

**LEGISLATIVE #**

**120001B**



PLANNING &amp; DEVELOPMENT SERVICES DEPARTMENT

PO Box 490, STATION 11  
GAINESVILLE, FL 32627-0490306 N.E. 6<sup>TH</sup> AVENUE

P: (352) 334-5022

P: (352) 334-5023

F: (352) 334-2648

**TO:** City Plan Board **Item Number: 4**

**FROM:** Planning & Development Services Department **DATE:** April 26, 2012  
Staff

**SUBJECT:** Petition PB-12-37 TCH. City Plan Board. Amend the Land Development Code Section 30-35 Level of service standards and Section 30-271 Centralized water and wastewater facilities for consistency with the Potable Water & Wastewater, Recreation, Solid Waste and Stormwater Management Elements of the City of Gainesville Comprehensive Plan.

### Recommendation

Planning Division staff recommends approval of Petition PB-12-37 TCH.

### Discussion

The purpose of this petition is to amend the Land Development Code so that it is consistent with the following recently updated Elements of the City's Comprehensive Plan: Potable Water & Wastewater, Recreation, Solid Waste and Stormwater Management. The updated Potable Water & Wastewater Element was adopted by Ordinance 110249 on January 5, 2012. The updated Solid Waste Element (Ordinance 110171) and the Stormwater Management Element (Ordinance 110172) were adopted on January 19, 2012. The updated Recreation Element was approved on first reading of Ordinance 110608 on March 15, 2012 and transmitted to the Florida Department of Economic Opportunity for Expedited State Review. Final adoption of the updated Recreation Element is anticipated by June of 2012.

The proposed changes to Sections 30-35 and 30-271 follow, and are shown in strike-throughs (deletions) and underlines (additions).

### Sec. 30-35. Level of service standards.

#### (2) Stormwater Management

- a. The LOS standard for ~~off-site stormwater discharge~~ of all stormwater facilities shall be the ~~twenty-five year ten-day~~ 100-year critical duration storm. The LOS standard for water quality treatment shall be treatment of first one (1) inch of runoff, and compliance with the applicable design and performance standards established in Chapter 40C-42-025 F.A.C. and Chapter 42-035 F.A.C. to ensure that the receiving water quality standards of Chapter ~~4762-302.500~~ F.A.C. are met and to ensure their water quality is not degraded below the minimum conditions necessary to maintain their classifications as established in Chapter ~~4762-302~~ F.A.C.

b. These standards shall apply to all new development and redevelopment and any exemptions, exceptions or thresholds in these citations are not applicable. Infill residential development within improved residential areas or subdivisions existing prior to the adoption of the plan must ensure that its post-development stormwater runoff will not contribute pollutants which will cause the runoff from the entire improved area or subdivision to degrade receiving water bodies and their water quality as stated above.

(3) *Potable water/wastewater.*

a. *Potable water.*

1. *Maximum day (peak) design flow:* Two hundred (200) gallons daily demand per capita per day.
2. *Storage capacity:* One-half of maximum daily consumption peak day volume in gallons.
3. *Pressure:* The system shall be designed for a minimum pressure of forty (40) psig under forecasted peak hourly demands to assure twenty (20) psig under extreme and unforeseen conditions.
4. *Water supply:* Average daily flow of 147 gallons per capita per day.

b. *Wastewater.*

1. *Average day standard:* One hundred thirteen (113) ~~six (106)~~ gallons daily flow per capita. ~~Peak standard: one hundred twenty three (123) gallons daily flow per capita.~~
2. ~~*University of Florida standard:* Forty (40) gallons per capita average daily flow.~~

(4) *Recreation.*

a. *Level of service standards for parks and facilities.<sup>1</sup>*

Facility-LOS	<del>1991 LOS Standard</del>	<del>1997 LOS Standard</del>
Swimming pool (50 meters)	<del>1 per 85,000</del>	<del>1 per 85,000</del>
Swimming pool (25 yards) <sup>2</sup>	<del>1 per 50,000</del>	<del>1 per 75,000</del>
Softball field (adult)	<del>1 per 14,000</del>	<del>1 per 10,000</del>
Soccer field	<del>1 per 8,500</del>	<del>1 per 11,000</del>
Trail/linear corridor/greenway	<del>1 mile per 3,500</del>	<del>1 mile per 4,500</del>
Basketball court	<del>1 per 4,500</del>	<del>1 per 4,400</del>
Tennis court	<del>1 per 6,000</del>	<del>1 per 6,000</del>
Racquetball court	<del>1 per 12,000</del>	<del>1 per 7,000</del>

