

AMENDMENT PCT080117
As Adopted on January 7, 2009

LAND USE ELEMENT:

Objective 1.2: [L] *(Effective 7/16/90;*

Coordinate the location of land uses with local soil conditions, ~~and~~ topography, and aquifer vulnerability, as well as available services.

Policy 1.2.4: [L]

By 2010, local government shall adopt in the Land Development Regulations a mapped Primary Spring Protection Zone for Wakulla Springs based on the Leon County Aquifer Vulnerability Assessment. Accompanying land development regulations for the Primary Spring Protection Zone shall be developed as indicated in Policy 4.2.5 of the Conservation Element to aid in the protection of Wakulla Springs. These efforts shall be coordinated with Wakulla County.

Policy 2.2.2: [L]

URBAN FRINGE * *(Leon County) (Rev. Effective 8/17/92; Revision Effective 7/26/06)*

Acreage located primarily on the urbanized fringe presently characterized by low density residential and/or open space or agricultural activity. Extension of urban services into developable portions of the fringe to accommodate future population growth may be programmed during later period of Plan's scope (2005-2010) as urban service area is adjusted.

Residential densities in the Urban Fringe area are one unit per three acres. Developments which are designed to cluster units and preserve open space are encouraged. Under this option densities of one unit per acre shall be allowed if clustered on 25% or less of the property thereby allowing three units on a three acre site, providing those three units are placed on no more than a contiguous 3/4 acre (25% of three acres) and restricted to the least environmentally sensitive portion of the land. The remaining portion of the property shall remain in a green space capacity. This green space may eventually be converted to urban land as the USA expands outward to encompass the Urban Fringe property during the latter stages of the 20 year planning period. This clustering option shall not be permitted in the Primary Spring Protection Zone as indicated by Policy 4.2.5: [C].

URBAN FRINGE *(City of Tallahassee) (Revision Effective 8/17/92; Revision Effective 7/26/06)*

Acreage located primarily on the urbanized fringe presently characterized by low density residential and/or open space or agricultural activity. Extension of urban services into developable portions of the fringe to accommodate future population growth may be programmed during later period of Plan's scope (2005-2010) as urban service area is adjusted.

Residential densities in the Urban Fringe area are one unit per three acres. Developments which are designed to cluster units and preserve open space are encouraged. Under this option densities of one unit per acre shall be allowed if clustered on 25% or less of the property thereby allowing three units on a three acre site, providing those three units are placed on no more than a contiguous 3/4 acre (25% of three acres) and restricted to the least environmentally sensitive portion of the land. The remaining portion of the property shall remain in a green space capacity. This green space may eventually be converted to urban land as the USA expands outward to encompass the Urban Fringe property during the latter stages of the 20 year planning period. This clustering option shall not be permitted in the Primary Spring Protection Zone as indicated by Policy 4.2.5: [L].

Policy 2.2.12: [L]

WOODVILLE RURAL COMMUNITY* (Revision Effective 7/26/06; Renumbered 3/14/07)

The Woodville Rural Community shares many of the same characteristics as other Rural Communities, but has experienced different types of growth pressures than the other areas designated as Rural Community. Therefore it has received a separate Future Land Use designation with specific objectives and policies to address the issues unique to Woodville. Non-residential development is limited to a maximum of 50,000 square feet per building and 50,000 square feet per parcel; residential development is limited to a density of 4 dwelling units per acre. Through the transfer of development units system provided for in Policy 4.2.5 [C] residential densities of up to 8 dwelling units per acre may be allowed.

Land Use Element Addendum, Generalized Environmental Map Series

No text changes. Remove the older “Recharge Potential” and “Floridan Aquifer System Drastic Map” figures and insert the new Leon Aquifer Vulnerability Assessment map.

CONSERVATION ELEMENT:

Objective 4.2: [C] (Rev. Effective 12/10/91)

By 1993, protect aquifer recharge areas from contamination by restricting land uses with the potential to contaminate groundwater through site location review and strict monitoring requirements and by establishing a Primary Springs Protection Zone for Wakulla Springs.

Policy 4.2.5: [C]

By 2010, local government shall adopt in the Land Development Regulations a mapped Primary Spring Protection Zone (PSPZ) for Wakulla Springs based on the Leon County Aquifer Vulnerability Assessment (LAVA). Land development regulations shall be adopted to establish additional requirements and regulations within the PSPZ to minimize the adverse impacts of development on groundwater recharge quality and quantity. At a minimum, local government shall address the items below:

- (1) The preferred method of wastewater treatment in the PSPZ within the Woodville Rural Community and the USA shall be connection to sewer facilities designed to achieve Advanced Wastewater Treatment standards. Land development regulations and the Water and Sewer Agreement shall be amended to include enhanced requirements for new development and redevelopment to connect to Advanced Wastewater Treatment facilities. The costs of required sewer connections in the PSPZ shall be borne in part or in whole by the developer.
- (2) When connection to sewer facilities designed to achieve Advanced Wastewater Treatment standards is not available, new development and redevelopment in the PSPZ shall use Performance Based On-Site Treatment Disposal Systems (OSTDS) as defined in Policy 1.2.6: [SS]. Existing traditional OSTDS shall be upgraded to Performance Based OSTDS when the traditional OSTDS fails, as defined in the Florida Administrative Code. A process providing alternatives to upgrading to a Performance Based OSTDS at the time of traditional OSTDS failure may be developed for low-income households. To ensure that all existing traditional OSTDS and new Performance Based OSTDS function effectively, local government shall designate or institute a Responsible Management Entity and supporting fee structure.
- (3) New development and redevelopment in the PSPZ shall use a Low Impact Development approach, in addition to conventional water quality treatment infrastructure required outside the PSPZ, to minimize adverse impacts of development on water quality and Wakulla Springs. Land

development regulations shall specify the mechanism for implementing the Low Impact Development planning and design approach.

