

Definitions. The terms used in this subsection shall be defined as follows:[ILA Section 8.1]

1. Adequate school capacity - the circumstance where there is sufficient school capacity by school type, based on adopted Level of Service (LOS) standards, to accommodate the demand created by a proposed residential development.
2. Affected Jurisdictions – Local governments that are parties to the Interlocal Agreement for Public School Facilities Planning and are physically located within the same SCSA(s) as the area affected by a land use decision that may increase public school enrollment.
3. Capacity - "capacity" as defined in the FISH Manual.
4. Capacity Enhancement Agreement – An agreement between the SBAC, affected jurisdictions and a private entity (land owner, developer, applicant, etc) for the mitigation of school capacity deficiencies that are anticipated to result from a land use decision.
5. Existing school facilities - school facilities constructed and operational at the time a completed application for residential development is submitted to the County and Cities.
6. Final Subdivision or Plat / Final Site Plan – The stage in residential development where permits or development orders are approved authorizing actual construction of infrastructure, the recording of a final plat or the issuance of building permits.
7. FISH Manual - the document entitled "Florida Inventory of School Houses (FISH)," 2006 edition, and that is published by the Florida Department of Education, Office of Educational Facilities (hereinafter the "FISH Manual"). [<http://www.fldoe.org/edfacil/>]
8. Land Use Decisions – future land use amendments, developments of regional impact, rezonings and other residential development approvals under the Land Development Code that precede the application of school concurrency and do not require a Certificate of School Concurrency.

9. Permanent FISH Capacity - capacity that is provided by "permanent buildings," as defined in the FISH Manual.
10. Permanent Program Capacity – capacity that is provided by “permanent buildings” as defined in the FISH Manual and modified by the SBAC to reflect measurable programmatic changes
11. Planned school facilities - school facility capacity that will be in place or under actual construction within three (3) years after the issuance of final subdivision or site plan approval, pursuant to the School Board’s adopted Five Year Facilities Work Program.
12. Preliminary Subdivision or Plat / Preliminary Site Plan – Any conceptual approval in residential that precedes the review of detailed engineering plans and/or the commencement of actual construction of infrastructure.
13. State Requirements for Educational Facilities – Standards established by the State of Florida for the design and construction of public educational facilities. [<http://www.fldoe.org/edfacil/sref.asp>]
14. Total school facilities - Existing school facilities and planned school facilities.
15. Utilization of capacity - current enrollment at the time of a completed application for residential development.
16. Work Program - the financially feasible School District’s Five Year Facilities Work Program adopted pursuant to section 1013.35, F.S.
17. Measurable programmatic change - means a change to the operation of a school or the use of the school facility that has consistently and measurably modifies the capacity such as the use of classrooms for special education or other special purposes.
18. School Type - Elementary Schools are grades Pre Kindergarten Exceptional Student Education (PK- ESE) through 5; Middle Schools are grades 6 through 8; and High School are grades 9 through 12.

INTERGOVERNMENTAL COORDINATION ELEMENT

Introduction

The purpose of this plan element is to establish a goal and planning objectives with corresponding policies for the coordination process and procedures with adjacent local governments, regional and state agencies.

The data collected for this plan element identifies the process of intergovernmental coordination. In addition, the corresponding analysis reviews the effectiveness of the intergovernmental coordination instruments which are in force to implement agreements for services between the City and its governmental counterparts. Although the data and corresponding analysis are not part of this plan element, they provide a basis for its formulation.

The following goal, objectives and policies provide a plan which as implemented will provide guidelines for coordination between the City and adjacent local governments and other governmental and service agencies.

Intergovernmental Coordination Goals, Objectives and Policies

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

OBJECTIVE VII.1

The City, upon adoption of this Comprehensive Plan, shall coordinate its comprehensive planning with the school board of Alachua County (SBAC), Water Management District, adjacent local government comprehensive plans and other units of local government providing services but not having regulatory authority over the *use* of the land.

Policy VII.1.1

The City shall establish a procedure, as part of the Comprehensive Plan review and amendment process, that all plan amendments proposed within the Comprehensive Plan are coordinated with adjacent local governments, the School Board of Alachua County (SBAC), Water Management District, Regional Planning Council, State and other units of local government providing services but not having regulatory authority over the use of land, the Regional Planning Council, and the State.

Policy VII.1.2

The City shall use the Regional Planning Council's informal mediation process to resolve conflicts with other units of government.

Policy VII.1.3

The City shall establish inter local agreements for the provision of services across jurisdictional boundaries.

Policy VII.1.4

The City shall use the Regional Planning Council's informal mediation process to resolve annexation issues.

Policy VII.1.5

The City of Hawthorne will participate in the Interlocal Agreement for Public School Facilities Planning and implement the Public School Facilities Element for the purpose of establishing and implementing school concurrency.

OBJECTIVE VII.2

The City shall provide adjacent units of local government, the School Board of Alachua County, the Water Management District. The Regional Planning Council and the Florida Department of Community Affairs the opportunity to comment on Comprehensive Plan amendments.

Policy VII.2.1

The City shall, as part of the subdivision, multifamily, commercial and industrial review process, review the relationship of proposed development to the existing comprehensive plans of adjacent local governments.

Policy VII.2.2

The City shall, as part of the monitoring and evaluation process of the Comprehensive Plan, review the relationships of development provided for in the Comprehensive Plan to the existing comprehensive plan of adjacent local governments and the plans and programs of the School Board of Alachua County.

