

### 3.Application

## CPA 23-06 (NC RANCH PD) PROPOSED COMPREHENSIVE PLAN TEXT AMENDMENTS

### A. AMEND EXISTING POLICIES WITHIN THE FUTURE LAND USE ELEMENT

#### ITEM 1: Amendment to Existing **OBJECTIVE I.6.1** as follows:

**OBJECTIVE I.6.1** The City's Urban Service Area(s) are established to create compact, contiguous urban development within ~~a 10-year planning timeframe~~ the planning horizon(s) established by the comprehensive plan. The urban service area map is included within the Future Land Use Map Series of this Comprehensive Plan. The lands included within the Urban Service Area are planned to be served at urban densities and intensities by the year 2026. To the extent that public facilities are not available by this date, the plan shall rely on the timing and phasing policies contained herein to limit development and ensure that the adopted level of service standards are maintained. The provisions of Section 163.3177(14) are limited to lands within the Transportation Enhancement Project Area and the subset Historic/Main Street Area designated within the Urban Service Area as identified on the above stated map. Land areas shall be developed at lower densities and intensities consistent with rural areas, until such time as centralized potable water and sanitary sewer facilities and roads are provided, or a binding development agreement is executed with the City to provide facilities to City standards on lands within the urban service area.

#### ITEM 2: Amendment to Existing **POLICY I.6.2.3** as follows:

**Policy I.6.2.3** Planned Development within the Designated Urban Service Area outside of the areas described in item (a) and (b) Policies I.6.2.1 and I.6.2.2 above.

This area may include residential low, medium and high density land uses as described within this policy; recreation uses; public uses; commercial uses; solar energy facilities (commonly referred to as solar farms) as defined in the Land Development Regulations; and light manufacturing uses which are entirely conducted within an enclosed soundproof building. These uses may occur as mixed uses or as a single use at the discretion of the City Commission. Material-Oriented Industrial Development, Intensive Agricultural Uses, and Mining Activities shall not be approved as Planned Developments within this area.

Intensities shall not exceed a .75 floor area ratio except as permitted in a specific PD that is established through an amendment to the Comprehensive Plan that also establishes supplemental urban form standards and infrastructure policies to address the additional intensity. Building heights shall be restricted to maintain a proportional relationship with surrounding land uses as well as with the Fire Department's ability to provide adequate fire suppression services.

#### ITEM 3: Amendment to Existing **POLICY I.6.3.2** as follows:

# CPA 23-06 (NC RANCH PD) PROPOSED COMPREHENSIVE PLAN TEXT AMENDMENTS

**Policy 1.6.3.2** The City's Future Land Use Plan Map shall generally base the designation of residential, commercial and industrial lands upon acreage which can be reasonably expected to develop by the year 2026. The city commission may extend the planning horizon of the future land use map as part of a specific area future land use map amendment that includes specific location policies to address the extended planning horizon.

## B. NEW POLICIES TO BE ADDED TO THE FUTURE LAND USE ELEMENT

ITEM 4: Amendment to add NEW **OBJECTIVE SP.1** and associated policies as follows:

### SPECIFIC LOCATIONS SUB ELEMENT

The following Objective and Policies applies to Future Land Use Plan Map Amendment CPA 23-06.

**OBJECTIVE SP.1.** Upon adoption of each designation on the Future Land Use Plan Map for CPA 23-06 (also referred to as NC Ranch PD), the following policies shall govern the development which occurs on lands addressed within the above stated amendment.

**Policy SP 1.1.** Densities and intensities of uses identified within Planned Development for CPA 23-06, shall not exceed the following:

Use	Proposed Development Program*	Permitted Density (Dwelling Units /Gross Acre) Maximum	Permitted Intensity FAR/ISR Maximum
Single-Family Residential	3,875 DU	4 du/ac	n/a
Multi-Attached	125 DU	8 du/ac	n/a
Multi-Apartments	500 DU	12 du/ac	n/a
<b>Residential Total</b>	<b>4,500</b>	<b>4 du/ac</b>	<b>n/a</b>
Commercial	700,000 SF	n/a	FAR 2.00/ ISR 1.0
Assisted Living	250 beds	n/a	FAR 2.00/ ISR 1.0

