UPDATED COMPREHENSIVE PLAN POLICIES RELATING TO ENVIRONMENTAL ISSUES

Future Land Use Element (FLUE)

Policy 1.6.6.6 Stormwater facilities shall be master planned. The location of surface stormwater facilities within the village center is discouraged. Surface stormwater facilities located in the village center should be designed in a park like manner serving as an amenity to the development. The use of Low Impact ~~Development~~ Design (LID) techniques is ~~are allowed and~~ required in the Sensitive Karst Areas and encouraged Countywide.

Policy 1.6.7.4 Street design standards shall address narrow pavement and right-of-way widths, turning radii, on-street parking, and other design criteria for roads, alleys and lanes. Standards shall promote walking and biking, ensure pedestrian and bicyclists safety, and allow for emergency and transit access. Urban green streets and Low Impact ~~Development~~ Design (LID) techniques are ~~allowed and~~ required in the Sensitive Karst Areas and encouraged Countywide.

Policy 2.1.6 Activity Centers shall include a multimodal street network which provides interconnectivity of land uses within and surrounding the Activity Center.
(k) Street design standards shall be provided in the Land Development Code and shall address narrow pavement and right-of-way widths, turning radii, on-street parking, and other design criteria for roads, alleys and lanes, and Low Impact ~~Development~~ Design (LID) techniques for urban green streets. Standards shall promote walking and biking, ensure pedestrian and bicyclist safety, and allow for emergency and transit access.

Policy 2.1.8 Stormwater management facilities shall be sufficient to serve the functional purpose, and shall be designed as a public amenity that provides usable open space or an aesthetic feature that resembles natural areas. The use of shared stormwater facilities shall be evaluated as part of the development plan process, and utilized to the extent feasible. Low Impact ~~Development~~ Design (LID) techniques are ~~allowed and~~ required in the Sensitive Karst Areas and encouraged Countywide.

Reason: The policies above were updated per Board request to strengthen stormwater water quality standards and springs protection and these changes are consistent with the proposed draft water quality code.

Policy 6.2.5 Parcels containing natural resource areas as identified in the Conservation and Open Space Element shall be conserved in accordance with those policies, such that the natural functions of the resource area are not significantly altered. This shall be accomplished either through clustering of new developments in accordance with Policy 6.2.9 through 6.2.14 below, or for developments of less than 25 lots that might not be clustered in accordance with these policies, through a development plan that assures the permanent protection of natural resources consistent with the requirements of the Conservation and Open Space Element; the land development regulations shall detail the requirements for management and permanent protection of the ecological value of natural resources in those developments that are not clustered through legally enforceable mechanisms that provide protection of those resources equivalent to the protection under Policies 6.2.12.~~3~~(c) through 6.2.12.~~5~~(e).

Reason: fixes incorrect policy references.

Definitions:

Low Impact Design ~~Development~~ (LID): ~~An approach to land development that preserves and protects natural resource systems using various site planning and design approaches and technologies to simultaneously conserve and protect natural resource systems while managing stormwater runoff. The approach includes using engineered small-scale hydrologic controls to replicate the pre-development hydrologic regime through infiltrating, filtering, storing, evaporating, and detaining runoff close to its source~~ (~~also~~ see ~~Energy~~ Stormwater Management Element Definitions).

Reason: Updated the definition of Low Impact Design in the Stormwater Management Element (see page 18 of this document)

Conservation and Open Space Element (COSE)

COSE OBJECTIVE 3.6 Resource Protection Standards

Policy 3.6.5 Development on land that includes conservation areas shall be sited and designed according to the following standards ~~and consistent with policies under Objective 6.2 of the Future Land Use Element in the rural area~~ and consistent with policies under Objective 5.2:

(a) The preservation of conservation areas shall be required on all development sites to the greatest extent possible, consistent with standards which are outlined subsequently in this Element.

(b) Density or intensity shall be transferred from conservation areas to non-conservation portions of the property, to adjoining property under common ownership or management and within a unified development, or to other development receivership areas, at a rate consistent with that of the underlying zoning district, but not to exceed the maximum density allowed by the land use designation.

(c) When there are no non-conservation areas to which density or intensity may be transferred, the development shall be clustered in the portion of the site that will result in least environmental impact.

(d) When connection to central sewer is not required, septic wastes shall be disposed of according to the Comprehensive Plan, land development regulations, and health department standards, and without adversely affecting ecosystem health. When septic systems must be installed within surface water and wetland buffers they must be located and designed to minimize impacts to regulated resources as determined in the Land Development Regulations and Water Quality Code.

(e) Existing landscape connections to other conservation areas shall be maintained so that fragmentation is avoided.

(f) Development in rural areas shall be consistent with policies under Objective 6.2. of the Future Land Use Element.

Reason: Per BOCC direction, edits to this policy and COSE Policy 5.2.3 create additional flexibility for conservation area open space protection in the urban area; (d) adds additional language for handling septic systems in sensitive buffer areas.

Policy 3.6.8 Development occurring along the edges of conservation and preservation areas shall be designed to protect and minimize the impact of development on conservation areas through the use of natural vegetative buffers.

(a) Buffer width shall be determined on a case-by-case basis depending on what is demonstrated to be scientifically necessary to protect natural ecosystems from significant adverse impact. This determination shall be made in consideration of at least the following factors:

(1) Type of development and associated potential for adverse site-specific and off-site impacts;
(2) Natural community type and associated hydrologic or management requirements;
(3) Buffer area characteristics and function;
(4) Presence of listed species of plants and animals.

(b) Absent scientific information which demonstrates that a larger or smaller buffer width is appropriate, the following buffer widths shall apply for the resources set forth in the table below.

Protected Resource	Buffer Distance (feet)*
Surface waters and wetlands less than or equal to 0.5 acre that do not include OFWs or listed animal species as described elsewhere in this table	50 average, 35 minimum
Surface waters and wetlands greater than 0.5 acre that do not include OFWs or listed animal species as described elsewhere in this table	75 average, 50 minimum
Areas where federally and/or state regulated vertebrate wetland/aquatic dependent animal species have been documented within 300 feet of a surface water or wetland	100 average, 75 minimum
Outstanding Florida Waters (OFWs)	**200** ~~150~~ average, 100 minimum

* If the buffer precludes all economically viable use of a particular property, development may be allowed within the buffer in accordance with policy 3.6.5, and where applicable, policies 4.6.6 and 4.7.4.

(c) Buffers shall be measured from the outer edge of the protected resource.