Policy VII.2.3

The City's administrative officer shall provide preliminary plats and permit plans for multifamily, commercial and industrial development within the City for review and comment when the development is abutting the adjacent local government's political boundary comment to the school board of Alachua County as prescribed by the Public Schools Facilities Element.

OBJECTIVE VII. 3

The City shall coordinate the establishment and amendment of level of service standards for public facilities with state and local entities having operational and maintenance responsibility for such facilities prior to the adoption or any amendment such adopted level of service standards.

Policy VII.3.1

The City, as part of the Comprehensive Plan monitoring and evaluation process, shall coordinate amendments of any level of service standards with appropriate state regional and local agencies, such as the Florida Department of Transportation, Florida Department of Environmental Regulation, Florida Department of Natural Resources, the Water Management District, the Regional Planning Council, adjacent Local governments and the school board of Alachua County prior to such amendment. The City shall not amend the level of service standard for public schools except in accordance with procedures prescribed in the Public Facilities Element.

OBJECTIVE VII.4

The City, upon adoption of this Comprehensive Plan, shall coordinate with the Water Management District regarding all development proposals with the potential for impacting the water resources of the City.

Policy VII.4.1

The City through the development review process shall coordinate all development proposals with the Water Management District for all development proposals within the watershed of any designated Surface Water Management and Improvement Act priority water body.

OBJECTIVE VII.5

The City, upon adoption of the Comprehensive Plan, shall ensure that the impacts of development proposed in the Comprehensive Plan are coordinated with development in the County, region and state.

Policy VII.5.1

The City, through the development review process, shall coordinate with the County, regional agencies and state agencies to ensure that impacts of development proposed in the Comprehensive Plan are consistent and compatible with adjacent development.

CAPITAL IMPROVEMENTS ELEMENT

Introduction

The following goal, objectives and policies for capital improvement provide strategic planning for the financing and construction of improvements identified as part of the capital improvements Data and Analysis document.

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

This element is not intended to be a capital improvement program for the City and therefore, considers only those public facilities which are planned for under the requirements of Chapter 163, Florida Statutes, Part II and Rule 9J-5, Florida Administrative Code, as amended.

Capital Improvements Goals, Objectives and Policies

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

OBJECTIVE VIII. 1

The City shall provide capital improvements to correct the existing and projected deficiencies as identified within the schedule of improvements and funding of this plan element, by adopting an annual capital improvements budget in fiscal year 1992 and every year thereafter which is consistent with the schedule of improvements and funding.

Policy VIII.1.1

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

Criteria

A. The City shall assess the level of service for the public facilities which have adopted level of service standards established by the Comprehensive Plan, on an annual basis, prior to or concurrent with the City's budget process;

B. The City shall schedule only those projects which are consistent with the goals, objectives and policies of this Comprehensive Plan and which do not exceed the City's fiscal capacity;

C. The City shall identify those existing or projected public facility needs, which occur or are projected to occur, due to deficiencies in the maintenance of adopted levels of service standards;

D. The capital improvement projects identified which are imminently needed to protect the public health and safety shall be given the highest priority;

E. The capital improvements projects related to the maintenance and operation of existing facilities, which due to existing or projected needs, do not or are not expected to meet the adopted level of service standard for such facility shall be given the second order of priority;

F. The capital improvement projects with the greatest deficiencies based upon the established level of service standards within the Comprehensive Plan shall be given the third order of priority; and

G. The capital improvement projects, which due to deficiencies based upon the established level of service standard within the Comprehensive Plan, are needed to provide public facilities to areas which have received development approval prior to the adoption of this Comprehensive Plan shall be given the fourth order of priority.

H. All other capital improvements shall be given the fifth order of priority.

Policy VIII.1.2

The City shall, upon identification of a need for drainage facility improvements due to deficiencies based upon the established level of service standards within the Comprehensive Plan, coordinate plans for improvements with the Water Management District prior to scheduling such drainage facility improvement.

Policy VIII.1.3

The City shall review the effectiveness of the capital improvements planning program through the Procedure for Monitoring and Evaluation of the Capital Improvements Element, within this plan element.

Policy VIII.1.4

On an annual basis and as prescribed in the Public School Facilities Element, the City shall adopt by reference the 2008/09 – 2012/13 Five Year District Facilities Plan from the Florida Department of Education's Office of Educational Facilities (completed August 2008), adopted by the School Board of Alachua County, and include the schedule of school improvements in its annual update of the CIE.

Objective VIII.2

The City, upon adoption of this Comprehensive Plan, shall require that all decisions regarding the issuance of development permits shall be consistent with the established level of service standards adopted for public facilities within the Comprehensive Plan.

Policy VIII.2.1

The City shall use the following level of service standards in reviewing impacts of new development and redevelopment upon the provision of public facilities:

TRAFFIC CIRCULATION LEVEL OF SERVICE STANDARDS;

Establish the Service Standards as noted below at peak hour for the following roadway segments within the City as defined within the Florida Department of Transportation "Florida Level of Service Standards and Guidelines Manual for Planning, 1989".

Roadway Segment No.	Roadway Segment	No. of Lanes*	Functional Classification	Area Type	Level of Service
1	U.S. 301/S.R. 200 (from City's north limits to south limits)	4-D	Principal Arterial	Rural	C
2	S.R. 20 (from City's west limits to east limits)	2-U	Minor Arterial	Rural	D
3	C.R. 20A (from City's west limits to U.S. 301)	2-U	Minor Collector	Rural	D
4	S.E. 6 th Avenue (from U.S. 301 to City's south limits)	2-U	Minor Collector	Rural	D

*D – Divided Roadway, U – Undivided Roadway

SANITARY SEWER LEVEL OF SERVICE STANDARDS:

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Individual Septic Tanks	100 gallons per capita per day
Community Sanitary Sewer System	100 gallons per capita per day upon a community sanitary sewer system being available within city.

