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July 10, 2013

TO: Clearinghouse Committee
FROM: Scott Koons, AICP, Executive Director *SRK*
SUBJECT: Meeting Scheduled for July, 17, 2013, 3:30 p.m.

Committee-level review items were recently received by the Council which require action prior to the next regularly-scheduled Council meeting.

Council procedures allow the Clearinghouse Committee to act on behalf of the Council in the review of local government comprehensive plan amendments which must be acted on prior to the next regularly scheduled meeting of the Council.

Thus, there will be a meeting of the Clearinghouse Committee of the North Central Florida Regional Planning Council on July 17, 2013. The meeting will be held at the North Central Florida Regional Planning Council, 2009 NW 67th Place, Gainesville, Florida, beginning at 3:30 p.m.

It is procedurally acceptable to conduct the meeting by telephone with those of you who have longer distances to drive to Gainesville. We would, however, request that those members located near Gainesville to attend in person to minimize the complexity and the sometimes confusion which can occur with too many members participating by telephone.

For those attending by telephone conference call, please dial 888.670.3525 at 3:30 p.m. on the day of the meeting.

Enter conference code number 5386341358, then #.



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MEETING NOTICE

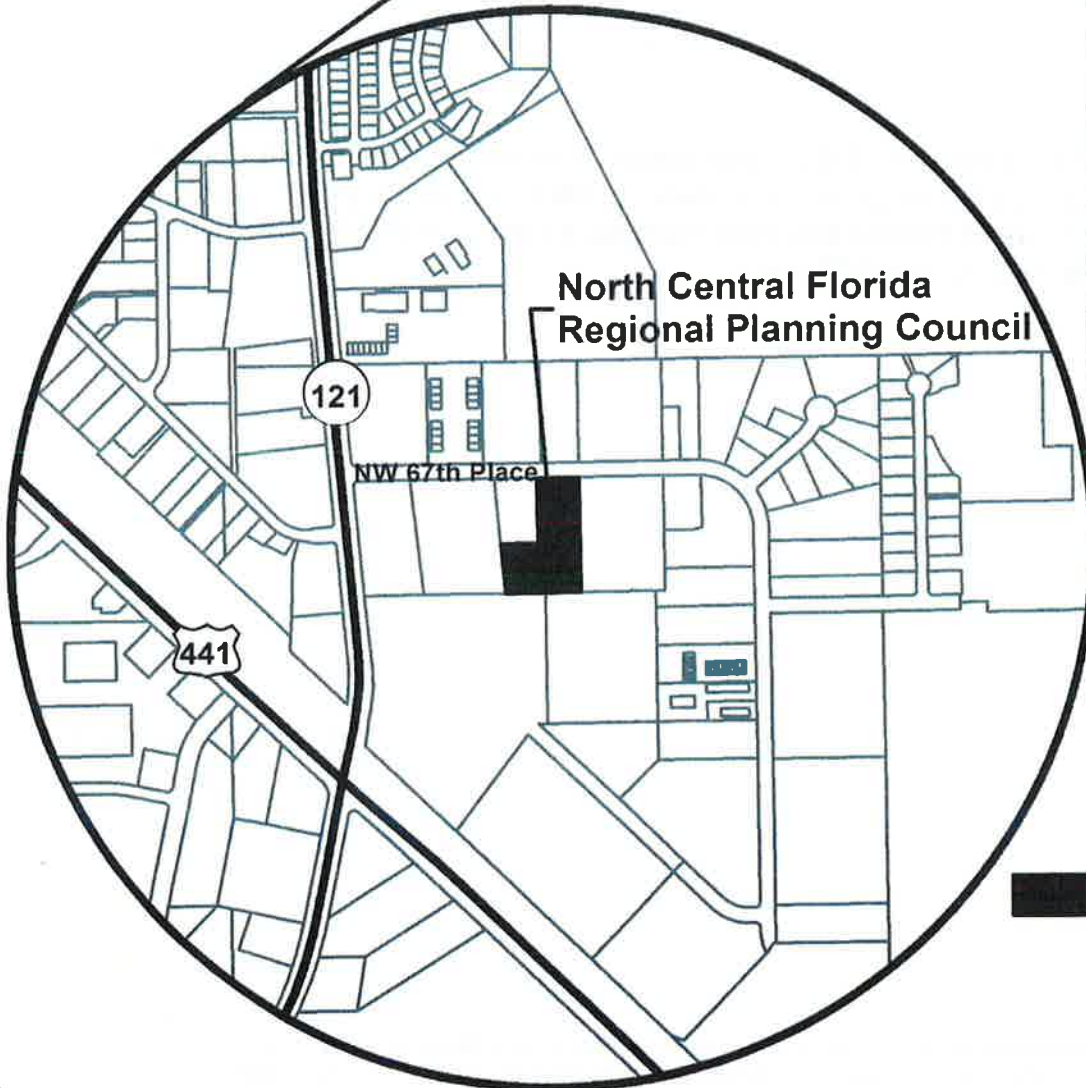
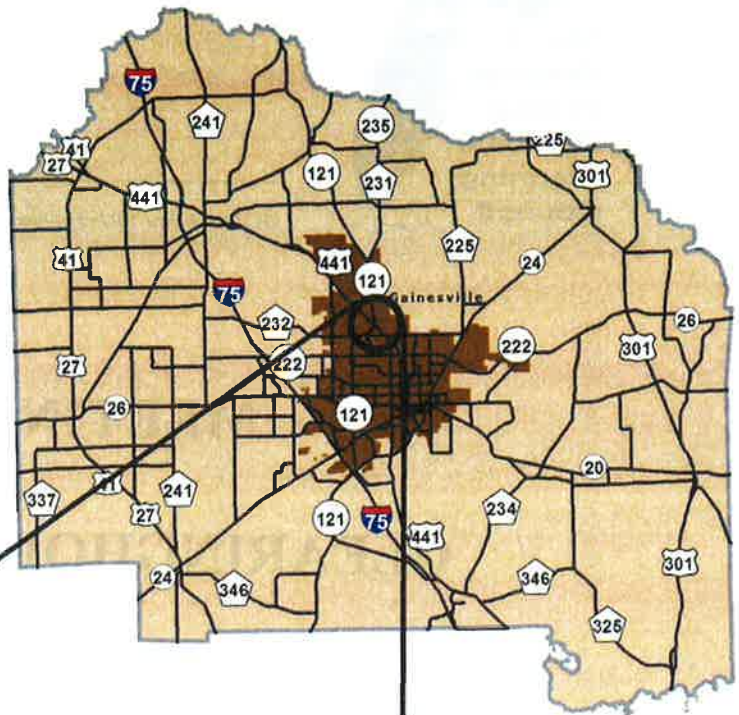
CLEARINGHOUSE COMMITTEE

There will be a meeting of the Clearinghouse Committee of the North Central Florida Regional Planning Council on **July 17, 2013**. The meeting will be held at the **North Central Florida Regional Planning Council, 2009 NW 67th Place, Gainesville**, beginning at **3:30 p.m.**

(Location Map on Back)

North Central Florida Regional Planning Council 2009 NW 67th Place Gainesville, FL 32653-1603

Directions: From the intersection of State Road 121 (also known as Northwest 34th Street) and U.S. Highway 441 (also known as Northwest 13th Street) in the City of Gainesville head North onto State Road 121 (also known as Northwest 22nd Street), travel approximately 1,000 feet to NW 67th Place, turn right (East) onto NW 67th Place, travel approximately 1,000 feet and the North Central Florida Regional Planning Council is on the right.



1 inch = 1,000 feet

 North Central Florida
Regional Planning Council





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AGENDA

CLEARINGHOUSE COMMITTEE

North Central Florida Regional Planning Council
Gainesville, Florida

July 17, 2013
3:30 p.m.

PAGE NO.

- | | | |
|-----|---|----|
| I. | APPROVAL OF THE JUNE 20, 2013 MEETING MINUTES | 5 |
| II. | COMMITTEE-LEVEL REVIEW ITEMS | |
| | <u>Local Government Comprehensive Plan Amendments</u> | |
| | #64 - Gilchrist County Comprehensive Plan Draft Amendment (DEO No. 13-1ESR) | 9 |
| | #65 - Madison County Comprehensive Plan Draft Amendment (DEO No. 13-1ESR) | 25 |

*The statutory response deadline for the local government comprehensive plan amendment occurs prior to the next regularly-scheduled Council meeting. Therefore, the Committee is to act on behalf of the Council as per Council Procedures.

NORTH CENTRAL FLORIDA REGIONAL PLANNING COUNCIL

CLEARINGHOUSE COMMITTEE

MINUTES

Holiday Inn Hotel and Suites
Lake City, Florida

June 20, 2013
6:00 p.m.

MEMBERS PRESENT

Jim Catron
Sandra Haas, Chair
Donnie Hamlin
James Montgomery
Wesley Wainwright (via telephone)

MEMBERS ABSENT

Thomas Hawkins, Vice-Chair
Daniel Riddick
Mike Williams
Stephen Witt

STAFF PRESENT

Steven Dopp

Chair Haas called the meeting to order at 6:24 p.m.

I. APPROVAL OF THE MAY 23, 2013 MEETING MINUTES

ACTION: It was moved by Mr. Montgomery and seconded by Commissioner Catron to approve the May 23, 2013 minutes as circulated. The motion carried unanimously.

II. COMMITTEE-LEVEL REVIEW ITEMS

62 - Town of Micanopy Comprehensive Plan Draft Amendment
(City Item No. 13-1ESR)

Mr. Dopp stated that the staff report finds the Town Comprehensive Plan, as amended, is not anticipated to result in significant adverse impacts to Natural Resources of Regional Significance, regional facilities or adjacent local governments.

ACTION: It was moved by Mr. Montgomery and seconded by Commissioner Hamlin to approve the staff report as circulated. The motion carried unanimously.

The meeting adjourned at 6:29 p.m.

Sandra Haas, Chair

7/17/13
Date

COMMITTEE-LEVEL ITEMS

**FLORIDA REGIONAL COUNCILS ASSOCIATION
LOCAL GOVERNMENT COMPREHENSIVE PLAN AMENDMENT REVIEW FORM 01**

Regional Planning Council: North Central Fl
Review Date: 7/17/13
Amendment Type: Draft Amendment

Regional Planning Council Item No.: 64
Local Government: Gilchrist County
Local Government Item No.: CPA 2013-01
State Land Planning Agency Item No.: 13-1ESR

Date Mailed to Local Government and State Land Planning Agency: 7/18/13 (estimated)

Pursuant to Section 163.3184, Florida Statutes, Council review of local government comprehensive plan amendments is limited to adverse effects on regional resources and facilities identified in the strategic regional policy plan and extrajurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the region. A written report containing an evaluation of these impacts, pursuant to Section 163.3184, Florida Statutes, is to be provided to the local government and the state land planning agency within 30 calendar days of receipt of the amendment.

DESCRIPTION OF AMENDMENT

County item CPA 2013-01 reclassifies approximately 203 acres from Agriculture-1 (up to 1 dwelling unit per 2 acres) to Agriculture - 2 (up to 1 dwelling unit per 5 acres. See attached).

1. ADVERSE EFFECTS TO SIGNIFICANT REGIONAL RESOURCES AND FACILITIES IDENTIFIED IN THE STRATEGIC REGIONAL POLICY PLAN

The subject property is adjacent to U.S. Highway 129, which is identified as part of the Regional Road Network in the North Central Florida Strategic Regional Policy Plan. The local government data and analysis report indicates that the amendment will result in a reduction in the maximum number of motor vehicle trips. The subject property is located within an Area of High Recharge Potential to the Floridan Aquifer, a Natural Resource of Regional Significance identified and mapped in the regional plan. Nevertheless, significant adverse impacts are not anticipated to occur to Natural Resources of Regional Significance as a result of the amendment as the County Comprehensive Plan contains adequate policy direction to mitigate significant adverse impacts to the Area of High Recharge Potential to the Floridan Aquifer consistent with the regional plan (see attached).

2. EXTRAJURISDICTIONAL IMPACTS INCONSISTENT WITH THE COMPREHENSIVE PLANS OF LOCAL GOVERNMENTS WITHIN THE REGION

The subject property is adjacent to lands located within the Town of Bell which are classified as Residential on the Town Future Land Use Map. The Agriculture-2 land use category allows the development of intensive agricultural operations subject to receipt of an industrial wastewater permit from the Florida Department of Environmental Protection. Additionally, the County Comprehensive Plan contains mitigative policies designed to prevent incompatibilities between intensive agricultural operations and residential uses (see attached). Adverse extrajurisdictional impacts are not anticipated to occur to adjacent local governments as a result of the amendment provided that these mitigative policies are implemented by the County for the benefit of the adjoining lands located within the Town of Bell.

Request a copy of the adopted version of the amendment?

Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
Not Applicable	<input type="checkbox"/>		<input type="checkbox"/>

It is recommended that these findings be forwarded to the County and the Florida Department of Economic Opportunity.