Reason: Per BOCC direction to increase OFW protects to an average of 200 feet. This is consistent with Gainesville's buffer protection for OFWs (Paynes Prairie). Increasing the buffer requirements increase the protection of these systems for wildlife protection and water quality, particularly nitrogen. A 200 ft. average buffer is considered within the range used for wildlife and water quality protection of sensitive water resources. Many other local jurisdictions through the country set the minimum buffer of 100 ft. or more for their most sensitive wetland/surface water features (i.e. Petersburg, VA; Northeastern Ohio Model Ordinance; Henrico County, VA; Monroe County, NY; Barnstable, MA; Sturbridge, MA; Island Co., WA; Sammamish, WA).

Policy 4.1.5 Factors contributing to the maintenance or improvement of air quality shall be identified and considered during land use planning and development review. These factors include but are not limited to:

(a) Increased use of mass transit and non-motorized modes of transportation, and the

promotion of a land development pattern conducive to support of public transportation, including containment of urban development in existing urban areas or carefully planned expansions of urban areas;

(b) Increased use of green space in site planning for all types of development and along major roadways; and

(c) Increased strategic planting of trees and shrubs to shade streets and buildings, and use physical barriers if necessary to reduce~~ing~~ particulate air pollution, and reduce energy consumption and new carbon dioxide generation caused by combustion of fossil fuels; and

(d) Control of airborne dust generated from land clearing and site preparation activities. Control may involve the use of techniques such as temporary silt fencing, immediate seeding or sodding, permanent vegetative buffering, phasing land clearing with development, or sprinkling the area with water.

(e) Promotion of industries that exceed Federal and State air quality and emission standards.

Reason: Per Board direction, edits to language in Policy 4.1.5 addresses incentives for development/redevelopment that reduce air pollution and promotes clean air. Objective 4.1 and Policies 4.1.5, with Policies 4.1.6, 4.1.8 and 4.1.9, listed below, specifically address this issue. Suggested language outlines additional benefits of strategic tree planting.

Policy 4.1.6 *The County shall pursue and support programs that reduce adverse impacts on air quality due to traffic emissions by encouraging use of public transit, multiple ridership in automobiles, and safe use of bikeways.*

Policy 4.1.8 *The County shall establish a tree planting program to improve air quality in designated areas.*

Policy 4.1.9 *The County shall establish an intergovernmental task force, comprised minimally of representatives from local governments and utilities, to coordinate on air quality issues such as alternative fuels and the use of hybrid fuel vehicles.*

Policy 4.5.1 The County shall establish a comprehensive wellhead protection program through implementation of the Murphree Wellfield Code and the Hazardous Materials Management Code. to protect current and future public water supply needs from potential adverse effects from incompatible land uses and activities.

~~(a) Wellfield protection areas shall be identified surrounding each public potable water supply well or wellfield in the County.~~

~~(b) The latest scientific modeling shall be reviewed and, as necessary, updated to assist in the identification of wellfield protection areas.~~

~~(c) For each wellfield protection area, the land development regulations shall specify the size, location, and applicable restrictions of protection zones, including restrictions on activities associated with hazardous materials, septic tanks, and well construction, modification and closure.~~

~~(d) New well construction shall be regulated and inspected to ensure that wells are properly constructed and properly closed and sealed when no longer in use.~~

(e) The County shall assist the WMDs and the municipalities with environmental suitability analysis for expansion of existing wellfields or location of future wellfield areas.

Reason: Revised and consolidated policy. Policy 4.5.1 and 4.5.2 set out the establishment of wellhead projection areas surrounding each public potable water supply or wellfield in the County (excluding Murphree Wellfield). Many of these are small water systems at mobile home parks or other uses. The Haz Mat Code provisions protect these and other areas county-wide and we are pre-empted from regulating well construction. Accurate modeling can't be conducted to better protect these areas because of the karst nature of the Floridan Aquifer. County can't regulate well construction, this is a WMD function.

Policy 4.5.2 Until wellfield protection areas are established for each public water supply well, the following standards shall apply in the areas surrounding such wells:

(a) Each public water supply well shall be protected by a 200 foot zone of exclusion within which no new development approvals will be granted~~, as provided in Policy 3.6.8~~.

(b) The following new uses or expansions of existing uses shall be prohibited in the vicinity of each public water supply well as specified in the Alachua County Hazardous Materials Management Code:

(1) Class C or D facilities as defined by the Alachua County Hazardous Materials Management Code.

(c) The following new uses or expansions of existing uses shall be prohibited in the vicinity of public water supply wells:

(1) Landfills;

(2) Feedlots or other commercial animal facilities;

(3) Wastewater treatment plants and percolation ponds, including wastewater reuse and discharge facilities;

(4) Mines;

(5) Excavation of waterways or stormwater management facilities which intersect the water table;

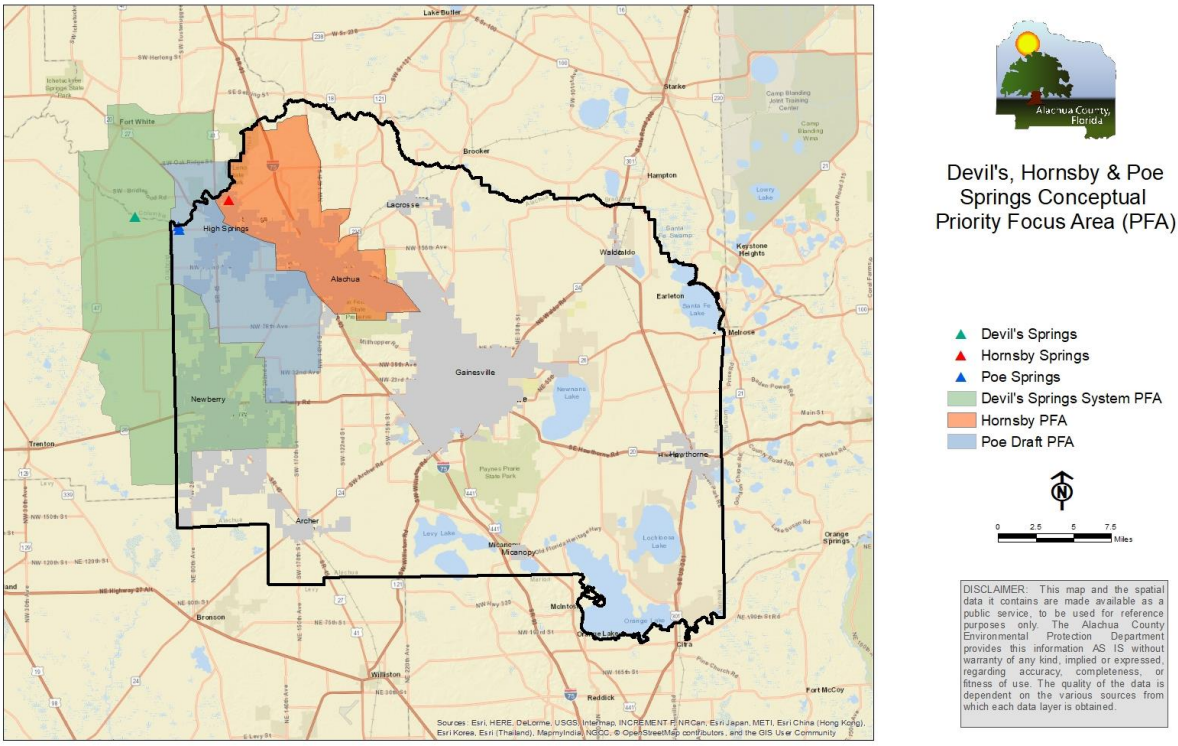
(6) Stormwater retention and detention basins except pursuant to performance controls where configuration or topography of a lot of record precludes location of a required retention or detention basin outside the Wellfield Protection Area; and