SOLID WASTE DISPOSAL LEVEL OF SERVICE STANDARDS:

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Solid Waste Landfill	0.64 tons per capita per year until 1993 and 0.61 tons per capita per year thereafter

DRAINAGE LEVEL OF SERVICE STANDARDS:

LEVEL OF SERVICE STANDARD

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

1. Projects, excepting agriculture and silviculture projects serving exclusively agriculture and forest, conservation or recreational uses, which are located within a landlocked basin shall be constructed for a design storm with a 25-year 96-hour rainfall event with Soil Conservation Service type II distribution falling on average antecedent moisture conditions; or
2. Projects not located within a landlocked basin shall be constructed for a design storm with 25-year 24-hour rainfall depth.

All other stormwater management projects shall adhere to the standards as specified in Chapter 17-25, Florida Administrative Code (rules of the Florida Department of Environmental Regulation) and Chapter 40C-42, Florida Administrative Code (rules of the St. Johns River Water Management District), as effective on the date of adoption of this comprehensive plan.

Any development exempt from Chapter 17-25 or 40C-42 as cited above, and which is adjacent to, or drains into a surface water, canal, or stream, or which empties into a sinkhole, shall first allow the runoff to enter a grassed swale designed to percolate 80 percent of the runoff from a three year, one hour design storm within 72 hours after a storm event.

POTABLE WATER LEVEL OF SERVICE STANDARDS:

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Private individual water wells	100 gallons per capita per day
Hawthorne Community Potable Water System	104 gallons per capita per day, 30 pounds per square inch of volume

RESOURCE BASED RECREATION

ACTIVITY	LEVEL OF SERVICE STANDARD
Swimming (non-pool)	A 25,000 threshold for the initial access point at a beach, stream, spring, river, lake or pond, with a 25,000 person increment for each additional access point at a beach, stream, spring, river, lake or pond within a 25 mile radius of the City.
Fishing (non-boat)	2,500 person threshold for the initial access point, with a 2,500 person increment for each additional access point within a 25 mile radius of the City.
Fishing (boat)	A 4,300 person threshold for the initial boat ramp, with a 4,300 person increment for each additional boat ramp, within a 25 mile radius of the City.
Camping (RV and tent)	A 5,600 person threshold for the initial acre of camping area, with a 5,600 person increment for each additional acre of camping area within a 25 mile radius of the City.
Picnicking	A 500 person threshold for the initial picnic table, with a 500 person increment for each additional picnic table.
Bicycling	A 1,000 person threshold for the initial mile of local roadway, with a 1,000 person increment for each additional mile of local roadway.
Hiking	A 7,000 person threshold for the initial mile of available hiking trail, with a 7,000 person increment for each additional mile of available hiking trail, within a 25 mile radius of the City.
Nature Study	2,500 person threshold for the initial 7.0 acres of wildlife management area, with a 2,500 person increment for each additional 7.0 acres of wildlife management area, within a 25 mile radius of the City.

ACTIVITY BASED RECREATION

ACTIVITY	LEVEL OF SERVICE STANDARD
Golf	A 32,500 person threshold for the initial 9-holes of golf course, with a 32,500 person increment for each additional 9-holes of golf course.
Equipped play area	A 2,500 person threshold for the initial equipped play area, with a 2,500 person increment for each additional equipped play area.
Tennis	A 7,500 person threshold for the initial tennis court, with a 7,500 person increment for each additional tennis court.
Baseball/softball	A 6,000 person threshold for the initial ball field, with a 6,000 person increment for each additional ball field.

Football/Soccer	A 15,000 person threshold for the initial multipurpose field, with a 15,000 person increment for each additional multi-purpose field.
Handball/racquetball	A 10,000 person threshold for the initial court, with a 10,000 person increment for each additional court.
Basketball	A 2,500 person threshold for the initial goal, with a 2,500 person increment for each additional goal.
Swimming (pool)	A 25,000 person threshold for the initial pool, with a 25,000 person increment for each additional pool.
Shuffleboard	A 10,000 person threshold for the initial court, with a 10,000 person increment for each additional court.

PUBLIC SCHOOLS LEVEL OF SERVICE STANDARD

The uniform, district-wide LOS standards shall be 100% of Permanent Program Capacity for elementary, middle, and high schools. This LOS standard shall apply to all concurrency service areas (CSA) as adopted in the Interlocal Agreement, except on an interim basis for the three elementary school concurrency service areas listed below. The interim LOS standards for these three elementary school concurrency service areas shall be as follows for the periods specified below:

High Springs CSA – 120% of Permanent Program Capacity through 2009-2010;

Newberry CSA – 115% of Permanent Program Capacity through 2008-09; and

West Urban CSA – 115% of Permanent Program Capacity through 2010-2011.

Policy VIII.2.2

The City's land development regulations shall contain provisions which require that public facilities which serve such development have a capacity which meets or exceeds the adopted level of service standard 'at the time the development permit is issued.

OBJECTIVE VIII.3

The City shall, by June 1, 1992, include subdivision improvement standards within the land development regulations which require that the subdivider, at his or her expense, shall provide paved streets, street name signs, and stormwater facilities and, where community sanitary sewer and potable water service is available, shall install sanitary sewer, water mains and fire hydrants connected to the mains.