\* Customary Ancillary Community Oriented Uses that are designed to serve the development and the Newberry community at-large, include, but are not limited to, schools, places of worship, government services, recreation, utilities, and civic facilities. Uses shall be permitted through

**CPA 23-06 (NC RANCH PD)****PROPOSED COMPREHENSIVE PLAN TEXT AMENDMENTS**

the Planned Development rezoning process which may establish an equivalency matrix that permits an exchange of land uses within the Planned Development as long as the total development does not exceed the maximum density and intensity established herein and there is no net increase in the impact on required public facilities as projected based upon the Proposed Development Program indicated in the table above.

**Policy SP 1.2. Vision for the Development.** Development within the area of CPA 23-06 is required to be developed as a mixed-use development and is envisioned as a community that will provide highly amenitized, multi-generational housing to a broad range of individuals including, but not limited to, young adults, young and growing families, empty nesters, and aging adults. Designed as a cohesive extension of the existing city center within the city's urban service area, the area will also be designed to maintain harmony with the City's rural and rich agricultural history.

**Policy SP 1.3. Community Framework.** A mixed-use core will serve as the focal point of the community and will be served by a range of housing products, including single-family, single-family estate, multi-family, 'tiny homes' for work force housing and Assisted Living Facilities (ALF). Development amenities will include, but are not limited to, an amphitheater, horse-boarding barns, horse-riding trails, a linear park, swimming pools and aquatic features, and golf cart-friendly walkable neighborhoods.

**Policy SP 1.4. Planning Horizon.** The planning horizon for CPA 23-06 is established as a 50-year planning horizon. The data and analysis prepared for CPA 23-06 assessed the required public facilities and services over this planning horizon and the implementation and monitoring strategies outlined herein ensure that adequate capacity of required infrastructure is provided at the time of the impacts of development. In addition, these policies provide coordination that will allow the City to plan and maintain adequate public facilities to service CPA 23-06 (NC Ranch PD) while planning for other development reasonably expected to occur citywide during this 50-year planning horizon.

**Policy SP 1.5. Urban Form Standards.** Areas within Planned Development for CPA 23-06 shall be designed to create a pedestrian-, bicycle- and transit-friendly environment. Architectural and site design techniques shall be used to promote walkable and bikeable communities and will:

1. Locate non-residential and multi-family apartment uses along US41/27 in a compact placement that supports the maintenance of an interconnected

**CPA 23-06 (NC RANCH PD)****PROPOSED COMPREHENSIVE PLAN TEXT AMENDMENTS**

development pattern with opportunities for shopping and workplaces near residential neighborhoods which shall be a minimum of 100 acres;

2. Provide an interconnected, flexible land use framework to accommodate a range of development parcel sizes and types able to serve a broad spectrum of users;
3. Incorporate into the site design, parking strategies that are consistent with the character and intent of the development area. Parking supply and geometrics for uses within CPA 23-06 shall be determined using current industry practices documented by organizations such as the Urban Land Institute (ULI) and/or Institute of Transportation Engineers (ITE). Parking facilities shall be conveniently located relative to the locations they serve;
4. Require site layout and orientation of buildings that create safe and comfortable space for pedestrian and bicycle mobility; thereby promoting walking and bicycling as a viable means of mobility;
5. Locate residential uses within a ¼-mile walking distance of recreation/open space areas;
6. Arrange lot sizes to provide a gradient of intensity with smaller lots situated proximate to US 41/27 and larger lots including executive and estate lots placed toward the perimeter of the development and establishes clear buffering and separation of the development within the Urban Service Area from more rural/agricultural uses outside of the Urban Service Area.

**Policy SP 1.6. Street Network Design Standards.** Areas designated CPA 23-06 shall be served by an interconnected internal street network that:

1. Limits dead-end streets and cul de sacs, except when necessary due to natural or geographical features, or at the edge of development.
2. Provides efficient vehicular access while also being designed to safely calm traffic and encourage walking and bicycling mobility.
3. Provides an internal traffic-calmed street network that supports urban uses with narrow pavement and right-of-way widths, tight turning radii, on-street parking, and other design elements necessary to achieve safe, comfortable streets and alleys.