(7) All uses prohibited in High Aquifer Recharge Areas by Policy 4.5.5(e), below.

Reason: Removes incorrect cross reference

Policy 4.5.4 The County adopts the Alachua County Outstanding Florida Springs Priority Focus Areas (PFAs) map. This map is to guide the implementation of springs protection measures throughout the County.

Reason: Per Board direction to add Outstanding Florida Springs protection requires, this new policy requires the county adopt a map of Outstanding Florida Springs (OFS) PFAs. FDEP established these areas for Hornsby and the Devil's System. The Poe Springs Priority Focus Area (PFA) is in the process of being established and will be include in the PFA map.



~~**Policy 4.5.4** The County shall consider an ordinance creating a high-water recharge protection tax assessment, or bluebelt, program to encourage protection of high aquifer recharge areas. This voluntary program would offer a tax reduction to property owners who agree to use their property only for bona fide high-water recharge purposes, as provided in Section 193.625, Florida Statutes. The Alachua County Floridan Aquifer High Recharge Area map delineates high-water recharge areas for use in connection with such an ordinance which shall be coordinated with Suwannee and St Johns River Water Management Districts in accordance with Section 193.625, Florida Statutes.~~

Reason: Staff and commissioners investigated the option of a bluebelt tax assessment in the early 2000s. Based on that investigation, the bluebelt tax assessment was similar to the current Ag classification tax assessment. Therefore a bluebelt ordinance was not considered a viable option in the county. Staff is only aware of one instance in the state (Orange County) where this has been applied and it was actually done prior to the adoption of the applicable State Statute.

Policy 4.5.5 Appropriate local planning, development design standards, and special construction practices shall be required to ensure both short and long-term mitigation of impacts on groundwater created by activities occurring in H~~h~~igh A~~a~~quifer R~~r~~echarge A~~a~~reas. The following provisions shall apply:

(a) All new development or modifications to existing development shall provide stormwater treatment consistent with the Stormwater Element of the Comprehensive Plan.

(b) All stormwater basins in high aquifer recharge areas shall be designed and constructed to provide for at least three (3) feet of unconsolidated solid materials such as sand, silts, and clays between the surface of limestone bedrock and the bottom and sides of the stormwater basin. Utility lines shall not be installed beneath stormwater basins in karst sensitive areas. Any lines for temporary irrigation of vegetation in and around stormwater management

systems shall be installed to minimize excavation in karst sensitive areas.
(c) Corrective action to retrofit or upgrade existing hazardous material facilities consistent with standards applicable to new facilities shall be required by the County.
(d) New development activities which involve handling or storing of hazardous materials may be prohibited in Hhigh Aaquifer Rrecharge Aareas and Outstanding Florida Springs Priority Focus Areas, and, where permitted, shall be subject to the general requirements, siting prohibitions, storage facility standards, secondary containment requirements, and monitoring provisions of the Hazardous Materials Management Code. Where such facilities exist and are proposed to be modified, development review and permitting activities shall include careful evaluation and implementation of engineering and management controls, setbacks and buffers, and monitoring. Existing facilities shall meet the requirements of the Hazardous Materials Management Code pertaining to such facilities.
(e) The following new uses shall be prohibited in unincorporated areas of Alachua County designated as the high vulnerability zone of the Alachua County Floridan Aquifer High Recharge Area map and Outstanding Florida Springs Priority Focus Areas, unless it can be demonstrated that the material, in the quantity and/or solution stored or the conditions under which it is to be stored, does not pose a hazard to human health or the environment:…

Policy 4.5.6 Appropriate development regulations shall be established to control land uses and activities in proximity to wellfields and designated High Aquifer Recharge Areas and Outstanding Florida Springs Priority Focus Areas. These controls will be based at a minimum upon:
(a) The potential of the land use or activity to contaminate groundwater;
(b) Distance from a public wellfield;
(c) Local aquifer geology; and
(d) The capability of the activity to contain or eliminate the hazard of contamination.
These regulations shall control activities involving fuel storage tanks, hazardous waste generators and hazardous material users, private wells, waste water treatment systems, landfilling operations, dairies or other uses with a high potential for ground water contamination. Interim control of activities shall be through the development review Committee process and shall be consistent, at a minimum, with the Hazardous Materials Management Code.

Reason: Per Board direction policy 4.5.5 and 4.5.6 are updated toad protection to Outstanding Florida Springs Priority Focus Areas.

Policy 4.5.13 A County-wide groundwater monitoring program shall be developed and funded to coordinate and expand upon existing groundwater monitoring efforts. This program shall include monitoring of springs in coordination with state agencies.

Reason: Additional language adds clarity to policy.

Policy 4.5.21 The County shall continue to promote water conservation techniques and programs for current and future development (consistent with Energy Element Objective 1.1). The County shall support water conservation practices and standards, including but not limited to, Florida Water Star^{SM}, Florida Friendly Landscaping, LID techniques, installation of water efficient fixtures, soil moisture sensors and smart irrigation systems, and landscape irrigation restrictions.
(a) The County shall continue to update its ~~landscape code~~ land development regulations to require a reduction in permanently irrigated areas for all new ~~residential and commercial~~ development.