Policy VIII.3.1

The City's land development regulations shall require that all proposed subdivisions which include an existing street shall be required to improve the street to conform to the standards established within the land development regulations.

OBJECTIVE VIII.4

The City, by June 1, 1992, shall establish a capital improvements budgeting process to manage the fiscal resources of the City, so that needed capital improvements, identified within the Comprehensive Plan, are provided for existing and future development and re-development.

Policy VIII.4.1

The City shall incorporate within the City's annual budgeting process, a capital improvements budget which addresses the needed projects found in the schedule of improvements and funding of this plan element.

Policy VIII.4.2

The City's land development regulations shall limit the issuance of development orders and permits to areas where the adopted level of service standards for the provision of public facilities found within the Comprehensive Plan are maintained. This provision shall also include areas where development orders were issued prior to the adoption of the Comprehensive Plan.

Policy VIII.4.3

The City shall establish a policy as part of the annual capital improvements budgeting process to issue revenue bonds only when the maximum total of the annual payment for all revenue bonds does not exceed 20 percent of the City's annual non-ad valorem operating revenues.

Policy VIII.4.4

The City shall establish a policy as part of the annual capital improvements budgeting process to request issuance of general obligation bonds only when the maximum general obligation bonding capacity does not exceed 20 percent of the property tax base.

Policy VIII.4.5

The City shall apply for federal or state grant funding for projects which recognize the policies of other elements of this comprehensive plan whenever available and where it has been determined that the City has competitive standing in any ranking process for determining program award.

Policy VIII.4.6

The City, upon adoption of this Comprehensive Plan, shall limit the extension of public centralized potable water and sanitary sewer geographic service areas to the corporate limits of the City.

Policy VIII.4.7

The City shall replace or renew community facility plants damaged due to storm surge or flood only where such facility can meet minimum requirements for flood proofing.

Capital Improvements Implementation (5 Year Schedule of Improvements)

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

TABLE VIII-1

FIVE-YEAR SCHEDULE OF IMPROVEMENTS

PROJECT DESCRIPTION	SCHEDULE	PROJECTED COST	GENERAL LOCATION	REVENUE SOURCE	CONSISTENCY WITH OTHER ELEMENTS
Multi Purpose Park	FY 03	\$150,000	Northwest City off S.R. 20	Florida Recreation Development Assistance Program/ General Fund	Yes

Phase 2 Centralized Sanitary Sewer Collection System	FY 03	\$2,200,000	Eastern portion of City	Rural Development Loan/Grant CDBG	Yes
Community Potable Water System Well Replacement and Line Extension	FY 04	\$1,300,000	Central City	Rural Development Loan/Grant	Yes
Sanitary Sewer Plant Extension	Begin 2013 Finish 2014	\$5,500,000	Center of City at existing wastewater treatment facility, north of SE 65 th lane	Impact Fees, User Fees, Grants	Yes
Replace and Remove existing water tower and pump	Begin 2008 Finish 2010	\$650,000	West of SE 221 st Street	Grant	Yes

Procedure For Monitoring and Evaluation of Capital Improvements Element

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

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

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

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

- (1) The review of the criteria used to evaluate capital improvement projects in order to ensure that projects are being ranked in their appropriate order of priority;
- (2) The City's effectiveness in maintaining the adopted level of service standards;
- (3) The impacts of service provisions of other local, regional or state agencies upon the City's ability to maintain the adopted level of service standards;
- (4) Efforts by the City to secure grants or private funds, whenever available, to finance the provision of needed capital improvements;

- (5) The consideration of any corrections, updates and modifications concerning costs, and revenue sources;
- (6) The consistency of the Capital Improvements Element with the other elements of the Comprehensive Plan and most particularly it's support of the Future Land Use Element;
- (7) The City's ability to provide public facilities within respective geographic service areas in order to determine any need for boundary modification or adjustment; and
- (8) The appropriateness of including within the 5-Year Schedule of Improvements those identified improvements needed for the latter part of the planning period.

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

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

Concurrency Management System

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

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

PURPOSE AND OVERVIEW

The City shall require a concurrency review be made with applications for development approvals and a Certificate of Concurrency issued prior to development. If the application is deemed concurrent, a Certificate of Concurrency will be issued by the Land Development Regulation Administrator. If the development requires any other development permit, a copy of the Certificate of Concurrency shall be included with any future application for a development permit. A separate concurrency review shall not be required for each development permit for the same project. Concurrency review addresses only the availability of public facilities and capacity of services and a Certificate of Concurrency does not represent overall development approval.

If the application for development is not concurrent, the applicant shall be notified that a certificate cannot be issued for the development. The burden of showing compliance with the adopted levels of service and meeting the concurrency test shall be upon the applicant.

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

The minimum requirements for concurrency within this management system are as follows:

1. For roads, potable water, sewer, solid waste, drainage and recreation and open space, at a minimum, provisions which ensure that:
 - a. the necessary facilities and services are in place at the time a development permit is issued; or
 - b. a development permit is issued subject to the condition that the necessary facilities and services will be in place when the impacts of the development occur; or
 - c. the necessary facilities are under construction at the time a permit is issued; or
 - d. the necessary facilities and services are guaranteed in an enforceable development agreement that includes the provisions of Chapter 9J-5.0055 (2)(a)(1-3), Florida Administrative Code, in effect upon the adoption of this Comprehensive Plan. An enforceable development agreement may include, but is not limited to development agreements pursuant to Chapter 163.3220, Florida Statutes, in effect upon adoption of this Comprehensive Plan, or an agreement or development order issued pursuant to Chapter 380, Florida Statutes, in effect upon adoption of this Comprehensive Plan.

