

Administration and Implementation Element



THE GOOD LIFE COMMUNITY

ADMINISTRATION AND IMPLEMENTATION ELEMENT

I. INTRODUCTION

The City of Alachua Comprehensive Plan (Plan) strives to address the needs and desires of the community. Community input and support in the development and implementation of the Plan is essential to the Plan's success, and ultimately the success of the City.

The Plan has its foundation in Florida's growth management system. The Plan is required to be consistent with Florida State Statute Sections 163.3177, 163.3178, 163.3180, 163.3191, 163.3245, and 163.3248 and the North Central Florida Strategic Regional Policy Plan. The Plan is a critical component of planning efforts in the City as part of the north central Florida region.

The Plan focuses on those issues facing the City over a twenty-year time horizon.

The Plan establishes long-term direction of goals as well as short-term objectives and policies to guide implementation efforts.

II. SUSTAINABILITY

The ultimate goal of the City's Plan is to create a sustainable community that uses resources to meet current needs while ensuring that adequate resources are available for future generations. As such, the City seeks a better quality of life for all residents by allowing a variety of land use and transportation options, promoting reuse and recycling practices, preventing pollution, ensuring the provision of affordable housing, maximizing conservation, promoting efficiency, promoting green building standards and developing resources to enhance the local economy.

Sustainability will also require that development and redevelopment in the City is coordinated with public investments in infrastructure, which will enable the City to accommodate for the projected population and allow expanded economic and cultural activity.

III. OBJECTIVES AND POLICIES

All goals, objectives and policies contained within the City's Comprehensive Plan have been prepared in conformance with the requirements of the Community Planning Act, Chapter 163.3161 of Florida Statutes. Consistent with the requirements of Florida Statutes, each goal is followed by one or more objectives that, in turn, are followed by one or more policies.

It is important to recognize that goals, objectives and policies of the Plan should be applied within the context of the overall intent of the Plan. No policy should be applied in isolation.

GOAL 1: *Use of Plan*

The City of Alachua Comprehensive Plan (Plan) will be used primarily:

- as the guiding document for shaping the City's future;
- as a framework to link the planning and implementation of the Vision of the City; and, to review development proposals

Objective 1.1: *Planning Program Timing*

The City shall continue to maintain a comprehensive planning program through the year 2035.

Policy 1.1.1: The City shall continue to provide funding for the administration of the Plan. The Planning and Community Development Department will be responsible for administration and enforcement of the Plan.

Policy 1.1.2: The administration of the Plan shall be administered by the Planning and Community Development Department. The Planning and Community Development Director or such person(s) appointed by the Director will be responsible for answering all questions of interpretation and enforcement of the Plan.

Policy 1.1.3: The City shall continue to provide public participation procedures to encourage public participation in the comprehensive planning process, including consideration of amendments to the Plan.

Objective 1.2: *Updating of Plan*

The City shall provide for annual updating of the Plan, as necessary, through the year 2035.

Policy 1.2.1: The City Commission, the City Manager (or his/her designee) or the real property owner (or his/her designee) is authorized to initiate amendments to the Plan.

Policy 1.2.2: The Planning and Community Development Department shall provide and maintain procedures for processing Plan amendments.

Objective 1.3: *Planning and Community Development Department*

The Planning and Community Development Department shall work with the staff of other City departments to guarantee that the adopted components of the Plan are updated as necessary and are coordinated and consistent with the supporting documentation of the Plan.

Policy 1.3.1: The Planning and Community Development Department shall prepare and maintain a future land use map, a part of the Future Land Use Element Map Series, and amendments thereto, which shall be the effective future land use map for the City upon adoption by the City Commission.

DEFINITIONS

The following definitions are provided to clarify terms used in the City's Comprehensive Plan. All other terms not provided herein and defined by the Plan are hereby adopted by reference:

Adjusted for family size: adjusted in a manner which results in an income eligibility level which is lower for households with fewer than four people, or higher for households with more than four people, than the base income eligibility otherwise determined, based upon a formula as established by the United States Department of Housing and Urban Development.