(b) Indoor and outdoor use of water should, at a minimum, meet or exceed Florida Water Star SM criteria ~~(goal of 40% reduction in outdoor water use and 20% reduction in indoor water use)~~ or the equivalent intended to provide water-efficient options for homes and landscapes. The County will coordinate with potable water suppliers to develop an incentive, education and outreach program that encourages participation in water conservation programs such as Florida Water Star SM.

(c) The County shall develop measures that promote water conservation to preserve groundwater levels that retain adequate spring discharge from the Floridan Aaquifer springs along the Santa Fe River with the objective of no net loss in biological, ecological, and hydrological function.

(d) The County shall lead by example in the area of water conservation by reducing indoor and outdoor water use at all County facilities with a goal of meeting Florida Water Star SM commercial criteria by 20~~15~~22.

(e) The County shall encourage the public and private water suppliers in the County to implement aggressive but fair water conservation pricing rate structures.

Reason: This policy is undated per Board direction to update policies related to reducing irrigation needs. The BoCC adopted an Alachua County Water Conservation Policy in 2018 which requires all newly constructed county facilities to receive FWS certification. The policy also requires all new fixtures (includes retrofits) to meet FWS standards.

Policy 4.5.22 The County shall establish a comprehensive springshed protection program to protect the resource from potential adverse effects from incompatible land uses and activities.

(a) Springshed protection areas shall be identified for all springs in the County; springsheds within the County that extend from springs located outside the County shall also be identified.

(b) The latest scientific modeling shall be reviewed and, as necessary, updated to assist in the identification of springshed, springs, Outstanding Florida Springs, and Floridan Aaquifer Hhigh Rrecharge Aareas.

(c) For these springs and groundwater protection areas, land development regulations shall specify the size, location, and applicable requirements of protection zones, including specific requirements on activities associated with domestic waste treatment including septic tanks, package plants, and regional wastewater treatment facilities and their effluent disposal practices.

(d) Fertilizer shall be regulated to ensure that excess nitrogen and phosphorus are not leached into the Floridan Aaquifer.

(e) The County shall provide municipalities with current modeling and protection standards for their use in protecting these resources.

(f) The following new uses or expansions of existing uses shall be prohibited in designated springsheds, springs buffers, and Floridan Aaquifer Hhigh Rrecharge Aareas:

(1) Rapid infiltration basins (RIBs) for wastewater effluent disposal.

(2) New or expanded surface water discharge of treated wastewater.

(3) Large scale land application of Class A or B biosolids.

(4) Land application of septage.

(g) The County shall develop effluent discharge standards for new and existing wastewater treatment plants in springshed protection areas for inclusion in the Land Development Code.

(h) Reclaimed water standards in Policy 4.6.16 item (d) shall apply.

Reason: This policy is updated per Board direction to add Outstanding Florida Springs protection requirements. Staff will consider adding the Santa Fe River BMAP PFA standards to the code for Board review, which are: > 100,000 gpd TN 3 mg/L; 20,000 to 100,000 gpd 3 mg/LTN for RIBs and absorption fields and 6 for other methods; <20,000 6 mg/L TN for all methods.

Policy 4.6.4 The natural hydrologic character and function of surface waters, including natural hydroperiods, flows found in floodways, flows that connect wetlands with other wetlands and surface waters, and wildlife habitat and connectivity, shall be protected. Land development regulations shall specify criteria for site design including limits on and mitigation for filling and excavation. In addition, the County shall establish an appropriate review and approval process that provides for regulation of docks, boat ramps, water control structures, and other water dependent structures including but not limited to indirect impacts from land development activities.

Reason: Added clarity to policy that the county reviews docks, boat ramps and other water dependent structures.

Policy 4.6.7 The clearing of shorelines and riparian wetlands for viewsheds, sand beaches, access, and similar purposes shall be prohibited, except when clearing constitutes a minimal impact activity or serves an overriding public interest.

Reason: Added an 'overriding public interest' as an exemption consistent with current comp plan and code language.

~~**Policy 4.6.11** Alachua County shall publish a reader-friendly status report that describes the following conditions of each watershed:~~
~~(a) Physical habitat;~~
~~(b) Biology;~~
~~(c) Pollution sources;~~
~~(d) Water quality;~~
~~(e) Erosion and sedimentation; and~~
~~(f) Ecosystem health.~~

Reason: County already provides many interpretive surface water quality reports. Requiring this of each watershed is not practicable and policy is not necessary.

Policy 4.6.12 Alachua County shall continue to support the Basin Management Action Plans (BMAPs) and the ongoing refinement of these plans. The county shall participate in multi-agency task forces and working groups established to address specific surface water quality concerns in the County. Alachua County shall continue to work towards the restoration of impaired water bodies and to meet Orange Creek Basin and Santa Fe River Basin Total Maximum Daily Loads

(TMDLs) and BMAPs ~~in the County~~. Alachua County shall continue to conduct projects for water quality improvement, including land acquisition and restoration, in the Orange Creek Basin (OCB) and Santa Fe River Basin (SFRB) in conjunction with those individual BMAPs.

Reason: Updated BMAP and TMDL language per Board direction.

Policy 4.6.13 Alachua County shall continue to coordinate with the water management districts on activities in the Orange Creek and Santa Fe River basins. Alachua County shall continue to work with the water management districts toward meeting Minimum Flows and Levels (MFLs) on the Upper and Lower Santa Fe River as established by the districts and implementation for future water supply and need for conservation.

Reason: Updated per Board direction. The adopted MFL designations for the Upper and Lower Santa Fe River shall be considered when development occurs and when developing water use strategies for protection of groundwater, springs, and surface waters. The Florida Department of Environmental Protection MFLs for the Lower Santa Fe and Ichetucknee rivers and priority springs are likely to affect the future availability of fresh groundwater (from the Floridan Aquifer) in the region. MFLs are currently under development for Lake Santa Fe and large lakes in the Orange Creek Basin and shall be considered upon adoption.

Policy 4.6.14 Alachua County shall ~~encourage and contribute to~~ develop watershed management plans~~as well as creek and river cleanups~~.

Reason: Watershed management plans inform decision making to protect resources and prioritize projects to address bank stabilization, erosion, flooding, pollutant loading, etc. Later policies such as 4.6.24 would be easier to implement if there were watershed management plans for streams and lakes in the unincorporated area.