Park	1991 LOS Standard (acres/1,000 people)	1997 LOS Standard (acres/1,000 people)
Local nature/conservation	5.00	6.00
Sports complex	0.50	0.50
Community park <sup>2</sup>	2.00	2.00
Neighborhood park	1.50	0.80
Total acres per 1,000	9.00	9.30

Notes:

<sup>1</sup> Standards for local nature park, sports complex, and fifty-meter pool facilities apply urban area wide. Standards for community park, twenty-five yard pool, softball, soccer, trail, neighborhood park, basketball, tennis and racquetball facilities apply urban area wide in 1991, and quadrant by quadrant in 1997. Park and facility substitution: There are instances where LOS standards will indicate a deficiency for certain recreational facilities, yet the quadrant may not have the acreage or desire by its population to accommodate the new facilities. See the Concurrency Procedures Manual for the substitution process.

<sup>2</sup> Southwest quadrant is exempt from community park and twenty-five yard pool standards through 2001.

Park	Adopted LOS Standard <sup>1</sup>	Existing LOS <sup>2</sup>
Neighborhood Park	0.80 acres	1.33 acres
Community Park	2.00 acres	2.13 acres
Local Nature/Conservation	6.00 acres	15.71 acres
Total Acres Per 1000	8.80 acres	19.73 acres

<sup>1</sup> Park standards are in acres per 1,000 people.

<sup>2</sup> Existing LOS is based on 2011 City population estimate and facilities.

Source: City of Gainesville, Planning and Development Services Department, Department of Parks, Recreation and Cultural Affairs, 2011.

b. *Park design and function standards.*

1. *Mini-parks.* Small recreation areas within relatively high density residential areas: include benches, child play areas, shade trees and picnic facilities. Size is one-fourth acre to five (5) acres. Service radius is one-fourth mile. Access is by local streets, with facilities for pedestrians and bicycles. There is no LOS standard for this park type.

12. *Neighborhood parks.* Moderately sized recreation areas located to provide convenient access (no more than one-half mile) from neighborhoods served: include tennis courts, racquetball courts, shade trees, picnic facilities, child play areas and a limited number of soccer and baseball fields. Size ranges from five (5) to twenty (20) acres, although the presence of certain types of facilities may classify certain sites less than five (5) acres as neighborhood parks. (These smaller sites must provide at least two (2) facilities of different types from the following list: basketball courts, tennis courts, racquetball courts,

baseball/softball fields, gymnasium or recreation center, and soccer fields.) Service radius is one-half mile. Access is by local streets, with facilities for pedestrians and bicycles.

~~23.~~ *Community parks.* Intensive-use, activity-based recreation areas which serve an entire planning quadrant. Include a wide range and large concentration of facilities: lighted tennis courts, racquetball courts, soccer and baseball fields, a swimming pool, off-street parking, playgrounds and picnic facilities. Sites twenty (20) acres or larger are classified as "undeveloped" if the site does not contain at least two (2) different types of these facilities. If LOS standards require community park acres, but the quadrant is not deficient in any of these facilities, the following facilities may be substituted: basketball courts, tennis courts or racquetball courts. Size ranges from twenty (20) to one hundred (100) acres, although certain types of facilities may classify certain sites less than twenty (20) acres as community parks. (Parks between ten (10) to twenty (20) acres can be classified as a community park if at least two (2) different types of the following facilities are provided: baseball/softball fields, swimming pool, gymnasium, recreation center, and/or soccer or football fields.) Service radius is one and one-half (1 1/2) miles or the planning quadrant. Access is by collector or arterial streets, with facilities for pedestrians, bicycles, autos and buses.

~~4.~~ *Sports complex parks.* Intensive use recreation areas which provide a concentration of facilities for leagues and tournaments. One (1) or more of the following facilities are necessary but not necessarily sufficient to classify a site as a sports complex:

- ~~i.~~ At least four (4) adult size or youth size baseball/softball fields;
- ~~ii.~~ At least six (6) regulation size soccer fields;
- ~~iii.~~ A professional or semiprofessional sports stadium;
- ~~iv.~~ A combination of at least one (1) gymnasium, four (4) tennis courts and four (4) racquetball courts; and/or
- ~~v.~~ A region serving water theme park.