Adjusted gross income: all wages, regular cash or noncash contributions from persons outside the household, and such other resources and benefits as may be determined to be income by the United States Department of Housing and Urban Development, adjusted for family size, less deductions allowable under s.62 of the Internal Revenue Code.

Affordable housing: housing for which monthly rents or monthly mortgage payments, including taxes, insurance, and utilities, do not exceed thirty percent of that amount which represents the percentage of the median adjusted gross annual income for the households or persons indicated in s.420.0004, F.S.

Air pollutant: any substance in air that could, if in high enough concentration, harm living things.

Air pollution: one or more chemicals or substances in high enough concentrations in the air to harm humans, other animals, vegetation, or materials. Such chemicals or physical conditions (such as excess heat or noise) are called air pollutants.

Agriculture: the science, art, or practices of cultivating the soil, producing crops, and raising livestock and in varying degrees the preparation and marketing of the resulting products.

Agricultural uses: activities within land areas that are predominantly used for the cultivation of crops and livestock including: cropland; pastureland; orchards; vineyards; nurseries; ornamental horticulture areas; groves; confined feeding operations; specialty farms; and silviculture areas.

Amendment: any action of a local government that has the effect of amending, adding to, deleting from or changing an adopted comprehensive plan or plan element or map or map series, including an action affecting a prior plan amendment adoption ordinance, but shall not mean a legislative act which only codifies local legislation. Throughout this chapter, references to a plan or comprehensive plan shall also be deemed to refer to a plan amendment.

Antiquated Subdivision: a subdivision that was recorded or approved more than 20 years ago that has substantially failed to be built and the continued buildout of the subdivision in accordance with the subdivision's zoning and land use purposes would cause an imbalance of land uses and would be detrimental to the local and regional economies and environment, hinder current planning practices, and lead to inefficient and fiscally irresponsible development patterns, as determined by the respective jurisdiction in which the subdivision is located.

Annexation: the adding of real property to the boundaries of an incorporated municipality, such addition making such real property in every way part of the municipality.

Arterial street: a street which carries large volumes of traffic over long distances. In addition, every United States numbered highway is an arterial street.

Aquifer: a natural underground layer of porous, water-bearing materials (sand, gravel) usually capable of yielding a large amount or supply of water (EPA).

Bicycle and pedestrian ways: any road, path or way that is open to bicycle travel and traffic afoot and from which motor vehicles are excluded.

Buffer: a strip of land with natural or planted vegetation located between a structure and a side or rear property line intended to separate and partially obstruct the view of two adjacent land uses or properties from one another. A buffer area may include any required screening for the site.

Capital Budget: the portion of each local government's budget that reflects capital improvements scheduled for a fiscal year.

Capital improvement: physical assets constructed or purchased to provide, improve or replace a public facility and which are large scale and high in cost. The cost of a capital improvement is generally nonrecurring and may require multi-year financing. For the purposes of this rule, physical assets that have been identified as existing or projected needs in the individual comprehensive plan elements shall be considered capital improvements.

Central Business District: a compact urban core area of a municipality or unincorporated urbanized area which serves as the primary center for economic activity in the jurisdiction.

Champion trees: trees that have been identified by the Florida Division of Forestry as being the largest of their species within the State of Florida or by the American Forestry Association as the largest of their species in the United States.

Clustering: the grouping together of structures and infrastructure on a portion of a development site.

Collector street: a street which serves as the connecting link for local streets and arterials. The traffic characteristics generally consist of relatively short trip lengths with moderate speeds and volumes.

Commercial uses: activities within land areas that are predominantly connected with the sale, rental and distribution of products, or performance of services.

Community park: park located near major roadways, and designed to serve the needs of more than one neighborhood.

Compatibility: the condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition.

Composition: the makeup of various land uses by types, extent, intensity, density, or otherwise, which are included in a development or land use category.

Comprehensive Plan: a plan adopted pursuant to the Community Planning Act.

Concurrency: the necessary public facilities and services to maintain the adopted level of service standards are available when the impacts of development occur.

Concurrency Management System: the procedures and/or process that the local government will utilize to assure that development orders and permits are not issued unless the necessary facilities and services are available concurrent with the impacts of development.