Policy 4.6.16 Land uses that have the potential to pollute surface waters (are located adjacent to surface waters and that contribute significant nutrient loadings) shall be identified and regulated using the following measures to protect water quality and biological health.
(a) Buffers to surface waters shall be increased for activities which have been associated with surface water quality and biological health problems such as landfills, composting facilities, wastewater treatment percolation ponds or rapid infiltration basins (RIBs), spray fields, golf courses, dairies, row crops, septage or biosolids land application sites, septage stabilization facilities, and onsite sewage treatment systems or septic systems.
(b) The implementation of best management practices shall be required in buffers to surface waters to control nutrient loadings, including retrofitting if needed to maintain water quality and biological health.
(c) The use of pesticides and fertilizers shall be discouraged in buffers.
(d) The use of reclaimed water shall be regulated to conform with environmentally sound practices and not allowed to adversely impact surface water or groundwater by increasing nutrient concentrations. Nutrients present in the reclaimed water shall not be discharged in a manner that will cause impairment of surface waters, cause an imbalance of flora and fauna in the aquatic ecosystem, or cause eutrophication of the receiving waters. Land development regulations shall be adopted that include setbacks to surface waters for the use of reclaimed water for irrigation that are protective of the aquatic ecosystem.

(e) All fill material used onsite shall be free of phosphatic Hawthorn Group sediments or other phosphorous rich materials that may leach phosphorus causing surface water quality degradation and lake eutrophication.
(f) Any excavation that would lead to exposure of Hawthorn Group sediments or other phosphorus rich materials that could leach and adversely impact groundwater or surface water shall be mitigated by covering, backfilling or using other techniques to reduce phosphorus leaching.
(g) Fertilizer shall be regulated in buffers to surface waters to ensure that excess nitrogen and phosphorus are not leached into surface water bodies causing water quality degradation and/or lake eutrophication.
(h) The use of ~~performance-based-treatment~~ enhanced nitrogen reduction septic tank systems may be required in highly sensitive areas, such as in proximity to Outstanding Florida Waters, impaired waters, springs priority focus areas, in other areas and springsheds where karst features are prominent and conduit flow is known to exist, or where the lot sizes are small and do not allow for adequate nutrient reduction to be met at the property boundary. These systems shall be designed and permitted through the Florida Department of Health in Alachua County ~~under a defined performance standard criterion (e.g. Secondary or Advanced Secondary treatment standards)~~. This measurable performance standard can be adopted as a risk based mitigation strategy for site specific concerns.

Reason: Updated language per Board direction for additional springs protection and based on FDOH proposed rule changes allowing for passive systems.

Policy 4.7.7 Any development activity or alteration ~~permitted~~ within an onsite, or affecting an offsite, surface waters or wetlands or associated buffers that are expected to result in significant adverse impacts, and any unavoidable significant adverse impacts to wetland and wetland buffers ~~shall be mitigated at the expense of the landowner and such mitigation~~ must be subject to review and approval by the Board of County Commissioners (BoCC). Mitigation proposals shall be submitted for consideration by ~~to~~ the BoCC only after all practicable alternatives to direct impacts have been implemented and after all practicable measures to reduce unavoidable impacts have been incorporated into the project design. The BoCC ~~for review in the form of a avoidance mitigation and monitoring plan, according to a natural resources permit process to be articulated in the land development regulations. Final Board of County Commissioners approval of a mitigation and monitoring plan must be received prior to wetland or buffer alteration. The Land Development Regulations shall authorize that the Board of County Commissioners~~ shall approve, approve with conditions, or deny ~~or approve with conditions~~ impacts and mitigation proposals ~~any natural resources permit~~.
The Land Development Regulations shall require Development Review Committee (DRC) approval of a final development plan ensuring implementation of the BoCC-approved mitigation plan and such DRC approval must be received prior to wetland or buffer alteration. BoCC/DRC-approved mitigation generally shall be required to be completed prior to issuance of a project construction permit except in those cases where BoCC and/or DRC approvals specifically authorize alternate timelines.

In order to be considered, the mitigation ~~and monitoring~~ plan must ensure the long term viability of the mitigation project, advance the County's natural resources conservation objectives and policies, and meet the following minimum guidelines:

(a) Wetland buffer ~~M~~mitigation shall include any one or a combination of: monetary compensation, or acquisition, restoration, enhancement, or preservation of wetlands, other surface waters or uplands.

(b) Preservation shall not be considered when protection of the resource proposed for preservation is already ensured by federal, state, water management district, or local regulations.
(c) Wetland m~~M~~itigation shall be determined by applying the Uniform Mitigation Assessment Method (UMAM), pursuant to Chapter 62-345, F.A.C.
(d) Mitigation should ~~shall~~ be permitted only within the boundaries of Alachua County and, to the maximum extent practicable, within the local watershed in which the impact occurs.
~~(e) Alachua County shall prioritize receiving areas for mitigation within the county, and investigate the feasibility of implementing a local mitigation banking system~~.

(e~~f~~) Wetland mitigation activity conducted by a public agency may not be utilized for wetland mitigation credit by private entities ~~persons~~ unless approved by Alachua County.
(f~~g~~) The landowner shall post a performance bond or similar financial guarantee to assure implementation of the mitigation and monitoring plan.
(g~~h~~) No mitigation credits will be given for onsite preservation of wetlands, unless such proposals can demonstrate implementation and sustainability of adequate and appropriate enhancement and/or restoration of habitat.
(i) Designated wetland and buffer mitigation areas related to development shall be permanently protected in perpetuity using a legal instrument that runs with the land, in a form acceptable to the County, and duly recorded in the Public Records of Alachua County, which assures preservation and maintenance of the associated areas. The preferred legal instrument shall be a conservation easement (Section 407.06, F.S.), however depending on conditions, may also include other dedication options such as deed restrictions.

Reason: The Board directed staff to review the wetland mitigation policies and make sure they are consistent with state law. Updated language is consistent with State law and provides clarity to policy and procedures for how projects that are proposing surface water, wetland, or associated buffer impacts are handled by the County.

Policy 5.2.3 When land development involves a parcel that contains conservation areas, the County's open space requirements shall be fulfilled first with conservation areas, then with other allowable types of open space. Open space requirements are not intended to diminish other conservation requirements in this element.

(a)Permanent protection.

(1) All Conservation Area open space shall be maintained and remain undeveloped in perpetuity using a legal instrument that runs with the land to set forth conditions and restrictions on use. The Unified Land Development Code shall provide alternative protection options for low quality, small, isolated conservation areas.

(2) All open space area and lots shall be restricted from further subdivision through an instrument in a form acceptable to the county and duly recorded in the public record which assures the preservation and continued maintenance of the open space.

(3) The boundaries of designated open space areas shall be clearly delineated on plans, including record plats, and marked in the field to distinguish these areas from developed areas.