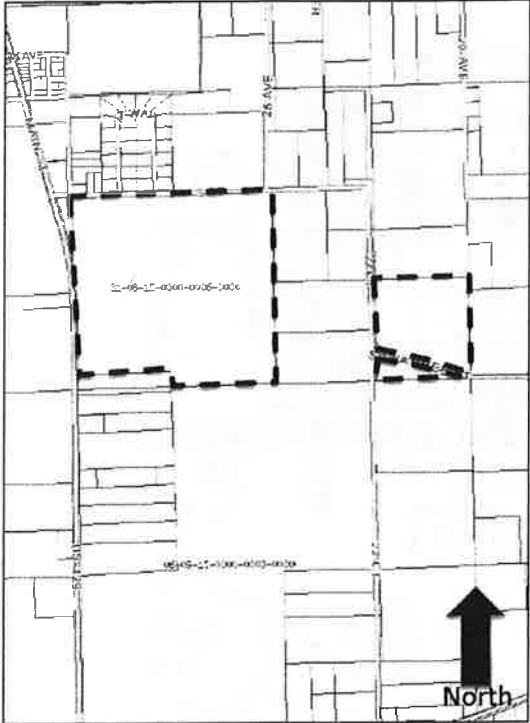
**EXCERPTS FROM THE
COUNTY COMPREHENSIVE PLAN AMENDMENT**

Case No. CPA 2013-01
June 17, 2013

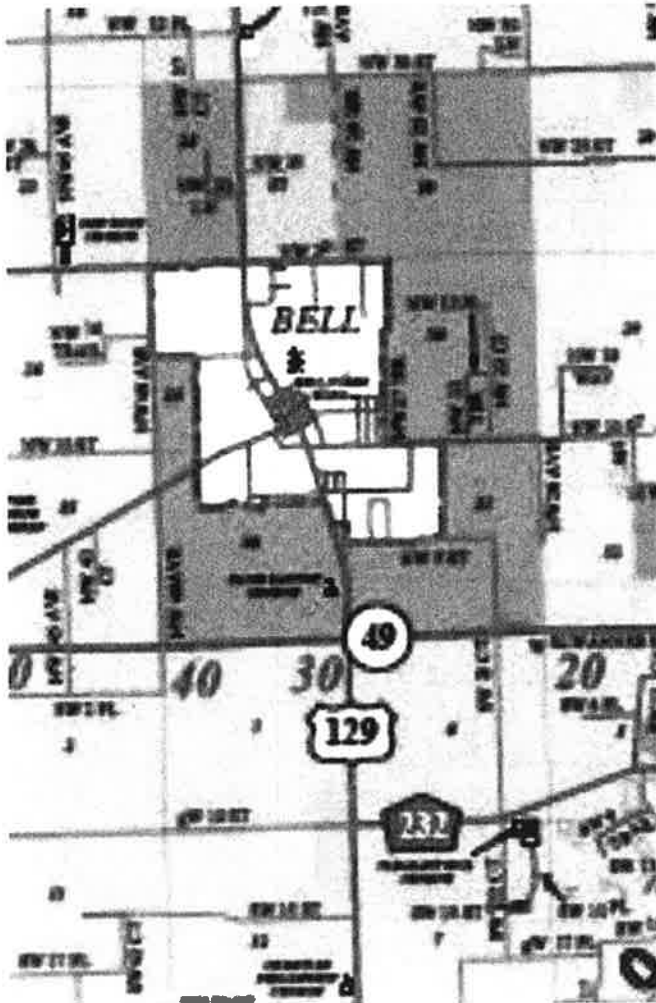
designated A-1 on the Future Land Use Map. With the agreement of the applicant and staff, the BOCC directed staff to proceed with the amendment of the Future Land Use Map from A-1 to A-2.

Maps:

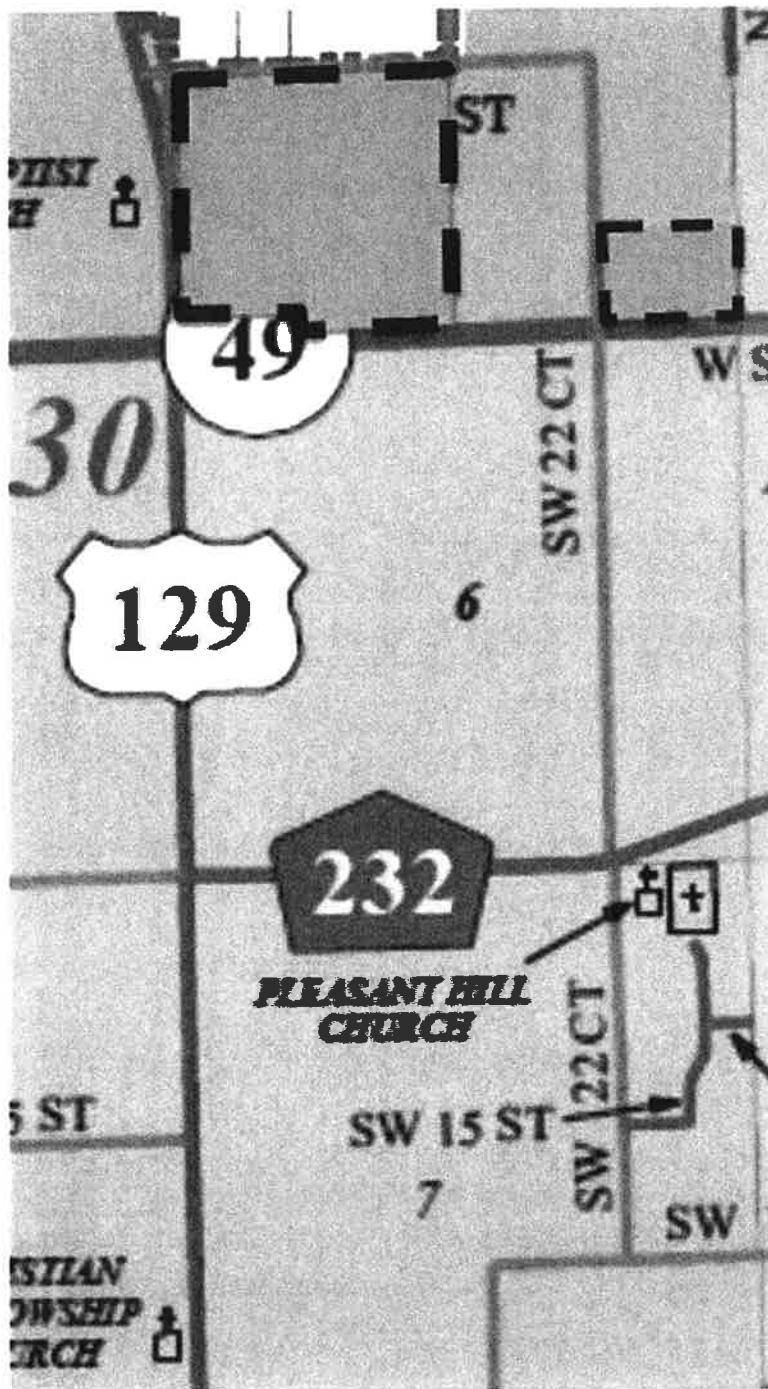
Location Map:



Context Map:



Proposed FLUM:



**EXCERPTS FROM THE
COUNTY COMPREHENSIVE PLAN**

adopted parent, sibling, child, stepchild, adopted child, or grandchild of the person who conveyed the parcel to said individual, notwithstanding the density or intensity of use assigned to the parcel in the plan. Such a provision shall apply only once to any individual.

Policy I.2.4

The County shall provide for the location of resource based activities, such as spring water bottling plants consistent with Chapter 373, Part II, Florida Statutes and Chapter 40B-2, Rules of the Suwannee River Water Management District.

Policy I.2.5

The County shall address potential incompatible land use situations which may result between residential and agricultural land uses by requiring that before approval may be granted for an intensive agricultural use as defined herein the following requirements shall be met.

1. Divided animal holding lots, manure holding lagoons, and land areas to which effluent or scraped solids are applied are not located within five hundred (500) feet of a wetland, stream, river, or other surface water body;
2. The proposed facility is not located within a 100-year floodplain as depicted on the U.S. Federal Emergency Management Agency Flood Insurance Rate Map;
3. The proposed facility is adequately screened and buffered to promote compatibility with adjacent agricultural and nonagricultural land uses, which include residential structures;
4. The proposed facility does not exceed the maximum intensity, volume or capacity requirements for the type of proposed facility, as established by any Florida Department of Environmental Protection permit or Florida Department of Agriculture and Consumer Services permit;
5. The proposed facility provides for an inspect/compliance monitoring program pursuant to any required Florida Department of Environmental Protection wastewater permit to ensure that the facility does not create a public health hazard;
6. The proposed facility adequately controls point and nonpoint source runoff and ensures proper treatment of point and nonpoint source runoff to prevent adverse impacts to, or degradation of, the quality of surface or groundwater; the drainage system design shall provide for the attenuation/retention of point and nonpoint source runoff from the proposed

site, and water released from the site post-development shall not exceed pre-development in conformity;

7. Soil conditions and characteristics are shown to be suitable for the proposed facility at the proposed site;
8. The use of land by the proposed facility will not contaminate, degrade or adversely affect the quality of groundwater or potable water supply sources based upon scientific methodology;
9. No cutting, clearing, grading or filling shall commence on any proposed site unless and until appropriate devices have been installed to minimize pollution, control erosion and removal of sediment from point and nonpoint source runoff; and
10. The applicant has applied for all applicable federal, state and regional permits or equivalent.

solid waste disposal facilities.

FACILITY TYPE **LEVEL OF SERVICE STANDARD**

Solid Waste Landfill .73 tons per capita per year

Policy IV.3.2 In coordination and cooperation with adjacent local governments, the County shall schedule, design, operate, and maintain solid waste disposal facilities in a manner which minimizes the effects of such facilities on water and air resources.

Policy IV.3.3 The County shall continue to enhance the use of solid waste facilities through separation of solid waste for recycling, as recycling programs are developed pursuant to Section 403.706, Florida Statutes, in effect upon amendment of this Comprehensive Plan.

DRAINAGE FACILITY SUB ELEMENT

GOAL IV-4 - ENSURE THE PROVISION OF PUBLIC DRAINAGE FACILITIES IN A TIMELY, ORDERLY EFFICIENT AND ENVIRONMENTALLY SOUND MANNER AT AN ACCEPTABLE LEVEL OF SERVICE FOR THE COUNTY'S POPULATION.

OBJECTIVE IV.4 The County shall continue to coordinate the extension of, or increase in the capacity of drainage facilities by scheduling the completion of public facility improvements and requiring that they are concurrent with projected demand.

Policy IV.4.1 The County hereby establishes the following level of service standards for drainage facilities.

LEVEL OF SERVICE STANDARD

For all projects not exempted from Chapter 40B-4 and 62-25, Florida Administrative Code and as administered and regulated by the appropriate State agency, in effect upon amendment of this Comprehensive Plan within the County, stormwater management systems will be installed such that the peak rate of post-development runoff will not exceed the peak-rate of pre-development runoff.

1. Such storm water management systems shall design for storm events up through and including either one of the following design storms.
 - (a) A design storm with a 10-year, 24-hour rainfall depth with Natural Resource Conservation Service Type II distribution falling on average antecedent moisture conditions for projects serving exclusively agricultural, forest, conservation or recreational uses; or

(b) A design storm with 100-year critical duration rainfall depth for projects serving any land use other than agricultural, silvicultural, conservation or recreational issues.

2. Facilities which directly discharge into an Outstanding Florida Water shall include an additional level of treatment equal to the runoff of the first 1.5 inches of rainfall from the design storm consistent with Chapter 62-25.025(9), Florida Administrative Code and as administered and regulated by the appropriate State agency, in effect upon adoption of this Comprehensive Plan, in order to meet the receiving water quality standards of Chapter 62-302, Florida Administrative Code and as administered and regulated by the appropriate State agency, in effect upon amendment of this Comprehensive Plan. Stormwater discharge facilities shall be designed so as not to lower the receiving water quality below its designated classification as established in Chapter 62-302, Florida Administrative Code and as administered and regulated by the appropriate State agency, in effect upon amendment of this Comprehensive Plan.

Any development exempt from Chapter 62-25 or 40B-4, Florida Administrative Code as cited above and which is adjacent to or drains into a surface water, canal, or stream, or which empties into a sinkhole, shall first allow the runoff to enter a grassed swale or other conveyance designed to percolate 80 percent of the runoff from a three year, one hour design storm within 72 hours after a storm event. In addition, any development exempt from Chapter 62-25 or 40B-4, Florida Administrative Code, as cited above, which is directly discharged into an Outstanding Florida Water shall include an additional level of treatment equal to the runoff of the first 1.5 inches of rainfall from the design storm consistent with Chapter 62-25.025(9), Florida Administrative Code and as administered and regulated by the appropriate State agency, in effect upon amendment of this Comprehensive Plan in order to meet the receiving water quality standards of Chapter 62-302, Florida Administrative Code. Such stormwater discharge facilities shall be designed so as not to lower the receiving water quality below its designated classification as established in Chapter 62-302, Florida Administrative Code and as administered and regulated by the appropriate State agency, in effect upon amendment of this Comprehensive Plan.

