

PROPOSED AMENDMENTS TO THE CITY OF HAWTHORNE COMPREHENSIVE PLAN

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PART 1: PROPOSED AMENDMENTS TO THE FUTURE LAND USE ELEMENT

A. Amend Existing Policies

Policy I.1.2 The City’s land development regulations shall be based on and be consistent with the following land use classifications and corresponding standards for densities and intensities:

Agriculturally classified lands are lands which are predominantly used for crop cultivation, livestock, specialty farms, silviculture and dwelling units. In addition, the processing, storage and sale of agricultural products and commodities-which are not raised on the premises, riding or boarding stables, commercial kennels, veterinary clinics and animal shelters, group homes, child care centers, home occupations, private clubs and lodges, off—site signs, cemeteries and crematories, and other similar uses compatible with agricultural uses may be approved as special exceptions and be subject to an intensity of less than or equal to 1 .0 floor area ratio.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Lands classified as commercial use consist of areas used for the sale, rental and distribution of products, or performance of services, as well as, public, charter, and private elementary, middle, and high schools. In addition, off-site signs churches and other houses of worship, private

clubs and lodges, residential dwelling units which existed within this category on the date of adoption of this. Comprehensive Plan, and other similar uses compatible with commercial uses may be approved as special exceptions and be subject to an intensity of less than or equal to 1.0 floor area ratio.

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

Lands classified as Light Industrial consist of areas used for storage and warehousing, wholesaling and distribution, light manufacturing (assembling or fabricating) and processing in enclosed buildings as well as public, charter, and private schools teaching industrial arts curriculum. In addition, off-site signs may be approved as special exception and be subject to an intensity of less than or equal to .25 floor area ratio.

Light industrial uses shall be limited to an intensity of less than or equal to .25 floor area ratio.

Lands classified as industrial consist of areas used for the manufacturing, assembly, processing or storage of products, as well as, public, charter, and private schools teaching industrial arts curriculum. In addition, off site signs, truck stops and automobile service stations, and other similar uses compatible with industrial uses may be approved as special exceptions and be subject to an intensity of less than or equal to 0.25 floor area ratio.

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

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

Envision Alachua Hawthorne Mixed Use classification (EA-HMU) permits the full range of employment based uses within all commercial and industrial classifications, the full range of densities and uses permitted within all Residential classifications; supporting commercial uses (office, retail, hotel and service uses); public and private educational facilities, civic and public uses; recreation uses; agricultural and silvicultural uses; and conservation uses. Industrial uses are not permitted south of SR 20.

EA-HMU shall be limited to the following development program:

Use	Maximum Development Program*	Density (Dwelling Units / Gross Residential Acre)		Intensity FAR	
		Min	Max	Min	Max
Light Industrial	2, 850,000 SF	n/a	n/a	n/a	2.00
Commercial	150,000 SF	7.0 DU/AC	15 DU/AC	0.20	1.00
Residential	800 DU	2.0 DU/AC	7.0 DU/AC		

SF = square feet.

DU = dwelling units.

* Customary Ancillary Community Oriented Uses that are designed to serve the EA-HMU development and the Hawthorne community at-large, including, but not limited to, schools, places of worship, government services, recreation, utilities, and civic facilities, shall be provided as needed. Such uses shall be permitted through the rezoning process and shall not be limited by the Maximum Development Program indicated in the table above.

EA-HMU shall provide a minimum of 30% open space measured over the entire area designated EA-HMU. All buildings within areas designated EA-HMU future land use and Light Industrial or Industrial implementing zoning district shall be restricted to a height limitation of 65 feet and structures not constituting a building shall be restricted to a height limitation of 100 feet. All buildings and structures within areas designated EA-HMU and Planned Unit Development (PUD) implementing zoning shall be restricted to height limitations established by the PUD.

Policy I.5.1

The City shall limit public community water and sanitary sewer system geographic service areas to the corporate limits of the City, except that water and sanitary sewer line extensions may be made beyond the City limits to provide when determined needed to ensure efficient delivery of services within City or when providing

service to industrial uses located within Rural Employment Center or Rural Community Employment Centers designated on the County's Future Land Use Map, within one-quarter mile of the City limits.