Reason: Most of this language already exists in the Future Land Use Element within the Rural Ag section (see FLUE policy 6.2.12(d)), copying it here prevents a need to cross reference and additional language is 5.2.3(a)(1) allows more options for the permanent protection of conservation areas under certain limited situations as requested by the BOCC.

Policy 5.4.1 Landscaping shall be compatible with the natural environment. Existing on-site vegetation shall be incorporated into landscape plans to the maximum extent practicable, according to the following priorities:
(a) First, keep and enhance existing native vegetation onsite and intact as elements of the landscape design.

(b) If priority #1 is not practicable, onsite native species shall be transplanted to another location onsite.

(c) If priority #2 is not practicable, plant native species to simulate lost native habitat.

(d) If priority #3 is not practicable, then the new landscape design shall incorporate the use of plants that have similar texture, form, water requirements, and growth habits as the surrounding native vegetation.

Reason: updating landscaping language to add additional water conservation strategies, per Board direction.

6.0 LAND CONSERVATION PROGRAM

Policy 6.1.2 The land conservation master plan shall identify the components of the land conservation program, including but not limited to:

(a) The Alachua County Forever program.

(b) Open space and greenways programs.

(c) Coordination with other land acquisition and management programs.

(d) Private donations and dedications.

(e) Regulatory mechanisms.

(f) Taxation policies, such as agricultural and ~~bluebelt~~ conservation assessments.

(g) Purchase of agricultural conservation easements ~~(PACE)~~ and purchase of development rights ~~(PDR)~~ for agricultural areas.

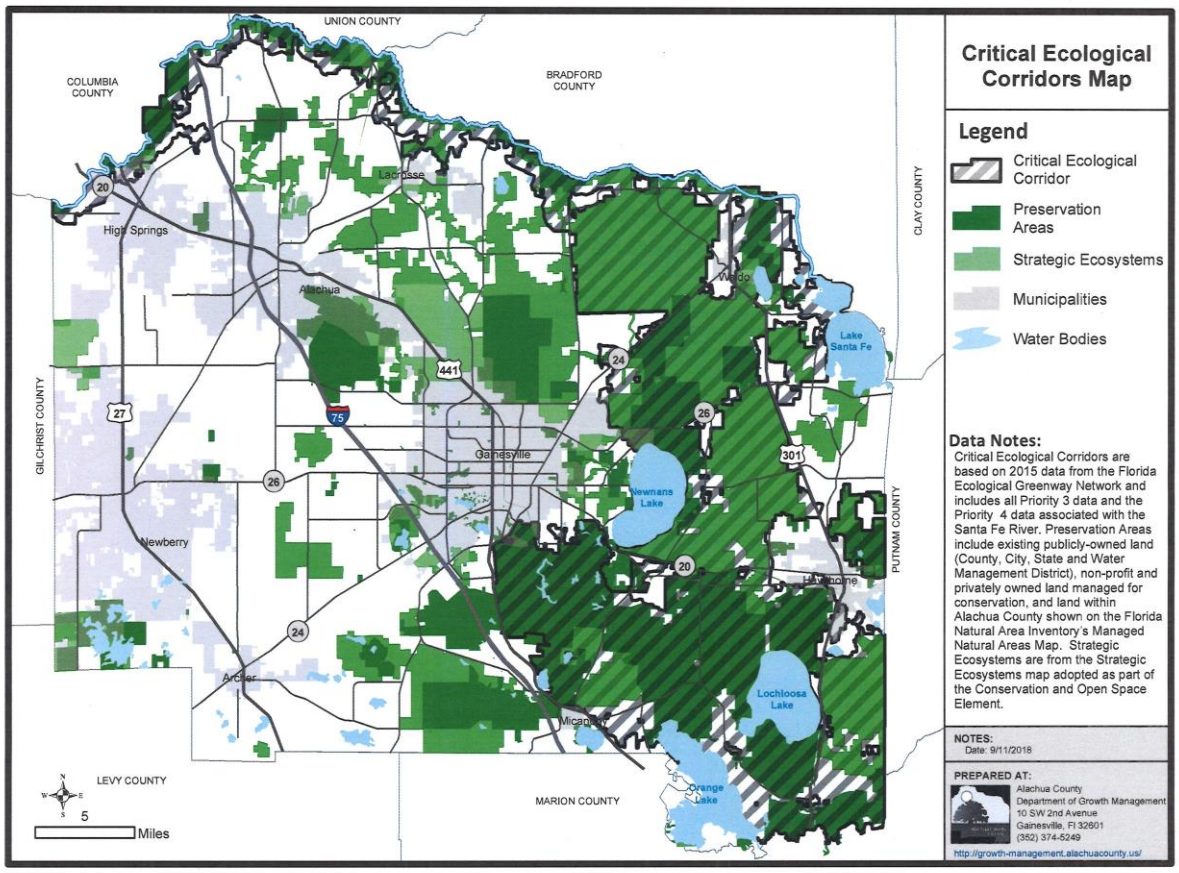
Reason: Removes unnecessary acronyms and the bluebelt assessment option, which was reviewed by staff in the early 2000's and found to not be a viable option in the county and replaces it was conservation assessments which provides tax relief for properties dedicated in perpetuity for conservation purposes, per Section 196.26 Florida Statutes.

OBJECTIVE 6.3 – LINKED OPEN SPACE NETWORK

Policy 6.3.2 The County shall prioritize maintenance of ecologically functional linkages between ecological corridor core areas as shown on the Critical Ecological Corridors Map through various programs and activities, including: (a) implementation of development review, special area planning for Strategic Ecosystems, open space, land acquisition programs and associated management plans, and the Transfer of Development Rights program (see Future Land Use Element Section 9.0); (b) various intergovernmental coordination efforts with municipalities,

adjacent counties, regional entities, state and federal agencies to promote maintenance of linkages of ecological core areas; and (c) outreach programs to promote the value of conserving linked ecosystems/corridors and support tax incentives that promote the preservation of mapped ecological core areas.

Reason: Additional language clarifies that the planning and location of open space is part of how these areas shall be protected.



Reason: As BoCC requested, updated the map to include all Priority 3 Areas the Florida Ecological Greenway and Priority 4 Areas along the Santa Fe River.

Definition:

Low Impact <u>Design</u> ~~Development~~ (LID): ~~An approach to land development that preserves and protects natural resource systems using various site planning and design approaches and technologies to simultaneously conserve and protect natural resource systems while managing stormwater runoff. The approach includes using engineered small-scale hydrologic controls to replicate the pre-development hydrologic regime through infiltrating, filtering, storing, evaporating, and detaining runoff close to its source.~~ <u>(see Stormwater Management Element definitions)</u>

Reason: Updated the definition of Low Impact Design in the Stormwater Management Element, (see page 18 of this document)

Resilient landscaping: landscaping practices that do not include the application of fertilizer and permanent irrigation and are more resilient to extreme weather conditions.