Policy IV.4.2 The County shall require the construction of structures or landscape alterations which maintain natural drainage flows including sheet flow and flow to isolated wetland systems.

Policy IV.4.3 The County, in response to written recommendations of the Florida Department of Environmental Protection, shall request the Florida Department of Environmental Regulation to fund and conduct a detailed stormwater study and prepare a stormwater master plan to (1) determine the

Policy IV.5.2 The County shall permit:

(a) Residential densities in excess of two dwelling units per acre but less than three dwelling units per acre, only within areas served by centralized potable water systems; and (b) residential densities in excess of three dwelling units per acre only within areas served by centralized potable water and sanitary sewer systems.

NATURAL GROUNDWATER AQUIFER RECHARGE SUB ELEMENT

GOAL IV-6 - ENSURE THE PROTECTION OF SURFACE AND GROUNDWATER QUALITY AND QUANTITY BY ESTABLISHMENT OF PLANS AND PROGRAMS TO PROMOTE ORDERLY USE AND DEVELOPMENT OF LAND IN A MANNER WHICH WILL PROMOTE SUCH PROTECTION AND AVAILABILITY

OBJECTIVE IV.6 The County shall continue to prohibit the discharge or spray irrigation of primary treated effluent from any community sanitary sewer facility in high groundwater aquifer recharge areas, as identified in Appendix A of this Comprehensive Plan.

Policy IV.6.1 The County shall require that, during the development review process, all proposed development within the drainage basin of any designated priority water body shall be coordinated with the Water Management District. Further, the County shall ensure that any proposed development is consistent with any approved management plans within that basin.

OBJECTIVE IV.7 The County shall continue to coordinate with the Water Management District to protect the functions of high groundwater aquifer recharge areas as designated by the Water Management District and identified in Appendix A of this Comprehensive Plan and natural drainage features by requiring all proposed subdivision plats be reviewed by the Water Management District prior to preliminary approval of the plat.

Policy IV.7.1 The County shall provide for the limitation of development adjacent to natural drainage features to protect the functions of the feature by enforcing a design standard that requires all development to conform to the natural contours of the land and natural drainage ways remain undisturbed. In addition, no development shall be constructed so that such development impedes the natural flow of water from higher adjacent properties across such development.

Policy IV.7.2 The County shall provide for the limitation of development and associated impervious surfaces in high groundwater aquifer recharge areas as identified within Appendix A of this Comprehensive Plan to protect the functions of the recharge area through requirement of the following standards.

1. Stormwater management practices shall not include drainage wells and sinkholes for stormwater disposal where recharge is into potable water aquifers. Where development is proposed on private property with existing private drainage wells, these wells shall be abandoned, including adequate sealing and plugging according to Chapter 62-28, Florida Administrative Code and as administered and regulated by the Water Management District, in effect upon amendment of this Comprehensive Plan;
2. Well construction, modification or closure shall be regulated in accordance with the criteria established by the Water Management District and the Florida Department of Health;
3. Abandoned wells shall be closed in accordance with the criteria established in Chapter 62-28, Florida Administrative Code and as administered and regulated by the Water Management District, in effect upon amendment of this Comprehensive Plan;
4. No person shall discharge or cause to or permit the discharge of a regulated material as listed in Chapter 442, Florida Statutes, in effect upon amendment of this Comprehensive Plan, to the soils, groundwater or surface water except, provided that the use of agricultural chemicals per labeled application rates shall be allowed on any lands designated agricultural on the Future Land Use Plan Map of this Comprehensive Plan;
5. No person shall tamper or bypass or cause or permit tampering with or bypassing of the containment of a regulated material storage system, except as necessary for maintenance or testing of those components; and
6. The County shall require that the following impervious surface coverages, including buildings and paved areas, such as driveways, be maintained, within high groundwater aquifer recharge areas, as follows:
 - (a) for parcels equal to or greater than 1 acre - impervious surface shall not exceed 20.0 percent; or
 - (b) for parcels less than 1 acre - impervious surface shall not exceed 40.0 percent.

OBJECTIVE IV.8 The County shall continue to cooperate with the Water Management District with the implementation of its water conservation rule when water shortages are declared by the District. During such shortages, water conservation measures shall be implemented for the use and reuse of water of the lowest acceptable quality for the purposes intended. In addition, the County shall

**FLORIDA REGIONAL COUNCILS ASSOCIATION
LOCAL GOVERNMENT COMPREHENSIVE PLAN AMENDMENT REVIEW FORM 01**

Regional Planning Council: North Central Fl
Review Date: 7/17/13
Amendment Type: Draft Amendment

Regional Planning Council Item No.: 65
Local Government: Madison County
Local Government Item No.: CPA 13-01
State Land Planning Agency Item No.: 13-1ER

Date Mailed to Local Government and State Land Planning Agency: 7/18/13 (estimated)

Pursuant to Section 163.3184, Florida Statutes, Council review of local government comprehensive plan amendments is limited to adverse effects on regional resources and facilities identified in the strategic regional policy plan and extrajurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the region. A written report containing an evaluation of these impacts, pursuant to Section 163.3184, Florida Statutes, is to be provided to the local government and the state land planning agency within 30 calendar days of receipt of the amendment.

DESCRIPTION OF AMENDMENT

County item CPA 13-01 consists of amendments to all elements of the County Comprehensive Plan (See attached excerpts).

1. ADVERSE EFFECTS TO SIGNIFICANT REGIONAL RESOURCES AND FACILITIES IDENTIFIED IN THE STRATEGIC REGIONAL POLICY PLAN

The County Comprehensive Plan amendments include maps of Natural Resources of Regional Significance contained in the North Central Florida Strategic Regional Policy Plan. The maps help to identify regional resources located within the County in order to prevent and/or mitigate significant adverse impacts to regionally important resources. However, the County Plan amendments do not contain goals or policies which are tied to these regional resources. Therefore, it is recommended that the following objective and policies be added to the Conservation Element of the County Comprehensive Plan.

OBJECTIVE 1.6 The County, in order to protect significant natural resources in a manner which is in conformance with and furthers the North Central Florida Strategic Regional Policy Plan, as amended October 27, 2011, hereby adopts the following maps as they apply to the unincorporated areas of the County as part of the Future Land Use Map Series of this Comprehensive Plan; (1) Regionally Significant Natural Resources - Ground Water Resources, dated October 27, 2011; (2) Regionally Significant Natural Resources - Natural Systems, dated October 27, 2011; (3) Regionally Significant Natural Resources - Planning and Resource Management Areas, dated October 27, 2011; (4) Regionally Significant Natural Resources - Planning and Resource Management Areas (Surface Water Improvement Management Water Bodies), dated October 27, 2011; and (5) Regionally Significant Natural Areas - Surface Water Resources, dated October 27, 2011. The following policies provide direction for the use of these maps in applying the referenced policies of this Comprehensive Plan.

Policy 1.6.1 The map entitled Regionally Significant Natural Resources - Ground Water Resources, dated October 27, 2011, included within the Future Land Use Map Series, identifies groundwater resources for the application of the provisions of the high groundwater aquifer protection policy of the Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element of this Comprehensive Plan.

Policy 1.6.2 The map entitled Regionally Significant Natural Resources - Natural Systems, dated October 27, 2011, included within the Future Land Use Map Series, identifies listed species for the application of the provisions the critical wildlife habitat policy of this element.

Policy 1.6.3 The maps entitled Regionally Significant Natural Resources - Planning and Resource Management Areas, dated October 27, 2011, included within the Future Land Use Map Series, identifies state owned regionally significant lands for application of the provisions of the conservation land use policy of the Future Land Use Element of this Comprehensive Plan.

Policy 1.6.4 The maps entitled Regionally Significant Natural Resources - Planning and Resource Management Areas (Surface Water Improvement Management Water Bodies), dated October 27, 2011, included within the Future Land Use Map Series, identifies surface water management improvement water bodies for the application of the provisions of the surface water runoff policy of this element.

Policy 1.6.5 The map entitled Regionally Significant Natural Areas - Surface Water Resources, dated October 27, 2011, included within the Future Land Use Map Series, identifies surface water resources for the application of the provisions of the surface water and riverbank protection policies of this element.

Future Land Use Element Policy 1.6.4 references "Prime Natural Aquifer Recharge Areas." The term is obsolete and should be replaced with "high aquifer recharge areas."

The county is bisected by the following roads which are part of the Regional Road Network as identified in the North Central Florida Strategic Regional Policy Plan: Interstate Highway 10, U.S. Highways 90 and 221 as well as State Roads 6, 14, 42 and 145. The amendment deletes transportation concurrency requirements from the County Comprehensive Plan. Therefore, significant adverse impacts could occur to segments of these regional roads should the roadway level of service exceed the minimum service planning standards contained in the regional plan. Potential adverse impacts to the regional road network can be mitigated by including Transportation Best Practices contained in the North Central Florida Strategic Regional Policy Plan as goals and policies in the County Comprehensive Plan (see attached).

2. EXTRAJURISDICTIONAL IMPACTS INCONSISTENT WITH THE COMPREHENSIVE PLANS OF LOCAL GOVERNMENTS WITHIN THE REGION

As previously noted, the amendment deletes transportation concurrency requirements from the County Comprehensive Plan. Therefore, significant adverse impacts could occur to roads located in adjoining local governments which continue to maintain minimum level of service standards. Potential adverse extrajurisdictional impacts can be mitigated by including Transportation Best Practices contained in the North Central Florida Strategic Regional Policy Plan as goals and policies in the County Comprehensive Plan.

Request a copy of the adopted version of the amendment?

Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Not Applicable <input type="checkbox"/>	<input type="checkbox"/>

It is recommended that these findings be forwarded to the County and the Florida Department of Economic Opportunity.

**EXCERPTS FROM THE
NORTH CENTRAL FLORIDA STRATEGIC REGIONAL POLICY PLAN**



proportion of the trips on the failing road network are attributable to the project. The percentage is multiplied by the costs of the transportation projects needed to restore level of service for the failing facilities to determine an amount of money, which is the developer's proportionate-fair share payment.

e. Transportation Planning Best Practices

While north central Florida local governments are financially unable to fund traditional transportation concurrency, adverse impacts to the regional road network can be minimized through sound transportation planning. Transportation Planning Best Practices for north central Florida local governments could include enhancing road network connectivity, providing parallel local routes to the Regional Road Network, incorporating access management strategies, and developing multimodal transportation systems. By relying on transportation planning best practices, urban development can still be directed to incorporated municipalities, urban service areas, and urban development areas while minimizing transportation infrastructure costs and declines in level of service. Examples of policy areas which could be addressed in local government comprehensive plans to implement these transportation planning best practices include the following.

Enhance Road Network Connectivity by

Establishing a comprehensive system of street hierarchies with appropriate maximum spacing for local, collector, and arterial street intersection and arterial spacing, including maximum intersection spacing distances for local, collector, and arterial streets;

Establishing a thoroughfare plan and right-of-way preservation requirements to advance the development of arterial and collector streets throughout the jurisdiction;

Limiting or discouraging the use of cul-de-sacs and dead-end streets, limiting the maximum length of cul-de-sacs and dead end streets, and encouraging the use of traffic calming devices and strategies as an alternative to dead end streets and cul-de-sacs;

Encouraging street stubs for connections to future development requiring connections to existing street stubs/dead end streets when adjacent parcels are subdivided/developed in the future, and requiring developments to connect through to side streets at appropriate locations;

Encouraging the creation of paths that provide shortcuts for walking and cycling where dead-end streets exist, mid-block bike paths and pedestrian shortcuts, and limiting the maximum spacing between pedestrian/bicycle connections as well as; or

Limiting or discouraging gated communities and other restricted-access roads.

Provide Parallel Local Routes and Other Alternative Local Routes to the Regional Road Network.

Planning and mapping parallel roadway and cross street networks to provide a clear framework for implementing alternative routes to the Regional Road Network;



Adding segments of the parallel roadway and cross street networks to the capital improvements program;

Encouraging developer participation in implementing the system through fair share agreements as a condition of development approval for Regional Road Network concurrency mitigation; or

Encouraging the establishment of a long-term concurrency management system plan for accomplishing the parallel local routes and interparcel cross-access in selected areas.