Cone of influence: an area around one or more major waterwells the boundary of which is determined by the government agency having specific statutory authority to make such a determination based on groundwater travel or drawdown depth.

Confined aquifer: an aquifer bounded above and below by impermeable beds or by beds of distinctly lower permeability than that of the aquifer itself.

Conservation: the prudent use and protection or restoration of natural areas and features consistent with the continued functioning of natural areas and features.

Conservation uses: activities or conditions within land areas designated for the purpose of conserving or protecting natural resources or environmental quality, including 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.

Currently available revenue sources: an existing source and amount of revenue presently available to the local government. It does not include a local government's present intent to increase the future level or amount of a revenue source which is contingent on ratification by public referendum.

Density: an objective measurement of the number of people or residential units allowed per unit of land, such as residents or employees per acre.

Development: has the meaning described in s.380.04, F.S.

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

Development standards: standards in the comprehensive plan which manage the development or use of land and which are in addition to the densities, intensities, and uses assigned to land by the future conditions maps.

Distribution: the spatial array of land uses throughout an area.

Drainage basin or stormwater basin: the area defined by topographic boundaries which contributes stormwater to a watershed, drainage system, estuarine waters, or oceanic waters, including all areas artificially added to the basin.

Drainage detention structure: a structure which collects and temporarily stores stormwater for the purpose of treatment through physical, chemical, or biological processes with subsequent gradual release of the stormwater.

Drainage facilities: a system of man-made structures designed to collect, convey, hold, divert or discharge stormwater, and includes stormwater sewers, canals, detention structures, and retention structures.

Drainage retention structure: a structure designed to collect and prevent the release of a given volume of stormwater by complete on-site storage.

Ecosystem: an interacting system of living and non-living components of the environment.

Educational uses: activities and facilities of public or private primary or secondary schools, vocational and technical schools, and colleges and universities licensed by the Florida Department of Education, including the areas of buildings, campus open space, dormitories, recreational facilities or parking.

Endangered species: animals, birds, fish, plants, or other living organisms threatened with extinction by anthropogenic (man-caused) or other natural changes in their environment. Requirements for declaring a species endangered are contained in the Endangered Species Act.

Enclave: any unincorporated, improved or developed area that is enclosed within and bounded either on all sides by a single municipality or a single municipality and a natural or manmade obstacle that allows the passage of vehicular traffic to that unincorporated area only through the municipality.

Endocrine disruption: the negative impact of manmade chemicals on typical hormonal function.

Environmentally significant (sensitive): natural features that are essential to conservation of the natural environment and the protection of public health, safety and welfare. These features are prone to damage from development.

Exotic species: a species introduced to Florida, purposefully or accidentally, from a natural range outside of Florida.

Extraction activities: the use of mining techniques to remove surface and subsurface mineral deposits.

Facility availability: whether or not a facility is available in a manner to satisfy the concurrency management system.

Farm: the land, buildings, support facilities, machinery, and other appurtenances used in the production of farm or aquaculture products.

Flood-prone areas: areas inundated during a 100-year flood event or areas identified by the National Flood Insurance Program as an A Zone on flood insurance rate maps or flood hazard boundary maps

Flood plains: any land areas susceptible to being inundated by floodwaters from any source.

Floor area: the sum of the gross horizontal areas of the several floors of a building measured from the exterior faces of the exterior walls or from the centerline of walls separating two buildings, excluding attic areas with a headroom of less than seven feet, unenclosed stairs or fire escapes, elevator structures, cooling towers, areas devoted to air conditioning, ventilating or heating or other building machinery and equipment, parking structures and basement space where the ceiling is not more than 48 inches above the general finished and graded level of the adjacent part of the lot.

Fragmentation: 1) refers to the break-up of an organism's population and breeding grounds. 2) refers to the reduction in connectivity among ecosystems within a landscape.

Geologic feature: prominent or conspicuous characteristics of naturally occurring materials in the landscape. These features include, but are not limited to sinkholes, caves, stream bluffs, escarpments, outcroppings and springs.

Geological resources: a general reference category that includes the geologic features defined herein.