Reason: landscaping practices that reduce water pollution and water consumption and are more resilient to extreme weather conditions. It includes the plant selection and location, soil texture, and ongoing maintenance of the landscaping such that no additional fertilizer or permanent irrigation is required.

Potable Water and Sanitary Sewer Element (PWSSE)

PWSSE OBJECTIVE 6.1 The County shall encourage wastewater effluent reuse, where appropriate. The best uses of reclaimed water are for industrial uses that offset potable demand and for recharging the aquifer following additional treatment, such as that provided by infiltrating wetlands. Reclaimed water may also be used for landscape irrigation purposes in place of potable water or well water in areas with high landscape irrigation demand. However, the County recognizes the need to minimize landscape irrigation demands regardless of the source of irrigation water. ~~and other incentives for the maximum utilization of reclaimed water to the greatest extent possible by facilitating the approval of environmentally-sound facilities.~~

Reason: Updated reclaimed water language per Board direction to update water quality and conservation language.

PWSSE Objective 8.1 To promote the increased conservation and reuse of water.

Policy 8.1.1 Alachua County shall promote public information programs in an effort to increase public awareness and ~~acceptance~~ adoption of water conserv~~ation~~ing techniques and behaviors through newsletters, public service announcements, social media, workshops and forums, and displays at public ~~awareness~~ events.

Reason: Consistent with Board direction on water conservation, policy is updated to include modern approaches for promoting programs.

Policy 8.1.4 Restrictions established by applicable water management districts ~~or water districts~~ shall be adhered to. The County or other government organization shall enforce these restrictions. ~~Alachua County shall also encourage largescale commercial and institutional users of outdoor water to utilize early morning consumption as part of its public awareness efforts.~~

Policy 8.1.5 The County will make available ~~lists of vegetation classified by water demand~~ information on reducing water use ~~for use by residents and developers~~ as part of the public awareness efforts of the County.

Reason: Consistent with Board direction, policy updates are consistent with how staff administers these policies.

Policy 8.1.7 The County shall encourage the use of stormwater runoff for irrigation, agricultural

or industrial water needs in order to conserve potable water sources. ~~By 2002, Alachua County shall complete a study of alternative technologies for consideration in revising the land development regulations.~~

Reason: Edits are consistent with Board direction to update water conservation policies. The 2010 Water Conservation Initiative addressed various strategies addressing irrigation and general water conservation.

Policy 8.1.8 The County shall discourage the use of permanent landscape irrigation in new construction and in existing development through regulatory and/or voluntary measures. Strategies may include encouraging or requiring permeable hardscapes, limiting the amount of irrigated areas, and the use of organic matter to improve soil conditions.

Reason: Per Board direction for updated water conservation policies, this is a new policy on discouraging the use of permanent landscape irrigation.

Stormwater Management Element (SME)

Policy 1.1.3 ~~The County shall investigate the feasibility of establishing a Stormwater Utility for the purposes of funding improvements to the existing systems and the on-going monitoring and maintenance of all stormwater management systems.~~

Reason: Policy no longer necessary. Adopted a stormwater assessment

Policy 2.1.2 Alachua County shall pursue ~~the use of stormwater benefit assessments or other dedicated~~ revenue sources, including state and federal funding, for correcting ~~localized~~ deficiencies in stormwater management facilities and for designing, constructing and operating regional master stormwater management facilities.

Reason: Edits where done to consolidate two policies (2.1.2 and 2.1.4)

Policy 2.1.3 Priorities for correcting volume and water quality ~~pollution abatement~~ deficiencies in existing County-maintained stormwater management systems shall be scheduled in the Capital Improvements Program in accordance with the criteria established in the Capital Improvements Element of this plan. ~~The Robin Lane, Sunningdale and S.W. 34th Street Industrial Park, North Florida Regional Doctor's Park, Kanapaha Prairie, and Emerald Woods stormwater facilities shall be included in the Capital Improvements Program for improvements within the five-year planning period provided a funding source has been established (e.g. Special Assessment District, Special Tax District, Stormwater Utility, grant or general funding).~~

Reason: Updated language and removed outdated list that is not complete or appropriate to be in comp plan.

~~**Policy 2.1.4** The County shall pursue funding of stormwater projects through appropriate state or federal grant applications which address identified needs.~~

Reason: Policy no longer needed, new language added to Policy 2.1.2 includes this language.

Policy 3.1.1 …Water Quality All new development, redevelopment, and, when expansion occurs, existing developed areas, must provide adequate stormwater treatment so as not to degrade the water quality of the receiving water body. Infill residential development within improved residential areas or subdivisions existing prior to the adoption of this Comprehensive Plan, must ensure that its post-development stormwater runoff will not contribute pollutants which will degrade the water quality of the watershed. Regardless of the area served, the stormwater treatment provided must provide a level of treatment which meets or exceeds Chapter 62-25 F.A.C. and applicable federal, state, regional, WMD and local requirements in effect on the date of adoption, April 8, 2002 of this Comprehensive Plan. The County shall implement an Advanced Stormwater Treatment Code based on Low Impact Design (LID) principles, including provisions for the Sensitive Karst Area, Outstanding Florida Waters and impaired waters.

Reason: Per Board direction, updated policy to include LID, OFW and impaired water language.

~~**Policy 3.1.3** The County shall promote the use of and will assist in the development and implementation of regional master stormwater management plans for Activity Centers.~~

Reason: Policy not necessary

~~**Policy 3.1.4** The County shall amend land development regulations to include the standards adopted in this Stormwater Management Element.~~

Reason: Policy not necessary, land development regulations must be consistent with comp plan.

~~**Policy 5.1.3** All stormwater management facilities shall be constructed and operated in accordance with State Water Policy and shall not cause violations of State water quality standards.~~

Reason: Policy not necessary, already required by law

~~**Policy 5.1.4** Stormwater runoff from development activities shall not violate State water quality standards during construction.~~

Reason: Policy not necessary, already required by State law

Policy 5.1.5 All new development, redevelopment, and, when expansion occurs, existing developed areas with a stormwater discharge to a~~n active~~ sinkhole or within a stream to sink watershed shall provide a minimum treatment of the runoff from the first two (2) inches of rainfall from the design storm.