Promote Access Management Strategies by

Requiring large commercial developments to provide and/or extend existing nearby local and collector streets and provide street connections with surrounding residential areas so residents may access the development without traveling on the Regional Road Network;

Requiring shopping centers and mixed-use developments to provide a unified access and circulation plan and require any outparcels to obtain access from the unified access and circulation system;

Properties under the same ownership or those consolidated for development will be treated as one property for the purposes of access management and will not received the maximum potential number of access points for that frontage indicated under minimum access spacing standards;

Existing lots unable to meet the access spacing standards for the Regional Road Network must obtain access from platted side streets, parallel streets, service roads, joint and cross-access or the provision of easements;

Establishing minimum access spacing standards for locally maintained thoroughfares and use these to also guide corner clearance;

Maintaining adequate corner clearance at crossroad intersections with the Regional Road Network;

Encouraging sidewalk connections from the development to existing and planned public sidewalk along the development frontage;

Encouraging cross-access connections easements and joint driveways, where available and economically feasible;

Encouraging closure of existing excessive, duplicative, unsafe curb cuts or narrowing of overly wide curb cuts at the development site;

Encouraging safe and convenient on-site pedestrian circulation such as sidewalks and crosswalks connecting buildings and parking areas at the development site;



Encouraging intersection and/or signalization modifications to improve roadway operation and safety;

Encouraging the addition of dedicated turn lanes into and out of development;

Encouraging the construction of public sidewalks along all street frontages, where they do not currently exist;

Encouraging the widening of existing public sidewalks to increase pedestrian mobility and safety;

Encouraging the deeding of land for the addition and construction of bicycle lanes;

Encouraging the provision of shading through awnings or canopies over public sidewalk areas to promote pedestrian traffic and provide protection from inclement weather to encourage walking;

Encouraging the construction of new road facilities which provide alternate routes to reduce congestion; or

Encouraging the addition of lanes on existing road facilities, especially where it can be demonstrated that the road will lessen impacts to the Regional Road Network.

Develop Multimodal Transportation Systems by

Encouraging development at densities within urban areas which support public transit;

Providing one or more park-and-ride lots to encourage carpooling and ridesharing, and the use of public transit among inter-city commuters;

Providing a system of sidewalks and/or bike paths connecting residential areas to schools, shopping, and recreation facilities;

Establishing an interlocal agreement with an existing public mass transit system provider to provide regular daily inter-city transit service for inter-city commuters; or

Establishing a local public mass transit system.

**EXCERPTS FROM THE
COUNTY COMPREHENSIVE PLAN AMENDMENT**

I. FUTURE LAND USE ELEMENT

INTRODUCTION

This Future Land Use Element and Future Land Use Plan map and map series designates the future general distribution, location and extent of the uses of land within the unincorporated areas of the County. The purpose of this Future Land Use Element is to provide for the appropriate distribution of population densities and building and structural densities and intensities. The data collected for this plan element and analysis of this data, contained in the County's Data and Analysis document, are not part of this plan element but serve to provide a foundation and basis for the formulation of this portion of the Comprehensive Plan.

The following goal, objectives and policies provide for distribution of future land use, as well as, guidance for such future land use. The focal point around which this Future Land Use Element is centered is the relationship between urban development areas and rural areas of the County, and the uses and intensity of such uses for each area. As the unincorporated areas of the County are primarily rural in character and use, there is an opportunity to provide appropriate direction for the future location and concentration of urban uses. The concentration of urban uses within the urban development areas of the County should enable both the public and private sectors to feasibly plan for the logical provision of needed public facilities and services to serve the residents of the County.

SECTION 1. FUTURE LAND USE ELEMENT GOAL, OBJECTIVES AND POLICIES

GOAL 1 † – IN RECOGNITION OF THE IMPORTANCE OF CONSERVING THE NATURAL RESOURCES AND ENHANCING THE QUALITY OF LIFE IN THE COUNTY, DIRECT DEVELOPMENT TO THOSE AREAS WHICH HAVE IN PLACE, OR HAVE AGREEMENTS TO PROVIDE, THE LAND AND WATER RESOURCES, FISCAL ABILITIES AND SERVICE CAPACITY TO ACCOMMODATE GROWTH IN AN ENVIRONMENTALLY ACCEPTABLE MANNER.

OBJECTIVE 1.1: The County shall maintain a Future Land Use Map which coordinates future land uses with appropriate topography, soil conditions, conservation of natural resources and availability of facilities and services.

Policy 1.1.1: The County shall regulate land use through designation of land use districts on a Future Land Use Map. The Future Land Use Map shall be used to determine the location and extent of development within the County consistent with the conservation of natural resources and availability of public facilities and services. Land use districts depicted on the Future Land Use Map shall be described as follows.

1. Agriculture-1
 - a. Intent. This district is intended to provide for crop cultivation, livestock, specialty farms, silviculture areas and dwelling units.
 - b. Density. 1 du / 40 acres

2. Agriculture-2
 - a. Intent. This district is intended to provide for crop cultivation, livestock, specialty farms, silviculture areas and allow for additional residential densities.
 - b. Density. 1 du / 10 acres
 - c. Special Requirements within the Urban Development Area.

- ii. ~~Lots equal to or greater than 1 acre and less than 10 acres may be created under the following conditions:~~
 - (1) ~~Individual Lots~~
 - (a) ~~The minimum lot size shall be one acre;~~
 - (b) ~~All lots shall have direct access to a publicly maintained road; and,~~
 - (c) ~~All lots shall have sufficient upland to accommodate the proposed development, in accordance with wetland and floodplain policies contained in the adopted comprehensive plan.~~
 - (2) ~~Subdivision development for lots equal to or greater than 1 acre and less than 5 acres:~~
 - (a) ~~All subdivisions must conform to the platting requirements of the land development code and maintain a gross density not to exceed 1 dwelling unit per acre;~~
 - (b) ~~Subdivisions creating 20 or less lots, using the provisions of this policy, may be developed subject to the following additional criteria:~~
 - (i) ~~Such subdivision shall not be located more than 50% of the development tract.~~
 - (ii) ~~The undeveloped portion of the development tract shall be reserved as open space.~~
 - (iii) ~~A minimum 100-foot buffer shall be recorded as a conservation easement or use as agriculture, passive recreation or preservation of natural resources. To use the conservation easement for other purposes, such as development activities, a comprehensive plan amendment is required.~~
 - (c) ~~Subdivisions creating more than 20 lots, using the provisions of this policy, are subject to the same criteria noted above with the exception that such subdivisions shall not be located on more than 25% of the development tract.~~
 - (3) ~~Subdivision development for lots equal to or greater than 5 acres and less than 10 acres shall not be required to follow the clustering provisions stated above, but shall be required to follow all other platting requirements of the land development code.~~

3. Residential

- a. Intent. This district is intended to provide areas for the preservation or development of low-density neighborhoods.
- b. Density. One (1) dwelling unit per acre for development not served by a community potable water and sanitary sewer system; two (2) dwelling units per acre with community potable water or sanitary sewer service; up to eight (8) units per acre within a planned residential development with community potable water and sanitary sewer service and which contains an internal road system that is paved according to County specifications.

4. Commercial

- a. Intent. This district is intended to provide areas used for the sale, rental and distribution of products, or performance of services.
- b. Intensity. 1.0 Floor Area Ratio

5. Industrial
 - a. Intent. This district is intended to create areas used for the manufacturing, assembly processing or storage of products.
 - b. Intensity. 1.0 Floor Area Ratio

6. Public
 - a. Intent. This district is intended to provide public buildings and grounds, other public facilities, (including sewer systems, solid waste systems, drainage systems and potable water systems), public health systems and educational uses.
 - b. Intensity. 1.0 Floor Area Ratio

7. Conservation
 - a. Intent. This district is intended for public lands devoted to the conservation of the unique natural functions. With silviculture and agriculture activities conducted under best management practices, rules of the Suwannee River Water Management District and other applicable rules and regulations. Conservation uses shall include public access and residential uses necessary to manage such conservation lands (i.e., ranger stations, research stations and park amenities). Silvicultural activities consistent with the conservation purpose shall be allowed.

8. Recreation
 - a. Intent. This district is intended for user based and resource based recreation uses.
 - b. Intensity. For buildings and structures, no more than 50% lot coverage, unless otherwise approved by the County Commission and a 0.5 Floor Area Ratio.

9. Highway Interchange
 - a. Intent. This district is intended for uses surrounding Interstate 10 interchanges, which include the following: high intensity commercial uses such as shopping centers, restaurants, automotive service stations, motels and campgrounds; retail outlets; truck stops; and facilities for the storage and distribution of foods and products including wholesale activity.
 - b. Intensity. 1.0 Floor Area Ratio

10. Mixed Use
 - a. Intent. This district is intended for areas which include single family residential units, commercial uses, recreation and open space, and public uses. Agricultural and silvicultural activities are permitted provided that such activities do not adversely impact any adjacent commercial activity. Mixed Use areas may be permitted within the rural areas of the County, which are both (1) highly accessible to principal arterials, minor arterials or major collectors and (2) appropriate locations for commercial activities outside of the designated urban development overlay.
 - b. Density. One (1) dwelling unit per acre for development not served by a community potable water and sanitary sewer system; two (2) dwelling units per acre with community potable water or sanitary sewer service; up to eight (8) units per acre within a planned residential development with community potable water and sanitary sewer service and which contains an internal road system that is paved according to County specifications.
 - c. Intensity. 1.0 Floor Area Ratio
 - d. Development Mix. Up to 25% of the gross acreage within the category may be designated for each of the following types of development. All of the land uses

do not have to be developed at the same time, nor is one land use a prerequisite to another land use.

- i. Single Family Residential
- ii. Commercial
- iii. Recreation and Open Space
- iv. Public

e. Additional requirements.

- i. All subdivisions shall have direct access to a publicly maintained road.
- ii. Non-residential uses shall have direct access to a principal arterial, minor arterial, or major collector roadway.
- iii. No future industrial use shall be allowed to adjoin an existing residential development.
- iv. Development must be located on developable upland away from environmentally sensitive land, including wetlands and 100-year floodplains.
- v. A minimum 100 foot vegetative buffer shall be provided between agriculture and nonresidential uses to protect such agricultural uses from potentially adverse impacts associated with encroachment of non-agricultural development or the creation of nuisances by agricultural operations. Buffers shall be provided by the nonresidential development.

11. Commerce Park.

- a. Intent. This district is intended to focus on manufacturing, warehousing and distribution around the Interstate 10 corridor.
- b. Intensity. 0.25 Floor Area Ratio

~~Policy 1.1.21.1.2: The County shall allocate amounts and mixes of land uses for residential, commercial, industrial, public and recreation to meet the needs of the existing and projected future populations through the year 2035.~~

~~Policy 1.1.3The County shall limit the designation of residential, commercial and industrial lands depicted on the Future Land Use Plan Map to acreage which can be reasonably expected to develop by the year 2010.~~

~~Policy 1.3.21.1.3: The County as part of the special exception process, shall require the location of public facilities so as to discourage the proliferation of urban sprawl.~~

~~Policy 1.11.1.1.4: The County shall establish procedures for the review of proposed development to assure that development orders and permits are not issued unless the facilities and services necessary to serve the development can be provided at the adopted level of service standards.~~

~~OBJECTIVE 1.13 Policy 1.1.5: The County shall require that utility services ensure the availability of suitable land for essential services necessary to support proposed development including potable water, natural gas, sanitary sewer, solid waste disposal, telephone, television, radio, electrical substations and telecommunications towers are available concurrent with final development approval.~~

~~Policy 1.1.6: The County shall consider the appropriateness of site conditions or site modifications relative to soils and topography as part of its development review process.~~

~~Policy 1.1.7: Public and Private schools are considered allowable uses in all land use categories except Conservation and Industrial. The County will coordinate with the Madison County~~

School Board to encourage the location of schools proximate to residential areas to the extent possible and shall seek to collocate public facilities such as parks, libraries, and community centers, with schools to the extent possible.

OBJECTIVES AND POLICIES FOR URBAN DEVELOPMENT AREAS

~~Urban development areas are those areas so designated on the County's Future Land Use Plan Map.~~

OBJECTIVE 1.4.1.2: In order to discourage the proliferation of urban sprawl and to coordinate future land uses with the availability of facilities and services, the County shall establish an "Urban Development Overlay Areas" on the Future Land Use Map. ~~These Urban Development Areas~~ This overlay shall be the focal points for the provision of urban-type facilities and service, such as central potable water and sanitary sewer facilities, and the location of urban-type uses, such as commercial, industrial, and residential low density (up to 2 units/acre) uses.

Policy 1.2.1: The land uses permitted within the Urban Development Overlay shall include Agriculture-2, Public, Recreation, Residential, Highway Interchange, Commercial, Industrial, Mixed Use, and Commerce Park.

Policy 1.4.1.2.2: The County shall ~~limit~~ direct the location of higher density residential and high intensity commercial and industrial uses to areas within the UDA, adjacent to arterial or collector roads where public facilities are available to support such higher density or intensity.

Policy 1.2.3: Commerce Park uses within the Urban Development Overlay shall be subject to developer incentives, grant funding, expedited permitting, provision of public facilities, or some other similar incentives as specified in the land development code in order to encourage economic development by promoting a range of uses including light industrial, warehousing, manufacturing and assembly, and other employment-oriented uses.

Policy 1.4.1.2.4: The County shall enforce standards contained within this Plan for the coordination and siting of proposed urban development near agricultural or forested areas, or environmentally sensitive areas (including but not limited to wetlands and floodplain areas) to avoid adverse impact upon existing land uses.

Policy 1.4.5.1.2.5: The County shall encourage future urban development within designated urban development overlays ~~areas~~ in conformance with the land topography and soil conditions, and within an area which is or will be served by public facilities and services.