Goal: the long-term end toward which programs or activities are ultimately directed.

Governing Body: board of county commissioners of a county, the commission or council of an incorporated municipality, or any other chief governing body of a unit of local government, however designated, or the combination of such bodies where joint utilization of this act is accomplished as provided herein.

Governmental Entity: includes local and regional governmental entities. This does not include a water management district, a water control district established under chapter 298, or a special district created by special act for water management purposes.

Local Governmental Entities: includes municipalities, counties, school boards, special districts, and other local entities within the jurisdiction of one county created by general or special law or local ordinance.

Regional Governmental Entities: includes regional planning councils, metropolitan planning organizations, water supply authorities that include more than one county, local health councils, water management districts, and other regional entities that are authorized and created by general or special law that have duties or responsibilities extending beyond the jurisdiction of a single county.

Greenway: corridors of protected open space managed for conservation and recreation purposes. Greenways often follow natural land or water features, and link nature reserves, parks, cultural features and historic sites with each other and with populated areas. Greenways can be publicly or privately owned and some are the result of public/private partnerships. Some appeal to people, while others attract wildlife (Trailsandgreenways.org).

Group living: a facility that provides a living environment for unrelated residents who operate as the functional equivalent of a family, including such supervision and care as may be necessary to meet the physical, emotional and social needs of the residents. Adult congregate Living Facilities comparable in size to group homes are included in this definition. It shall not include rooming or boarding homes, clubs, fraternities, sororities, monasteries or convents, hotels, residential treatment facilities, nursing homes, or emergency shelters.

Groundwater: the supply of fresh water found beneath the Earth's surface, usually in aquifers, which supply wells and springs.

Habitat: the physical environment in which organisms live.

Hazardous waste: solid waste, or a combination of solid wastes, which, because of its quantity, concentration, or physical, chemical, or infectious characteristics, may cause, or significantly contribute to, an increase in mortality or an increase in serious irreversible or incapacitating reversible illness or may pose a substantial present or potential hazard to human health or the environment when improperly transported, disposed of, stored, treated or otherwise managed.

Heritage trees: trees with a diameter of at least thirty (30) inches or seven (7) feet ten (10) inches in circumference, whichever dimension is lesser; measured at a point four and one-half (4.5) feet above ground level.

High recharge area: an area so designated by the appropriate water management district governing board. High recharge and prime recharge areas shall receive a level of protection commensurate with their significance to natural systems or their status as current or future sources of potable water.

Historic resources: all areas, districts or sites containing properties listed on the Florida Master Site File, the National Register of Historic Places, or designated by a local government as historically, architecturally, or archaeologically significant.

Hydric soils: soils that are saturated, flooded or ponded long enough during the growing season for the development of anaerobic conditions in the topsoil.

Hydrologic regime: natural phenomena or processes associated with the distribution, properties, and effects of water on the earth's surface, in the soil and underlying rocks, and in the atmosphere.

Hydro-period: the annual period of inundation.

Impervious surface: a surface that is impenetrable by moisture.

Industrial uses: the activities within land areas predominantly connected with manufacturing, assembly, processing, or storage of products.

Infrastructure: man-made structures that serve the common needs of the population, such as: sewage disposal systems; potable water wells serving a system; solid waste disposal sites or retention areas; stormwater systems; utilities; docks; bridges; and roadways.

Intensity: an objective measurement of the extent to which land may be developed or used, including the consumption or use of the space above, on, or below ground; the measurement of the use of or demand on natural resources; and the measurement of the use of or demand on facilities and services.

Invasive exotic plant species: an exotic plant species that has naturalized and is expanding on its own in Florida plant communities.

Karst topography: a type of terrain characterized by sinkholes, caves, disappearing streams, springs, rolling topography, and underground drainage systems. Such terrain is created by ground-water dissolving limestone.

Listed species: species of plants and animals listed as endangered, threatened, commercially exploited, rare or of special state concern by the Florida Fish and Wildlife Commission in their publication, "Florida's Endangered Species, Threatened Species and Species of Special Concern: Official Lists".