Reason: Aligning language with SRWMD requirements

Policy 5.1.6 All new development, redevelopment, and, when expansion occurs, existing developed areas located within ~~the~~ Sensitive Karst Areas ~~High Aquifer Recharge Areas~~ shall

provide treatment of the stormwater through the use of Low Impact Design Best Management Practices before it enters the Floridan Aquifer. ~~This shall be presumed to have been met by designing and constructing a stormwater management system to control post-development water runoff rate and/or volume and water quality to not exceed pre-development runoff rate and/or volume and water quality.~~

Reason: Per Board direction to update springs protection requirements, these changes update Sensitive Karst Areas language

Policy 5.1.11 Stormwater management facilities shall utilize contours of the site and minimize disturbance to existing natural features to maximum extent feasible. The county shall develop land development regulations that incentivize, encourage, and require where necessary, environmentally sensitive approaches to stormwater management, including Low Impact ~~Development~~ Design (LID) techniques and the protection of natural areas and features.

Policy 5.1.12 The hydrologic function of the site shall be maintained ~~proportion of the area of stormwater management facilities to the area of the site shall be limited~~ to the maximum extent practicable through LID techniques, the reduction of impervious surfaces via vertical construction and the use of alternative parking surfaces in order to preserve the existing pre-development hydro-period from discharge to wetland systems and adequate existing vegetation on the site.

Reason: Changes better explains purpose of policies.

~~**Policy 6.1.3** All appropriate state, water management district, and/or federal permits required by a development shall be obtained and submitted to the County prior to the issuance of construction permits. The County shall pursue opportunities for one-stop permitting with all appropriate agencies. The most restrictive criteria of the County or other agencies shall be utilized.~~

Reason: Board direction to remove policies that are not consistent with State law. The county cannot require state or federal permits be obtained prior to issuing construction permits.

NEW STORMWATER ELEMENT DEFINITIONS

Best management practices (BMPs): Structural and non-structural control techniques used for a given set of site conditions that, based on research, field-testing, and expert review, have been determined to be effective and practicable for improving water quality, preventing erosion and sedimentation, conserving water supplies and protecting natural resources. Best management practices include, but are not limited to, site planning, turf and landscape practices, structural stormwater management facilities, maintenance procedures, prohibitions of practices, spill and leak control, and other good housekeep measures for pollution prevention. Best management practices may be implemented individually or as a combination of practices such as a stormwater treatment train.

Low Impact Design (LID): An approach to land development and stormwater management that preserves and protects natural resource systems and water resources using various site planning and stormwater management approaches and technologies to simultaneously conserve and protect natural resource systems and to reduce the average annual stormwater pollutant loading discharged off-site. The approach uses site planning to minimize runoff and a suite of engineered small-scale hydrologic controls distributed throughout the site and integrated as a BMP Treatment

Train to replicate the natural hydrologic functioning of the landscape through infiltrating, filtering, storing, evaporating, and detaining runoff close to its source.

Sensitive Karst Areas (SKAs): means the areas designated as "high vulnerability" or "vulnerable" zones of the Floridan Aquifer as defined by the Alachua County Stormwater Treatment Manual, and with soil types classified as "excessively drained", "somewhat excessively drained", or "well drained" as defined by the U.S. Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) Soil Survey Geographic (SSURGO) Database for Florida.

Energy Element (EE)

Policy 1.1.3 As water conservation contributes to the reduction of greenhouse gas emissions, reduce total water consumption in Alachua County by 10% from 2010 levels by 2020 through the policies of the Conservation and Open Space and Potable Water and Sanitary Sewer Elements. In addition to changes in total consumption, the County, in coordination with potable water suppliers, shall track and report on indicators of improvements in efficiency such as rates of participation in voluntary conservation programs like Florida Water Star^{SM}~~, reductions in potable water use per capita, increased use of reclaimed water for irrigation purposes,~~ or other similar measures.

Reason: Edits are consistent with Board direction to improve water conservation measures. Alachua County does not support all uses of reclaimed water, as landscape irrigation use can support landscaping practices that are not sustainable. Additionally, the use of per capita to measure water savings, can be deceiving as our growth patterns increase in density. Looking at total groundwater usage is the best method

Policy 2.2.2 The County shall incorporate into its annual Capital Improvements budget a category for energy and water conservation and efficiency projects for County facilities.

Policy 2.2.3 Construct all new County facilities to conform to a nationally recognized, high performance energy efficiency standard and to Florida Water Star Standards.

Policy 2.2.4 The County shall work with the School Board of Alachua County and other local governments to seek funding and develop strategies to build energy and water efficient schools, retrofit and upgrade existing schools to be more energy and water efficient, and use renewable energy sources for school facilities.

Reason: Per Board direction to improve water conservation strategies, added water conservation and Florida Water Star Standards to policies above.

Definitions:

Low Impact Design ~~Development~~ (LID): ~~An approach to land development that preserves and protects natural resource systems using various site planning and design approaches and technologies to simultaneously conserve and protect natural resource systems while managing stormwater runoff. The approach includes using engineered small-scale hydrologic controls to replicate the pre-development hydrologic regime through infiltrating, filtering, storing, evaporating, and detaining runoff close to its source.~~ (see Stormwater Management Element definitions)

Reason: Updated the definition of Low Impact Design in the Stormwater Management Element

(see page 18 of this document for new definition)

Intergovernmental Coordination Element (ICE)

Objective 8.1 Coordinate the protection of the environment.

Policy 8.1.1 Alachua County shall coordinate the environmental protection of land, air, and water with the appropriate agencies and jurisdictions for the benefit of people, wildlife, and plants.

(a) The County shall coordinate with the ~~Countywide Visioning and Planning Committee or similar entity~~, ~~N~~non-governmental organizations, State, and federal government agencies, municipalities and adjacent counties to extend ecologically functional linkages between ecological core areas on the Critical Ecological Corridors Map in accordance with Policy 6.3.2 of the Conservation and Open Space Element.

~~(b) The County shall pursue development of an interdisciplinary team to address protection of strategic ecosystems and other natural resources within each city's reserve area~~.

(c) The County shall ~~encourage establishing a subcommittee of the Countywide Visioning and Planning Committee (CVPC) or similar entity to~~ coordinate with municipalities to implement relevant guiding principles and action strategies ~~in the CVPC Conceptual Plan Objectives~~ to protect natural resources countywide. ~~Such a subcommittee shall consider inclusion of environmental analysis and environmental protection standards/requirements in the Boundary Adjustment Act (BAA) or related interlocal agreements.~~

Reason: Removed language and references to repealed regulations (Boundary adjustment Act was repealed in February 2016).