~~Policy 1.1.6 The County's land development regulations shall be based on and be consistent with the following land use classifications and corresponding standards for densities and intensities for designated urban development areas within the County.~~

~~Agriculturally classified lands are lands, which are predominantly used for crop cultivation, livestock, specialty farms, silviculture areas and dwelling units;~~

~~Maximum agricultural density shall be as provided below;~~

~~Agriculture — 1 ————— 1 d.u. per 40 acres~~

~~Agriculture — 2 ————— 1 d.u. per 10 acres (overall)~~

~~Lands classified as public consist of public buildings and grounds, other public facilities, (including sewer systems, solid waste systems, drainage systems and potable water systems), 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 public lands devoted to the conservation of the unique natural functions within these lands with silviculture and agriculture activities conducted under best management practices, rules of the Suwannee River Water Management District and other applicable rules and regulations shall be allowed;~~

~~Conservation uses shall include public access and residential uses necessary to manage such conservation lands (i.e., ranger stations, research stations and park amenities). Silvicultural activities consistent with the conservation purpose shall be allowed;~~

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

~~Residential use classifications provide locations for dwelling units at low, moderate, medium and high density;~~

~~Residential use is allowed in several other land use classifications with densities determined by classification;~~

~~Residential — 1 shall be limited to a density of less than or equal to 2.0 dwelling units per acre;~~

~~Highway interchange uses which shall be permitted within the urban and rural area of the County. Commercial interchange uses shall be permitted within areas surrounding Interstate 10, which shall be limited to the following: (1) tourist oriented facilities, such as restaurants, automotive service stations, motels and campgrounds; (2) retail outlets; (3) truck stops and (4) facilities for the storage and distribution of foods and products including wholesale activity.~~

~~Highway interchange uses shall be limited to an intensity of less than or equal to 1.0 floor area ratio;~~

~~Lands classified as commercial use consist of areas used for the sale, rental and distribution of products, or performance of services;~~

~~Commercial uses shall be limited to an intensity of less than or equal to 1.0 floor ratio; and~~

~~Lands classified as industrial consist of areas used for the manufacturing, assembly processing or storage of products;~~

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

~~Policy I.1.7 — Upon plan adoption, the County shall establish a growth cap limiting the extent of additional permits for residential units within the Urban Development Area through the year 2010. This growth cap shall be as follows:~~

- ~~1. — Maximum additional dwelling units allowed through 2010: 500 dwelling units.~~

2. ~~When the number of new dwelling units permitted reaches 80% of the growth cap (400 units), the comprehensive plan data and analysis shall be reevaluated to determine if a revision to the cap is warranted.~~

OBJECTIVES AND POLICIES

FOR RURAL AREAS

~~Rural areas are those areas located outside the designated urban development areas shown on the County's Future Land Use Plan Map.~~

~~OBJECTIVE 1.2 Policy 1.2.6: The County shall maintain the rural character of the area rural areas by limiting development activity to those uses outside of the Urban Development Overlay, and densities, which are identified within the following policies.~~

~~Policy 1.2.1 County shall allow Agricultural Conservation, Recreation, and Public, uses, the processing, storage and sale of agricultural products, highway interchange uses, rural development uses, neighborhood commercial uses, conventional single family dwellings, mobile homes, churches and other houses of worship, and uses requiring approval as special exceptions.~~

~~Policy 1.2.2 The County's land development regulations shall be based on and be consistent with the following land use classifications and corresponding standards for densities and intensities within the rural area of the County.~~

~~Agriculturally classified lands are lands, which are predominantly used for crop cultivation, livestock, specialty farms, silviculture areas and dwelling units;~~

~~Maximum agricultural density shall be provided in the following land use categories:~~

~~Agriculture 1 1 d.u. per 40 acres.~~

~~Agriculture 2 1 d.u. per 10 acres (overall).~~

~~In order to provide for additional residential densities in the Agriculture 2 area while maintaining the rural character and availability of agricultural uses, developments may occur at a gross density of one unit per 10 acres. Developments must be clustered contiguously in a development tract on a portion of the parent tract, which is in a development tract on a portion of the parent tract, which is defined as a lawful parcel of record at the time of adoption of this comprehensive plan, when the minimum size of such development is not less than ten acres, subject to the following general requirements:~~

- a. ~~Developments using this option shall be permitted utilizing a development review process administered by the Development Administrator.~~
- b. ~~All subdivisions of land must conform to the platting requirements of the land development code and maintain a gross density of one unit per 10 acres.~~
- c. ~~The cluster development must have the following characteristics:~~

- ~~1. A location on suitable upland away from environmentally sensitive land, including wetlands and 100 year floodplains;~~
 - ~~2. A minimum lot size of one acre without central water and sewer; a minimum lot size of one-half acre with central water and sewer;~~
 - ~~3. A minimum 100 foot buffer shall be provided between agriculture and non-agricultural uses to protect such agricultural uses from adverse impacts associated with encroachment of non-agricultural development or creation of nuisances by agricultural operations. The buffer shall be provided by the non-agricultural development.~~
 - ~~4. Applications for proposed subdivision over 50 dwelling units must include data, prepared by professionally accepted methods, addressing dwelling unit need, the implications of sprawl, the overall pattern of development in the area, and the provision of services and facilities.~~
- ~~d. All cluster subdivisions must retain open space as follows:~~
- ~~1. Subdivisions creating twenty or less lots may be allowed provided such subdivision is located on not more than 50% of the required development tract and the undeveloped balance of the development tract is reserved as open space.~~
 - ~~2. Subdivisions creating more than twenty lots may be allowed providing such subdivision is located on not more than 25% of the required development tract and the balance of the development tract and the balance of the development is reserved as open space.~~
 - ~~3. All open space required in this policy shall be recorded in a conservation easement for use as agriculture (except mining), passive recreation, or preservation of natural areas. To utilize the conservation easement for use as agriculture natural areas. To utilize the conservation easement for other purposes, such as development activities, a comprehensive plan amendment is required.~~

~~Policy 1.2.2.1 Within the Agriculture — 2 land use classification, notwithstanding the density requirements stated in Policies 1.1.6 and 1.2.2., lots equal to or greater than 1 acre and less than 10 acres may be created under the following conditions:~~

- ~~a. Individual lots~~
 - ~~1. The minimum lot size shall be one acre;~~
 - ~~2. All lots shall have direct access to a publicly maintained road; and,~~
 - ~~3. All lots shall have sufficient upland to accommodate the proposed development, in accordance with wetland and floodplain policies contained in the adopted comprehensive plan.~~
- ~~b. Subdivision development for lots equal to or greater than 1 acre and less than 5 acres:~~

1. ~~All subdivisions must conform to the platting requirements of the land development code and maintain a gross density not to exceed 1 dwelling unit per acre;~~
 2. ~~Subdivisions creating 20 or less lots, using the provisions of this policy, may be developed subject to the following additional criteria:~~
 - (a) ~~Such subdivision shall not be located more than 50% of the development tract.~~
 - (b) ~~The undeveloped portion of the development tract shall be reserved as open space.~~
 - (c) ~~A minimum 100-foot buffer shall be recorded as a conservation easement or use as agriculture, passive recreation or preservation of natural resources. To use the conservation easement for other purposes, such as development activities, a comprehensive plan amendment is required.~~
 3. ~~Subdivisions creating more than 20 lots, using the provisions of this policy, are subject to the same criteria noted above with the exception that such subdivisions shall not be located on more than 25% of the development tract.~~
- e. ~~Subdivision development for lots equal to or greater than 5 acres and less than 10 acres shall not be required to follow the clustering provisions stated above, but shall be required to follow all other platting requirements of the land development code.~~

~~The total number of lots created equal to or greater than 1 acre and less than 10 acres, within the Agriculture — 2 land use classification, shall not exceed 150 lots during any calendar year. Any lots created pursuant to Policies 1.1.6, 1.2.2, and 1.2.3 shall not count towards the 150 capacity.~~

~~Lands classified as public consist of public buildings and grounds, other public facilities, (including sewer systems, solid waste systems, drainage systems and potable water systems), 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 public and private lands devoted to the conservation of the unique natural functions within these lands and silviculture and agriculture activities conducted under best management practices, rules of the Suwannee River Water Management District, and other applicable rules and regulations shall be allowed. Privately owned lands may be designated as conservation within this Comprehensive Plan upon petition of the property owner or owners agent and amendment to the Future Land Use Plan Map;~~

~~Conservation uses shall include public access and residential uses necessary to manage such conservation lands (i.e., ranger stations, research stations and park amenities). Silvicultural activities consistent with the conservation purpose shall be allowed;~~

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

~~Highway interchange uses which shall be permitted within the urban and rural area of the County. Commercial interchange uses shall be permitted within areas surrounding Interstate~~

~~10, which shall be limited to the following: (1) tourist oriented facilities, such as restaurants, automotive service stations, motels and campgrounds; (2) retail outlets; (3) truck stops and (4) facilities for storage and distribution of foods and products including wholesale activity.~~

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

~~Within areas designated "Highway Interchange", on the Future Land Use Map, and for uses within areas designated as floodprone or wetlands on the Future Land Use Map Series and for which a site plan is required, all development proposals shall be accompanied by evidence that an inventory of wetlands; soils posing severe limitation to construction; unique habitat; endangered species of wildlife and plant; and areas prone to periodic flooding has been conducted. Where development is determined to encroach upon a resource, in order to ensure the protection, preservation, or natural functions of the developer, which includes necessary modifications to the development, specific setbacks and buffers, and clustering of development away from site resources. In order to assure that the improvements necessary for environmental mitigation are constructed as approved by Madison County, the developer shall post to the County, a bond at least equal to the cost of the improvements.~~

~~Land uses within areas designated as Rural Development 1 include single family residential units, commercial uses, industrial uses including warehousing and distribution facilities, public uses, and agricultural uses. Rural Development areas may be permitted within the rural are of the County, which are both (1) highly accessible to principal arterials, minor arterials or major collectors and (2) appropriate locations for commercial and industrial activities outside of the designated urban development areas. Agricultural and silvicultural activities are permitted in rural development areas, provided that such activities do not adversely impact any adjacent commercial or industrial activity.~~

~~Standards to guide developments in Rural Development areas shall include the following:~~

~~Single family residential:~~

~~Development mix — No limit~~

~~Development standards:~~

~~Maximum density: one (1) dwelling unit per acre for development not served by a community potable water and sanitary sewer system; tow (2) dwelling units per acre with community potable water and sanitary sewer service; up to eight (8) units per acre within a Planned Residential development with community potable water and sanitary sewer service and which contains an internal road system that is paved according to County specifications.~~

~~Access: all subdivisions containing lots less than 5 acres in size shall have direct access to a publicly maintained road.~~

~~Commercial, industrial, and public developments:~~

~~Development mix — up to 10% of the gross acreage within the RD designated area for each type of development~~

~~Development standards —~~

~~Maximum intensity: 1.0 floor area ratio for each type of development~~

~~Residential protection: No future industrial use shall be allowed to adjoin an existing residential development~~

~~Access: direct access to a principal arterial, minor arterial, or major collector roadway~~

~~Site location must be located on developable upland away from environmentally sensitive land, including wetlands and 100-year floodplains.~~

~~Buffering — a minimum 100-foot vegetative buffer shall be provided between agriculture and nonresidential uses to protect such agricultural uses from potentially adverse impacts associated with encroachment of non-agricultural development or the creation of nuisances by agricultural operations. Buffers shall be provided by the nonresidential development.~~

Rural Development 2

~~Lands classified as Rural Development 2, allowing warehousing and distribution facilities, manufacturing, assembly and processing or storage of products as permitted uses, allowing offsite signs as special exceptions, and limiting Rural Development 2 uses to an intensity of .25 floor area ratio.~~

Agricultural development:

~~Development mix — no limit~~

~~Development standards — not applicable~~

~~Policy 1.2.31.2.7: The County shall provide for the establishment of lots for the sole use of family homesteads, not to exceed 1 dwelling unit per acre, notwithstanding the density or intensity of use otherwise assigned to the parcel in this adopted plan. This provision is intended to promote the perpetuation of the family homestead in rural areas by making it possible for an individual who is the grandparent, parent, stepparent, adopted parent, sibling, child, stepchild, adopted child, or grandchild of the person who conveyed the parcel to said individual to reside on lots which exceed the maximum density for such areas. Such provision shall apply only once to any individual.~~

~~Policy 1.2.4 The County shall provide for the location of resource-based activities, such as bottled water manufactures, or activities which may be a threat to public safety, such as ammunition manufacturers, as special exceptions.~~

~~Policy 1.2.5 The County shall only allow hazardous or bio-medical waste treatment facilities as special exceptions within areas designated as rural development. (also, see Policy V.2.13)~~

OBJECTIVES AND POLICIES

FOR BOTH URBAN DEVELOPMENT AREAS AND RURAL AREAS

~~OBJECTIVE 1.31.3: The County shall protect existing developments from the potentially adverse impacts of adjacent land uses. Protective measures such as site plan review shall be required upon plan adoption as well as landscape buffer requirements when certain land uses are adjacent to or directly across from each other in order to protect uses from traffic noise;~~

glare, etc. that would be associated with a more intensive land use. Determinants of landscape buffer requirements will include the following:

1. Identification of the land use district of the proposed use.
2. Identification whether the proposed and adjacent uses are high impact, medium impact, low impact, or residential uses.
3. Utilization of proper plant materials in landscape buffers emphasizing existing native species of plant materials.