- (4) Establish a transfer of development units system within the PSPZ to foster growth in Woodville Rural Community, increase the feasibility of providing centralized sewer service, and protect Wakulla Springs. The transfer of development units system shall be based on the policies below:
 - (A) The Rural and Urban Fringe Future Land Use Map categories inside the PSPZ shall be designated as the sending areas to transfer dwelling units out of. Expansion of the Urban Fringe Future Land Use Map category shall not be allowed in the PSPZ.
 - (B) Areas inside the Woodville Rural Community Future Land Use Map category, where connection to sewer facilities designed to achieve Wastewater Treatment standards is available and required, shall be designated to receive dwelling units.
 - (C) No net increase in dwelling units, as allowed by the Future Land Use Map on the effective date of this policy, shall be allowed in the PSPZ. Areas inside the USA are exempt from this policy and may increase in allowed density when consistent with applicable Comprehensive Plan policies. Approval of a Future Land Use Map amendment outside the USA that would allow an increased number of dwelling units shall require appropriate documentation that rights to the number of increased dwelling units have been, or are committed by a legally binding agreement to be, acquired from the designated sending areas.
- (5) The Urban Fringe clustering provision provided in Policy 2.2.2: [L] shall not be allowed within the PSPZ. Urban Fringe areas in the PSPZ may develop at one dwelling unit per three acres or as a Conservation Subdivision.
- (6) Restrict fertilizer content and application rates within the PSPZ.
- (7) Protection of environmentally sensitive areas and features within the PSPZ shall be a priority for the local government environmental land acquisition program.

UTILITIES ELEMENT:

SANATARY SEWER SUBELEMENT:

Policy 1.2.6: [SS]

Within the Primary Springs Protection Zone, as identified in Policy 4.2.5 [C], Performance Based On-Site Treatment Disposal Systems shall be required when connection to sewer facilities designed to achieve Advanced Wastewater Treatment standards is not available. Performance Based On-Site Treatment Disposal Systems must be a design that is certified and/or tested by the National Sanitation Foundation (NSF) Standard 245 to demonstrate no more than 10 milligrams per liter (mg/L) Nitrogen at the outlet of the final treatment chamber or reduces the effluent Nitrogen concentration by a minimum of seventy percent (70%). Performance based systems shall comply with the applicable standards found in Part IV, ch. 64E-6, F.A.C.

Policy 2.1.6: [SS]

By 2007, local government shall develop a plan for reduction of nitrates within a specified area known to impact Wakulla Springs.

AQUIFER RECHARGE SUBELEMENT:

Objective 1.1: [AR] (Effective 7/16/90)

~~By 1993, establish~~ Maintain regulations and programs to protect the function of natural groundwater recharge areas and natural drainage features~~-, including areas of high aquifer vulnerability.~~

Policy 1.1.1: [AR] (Effective 7/16/90)

~~Identify and map aquifer high recharge areas.~~

Maintain maps of relative aquifer vulnerability based on indicators such as soil permeability, thickness of overburden, and distance to karst features.

Policy 1.1.2: [AR] (Rev. Effective 12/10/91)

Local government shall protect groundwater recharge throughout the county by requiring properly functioning stormwater management systems and a minimum percentage of open space for all development projects.

Policy 1.1.3: [AR] (Effective 7/16/90)

~~Identify and map areas where the aquifer has high relative susceptibility to contamination.~~

Policy 1.1.4: [AR] (Effective 7/16/90)

In areas identified as having high ~~potential for groundwater contamination~~ aquifer vulnerability, regulations will be developed by local government that:

- a) Regulate the placement of underground storage tanks;
- b) Restrict land uses which use, produce or generate as a waste any listed RCRA (Resource Conservation and Recovery Act) material or EPA priority pollutant.

NOTE: Additional policies related to high aquifer vulnerability and spring protection are included in Policy 4.2.5: [C].

Glossary Additions:

ADVANCED WASTEWATER TREATMENT: Treatment of sewage that goes beyond the secondary or biological wastewater treatment stage and includes the removal of nutrients such as phosphorus and nitrogen and a high percentage of suspended solids and biochemical oxygen demand.

LOW IMPACT DEVELOPMENT: A land planning and engineering design approach that focuses on minimizing adverse impacts of development on water quality. This approach is implemented by replicating the pre-development hydrologic regime of the development site through infiltrating, filtering, storing, evaporating, and detaining stormwater runoff close to its source.

RESPONSIBLE MANAGEMENT ENTITY: A legal entity that has the technical, managerial, and financial capacity to ensure viable long-term, cost-effective, centralized management, operation, and maintenance of decentralized wastewater systems in accordance with appropriate regulations and generally accepted accounting principles. Viability is defined as the capacity of a responsible management entity to provide adequate technical, managerial, and financial resources to protect the public health and the environment consistently, in perpetuity, and at a minimal cost to taxpayers.