Level of service: an indicator of the extent or degree of service provided, or proposed to be provided, by a facility based on and related to the operational characteristics of the facility. Level of service shall indicate the capacity per unit of demand for each public facility.

Limited access facility: a roadway especially designed for through traffic, and over, from, or to which owners or occupants abutting land or other persons have no greater than a limited right or easement of access.

Local Planning Agency: the agency designated to prepare a comprehensive plan or plan amendment pursuant to the Community Planning Act.

Local street: a street whose primary function is to provide the initial access to the collector and arterial streets. These facilities are characterized by short trips, low speeds and small traffic volumes.

Low income household: the meaning provided in s.420.0004, F.S.

Manufactured home: a residential manufactured home meeting the definition in s.320.01, F.S.

Minerals: all solid minerals, including clay, gravel, phosphate rock, lime, shells (excluding live shellfish), stone, sand, heavy minerals, and any rare earths, which are contained in the soils or waters of the state.

Mineral resources: a valuable mineral deposit of an area that is presently recoverable and may be so in the future; includes known ore bodies and potential ore.

Mitigation: actions taken to avoid, reduce, or compensate for the effects of environmental damage. Among the broad spectrum of possible actions are those that restore, enhance, create, or replace damaged ecosystems.

Mixed-use: a building or distinct area containing a mix of uses which functionally integrate and interconnect with one another. The City may further define the term "mixed-use" in the Land Development Regulations through the creation of subsections.

Mobile home: a structure meeting the definition in s. 320.01, F.S.

Mobil source: moving objects that release pollution; mobile sources include cars, trucks, buses, planes, trains, motorcycles and gasoline-powered lawn mowers. Mobile sources are divided into two groups: road vehicles, including cars, trucks and buses, and non-road vehicles, which include trains, planes and lawn mowers.

Moderate-income household: has the meaning provided in s.420.0004, F.S.

Native community: a distinct and recurring assemblage of populations of plants, animals, fungi and microorganisms naturally associated with each other and their physical environment.

Native species: a species that's natural range included Florida at the time of European contact in 1500.

Natural drainage features: the naturally occurring features of an area which accommodate the flow of significant amounts of stormwater, such as streams, rivers, lakes, sloughs, floodplains and wetlands.

Natural drainage flow: the pattern of surface and storm water drainage through or from a particular site before the construction or installation of improvements or prior to regrading.

Natural groundwater (aquifer) recharge areas or groundwater recharge areas: areas contributing to or providing volumes of water which make a contribution to the storage or regional flow of an aquifer.

Natural reservations: areas designated for conservation purposes, and operated by contractual agreement with or managed by a federal, state, regional or local government or non-profit agency such as: national parks, state parks, lands purchased under any acquisition programs, sanctuaries, preserves, monuments, archaeological sites, historic sites, wildlife management areas, and Outstanding Florida Waters. This definition does not include privately owned land managed by a state agency on either a voluntary or a short-term contractual basis.

Natural resources: all land, fish, wildlife, biota, air, water, ground water, drinking water supplies, and other such resources.

Naturalized plant species: an exotic that sustains itself outside cultivation. The species is still exotic; it has not become native.

Mobile park: a park which serves the population of a neighborhood and is generally accessible by bicycle or pedestrian ways.

Non-point source pollution: any source of water pollution that is not a point source.

Objective: a specific, measurable, intermediate end that is achievable and marks progress toward a goal.

Open space: a vegetated or surface water area set aside for aesthetics, recreation, public gathering, protection of public health and safety, preservation of ecosystem function, or a combination of these purposes.

Park: a neighborhood, community, or regional park.

Pattern: the form of the physical dispersal of development or land use.

Playground: a recreation area with play apparatus.

Point source pollution: any source of water pollution that constitutes a discernible, confined, and discrete conveyance, including but not limited to any pipe, ditch, channel, tunnel, conduit, well, discrete fissure, container, rolling rock, concentrated animal feeding operation, or vessel or other floating craft, from which pollutants are or may be discharged. This term does not include return flows from irrigated agriculture.

Policy: the way in which programs and activities are conducted to achieve an identified goal.