PART 1: PROPOSED AMENDMENTS TO THE FUTURE LAND USE ELEMENT

B. Addition of Objective I.15 including a Policy Series

OBJECTIVE I.15 EA-Hawthorne Mixed Use (EA-HMU). Lands designated EA-HMU may be implemented by applicable generic zoning districts of the City's land development regulations or Planned Unit Development and such zoning shall promote protection of natural resources while strengthening the economic viability of the City.

Policy I.15.1. EA-HMU Vision. Areas designated EA-HMU north of SR 20 is intended to be an advanced manufacturing and industrial hub with strong connections to SR 20, US 301, and the railroad. EA-HMU is intended to serve as a catalyst for economic development for the City, attracting new employment opportunities that contribute to the further development and growth of the City. EA-HMU south of SR 20 is intended to primarily provide residential development in close proximity to the employment opportunities north of SR 20 and be compatible with the pattern of residential development in the City of Hawthorne.

Policy I.15.2 Economic Development. EA-HMU shall provide an opportunity for a broad mix of jobs and sustainable land development that balances economic opportunity and social equity by:

- a. Providing sites for new development and businesses that yield social and economic benefits;
- b. Providing sites for economic development activities bringing opportunity for employment of local residents and/or increased municipal revenues;
- c. Providing for an equitable financing strategy that ensures that all required public infrastructure is available to serve the development;
- d. Providing sites for large and small industries and businesses that contribute to a strong and diverse economic base;

- e. Providing commercial and industrial sites convenient to City residents and compatible with the growth and future service needs of the City;
- f. Ensuring that new development provides appropriate protections for the historic character of the City core; and
- g. Creating public/private partnerships to implement this community vision.

Policy I.15.3. Design Standards. Areas designated EA-HMU 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 by:

- a. Maintaining a compact development pattern, with opportunities for shopping and workplaces near residential neighborhoods;
- b. Providing an interconnected, flexible land use framework that will accommodate a range of development parcel sizes and types able to serve a broad spectrum of users, and shall not be governed by the residential lot size restrictions as provided of Future Land Use Element Policy I.6.3;
- c. The site design shall incorporate parking strategies consistent with the character and intent of the development area. Parking supply and geometrics for uses within EA Hawthorne 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. Parking supply, geometrics, and location shall not be governed by the restrictions and standards as provided of Transportation Element Policy II.1.3.
- d. Off-street / off-site (satellite) parking facilities are permitted within the EA-HMU to serve uses within the EA-HMU.
- e. Requiring that site layout and orientation of buildings create safe and comfortable space for pedestrian and bicycle mobility and thereby promote walking and bicycling as an alternative means of mobility, while also making provisions for transit;
- f. Locating residential uses within a ¼ mile walking distance of

recreation/open space/conservation lands.

Policy I.15.4 Street Network Design Standards. Areas designated EA-HMU shall be served by an interconnected internal street network that:

- a. Provides efficient vehicular access while also being designed to safely calm traffic and encourage walking and bicycling mobility. Transportation Element Policies II.1.3 and II.1.4 shall not apply to properties designated EA-HMU.
- b. Provide an internal 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 comfortable streets and alleys.

Policy I.15.5 Accessory Units. To provide for a greater range of choices of housing types in single-family residential areas, affordable housing, while maintaining single family character, one accessory dwelling unit shall be allowed on each single family residential lot in residential areas of EA-HMU and shall not be included in residential density calculations.

Policy I.15.6 Water Conservation. Areas designated EA-HMU shall be managed and developed to incorporate state of the art water conservation, treatment and delivery technology as defined by the following water supply strategy components:

- a. Use conservation-first strategies within EA-HMU for water supply that recognizes supply limitations and reflects the value of the resource;
- b. The use of large water storage facilities for water harvesting and capture shall be encouraged;
- c. State-of-the-art system components (e.g., water recycling) shall be incorporated where appropriate and feasible;
- d. The priority for the use of reclaimed water shall be given to environmental restoration projects and industrial users;
- e. All wells shall be monitored as part of the utility system;
- f. The use of "Florida Friendly" plant species shall be required for landscaping within EA-HMU, with a preference for native species; and

- g. Residential automatic landscape irrigation systems are prohibited.