Policy ~~1.3.41.3.1~~: For development that does occur in rural and agricultural areas, further protect agriculture uses by providing adequate buffers, consistent with the following:

~~"The County shall insure the compatibility of adjacent land uses by requiring buffers designed to protect the lower intensity use from the more intensive use (agriculture from residential, residential from commercial, etc.). The buffer shall function to:~~

1. ~~Protect each land use, one from the other, from the intrusive affects of adjacent land use activities.~~
2. ~~Protect agricultural activities from trespass, pets, vehicles, noise and other disruptive impacts that may be associated with non agricultural land uses.~~
3. ~~Protect non agricultural land uses from normal agricultural activities, such as the application of pesticides and fertilizers, and the creation of noise, glare, odor, dust and smoke.~~
4. ~~The negative impacts of the uses upon each other must be minimized or, preferably, eliminated by the buffer such that the long term continuance of either use is not threatened by such impacts. In other words, incompatibility between uses is eliminated (or minimized) and the uses may be considered compatible (which means a condition in which land uses or other conditions can co-exist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition).~~
5. ~~Types of buffers: The buffer may be a landscaped natural barrier, a natural barrier or a landscaped or natural barrier supplement with fencing or other man-made barriers, so long as the function of the buffer and intent of this policy are fulfilled.~~

Policy ~~1.3.31.3.2~~: The County shall protect lands owned by the public and lands designated "public use" on the Future Land Use Map from the adverse impact of adjacent incompatible land uses, which include but are not limited to commercial and industrial land use and mining activity. ~~Protection measures shall include an undisturbed regulated buffer of fifty (50) feet along the property lines of public lands and other properties for the purposes of visual screening, stormwater run-off and erosion control, public safety, and buffering potentially incompatible land uses. Variations in the width of this buffer shall be made only in cases of undue hardship and on a site specific review.~~

Policy ~~1.3.41.3.3~~: To serve the convenience needs of neighborhoods within urban development areas and rural areas the County shall provide for the location, subject to detailed criteria, of neighborhood commercial uses.;

- ~~1. Not exceed 10,000 10,000 square feet of gross floor area.~~
- ~~2. Not occupy more than five (5) percent of the district in which the neighborhood commercial use is located.~~

~~Policy 1.3.51.3.4: The County shall allow mining activities within areas designated on the Future Land Use Plan Map as "agricultural" Agriculture-1 or Agriculture-2 as a special exception only. subject to the following locational and siting criteria:~~

~~Whenever a commercially usable mineral resource is identified (through the submission of a land use application for any extraction operation), the area of potential extraction activity associated with the proposed operation shall be identified. No conflicting land uses shall be permitted within such identified area during the period of activity of the extraction operation.~~

~~Environmentally sensitive lands, including wetlands, surface waters, upland habitat adjacent to wetlands and surface waters, floodplains, and endangered and threatened species habitat must be restored after mining to their condition prior to mining, according to type, function, and extent, at the same location. In other areas, restoration shall be required consistent with State law. Restoration shall be based on a restoration plan submitted and approved concurrent with the submission and approval of the application for the mining permit.~~

~~Mining shall be prohibited in environmentally sensitive lands where the restoration of the natural functions of these lands is not feasible in accordance with guidelines of the preceding paragraph. Mining shall also be prohibited within three hundred (300) feet of a residential land use category, except that where opaque fences and/or berms are provided, this setback may be reduced to one hundred fifty (150) feet.~~

~~Policy 1.3.7: The County shall limit the intensity of development by requiring that the length of lots does not exceed 3 times the width of lots for the location of dwelling units within all land use categories which permit dwelling units.~~

~~Policy 1.3.81.3.5: The County shall participate in the National Flood Insurance Program and regulate development and the installation of utilities in flood hazard areas in conformance with the program's requirements.~~

~~OBJECTIVE 1.4.1.4: The County shall implement a housing rehabilitation and redevelopment program as needed.~~

~~Policy 1.4.1.4.1: The County shall request federal and state funds to redevelop and renew any identified blighted areas, where the County finds there is a competitive feasibility to receive such funding.~~

~~OBJECTIVE 1.5: The County shall encourage the elimination or reduction of uses inconsistent with the County's character and proposed future land uses. This shall be accomplished upon Plan adoption through nonconformity provisions.~~

~~Policy 1.5.1 — The County shall control single ownership noncontiguous nonconforming; lots, structures and uses of land or structures in the following manner.~~

- ~~(a) Nonconforming lots of record shall be recognized within any zoning district in which single family dwellings are permitted. A single family dwelling may be erected, expanded, or altered on any single lot of record.~~

~~(b) Nonconforming uses of land shall be recognized where the lawful use of land exists which is not permitted by the land development regulations, such use may be continued, so long as it remains otherwise lawful, subject to limitation concerning enlargement, movement, discontinuance and structural addition.~~

~~(c) Nonconforming structures shall be recognized where a structure exists lawfully that would not be permitted to be built under the land development regulations by reason of restrictions on requirements other than use concerning the structure, such structure may be continued so long as it remains otherwise lawful, subject to limitations concerning provisions addressing enlargement or alteration, destruction and movement.~~

~~OBJECTIVE 1.6.1.5:~~ The County shall protect historic resources identified in the Florida Master Site File.

~~Policy 1.6.1.5.1:~~ The County shall maintain a map and listing of all known prehistoric and historic sites within the County. This list shall be provided in the land development ~~regulations~~ code and shall be reviewed and updated as needed annually by the local planning agency. Prior to the issuance of any development order, preliminary or final, the map and listing shall be consulted to determine whether historical or archeological resources exist on the site proposed for development.

~~Policy 1.6.2.5.2:~~ The County shall implement criteria for designating historic structures and sites and further, establish guidelines for the maintenance and adaptive reuse of historic structures and sites. Such criteria and guidelines shall provide for:

1. Designation of historic districts and historic properties.
2. Alterations or new construction in historic districts or involving historic property.
3. Demolition or relocation of structures within a historic district, or classified as historic property.
4. Maintenance of historic property.

~~OBJECTIVE 1.7.1.6:~~ The County shall protect natural resources and environmentally sensitive lands (~~including but not limited to wetlands and floodplains~~).

~~Policy 1.7.1.6.1:~~ The County shall protect public potable water wells and their cones of influence. The County shall create wellhead protection areas and zones of exclusion. Zones of exclusion shall consist of all land within a two hundred (200) foot radius of the wellhead wherein no development activities shall be allowed. Wellhead protection areas shall extend for a radius of five hundred (500) feet from the wellhead. Within these areas, the following will be prohibited:

1. Landfills;
2. Facilities for the bulk storage, handling, or processing of materials on the Florida Substance List;
3. Activities that require the storage, use, handling, production, or transportation of restricted substances, agricultural chemicals, petroleum products, hazardous toxic waste, medical waste, and the like;

4. Feedlots or other commercial animal facilities;
5. Wastewater treatment plants, percolation ponds, and similar facilities;
6. Mines;
7. Excavation of waterways or drainage facilities which intersect the water table.

~~Policy 1.7.2 The County shall mitigate the adverse effects of land uses on environmentally sensitive lands. Such mitigation shall contain wetland provisions which prohibit the development of commercial, industrial and waste disposal uses and which allow but tightly control such low intensity uses as recreation, open space, fish and wildlife management and single family residential development at a density not to exceed 1 unit per 5 acres, or the gross density established by the land use district, whichever is less.~~

~~Policy 1.7.31.6.2:~~ As part of the County's development review process the impacts on agricultural and forested areas shall be assessed and identified prior to development approval.

~~Policy 1.7.41.6.3:~~ Environmentally sensitive land shall be identified for protection. Floodprone area mapping, U.S. Geological Survey topographic mapping, soils maps, and the resources of the North Central Florida Regional Planning Council, Suwannee River Water Management District, and affected State agencies shall be used as resources for environmentally sensitive lands identification. These environmentally sensitive lands shall include, but not be limited to, wetlands, floodprone areas, areas designated as prime groundwater aquifer recharge areas and critical habitat areas for designated rare, threatened, endangered, or species of special concern.

~~Policy 1.7.51.6.4:~~ The County shall protect groundwater aquifer recharge areas by: preventing drainage wells and sinkholes to be used for stormwater disposal, including well construction, modification and closure regulations; and by establishing regulations which prohibit the discharge and protect against accidental releases of hazardous or toxic materials to the soils or groundwater. These provisions will be applied to all Prime Natural Groundwater Aquifer Recharge Areas, Blue Spring, Campbell Sink, Johnson Sink, Madison Stream/Sink Recharge Area, Patterson Sink, Indian Lake Sink and Rogers Sink.

~~Policy 1.7.61.6.5:~~ The County shall minimize the direct surface run-off into Blue Spring by employing stormwater management and land use design controls.

~~Policy 1.7.71.6.6:~~ In areas designated "agriculture" and "conservation" on the Future Land Use Map, silvicultural shall be subject to the following provisions:

- ~~1.(a)~~ Permit existing bona-fide agricultural pursuits that were lawful prior to adoption of the comprehensive plan;
- ~~2.(b)~~ Allow silvicultural activities subject to the following provisions:
 - ~~a.1-~~ Silviculture activities will be required to follow the best management practices as outlined in the publications titled "Silviculture Best Management Practices Manual" and "Management Guidelines For Forested Wetlands in Florida", Florida Department of Agriculture and Consumer Service, Division of Forestry, editions in effect at the time of plan adoption, and the requirements of Chapter 373 and 403, F.S.

Policy ~~I.10.11.6.7~~: The County shall restrict new development within unsuitable areas due to flooding, improper drainage, wetlands, steep slopes, rock formations and adverse earth formations, unless acceptable methods are formulated by the developer and approved by the County to solve the problems created by the unsuitable land conditions.

OBJECTIVE ~~I.8.1.7~~: The County shall coordinate its planning and land development regulatory activities with agencies responsible for the implementation of any regional resource planning and management plan prepared pursuant to Chapter 380, Florida Statutes.

Policy ~~I.8.1.7.1~~: The County shall require that all proposed development which is subject to the provisions of any regional resource planning and management plan be consistent with such plan and that the proposed development be reviewed for such consistency during the development review process.

~~OBJECTIVE I.9 — The County shall promote water quality protection by requiring that prior to County development review, within the drainage basin of any designated priority water body, proposed subdivision plats, site plans, and development plans must be submitted to the Suwannee River Water Management District for a determination of the consistency of the proposed development plan with any affected basin management plan. Further, appropriate regional, state and federal agency permits shall be issued prior to the issuance of the County Development permit.~~

Policy ~~I.9.1.7.2~~: The County shall require the review of submission of development plans for all proposed subdivision plats and site and development plans within the drainage basin of any designated priority water body to be by the Water Management District for review and comment as to the consistency of the proposed development with any approved management plan, within such basin prior to development review by the County. Further, appropriate regional, state and federal agency permits shall be issued prior to the issuance of the County Development permit.

~~OBJECTIVE I.10 — The County shall coordinate the location of land uses with local soil conditions and topography as shown on maps of the United States Department of Interior Geological Survey topographic information and soil conditions as identified within the United States Department of Agriculture Soil Conservation Service Soil Survey for the County.~~

~~OBJECTIVE I. 11 — The County shall allow development only where public facilities meet or exceed the adopted level of service standard.~~

OBJECTIVE ~~I.12.1.8~~: The County shall review innovative land development regulatory techniques for applicability to County growth management. These techniques shall include Planned Unit Development and mixed use.

Policy ~~I.12.1.8.1~~: The County shall administer its adopted land development code for implementation of the Comprehensive Plan. At a minimum these regulations shall:—manage future growth and development to implement the Comprehensive Plan by taking action to:

- (a) Regulate the subdivision of land;
- (b) Regulate the use of land and water consistent with this Element and ensure the compatibility of adjacent land uses and provide for open space;
- (c) Protect environmentally sensitive lands identified within the Conservation Element;

- (d) Regulate areas subject to seasonal and periodic flooding and provide for drainage and stormwater management;
- (e) Protect public potable water wellfields and aquifer recharge areas;
- (f) Regulate signage;
- (g) Ensure safe and convenient on-site traffic flow and vehicle parking needs; and
- (h) Provide that development orders and permits shall not be issued which result in a reduction of the level of service standards adopted in this Comprehensive Plan.

Policy ~~1.3.6~~1.8.2: The County's land development ~~regulations~~ code shall include provisions for drainage, stormwater management, open space, convenient on site traffic flow and needed vehicle parking for all development.

Policy 1.8.3: In conjunction with the land development code the County shall maintain a system to determine potential impacts caused by proposed development activities. As a minimum the following criteria shall be evaluated.