Pollution: the presence in the outdoor atmosphere, ground or water of any substances, contaminants, noise, or manmade or man-induced alteration of the chemical, physical, biological, or radiological integrity of air or water, in quantities or at levels which are or may be potentially harmful or injurious to human health or welfare, animal or plant life, or property, or unreasonably interfere with the enjoyment of life or property.

Potable water facilities: a system of structures designed to collect, treat, or distribute potable water, and includes water wells, treatment plants, reservoirs, and distribution mains.

Potable water wellfield: the site of one or more water wells which supply potable water for human consumption to a water system which serves at least fifteen service connections used by year-round residents or regularly serves at least twenty-five year-round residents.

Preservation: the perpetual maintenance of areas in their natural state.

Private recreation sites: sites owned by private, commercial or nonprofit entities.

Public access: the ability of the public to physically reach, enter or use recreation sites including beaches and shores.

Public recreation sites: sites owned or leased on a long-term basis by a federal, state, regional or local government agency for purposes of recreational use.

Public buildings and grounds: structures or lands that are owned, leased, or operated by a government entity, such as civic and community centers, hospitals, libraries, police stations, fire stations, and government administration buildings.

Public facilities: transportation systems or facilities, sewer systems or facilities, solid waste systems or facilities, drainage systems or facilities, potable water systems or facilities, educational systems or facilities, parks and recreation systems or facilities, telecommunication facilities, and public health systems or facilities.

Public facilities and services which must be made available concurrent with the impacts of development: those public facilities which are subject to concurrency as required by and in accordance with Section 163.3180 Florida Statute and those public facilities which concurrency is applied to as determined by the local government and in accordance with Section 163.3180 F.S.

Recreation: the pursuit of leisure time activities occurring in an indoor or outdoor setting.

Recreation facility: a component of a recreation site used by the public such as a trail, court, athletic field or swimming pool.

Recreational uses: activities within areas where recreation occurs.

Regional park: a park which is designed to serve two or more communities.

Regional Planning Agency: the regional planning council created to pursuant to ss. 186.501-186.515 to exercise responsibilities under ss.186.001-186.031 and 186.801-186.901 in a particular region of the state.

Relocation housing: those dwellings that are made available to families displaced by public programs, provided that such dwellings are decent, safe and sanitary and within the financial means of the families or individuals displaced.

Residential uses: activities within land areas used predominantly for housing.

Restoration: the revival or rehabilitation of a natural area or feature such as a wetland, plant or animal habitat, waterway, etc., to a condition in which the area or feature functions in a relatively self-maintaining, historically natural condition.

Right-of-way: land in which the state, a county, or a municipality owns the fee simple title or has an easement dedicated for a transportation or utility use.

Roadway functional classification: the assignment of roads into categories according to the character of service they provide in relation to the total road network. Basic functional categories include limited access facilities, arterial roads, and collector roads, which may be subcategorized into principal, major or minor levels. Those levels may be further grouped into urban and rural categories.

Rural areas: low-density areas characterized by social, economic and institutional activities which may be largely based on agricultural uses or the extraction of natural resources in unprocessed form, or areas containing large proportions of undeveloped, unimproved, or low density property.

Sanitary sewer or wastewater facilities: structures or systems designed for the collection, transmission, treatment, or disposal of sewage and includes trunk mains, interceptors, treatment plants and disposal systems.

Seasonal Population: part-time inhabitants who use, or may be expected to use, public facilities or services, but are not residents and includes tourists, migrant farmworkers, and other short-term and long-term visitors.

Seepage slope: wetland on or at base of slope with organic/sand substrate; maintained by downslope seepage, usually saturated but rarely inundated; subtropical or temperate; frequent or occasional fire; sphagnum moss, mixed grasses and herbs or mixed hydrophytic shrubs.

Services: the programs and employees determined necessary by local government to provide adequate operation and maintenance of public facilities and infrastructure as well as those educational, health care, social and other programs necessary to support the programs, public facilities, and infrastructure set out in the local plan or required by local, state, or federal law.

Sinkhole: a natural depression in a land surface community with a subterranean passage, generally occurring in limestone regions and formed by solution or by collapse of a cavern roof.