~~Size ranges from fifteen (15) to one hundred (100) acres. Service radius is urban area wide. Access is by arterial streets, with facilities for bicycles, autos and buses.~~

35. *Local nature parks.* Moderately sized, resource-based parks which offer physical or visual access to environmentally significant open spaces. Such parks include trails, benches, picnic facilities, boardwalks and exhibits. Size is generally less than one hundred (100) acres. (All resource-based parks owned by the city or county are designated local nature parks, regardless of size.) Service radius is urban area-wide. Access is variable. Motorized vehicles are prohibited from pedestrian/bicycle corridors. Public properties containing environmentally significant features that have not been developed to accommodate passive recreation are known as "conservation areas."
- ~~6. *Linear corridors.* Provide a recreational travel corridor or greenway for such users as bicyclists, hikers, horseback riders, canoeists and joggers. Such park is typically a narrow strip of land developed along a creek, or along a utility or abandoned railroad right-of-way. Such parks often link parks, schools, commercial or residential areas, and natural features to each other. While staging areas typically provide auto parking, the corridors themselves allow only non-motorized travel. Service radius is urban area-wide if owned by the state, and quadrant-wide if owned by the city or county.~~
- (5) *Mass Transit.* [No changes.]
- (6) *Solid waste.* ~~For class I solid waste, seven hundred sixty-three thousandths (0.763) tons of solid waste per capita per year disposed (four and two tenths (4.2) pounds of solid waste per capita per day disposed). The following LOS standard for disposal and collection capacity shall be established: 0.655 tons of solid waste per capita per year disposed (3.6 pounds of solid waste per capita per day disposed).~~

### Sec. 30-271. Centralized water and wastewater facilities.

All property within the city shall be subject to the following requirements except as provided by section 30-272. These requirements do not lessen or exempt compliance with any other section of the Code of Ordinances where the regulations may be more stringent.

- (1) *Provision of centralized water systems.* Developments which require potable water shall connect to the city's centralized potable water system when equivalent residential densities are greater than two units per acre. Equivalent residential density shall be calculated using maximum day (peak) daily demand design flow as estimated for level of service purposes as indicated in subsections 30-35(3)a.1. ~~and 2.~~
- (2) *Provision of centralized wastewater systems.* Developments which require wastewater treatment shall connect to the city's centralized wastewater treatment system when equivalent residential densities are greater than two units per acre. Equivalent residential density shall be calculated using peak average daily demand flow as estimated for level of service purposes as indicated in subsections 30-35(3)b.1. ~~and 2.~~
- (3) *Provision of water supply.* Water supply shall be provided using average daily flow as indicated in subsection 30-35(3)a.

- (4) (3) *Septic tanks or on-site disposal systems for nonresidential development.* Any nonresidential development proposing the use of a septic tank or on-site disposal system must demonstrate that toxic, hazardous or industrial waste will not be disposed of in the septic tank or on-site disposal system.
- (5) (4) *Exemptions.* The following exemptions to the requirements for mandatory hookup to the centralized water and wastewater systems, as provided in subsection 30-271(1) and/or (2), shall apply unless more stringent code requirements apply:
- a. Development on lots in platted subdivisions and other legal lots of record which existed as of June 10, 1992, shall be considered exempt from the requirements of subsection 30-271(1) and/or (2) unless there are existing distribution and/or collection facilities in the right-of-way or easements abutting the property.
  - b. Developments which provide temporary package wastewater plants shall be exempt from the requirements of subsection 30-271(2), but only to the extent provided for in subsection 30-272.

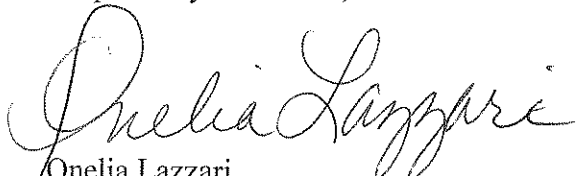
(Ord. No. 3834, § 3, 2-15-93)

Cross reference — Water and sewerage, § 27-96 et seq.

### Impact on Affordable Housing

This proposed text amendment will have no impact on affordable housing.

Respectfully submitted,

  
 Onelia Lazzari  
 Principal Planner

Prepared by:

  
 Dean Mimms, AICP  
 Lead Planner

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April 26, 2012

**List of Appendices**

**Appendix A Comprehensive Plan GOPs**

Exhibit A-1 Applicable GOPs

**Appendix B Application**

Exhibit B-1 Application