Policy I.15.7 Stormwater as a Water Source. Stormwater shall be treated as a resource that will be an integral element of the total water source system. The capture of treated stormwater for reuse and groundwater recharge purposes will be evaluated to determine how it can be used as efficiently as possible considering timing and availability of all water resource options and partnerships within the region.

Policy I.15.8 Wastewater as a Water Source. Wastewater shall be treated as a resource that will be an integral element of the total water source system. The capture of treated wastewater for reuse and groundwater recharge purposes will be evaluated to determine how it can be used as efficiently as possible considering timing and availability of all water resource options and partnerships within the region.

Policy I.15.9 Intergovernmental Coordination. The timing and location of capital improvement projects for areas designated EA-HMU shall be coordinated through the development approval process for each phase of development with appropriate agencies that may include Alachua County, the School Board of Alachua County, the Florida Department of Transportation (FDOT), and other applicable state and federal permitting agencies. A copy of each rezoning application shall be provided to applicable reviewing agencies. The rezoning application shall include an analysis describing the timing and location of any proposed capital improvements required to meet the adopted levels of service for infrastructure as adopted in the Comprehensive Plan.

Policy I.15.10 Financing of Infrastructure

- a. All on-site infrastructure shall be funded by the developer, its successors and assigns. A portion of off-site infrastructure shall be funded by the developer, its successors and assigns as described in Policy I.15.10.b.

- b. To ensure that the provision of adequate public facilities for EA-HMU, based on the level of service standards adopted in this Plan, while avoiding inequitable burdens being placed on parties not within areas designated EA-HMU, the portion of the capital cost of public facilities and infrastructure incurred as a result of the impacts of developments within EA-HMU shall be funded by the developer, its successors and assigns, including, without limitation through establishment of one or more Community Development Districts (“CDD” formed in accordance with Chapter 190, Florida Statutes) or other appropriate funding mechanisms as may be identified during the development approval process for the provision of infrastructure.
- c. One or more developer’s agreements shall be entered between the City and Plum Creek Land Company, its successors and assigns, identifying funding mechanisms for, and timing of, required public facilities.
- d. 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.

PART 2: PROPOSED AMENDMENTS TO THE CAPITAL IMPROVEMENTS ELEMENT

A. Amend Five Year CIE Table

TABLE VIII-1 FIVE YEAR SCHEDULE OF CAPITAL IMPROVEMENTS

PROJECT DESCRIPTION	SCHEDULE	PROJECTED COST	GENERAL LOCATION	REVENUE SOURCE	CONSISTENCY WITH OTHER ELEMENTS
Sanitary Sewer Plant Extension	Begin 2013 Finish 2014	\$5,500,000	Center of City at existing water treatment facility, SE 65 th Lane	Impact Fees, User Fees, Grants	Yes
Replace and remove existing water tower and pump	Begin 2008 Finish 2010	\$650,000	West of SE 221 st Street	Grant	Yes
Water Supply & Treatment System expansion ¹ <ul style="list-style-type: none"> • <u>Permitting</u> • <u>Land (\$10,000/ac)</u> • <u>Design</u> • <u>Administration</u> 	Begin 2016	\$2,170,000		CDD, Grants (when available)	Yes
Water Supply & Treatment System expansion ¹ <ul style="list-style-type: none"> • <u>Construction</u> 	Begin 2017	\$11,400,000		CDD, Grants (when available)	Yes
Wastewater Treatment System ¹ <ul style="list-style-type: none"> • <u>Permitting</u> • <u>Design</u> • <u>Administration</u> 	Begin 2016	\$742,000		Impact Fees, User Fees, CDD, Grants (when available)	Yes
Wastewater Treatment System ¹ <ul style="list-style-type: none"> • <u>Construction</u> 	Begin 2016	\$6,500,000		Impact Fees, User Fees, CDD, Grants (when available)	Yes

Source: Data and Analysis, City of Hawthorne

¹ Source: EA Hawthorne Water and Wastewater Data and Analysis