These minimum requirements shall be ensured as follows:

1. Building Permits. The issuance of a building permit has more of an immediate impact on the level of service for public facilities than may be the case with the issuance of other types of development orders. Therefore, building permits shall be issued only when the necessary facilities and services are in place. The determination of the existence of the necessary facilities and services in place shall be made by the Land Development Regulation Administrator as part of the Certificate of Concurrency Compliance procedure. For roads, this determination shall apply to the adopted level of service standards for roads within the City's jurisdiction. All public facility impacts shall be determined based on the level of service of the facility throughout the facility geographical service area.
2. Other Types of Development Orders. Other types of development orders include, but are not limited to approval of subdivisions, re-zoning, special permits and site plan approval. These other types of development orders have less immediate impacts on public facilities and services than the issuance of a building permit. However, public facilities and services must be available concurrent with the impacts of development permitted by other types of development orders. Therefore, subject to the Land Development Regulation Administrator determining that the necessary facilities or services are in place and are maintaining the adopted level of service, the following concurrency management requirements shall apply for the issuance of such development orders.
 - a. Provisions shall be included within the development order, which shall require the construction of additional public facility capacity, where public facilities, due to the impacts of the development proposal do not meet the adopted level of service; and
 - b. Such provisions shall require the necessary public facilities be constructed by the developer and at the developer's expense, or by the public or private entity having jurisdictional authority over the facility to the adopted level of service so that the necessary facilities and services will be in place when the impacts of the development occur and within conformance with the 5-Year Schedule of Improvements found within the City's Capital Improvements Element.

CONCURRENCY DETERMINATION PROCEDURES

A concurrency test shall be made of the following public facilities and services for which level of service standards have been established in this Comprehensive Plan, which are (1) traffic circulation, (2) sanitary sewer, (3) solid waste, (4) drainage, (5) potable water and (6) recreation and open space.

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

1. For development orders and permits, the following determination procedures shall apply;

a. If an applicant desires to determine whether there is sufficient capacity to accommodate their proposed project, the Land Development Regulation Administrator shall make an informal non-binding determination of whether there appears to be sufficient capacity in the public facilities and services to satisfy the demands of the proposed project.

If there appears to be insufficient capacity. The Land Development Regulation Administrator shall then make a determination of what public facilities or services would be deficient if the proposed project were approved.

b. There are certain development approvals that are ineligible to receive concurrency reservation because they are too conceptual and. Consequently, do not allow an accurate assessment of public facility impacts. These development approvals are land use amendments to the Comprehensive Plan and rezoning requests. Those development approvals shall receive a non-binding concurrency determination.

c. Any concurrency determination, whether requested as part of an application for development approval or without an application for development approval, is a non-binding determination of what public facilities and services are available at the date of inquiry. The issuance of a Certificate of Concurrency Compliance shall be the only binding action, which reserves capacity for public facilities and services.

2. For Roadways the following determination procedures shall apply:

a. The City shall provide level of service information as set forth in the most recent Data and Analysis Report in support of the City's Comprehensive Plan. If this level of service information indicates a level of service failure, the applicant may either (1) accept the level of service information as set forth in the most recent Data and Analysis Report supporting the City's Comprehensive Plan. Or (2) prepare a more detailed Highway Capacity Analysis as outlined in the Highway Capacity Manual, Special Report 209 (1985) or a speed and delay study following the procedures outlined by the Florida Department of Transportation, Traffic Engineering Office in its Manual for Uniform Traffic Studies.

b. If the applicant chooses to do a more detailed analysis the (1) applicant shall submit the completed alternative analysis to the Land Development Regulation Administrator for review, and (2) Land Development Regulation Administrator shall review the alternative analysis for accuracy and appropriate application of the methodology.

c. If the alternative methodology, after review and acceptance by the Land Development Regulation Administrator, indicates an acceptable level of service, the alternative methodology shall be used in place of the most recent Data and Analysis to support the City's Comprehensive Plan.

d. Any proposed development generating more than 750 trips a day shall be required to provide a trip distribution model, in addition to the requirements outlined above.

3. For sanitary sewer, solid waste, drainage, potable water, and recreation and open space the following determination procedures shall apply:
 - a. The City shall provide level of service information as set forth in the most recent Data and Analysis Report in support of the City's Comprehensive Plan.
 - b. If such level of service information indicates that the proposed project would not result in a level of service failure, the concurrency determination would be that adequate facility capacity at acceptable levels of service was available.
 - c. If such level of service information indicates that the proposed project would result in a level of service failure, the concurrency determination would be that adequate facility capacity at acceptable levels of service was not available at the date of application or inquiry.

In such cases where there are competing applications for public facility capacity, the following order of priority shall apply:

1. Issuance of a building permit based upon previously approved development orders permitting redevelopment;
2. Issuance of a building permit based upon previously approved development orders permitting new development;
3. Issuance of new development orders permitting redevelopment;
4. Issuance of new development orders permitting new development.