**Policy SP 1.7. Stormwater.** All new development must provide adequate stormwater treatment so as not to degrade the water quality of the receiving water body. The stormwater treatment provided must meet or exceed Chapter 62-25 F.A.C. and applicable local, federal, state, and Water Management District requirements that were effective as of the date of adoption of this amendment.

**CPA 23-06 (NC RANCH PD)****PROPOSED COMPREHENSIVE PLAN TEXT AMENDMENTS****Policy SP 1.8. Community Facilities.**

1. All future development within CPA 23-06 is subject to the concurrency requirements of the city's land development regulations.
2. Water and Sewer Service. The City shall be the sole provider for potable water, reuse water (if available) and sanitary sewer service to any future development on the property addressed under CPA 23-06. The designation of funding for capital improvements needed to provide urban services to this land use category shall be incorporated into the City of Newberry five-year Capital Improvement Plan, so development impacts are identified in the five-year horizon based upon the PD Phasing schedule and specified monitoring requirements in **Policy SP 1.13 Implementation**.
3. Transportation. Due to the roadway operation and safety concerns of US 41/27, the owner/developer shall provide a traffic study acceptable to the City, and the Florida Department of Transportation as a part of the city's subdivision or development plan approval process. The study shall analyze issues related to trip generation, trip distribution, operational and safety concerns, and shall propose appropriate transportation mobility modifications, consistent with the transportation impacts of the development. All development within CPA 23-06 shall be required to meet any transportation concurrency requirements in effect at the time of final development plan or subdivision plat approval. The developer shall provide any transportation modifications that are site related and required for operational or safety reasons, such as, but not limited to, new turn lanes into the development, driveway modifications, or new traffic signals.
4. Schools. Prior to approval of any final development order, the City shall coordinate with the School Board and determine availability of school capacity within the applicable School Concurrency Service Area. A Capacity Enhancement Agreement or other mitigation option may be required at that time to ensure continued compliance with all applicable provisions of the City Comprehensive Plan, Land Development Regulations and state law. In the absence of a Capacity Enhancement Agreement or other mitigation option being approved fulfilling the concurrency requirement, the City will not issue a concurrency certification if capacity is unavailable, and such circumstance can result in a delay or denial of a final development order for properties within CPA 23-06.
5. Police, fire, EMS, schools. Consideration shall be given within CPA 23-06 for possible locations where development of community facilities (such as police, fire, EMS and school services) by the City or others may occur.

**CPA 23-06 (NC RANCH PD)****PROPOSED COMPREHENSIVE PLAN TEXT AMENDMENTS**

**Policy SP 1.9 Water Conservation.** Areas designated NC Ranch PD shall be managed and developed to incorporate best management practices in water conservation, treatment, and delivery technology as defined by the following water supply strategy components:

1. Use conservation-first strategies for water supply that recognizes supply limitations and reflects the value of the resource;
2. Encourage use of large water storage facilities for water harvesting and capture;
3. Incorporate best management practices system components (e.g., water recycling) where appropriate and feasible; and
4. Use of “Florida Friendly” plant species for landscaping, with a preference for native species.

**Policy SP 1.10 Intergovernmental Coordination.** The timing and location of capital improvement projects for areas designated CPA 23-06 shall be coordinated through the development approval process for each phase of development with appropriate agencies that may include Alachua County Public Schools, the Florida Department of Transportation (FDOT), and other applicable state and federal permitting agencies.

**Policy SP 1.11. Financing of Infrastructure**

1. The Developer of properties identified within CPA 23-06 shall be financially responsible for the mitigation of all impacts, as a result of the development, where it is determined by the City that potable water, sanitary sewer, solid waste, stormwater management, roads and recreation facilities will not meet or exceed the adopted level of service standard for each facility. Mitigation options include, without limitation, separately or collectively, private funds, contributions of land, and construction and contribution of facilities and may include public funds as determined by the local government or other appropriate entity.
2. To ensure that the provision of adequate public facilities for CPA 23-06, based on adopted level of service standards adopted in this Plan, while avoiding inequitable burdens being placed on parties outside of CPA 23-06, the portion of the capital cost of public facilities and infrastructure incurred as a result of the impacts of developments within CPA 23-06 shall be funded by the developer, its successors and assigns, including, without limitation through establishment of appropriate funding mechanisms and revenue-sharing mechanisms between the City and developer (and/or CDD) as may be identified during the development approval process for the provision of infrastructure and may include one or more Community Development Districts (“CDD” formed in accordance with Chapter