Silviculture: management of forest land for timber

Solid waste: sludge from a waste treatment works, water supply treatment plant, or air pollution control facility or garbage, rubbish, refuse, or other discarded material including solid, liquid, semisolid, or contained gaseous material resulting from domestic, industrial, commercial, mining, agricultural, or governmental operations.

Solid waste facilities: structures or systems designed for the collection, processing or disposal of solid wastes, including hazardous wastes, and includes transfer stations, processing plants, recycling plants, and disposal systems.

Solid waste transfer station: a facility for temporary collection of solid waste prior to transport to a processing plant or to final disposal.

Species of critical concern: a species that does not clearly fit into the endangered, threatened or rare categories yet, which for certain reasons warrants special concern.

Steep slope: any topography having a slope of greater than or equal to 5%.

Stewardship: the individual's responsibility to manage life and property with a reasonable regard to the rights of others (NPS).

Stormwater: the flow of water, which results from, and which occurs during and immediately following a rainfall event (GCP).

Stormwater facilities: manmade structures that are part of a stormwater management system designed to collect, convey, hold, divert, or discharge stormwater, and may include stormwater sewers, canals, detention facilities and retention facilities.

Stream-to-sink basins: a drainage basin typified by streams discharging into sinkholes and other karst features.

Support documents: any surveys, studies, inventory maps, data, inventories, listings or analyses used as bases for or in developing the local comprehensive plan.

Suitability: the degree to which the existing characteristics and limitations of land and water are compatible with a proposed use or development.

Threatened species: a species that is likely to become endangered in the foreseeable future.

Topography: the physical features of a surface area including relative elevations and the position of natural and man-made (anthropogenic) features.

Transfer of development rights: a governmentally recognized right to use or develop land at a certain density, or intensity, or for a particular purpose, which is severed from the realty and placed on some other property.

Urban area: an area of or for development characterized by social, economic and institutional activities which are predominantly based on the manufacture, production, distribution, or provision of goods and services in a setting which typically includes residential and nonresidential development uses other than those which are characteristic of rural areas.

Urban infill or infill development: the development of vacant parcels in otherwise built-up areas where public facilities such as sewer systems, streets, schools, and recreation areas are already in place and the average residential density is at least 5 dwelling units per acre, the average nonresidential intensity is at least a floor area ratio of 1.0 and vacant developable land is not more than 10 percent of the area.

Urban sprawl: a development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural use.

Vegetative communities: ecological communities, such as, oak hammocks, which are classified based on the presence of certain soils, vegetation and animals.

Very low-income family: one or more natural persons or a family, not including students, the total annual adjusted gross household income of that does not exceed 50 percent of the median annual adjusted gross income for households within the metropolitan statistical area (MSA) or, if not within an MSA, within the county in which the person or family resides, whichever is greater.

Water Resources: atmospheric, surface or groundwater resources.

Water recharge areas: land or water areas through which groundwater is replenished.

Water wells: wells excavated, drilled, dug, or driven for the supply of industrial, agricultural or potable water for general public consumption.

Wellhead protection area: an area designated by local government to provide land use protection for the groundwater source for a potable water wellfield, as defined in this chapter, including the surface and subsurface area surrounding the wellfield. Differing levels of protection may be established within the wellhead protection area commensurate with the capacity of the well and an evaluation of the risk to human health and the environment. Wellhead protection areas shall be delineated using professionally accepted methodologies based on the best available data and taking into account any zones of contribution described in existing data.

Wetland: areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs and similar areas.

Wildlife corridor: a passageway of otherwise isolated units of suitable habitat that have been connected to allow the dispersal of organisms and the consequent mixing of genes, and to benefit plant populations that have been isolated due to fragmentation.

Xeriscape: quality landscaping that conserves water and protects the environment. Xeriscaping involves seven core principles: Planning and design; soil improvement; appropriate plant selection; practical turf areas; efficient irrigation; use of mulches; and appropriate maintenance.