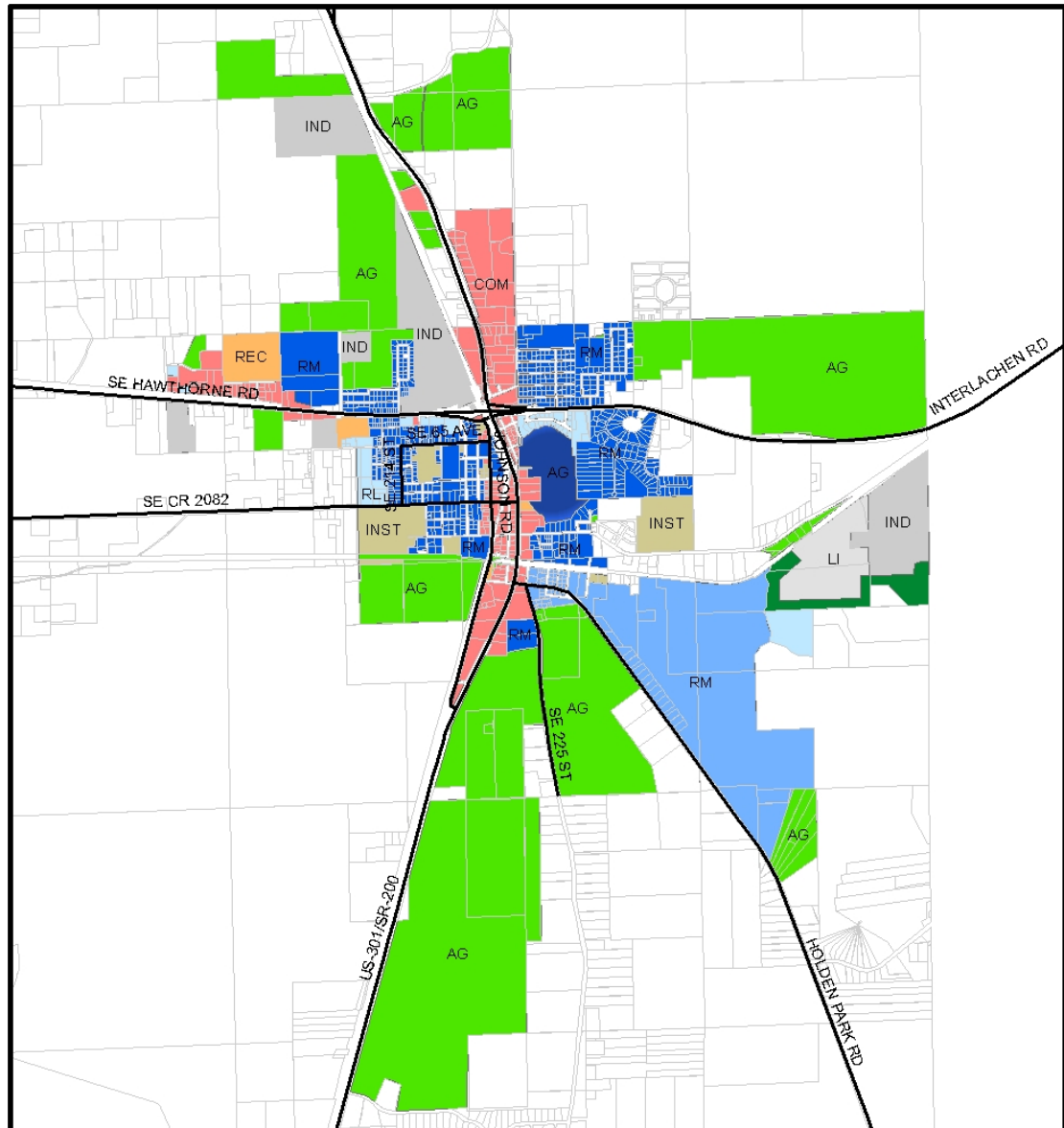
In addition, the following conditions apply to the City's concurrency management system:

1. Amendments to the Comprehensive Plan can be made twice each year and as otherwise permitted as small scale developments. In addition, changes can be made to the Capital Improvements Element by ordinance if the changes are limited to the technical matters listed in Chapter 163, Part II, Florida Statutes.
2. No development order or development permit shall be issued which would require the City Council to delay or suspend construction of any of the capital improvements on the 5-Year schedule of the Capital Improvements Element.
3. If by issuance of a development order or development permit a substitution of a comparable project on the 5-Year schedule is proposed, the applicant may request the City to consider an amendment to the 5-Year schedule in one of the twice annual amendment reviews.
4. The result of any development not meeting adopted level of service standards for public facilities shall be cessation of the affected development or the reduction of the standard for level of service (which requires an amendment to the Comprehensive Plan).

CERTIFICATE OF CONCURRENCY COMPLIANCE

A Certificate of Concurrency Compliance shall only be issued upon final development approval. The Certificate of Concurrency Compliance shall remain in effect for the same period of time as the development order or permit granting final development approval. If the development approval does not have an expiration date, the Certificate of Concurrency Compliance shall be valid for twelve months from the date of issuance.