## CPA 23-06 (NC RANCH PD)

### PROPOSED COMPREHENSIVE PLAN TEXT AMENDMENTS

190, Florida Statutes, and any successor).

3. For the purpose of this Policy, the term “public facilities and infrastructure” includes the following: (1) water and water supply systems, (2) stormwater management systems, (3) roads, (4) transit system, (5) sewer and wastewater systems, (6) recreation facilities and (7) schools.

**Policy SP 1.12. Environmental Regulation.** All development within the CPA 23-06 shall be in conformance with the environmental regulations of the City, Suwannee River Water Management District, state and federal permitting agencies with jurisdiction over the land within the area.

**Policy SP 1.13. Implementation.**

1. Use of the PD Zoning category with an overall PD Master Plan shall be required for all development within CPA 23-06 to provide consistency with the intent of the City's Urban Service Area sub-element policies. The PD Master Plan shall conceptually identify the general traffic circulation system, pedestrian and bicycle paths that follow the traffic circulation system, stormwater management, open space/recreation areas, set-aside areas, and utility provisions, in a manner consistent with the City's Comprehensive Plan and land development regulations.
2. Prior to Final Development Plan approval, the developer (or CDD, if established) shall enter into an agreement with the City assuring through establishment of a CDD or other funding mechanism:
  - a. responsibility for the design and construction of necessary on-site and off-site infrastructure; and
  - b. responsibility for the design and construction of a linear park/trail generally parallel to the existing railroad right-of-way to connect Newberry to High Springs such that a rail to trail corridor may exist if and when future abandonment of railway right of way occurs.
3. The CDD or other appropriate funding mechanism may be established in conjunction with approval of the first Development Plan. A Developer's Agreement shall be entered between the developer and the City and shall address the details of the development phasing schedule and the level of the funding commitments of the developer, the CDD, or other appropriate funding mechanism, and the City for provision of community facilities. In no instance shall the City be liable for the debt or other obligations of the CDD.



**CPA 23-06 (NC RANCH PD)****PROPOSED COMPREHENSIVE PLAN TEXT AMENDMENTS**

4. The developer shall be responsible for operational and safety improvements to significantly impacted intersections. These improvements may include necessary turn lanes, turn lane storage, traffic control devices, bicycle and pedestrian facilities.
5. The City shall give consideration for the developer's dedication of a corridor of land for a linear, multi-modal park paralleling the existing railway on the property. Details of precise location and dimension to be determined at Final Master Plan approval.
6. Monitoring.
  - a. The developer shall, in two (2)-year increments, monitor and report to the City the total number of residential units under construction and completed so the developer and City may coordinate the provision of potable water and sanitary sewer services to the development. This reporting will facilitate short term and long-term facility planning and management, with financial planning occurring over the planning horizon.
  - b. The developer shall provide, through a third-party professional, biannual accounting of completed homes and square footage of non-residential buildings. The developer may provide trip counts that reflect accurate internal capture percentages.
  - c. Notwithstanding the biannual monitoring, the developer will commence an engineered traffic study at the start of each new Phase of the development program to reconcile the trip generation report prepared by the developer initially.

**Policy SP 1.14. Binding development agreement.**

The Developer shall enter into a development agreement as a part of the planned development rezoning to formalize the provisions of Policy SP 1.1 through SP 1.13, inclusive. In addition, the Developer shall enter into a separate binding capacity enhancement agreement as part of the planned development rezoning process. Such agreement shall specifically address the Developer's financial responsibility for the on-site and off-site impacts created by the development related to the phasing plan of the final master plan. No further development orders shall be granted by the City for properties addressed within CPA 23-06 until the above stated developer's agreements are executed by the parties.