1. Availability of facilities and services;
2. Suitability of site conditions including topography and soils;
3. Ingress and egress;
4. Drainage and stormwater management;
5. Vehicular traffic, including on-site parking;
6. Required permits of other governmental agencies;
7. Noise;
8. Lighting;
9. Public safety and/or potential to create a public nuisance;
10. Impacts on natural resources; and
11. Potential for production of greenhouse gases.

~~Policy 1.13.1 The County shall implement criteria for the siting of essential services. These criteria shall provide exclusionary or protective measures for land areas designated for conservation, wellfield protection and other environmentally sensitive lands such as floodplains, wetlands and critical habitat areas. Approval for essential services shall be by special exception and for essential services to be approved within wetlands and environmentally sensitive areas, it must be shown:~~

- ~~1. That they cannot be reasonably located out of these environmentally sensitive areas.~~
- ~~2. Once such facilities are in place, i.e. underground transmission lines, any disturbed wetlands must be restored.~~
- ~~3. No such development can be permitted within wetlands unless the applicant has secured the necessary proper state and federal approvals.~~
- ~~4. No such development can be approved which disrupts, alters, or destroys the functioning of a major natural or pre-existing man-made drainage feature or facility.~~

~~OBJECTIVE 1.14 Public uses, including a broad variety of public and quasi-public activities such as government buildings, public works complexes, hospitals, nursing homes and churches,~~

~~shall be allowed by special exception within any zoning district. Public uses shall be restricted in environmentally sensitive areas by the following criteria:~~

- ~~1. Such public uses can only be approved within wetland areas if they cannot be reasonably located out of these environmentally sensitive areas.~~
- ~~2. Public uses, if approved, must allow disturbed wetlands to be restored as they were prior to development.~~
- ~~3. No such development can be approved within wetlands unless applicant has secured the necessary proper state and federal approvals.~~
- ~~4. No such development can be approved which disrupts, alters, or destroys the functioning of a major natural or pre-existing man-made drainage feature or facility.~~

~~Public uses approved in all other areas must show the following standards:~~

- ~~1. General compatibility with adjacent property and other property within the zoning districts.~~
- ~~2. Consistency with the Comprehensive Land Use Plan.~~
- ~~3. A finding that the proposed use will not create excessive traffic congestion or otherwise affect public safety.~~

~~Policy I.14.1 Public uses except for correctional/prison facilities shall be permitted within any zoning district by special exception and shall not require an amendment to the Future Land Use Plan Map. Public Uses include structures or grounds used by a private institution, municipal, county (including school board) regional, state, or federal entity for a public service.~~

~~Policy I.14.2 Existing publicly owned or operated correctional/prison facilities shall be allowed to expand within the current parcel area (either owned or under option) to meet future demands, providing such expansion is in conformity with the requirements of the comprehensive plan and land development code.~~

~~Any new publicly owned or operated correctional/prison facilities shall be allowed only within the Agriculture 1 and 2 land use classifications, subject to the following minimum conditions and restrictions:~~

- ~~1. Minimum parcel size of 400 acres.~~
- ~~2. Exclusive of road access, the parcel perimeter shall not be located within ¼ mile of a federal or state highway or a county major collector roadway.~~
- ~~3. The parcel perimeter shall not be within 1 mile of any existing recorded subdivision or within ½ mile of any existing private residence.~~
- ~~4. All required infrastructure (water, sewer, drainage, roads, etc.) shall be provided and maintained by the agency which owns or operates the facility.~~
- ~~5. All development shall be in conformity with the requirements of the comprehensive plan and land development code, including special exception provisions.~~

~~OBJECTIVE 1.151.9: Protect airports within Madison County shall be protected from nearby developments through the implementation of the future land use element and the land development code, continuation of the present Madison County airport zoning restrictions.~~

~~Policy 1.15.41.9.1: Airport land use restrictions shall be provided within the County's land development regulations code which include special requirements to apply to each permitted use so that no use may be made of land or water adjacent to any airport which will interfere with the operation of airborne aircraft.~~

~~OBJECTIVE 1.16 — For both urban development areas and rural areas, the County shall establish an annual permit cap limiting the number of permits for residential units on lots exceeding allowable densities in A1 and A2 classifications. Further, the County shall monitor all new development, the results of which shall be used as the basis for future amendments to the comprehensive plan.~~

~~Policy 1.16.1 Within the Agriculture 1 and Agriculture 2 land use classifications, a limited number of new single family residential dwelling units which exceed the maximum agricultural densities provided in Policies 1.1.6 and 1.2.2 shall be allowed in accordance with the following criteria:~~

- ~~1. An annual move on permit or certificate of occupancy cap of not more than 25 single family residential dwelling units shall be established.~~
- ~~2. Each new single family residential dwelling unit permitted shall front on an existing publicly maintained road.~~
- ~~3. The minimum lot size shall not be less than three (3) acres, except for the use of family homesteads, as provided in Policy 1.2.3.~~
- ~~4. No lot, parcel or tract of land shall be divided more than once annually to provide for a new single family residential dwelling unit.~~
- ~~5. No individual shall be issued more than one (1) move on permit or certificate of occupancy annually.~~
- ~~6. A move on permit or certificate of occupancy issued for a residential dwelling unit which meets the maximum agricultural densities in Policies 1.1.6 and 1.2.2 shall not be counted toward the cap.~~
- ~~7. With the exception of density, all other applicable requirements of this plan shall be met.~~
- ~~8. If the annual cap is reached, the County shall initiate a plan amendment to increase the cap based upon relevant data and analysis, including recent growth trends.~~

~~Policy 1.16.2 The County shall monitor the character, location, density, intensity, distribution and extent of all new development. The results of the development monitoring shall be used as the basis for future amendments to the comprehensive plan dealing with land use classifications and the appropriate densities and intensities of uses within each classification. The Future Land Use Map and associated land use policies shall be amended as necessary, consistent with the data and analysis.~~

SUWANNEE RIVER SYSTEM

100-YEAR FLOODPLAIN SPECIAL PLANNING AREA

~~OVERALL GOAL 2: TO PROTECT AND MAINTAIN THE NATURAL FUNCTIONS OF THE SUWANNEE RIVER SYSTEM (DEFINED AS THE 100-YEAR FLOODPLAINS OF THE SUWANNEE RIVER AND THE WITHLACOOCHIEE RIVER IN MADISON COUNTY) INCLUDING FLOODWATER STORAGE AND CONVEYANCE, WATER QUALITY ASSURANCE, AND FISH AND WILDLIFE HABITAT, WHILE ALLOWING FOR THE APPROPRIATE USE AND DEVELOPMENT OF THE LAND.~~

~~OBJECTIVE S.12.1: To help ensure that development proposals and activities wholly or partially within the 100-year floodplain of the Suwannee River system are conducted in accordance with the physical limitations of this environmentally sensitive area, the County shall coordinate with all agencies with jurisdiction within the 100-year floodplain of the Suwannee River system to provide for affected agency review prior to the issuance of a County development permit. Further, the use of septic tanks shall be regulated in accordance with the provisions of Chapter 10D-6, F.A.C.~~

~~Policy S.1.12.1.1: The County shall request the Suwannee River Water Management District to provide a complete set of topographic maps delineating the 100-year and 10-year flood elevations within the County's jurisdiction along the Suwannee River system.~~

~~Policy S.1.22.1.2: The County shall notify the Suwannee River Water Management District of preliminary subdivision plats, site and development plans, rezoning or reclassification of lands, and special exception hearings within the 100-year floodplain of the Suwannee River system. The purpose of such notification is to provide opportunity for the District to coordinate, among appropriate agencies, the review and commenting on the potential impact of such plans or proposals on the natural resources of the Suwannee River system. The review and comment period shall be within the development review time frames established in the County's Land Development Regulations.~~

~~Policy S.1.32.1.2: The review of preliminary subdivision plats and site and development plans within the 100-year floodplain of the Suwannee River system shall be based on the best available information regarding the physical characteristics of the site, including floodplain and wetlands delineation, soil conditions, vegetative cover, and critical wildlife habitat areas.~~

~~OBJECTIVE S.22.2: The County shall protect unique natural areas within the Suwannee River system, including but not limited to springs and spring runs, critical habitat areas for fish and wildlife, unique vegetative communities, and public recreation areas.~~

~~Policy S.2.12.2.1: The County shall provide for the evaluation of unique natural areas within the 100-year floodplain of the Suwannee River system during the development review process. The identification of such areas shall be based on the best available information provided by the Suwannee River Water Management District or other appropriate sources, including but not limited to land cover and vegetative mapping, resource investigations, and special site investigations. Strategies for protecting unique natural areas shall be coordinated with state and regional resource management agencies.~~

~~Policy S.2.22.2.2: The County shall require an undisturbed regulated buffer along the property lines of public lands within the 100-year floodplain of the Suwannee River system for the purposes of visual screening, stormwater runoff and erosion control, public safety, and buffering potentially incompatible land uses. The width of such buffering shall be established as a cooperative effort with the Suwannee River Water Management District. Variations in the width of this buffer shall be made only for cases of undue hardship and on a site-specific review.~~

~~Policy S.2.32.2.3: The County shall participate in the acquisition planning process of state and regional agencies for lands and unique natural areas located within the 100-year floodplain of the Suwannee River system.~~

~~Policy S.2.42.2.4: The County shall monthly monitor the use of County-owned facilities on or within the 100-year floodplain of the Suwannee River system to ensure that the public use of these facilities does not threaten the facility or adjacent natural resources. Such facilities shall be maintained in order to prevent any potential adverse impacts to the Suwannee River system such as erosion, release of inadequately treated stormwater or wastewater, or the accumulation of trash and debris.~~

~~Policy S.2.52.2.5: The County shall designate publicly owned springs, spring runs, unique vegetative communities and critical habitats within the Suwannee River system as conservation on the Future Land Use Plan Map.~~

~~OBJECTIVE S.32.3: The County shall protect the 100-year floodplain of the Suwannee River system by regulating land use types, densities and intensities for all lands within it.~~

~~Policy S.3.12.3.1: The County hereby recognizes those lands within the County's jurisdiction lying within the 100-year floodplain of the Suwannee River system as environmentally sensitive.~~

~~Policy S.3.22.3.2: The lands within the 100-year floodplain, as designated by the Federal Emergency Management Agency, Flood Insurance Rate Map, as amended, of the Suwannee River System, which are located outside of the designated urban development areas shall maintain an average lot size of 10 acres. This designated corridor area shall conform with the following densities: dwelling units may be clustered on smaller lots with no lot being less than 5 acres, if the site is developed as a Planned Residential Development and a density of 1 dwelling unit per 10 acres be maintained on site. All lots within this designated corridor shall have a length to width ratio no greater than 3 to 1. In addition, the County's land development regulations shall allow normal silvicultural and non-intensive agricultural activities which are suited to soil conditions, but shall prohibit the location of intensive agricultural uses (the term intensive agriculture means all areas of concentrated animal density generally associated with dairy cattle operations) and non-residential uses such as industrial activities and commercial uses within these areas, although resource based activities, such as campgrounds of less than 400 campsites, may be allowed as special exceptions).~~

~~Policy S.3.32.3.3: The County shall require the vacating or replacing of those portions of unimproved, undeveloped, and unrecorded subdivisions containing lots of record within the 100-year floodplain of the Suwannee River system which do not meet the minimum lot area requirements based upon density standards established in the County's Comprehensive Plan.~~

~~Policy S.3.42.3.4: The County shall, inside designated urban development areas within the 100-year floodplain of the Suwannee River system, limit dwelling unit density of residential uses to no greater than one (1) dwelling unit per acre, and each individual parcel conforms to all applicable state and County regulations. Further, septic tanks shall be prohibited in the 10-year flood plain unless it can be shown that there is no negative environmental impact to the Suwannee River due to the allowance of said septic tank.~~

~~Policy S.3.52.3.5: The County shall require that a minimum undisturbed, vegetated buffer of seventy five (75) feet measured from the generally recognized river bank of the Suwannee River be maintained for all single-family residential uses. Other land uses shall conform with the variable buffer requirements contained in Rule 40BA.3030(4), F.A.C., as administered by the~~

~~Suwannee River Water Management District. Exception may be made for the provision of reasonable access to the river. A minimum undisturbed, vegetated buffer of fifty (50) feet shall be required around all other streams tributary to the Suwannee River system. Agricultural and silvicultural operations shall at a minimum adhere to the buffer standards of established Best Management Practices.~~

~~OBJECTIVE S.42.4: All development and redevelopment occurring in the 100-year floodplain of the Suwannee River system shall meet the building and design standards of the National Flood Insurance Program, the County, and the Suwannee River Water Management District.~~

~~Policy S.4.12.4.1: The County shall conform to the National Flood Insurance Program requirements for construction activities undertaken in the 100-year floodplain of the Suwannee River system.~~

~~Policy S.4.22.4.2: The County shall require that all habitable structures be elevated no less than one foot above the 100-year flood elevation, without the use of fill materials in the regulatory floodway of the Suwannee River system.~~