APPENDIX A (Maps)



DRAFT FUTURE LAND USE MAP 2012
CITY OF HAWTHORNE,
FLORIDA



0 0.5 1 Miles

Prepared by: City of Hawthorne

Legend

Water Bodies	Institutional
Agricultural	Low Density Residential
Commercial	Moderate Density Residential
Conservation	Medium Density Residential
Light Industrial	Recreation/ Open Space
Industrial	



- ☐ Historic Resources
- ☐ Existing and Planned Waterwells
- ☐ Rivers and Lakes
- ☐ Flood Prone Areas
- ☐ Wetlands
- ☐ Minerals
- ☐ Soil Types
- ☐ Future Traffic Circulation

LEGEND FOR ILLUSTRATION A - VIII

SOIL TYPES

KEY NUMBER ^a	SOIL TYPES	CHARACTERISTICS
1	Monteocha	Nearly level, very poorly drained soil. The ponding and thick sandy soil severely restrict the the soil for urban uses. (19) ^b
2	Candler Fine Sand	Nearly level to gently sloping soil. The soil has poor filtration. (2B) ^b
3	Placid Sand	Nearly level, very poorly drained soil is along poorly defined drainage ways and wet depressional areas. (34) ^b
4	Lochoosa Fine Sand	Nearly level, somewhat poorly drained soils, 0 to 2 percent slope. (49A) ^b
5	Pummer Fine Sand	Nearly level, poorly drained soil. (51) ^b
6	Samsula Muck	Nearly level, very poorly drained organic soil found in large and small swamps. (26) ^b
7	Newman	Nearly level, somewhat poorly drained soil. (21) ^b
8	Millhopper	Sloping, moderately well drained soil. Loamy sand surface and subsurface layers. (8B) ^b
9	Millhopper	Moderately well drained, nearly level to gently sloping. Permeability is rapid in the surface and subsurface layers. (9B) ^b
10	Sparr	Nearly level, somewhat poorly drained soil. (50) ^b
11	Chipley Sand	Nearly level, somewhat poorly drained. (28) ^b

LEGEND FOR ILLUSTRATION A - VIII (Continued)

SOIL TYPES

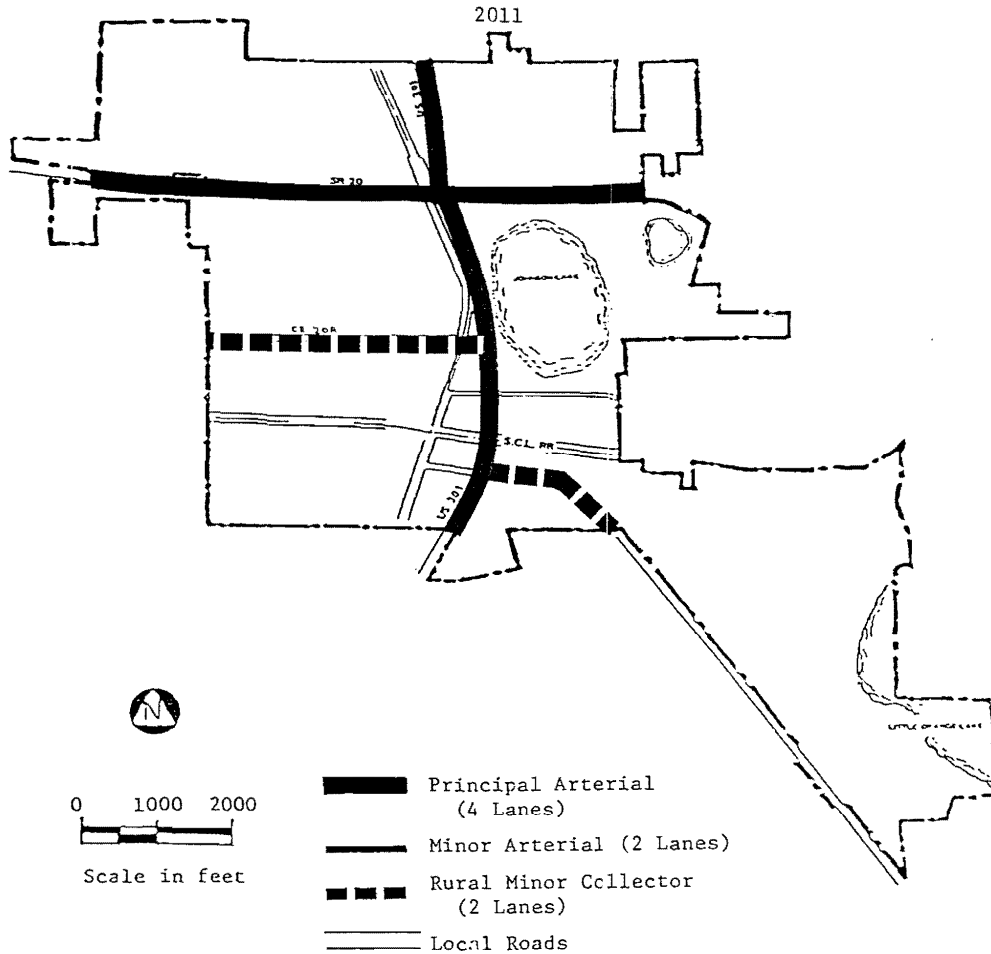
KEY NUMBER ^a	SOIL TYPES	CHARACTERISTICS
12	Wauchula	Urban land complex which is poorly drained, nearly level with surface layers of dark gray sand and the subsoil is gray fine sandy loam. (18) ^b
13	Tavares	Nearly level to gently sloping, moderately well drained. The soil is deep and sandy and has moderate limitations for urban uses. (20) ^b
14	Pomona	Nearly level, poorly drained soil, which has slow surface runoff. (14B) ^b
15	Lake Sand	Nearly level to gently sloping, slight limitations for urban use. (55B) ^b
16	Surrency Sand	Nearly level, very poorly drained soil. The soil is located in ponds and depressional areas. (16) ^b
17	Millhopper Sand	Sloping and moderately well drained. The soil is located in small areas on narrow breaks. The surface layer is dark grayish brown sand. (8C) ^b

^a Numbers refer to those areas on Illustration A-VIII covered by that soil association.