IV. PROCESS & PROCEDURES FOR PUBLIC PARTICIPATION

In order to provide for and encourage public participation throughout its comprehensive planning process, the City will adhere to the public participation procedures adopted by the City Commission and contained within this document. Pursuant to the State of Florida's Community Planning Act, these procedures will ensure effective public participation in the comprehensive planning process. The procedures will also ensure that the City will hold all required public hearings, provide ample opportunities for interested parties to give written and oral comments at the public hearings and consider and respond to such comments.

PROCEDURES

1. Comprehensive Plan Amendments shall follow the same public participation procedures as established herein.
2. Amendments to the Comprehensive Plan shall be advertised in accordance with State Statute requirements.
3. Civic Associations that have requested in writing that the Planning and Community Development Department prompt them of proposed Comprehensive Plan amendments shall be notified prior to public hearings being held on the proposed Comprehensive Plan amendments.

COMPREHENSIVE PLAN PUBLIC HEARINGS

Proposed Comprehensive Plan amendments shall be presented and discussed at the following public hearings:

1. The Planning and Zoning Board, acting as the Local Planning Agency (LPA), shall conduct a public hearing prior to the transmittal hearing for the purpose of making a recommendation to the City Commission; and
2. The City Commission shall hold two Public Hearings for Comprehensive Plan amendments as follows: A) First reading of the ordinance and Transmittal Hearing; B) second reading of the ordinance including final adoption of the proposed amendments.

PUBLIC INPUT

1. Drafts of the proposed Plan amendments shall be made available for public inspection at the following locations approximately seven days prior to the LPA public hearings:

City of Alachua City Hall
15100 NW 142nd Terrace Alachua, FL 32615

City of Alachua website

2. Subsequent revised reports with relevant public comment incorporated or required by Florida State Statutes, shall be available for public inspection and shall be available from the Planning and Community Development Department continuously throughout the Public Hearing process.
3. Written and verbal comments from the public shall be accepted throughout the amendment process, and during the public hearings. Every attempt will be made to incorporate citizen input, which is beneficial and appropriate to the City.
4. Citizen's written comments may be directed to the City Commission, the City Manager's Office or to the Planning and Community Development Department. All comments shall be reviewed and responded to by Planning and Community Development Department.

REVIEW AND EVALUATION CRITERIA FOR PROPOSED FUTURE LAND USE MAP AMENDMENTS

At a minimum, the City shall review any proposed amendments of the Future Land Use Map based upon the following evaluation criteria, in addition to the requirements of Florida Statute:

- a. Whether the proposed amendment discourages the proliferation of urban sprawl;
- b. Impact of the proposed amendment on the availability of public facilities and services;
- c. Impact of the proposed amendment on surrounding properties;
- d. Impact of the proposed amendment on natural resources;
- e. Consistency of the proposed amendment with the goals, objectives and policies of the Comprehensive Plan;

- f. Consistency of the proposed amendment with the adopted Capital Improvements Plan.

V. IMPLEMENTATION REGULATIONS AND PROCEDURES

LAND DEVELOPMENT REGULATIONS (LDR)

The City's Land Development Regulations shall contain specific and detailed provisions to manage future growth and development to implement the Comprehensive Plan that 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 the Future Land Use 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.
- i. Incorporate existing development orders pursuant to 163.3167

CONCURRENCY MANAGEMENT SYSTEM

The City's Concurrency Management System is described in the Capital Improvements Element. The City's LDRs provide the regulatory procedures and processes to assure that development orders and permits are not issued unless the necessary public facilities and services are available at adopted levels of service, concurrent with the impacts of development, for those public facilities subject to concurrency.

The LDRs provide development review criteria intended to implement the goals, objectives, and policies of the Plan by providing a mechanism and substantive requirements for the review of development permits, so that such services and facilities required from the developer as a condition for a development permit shall be in place and available to serve new development prior to the issuance of a Certificate of Occupancy or its functional equivalent.

The City of Alachua will amend or enforce LDRs that are consistent with and implement their adopted comprehensive plan within (1) year after submission of its comprehensive plan or revised comprehensive plan for review pursuant to 163.3191.

A development permit shall only be issued if it is consistent with the City of Alachua Comprehensive Plan, and the City's LDRs.