^b Alachua County Soil Types reference number.

Source: United States Department of Agriculture, Soil Conservation Service, Soil Survey of Alachua County Florida, August 1985.

ILLUSTRATION A - IX
CITY OF HAWTHORNE
FUTURE TRAFFIC CIRCULATION



Prepared September 30, 1989

THIS ILLUSTRATION REPLACES MAP
PREVIOUSLY TRANSMITTED

North Central Florida
Regional Planning Council

A-21

APPENDIX B (Consistency Tables)

INTRODUCTION

This Comprehensive Plan is required to be consistent with the State Comprehensive Plan and the North Central Florida Comprehensive Regional Policy Plan to prevent any conflicts from arising between the provisions of such plans. The Comprehensive Plan is also mandated to include provisions for taking action in the direction of realizing the goals or policies of the state and regional plans.

To assist in the determination of consistency with the state and regional plans, the following consistency tables are provided for each of the elements of the Comprehensive Plan. These tables are organized into two parts; the first includes the objectives and policies required by Chapter 9J-5, Florida Administrative Code, to be addressed within the Local Government Comprehensive Plan and the corresponding objectives and policies within this Comprehensive Plan; and the second part which addresses the corresponding goals and policies within the State of Florida Comprehensive Plan and the North Central Florida Comprehensive Regional Policy Plan, which correspond to each goal, objective and policy within this Comprehensive Plan.

APPENDIX C

MONITORING AND EVALUATION REQUIREMENTS FOR THE PURPOSE OF EVALUATING AND APPRAISING THE IMPLEMENTATION OF THE COMPREHENSIVE PLAN

The role of monitoring and evaluation of the implementation of the Comprehensive Plan is essential to determining the effectiveness of the Comprehensive Plan. Through the evaluation of the Plan the City determines the success in achieving the overall goals and the appropriateness of the objectives and policies for the achievement of the overall goals.

Although the evaluation of the Comprehensive Plan is required at least once every five years after adoption the monitoring of the effectiveness of the plan needs to be ongoing as an implementation tool for the Plan.

CITIZEN PARTICIPATION IN THE PROCESS

The City will follow the adopted citizen participation procedures for the evaluation and monitoring process. The City's adopted Citizen Participation Procedures in Conjunction with the Comprehensive Planning Program establish policies for public notification of workshops, public hearings and public meetings designed to facilitate maximum citizen involvement in the comprehensive planning process, including preparation and adoption of the five-year evaluation and appraisal report.

UPDATING THE DATA AND ANALYSIS REPORT

The Local Planning Agency, will update baseline data for the first five years and population driven data for the long range time period of this Comprehensive Plan as part of the five year evaluation and appraisal process in the preparation of the Evaluation and Appraisal Report.

In addition, the Local Planning Agency will undertake an annual review of the Data and Analysis Report, through the process outlined in the Procedure for Monitoring and Evaluation of the Capital Improvements Element. This review includes the update of the Data and Analysis Report, as needed, to determine if the fiscal resources are available to provide the public facilities needed to support the established level of service standards.

UPDATING OBJECTIVES AND POLICIES

The Local Planning Agency will review the measurable objectives at least once every five years after the initial adoption of this Comprehensive Plan as part of the evaluation and appraisal report and shall consider at a minimum the following:

1. The accomplishments of the first five year period of this Comprehensive Plan describing the degree to which the goals objectives and policies have been successfully reached;
2. The obstacles or problems which resulted in the under achievement of the goals, objectives and policies of this Comprehensive Plan;
3. The major problems of development physical deterioration and the location of land uses and social and economic effects of such uses in the City; and

4. The extent to which unanticipated and unforeseen problems and opportunities occurred between the date of adoption of this Comprehensive Plan and the five year evaluation and monitoring of this Plan.

MEANS OF ENSURING CONTINUOUS MONITORING

The monitoring and evaluation of the Capital Improvements Element is a primary factor in the ensuring of continuous monitoring and evaluation of all of the various elements of this Comprehensive Plan. On an annual basis as part of the monitoring and evaluation process of the Capital Improvements Element, the Local Planning Agency will review the goals objectives and policies found within the various elements of the Comprehensive Plan to determine;

- (1) The City's effectiveness in maintaining the adopted level of service standards found within this Comprehensive Plan;
- (2) The consistency of the Capital Improvements Element with the other elements of the Comprehensive Plan and most particularly it's support of the Future Land Use Element; and
- (3) The impacts of the planning of other local, regional or state plans or projects upon the City's ability to maintain the concurrency and consistency requirements mandated by Chapter 163. Part II, Florida Statutes.

Any obstacles or problems which are found by the Local Planning Agency during the annual monitoring and evaluation process, which are causing the under achievement of the goals, objectives and policies of this Comprehensive Plan shall initiate review and, if necessary, consideration for amendment of such objectives and policies by the Local Planning Agency during one of the two yearly amendment periods.

In addition, as stated above at least once every five years after the initial adoption of this Comprehensive Plan the Local Planning Agency shall prepare an evaluation and appraisal report of the Plan which addresses the degree to which the objectives of the Plan have been successfully reached within the previous five year period.

The annual and five year review is the responsibility for the City's Local Planning Agency. City staff, designated by the City Commission will assist the Local Planning Agency in dealing with evaluation issues.