~~Policy S.4.32.4.3: The County shall require that all road construction and improvement projects within the 100-year floodplain of the Suwannee River system be designed in such a manner as to avoid any increase in floodway obstruction, any increase in floodway obstruction, any increase in the peak rate or volume of stormwater runoff, and any increase in pollutant loading to the receiving waters.~~

~~The Local Planning Agency shall consider the annual amendment of the 5-year Schedule of improvements at the first scheduled date for consideration of amendments to the County's Comprehensive Plan. All amendments to the Schedule or elements except for corrections, updates, and modifications concerning costs; revenue sources; acceptance of facilities pursuant to dedications which are consistent with the plan; or the date of construction of any facility enumerated in the capital improvements element, shall be adopted in accordance with Chapter 163.3187, Florida Statutes, as amended.~~

CONCURRENCY MANAGEMENT SYSTEM

~~Chapter 9J-5, Florida Administrative Code requires the adoption of a concurrency management system to ensure that facilities and service needed to support development are available concurrent with the impacts of such development. This concurrency management system is designed to ensure that prior to the issuance of a development order and development permit, that the adopted level of service standards required within this Comprehensive Plan for roads, potable water, sanitary sewer, solid waste, drainage and recreation and open space will be maintained.~~

~~The County has adopted policies within this Comprehensive Plan, which establish level of service standards for public facilities, the concurrency management system in turn provides a mechanism for which the County can ensure the maintenance of the standards concurrent with the impacts of development.~~

~~The minimum requirements for concurrency within this management system are as follows:~~

- ~~1. For roads, potable water, sewer, solid waste, drainage and recreation and open space, at a minimum, provisions which ensure that:
 - ~~a. the necessary facilities and services are in place at the time a development permit is issued; or~~
 - ~~b. a development permit is issued subject to the condition that the necessary facilities and services will be in place when the impacts of the development occur; or~~
 - ~~c. the necessary facilities are under construction at the time a permit is issued; or~~
 - ~~d. the necessary facilities and services are guaranteed in an enforceable development agreement that includes the provisions of Chapter 9J-5.0055 (2)(a)(1-3), Florida Administrative Code, as amended. An enforceable development agreement may include, but is not limited to development agreements pursuant to Chapter 163.3220, Florida Statutes, as amended or an agreement or development order issued pursuant to Chapter 163.3220, Florida Statutes, as amended or an agreements or development order issued pursuant to Chapter 380, Florida Statutes.~~~~

~~These minimum requirements shall be ensured as follows:~~

- ~~1. Building Permits. The issuance of a building permit has more of an immediate impact on the level of service for public facilities than may be the case with the issuance of other types of development orders. Therefore, building permits shall be issued only when the necessary facilities and services are in place and available concurrent with the impacts~~

~~of development. The determination of the existence of the necessary facilities and services in place shall be made by using the estimates made by the Local Planning Agency as part of their most recent monitoring and evaluation of the Capital Improvements Element. Such determination shall be made by the Zoning Administrator as part of the Certificate of Zoning Compliance procedure. For roads, this determination shall apply to the adopted level of service standards for each of the impacted roadway segments under the County's jurisdiction, as identified in the Traffic Circulation Element. All public facility impacts shall be determined based on the level of service of the facility throughout the facility geographical service area.~~

~~2. Other Types of Development Orders. Other types of development orders include, but are not limited to approval of subdivisions, re-zoning, special permits and site plan approval. These other types of development orders have less immediate impacts on public facilities and services than the issuance of a building permit. However, public facilities and services must be available concurrent with the impacts of development permitted by these other types of development orders. Therefore, subject to the Local Planning Agency determining that the necessary facilities or services are in place and are maintaining the adopted level of service, the following concurrency management requirements shall apply for the issuance of such development orders.~~

~~a. Provisions shall be included within the development order which shall require the Construction of additional public facility capacity, where public facilities, due to the impacts of the development proposal do not meet the adopted level of service; or~~

~~b. To require the necessary public facilities be constructed by the developer and at the developer's expense, or by the public or private entity having jurisdictional authority over the facility to the level of service identified so that the necessary facilities and services will be in place where the impacts of the development occur and within conformance with the 5 year Schedule of improvements found within the County's Capital Improvements Element~~

~~c. Should the conditions for development not be met and/or construction of the necessary facilities is not complete where the impacts of development occur, the County shall withhold issuance of a final certificate of occupancy until such conditions are met and/or construction is completed.~~

~~The implementation of the Concurrency Management System and monitoring of Levels of Service shall be accomplished as follows:~~

~~1. A map shall be maintained, showing the capacity of each facility within the County and any area(s) in which the infrastructure is inadequate to meet the adopted Level of Service standards.~~

~~2. The map shall be reviewed annually (in conjunction with the annual update of the Capital Improvements Program) to determine if additional areas shall be added or to determine if areas on the map shall be deleted because they are no longer deficient with respect to Level of Service standards.~~

~~3. In addition to the annual review, the County shall monitor capacity and demand changes within the area served of each facility. If it appears that a facility has reached ninety (90) percent of capacity, review on at least a quarterly basis rather than annually, shall~~

~~be conducted until the capacity of the facility has been increased or the demand is reduced to a level below ninety (90) of capacity.~~

- ~~4. The map shall be adopted prior to October 1 each year and shall be effective for the subsequent fiscal year, or until amended.~~
- ~~5. The map shall be reviewed based on an evaluation of the total capacity of each relevant facility component and the total actual demand placed on that facility (total capacity of the facility shall include existing capacity as well as additional capacity from planned Capital Improvement projects, subject to the limitations of Rule 9J-5.0055(2)(a) through (c), F.A.C. Total demand shall include actual current use as well as the potential use of properties which have not been developed but which are considered ~~vested~~ under the terms of this plan.~~
- ~~6. The following guidelines shall apply to the use of the map in reviewing development applications:~~

- ~~a. All applications for change in zoning, preliminary subdivision approval, preliminary site plan approval, or other preliminary approval (which does not approve specific uses or densities) of any development shall be reviewed to determine if the facilities serving the area in which the development is located meet the Level of Service standards included in this plan. The results of this shall be presented to the applicant and to the Planning and Zoning Board/County Commission at the time of their consideration of the application for preliminary approval.~~

~~The purpose of the Concurrency Review and Report at the preliminary review stage shall be (1) to explicitly place the applicant and the reviewing/approving authority on notice as to the status of the proposed development with regard to concurrency, and (2) to explicitly advise the applicant that no final approval may be issued if the concurrency requirements is not met. Failure of the proposed development to meet the concurrency requirements at the time of preliminary review or approval shall not prevent the submission of final plans for approval, but no preliminary approval shall be interpreted as creating any right to obtain final approval unless the application for final approval meets all requirements of this plan, including the concurrency requirement.~~

- ~~b. All applications for final approval (including any applications for final subdivision approval, final site plan approval, change of zoning where a specific enforceable plan of development is included and/or a final development order for a development of regional impact or other final approval which constitutes specific approval of uses and densities) shall be reviewed to determine if the facilities serving the area in which the development is located meet the Level of Service standards included in this plan. No such application may be approved unless the infrastructure is found to be adequate.~~
- ~~c. Where no change of Zoning, subdivision approval, site plan approval or other approval is required, the concurrency determination shall be made at the time of building permit review. No building permit shall be issued unless the facilities serving the area in which the development is located meet the level of service standards included in this plan; except that residential units in single platted lots of record that do not exceed a specific service threshold shall not be denied a building permit based solely on the concurrency requirements of this plan.~~

7. ~~In the event that the property in question is within an area in which the infrastructure is inadequate to meet the established Level of Service standards, approval may be issued conditioned on the provision of adequate infrastructure prior to any occupancy of the development. Such conditional approval shall identify the specific facilities, which are deficient and the specific actions which must be taken before the development may be occupied.~~
8. ~~Development orders of permits and building permits applied for prior to the adoption of the Concurrency Management System as part of the Land Development Regulations, but the subsequent to the adoption of this plan, shall be reviewed by the County for compliance with the provisions as contained in the Concurrency Management System included in this plan.~~

~~In such cases where there are competing applications for public facility capacity, the following order of priority shall apply;~~

1. ~~Issuance of a building permit based upon previously approved development orders permitting redevelopment;~~
2. ~~Issuance of a building permit based upon previously approved development orders permitting new development.~~
3. ~~Issuance of new development orders permitting redevelopment.~~
4. ~~Issuance of new development orders permitting new development.~~

~~In conclusion, the following conditions apply to the County's concurrency management system:~~

1. ~~Amendments to the Comprehensive Plan can be made twice each year and as otherwise permitted as small scale developments. In addition, changes can be made to the Capital Improvements Element by ordinance if the changes are limited to the technical matters listed in Chapter 163, Part II, Florida Statutes.~~
2. ~~No development order shall be issued which would require the Board of County Commissioners to delay or suspend construction of any of the capital improvements on the 5-year schedule of the Capital Improvements Element.~~
3. ~~If by issuance of a development order a substitution of a comparable project on the 5-year schedule is proposed, the applicant may request the County to consider an amendment to the 5-year schedule in one of the twice annual amendment reviews.~~
4. ~~The result of any development not meeting adopted level of service standards for public facilities shall be cessation, of the affected development or the reduction of the standard for level of service (which requires an amendment to the Comprehensive Plan).~~

CONSERVATION ELEMENT

INTRODUCTION

The following goal, objectives and policies constitute the Conservation Element providing for the promotion of the conservation, use and protection of the County's natural resources. The data collected for this plan element and analysis of this data, contained in the County's Data and Analysis document, are not part of this plan element, but serve to provide a foundation and basis for the formulation of this portion of this Comprehensive Plan.

Conservation uses are defined as activities within land areas designated for the purpose of conserving or protecting natural resources or environmental quality and within this plan includes areas, which are publicly owned and designated for such purpose as flood control, protection of quality or groundwater or surface water, floodplain management, or protection of vegetative communities of wildlife habitats.

The Future Land Use Plan addresses conservation future land use as defined above. The conservation future land use category shown on the Future Land Use plan use Plan map identifies public lands which have been designated "conservation" for the purpose of protecting natural resources or environmental quality.

The Future Land Use Plan map series includes the of flood prone areas, wetlands, existing and planned waterwells, rivers, bays, lakes, minerals and soils, which are lands cover features, but are not land uses. Therefore, although these natural resources are identified within the Future Land se map series, they are designated on the on the Future Land Use maps conservation areas. However, the constraints on future land uses of these natural resources are addressed in the following goal, object and policy statements.

SECTION 5. CONSERVATION ELEMENT
GOAL, OBJECTS AND POLICIES

GOAL 1V – CONSERVE, THROUGH APPROPRIATE APPROPRIATE USE AND PROTECTION, THE REESOURCES RESOURCES OF THE COUNTY TO MAINTAIN THE INTEGRITY OF NATURAL FUNCTIONS.

OBJECTIVE V.4.1.1 The County land development regulations code shall include best management practices for the conservation, appropriate use and protection of natural resources, fisheries, wildlife and wildlife habitats.

Policy V.4.4 ————— The County shall cooperate with the Florida Department of Environmental Protection in the inventoring and monitoring aquaculture activities within the County.

Policy V.4.51.1.1 The County shall address during the development review process the mitigation of development activities within environmentally sensitive areas, which include but are not limited to those areas identified as regionally significant areas within the Future Land Use Map Series Appendix of this Comprehensive Plan to ensure that the possible impacts created by the proposed development activity will not significantly alter the natural functions of the these significant natural resources.

Policy 1.1.2 The County shall provide for the evaluation of regionally significant natural areas during the development review process. The identification of such areas shall be based on the best available information provided by the Suwannee River Water Management District or other appropriate sources, including but not limited to land cover and vegetative mapping, resource investigations, and special site investigations. Strategies for protecting regionally significant natural areas shall be coordinated with state and regional resource management agencies.

Policy 1.1.3 The County shall participate in the acquisition planning process of state and regional agencies for lands and regionally significant natural areas.

~~Policy V.4.5.1:~~ ~~The County shall continue to object to dredge and fill construction permit requests that may endanger the sensitive native vegetation communities found within the environmentally sensitive lands of the County.~~

~~Policy V.4.61.1.4~~ The County shall require special review criteria, as identified in the Land Development Code, for all developments containing regionally significant natural areas ~~natural resource protection areas~~ prior to the issuance of any development permit.

~~Policy V.4.71.1.5~~ Natural Resource Management Areas.

A: Natural Resource Management Areas means an area located within Madison County which area is characterized by one or more of the following:

1. ~~Jurisdictional wetlands~~ A wetland (connected) and including wetland fringe areas which are essential for maintaining the hydro-period of the wetland. For the purposes of this definition, wetlands mean lands that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands include swamps, marshes, bogs, sloughs, wet prairies, bay heads, cypress domes and strands, riverine swamps and marshes, hydric, seepage slopes, and similar areas.; OR
2. A wetland or upland habitat for a species listed as either "threatened" or "endangered" by the ~~F~~ Florida Game and Fresh Water Fish and Wildlife Conservation Commission. For the purposes of this Chapter, the location of habitat areas shall be as established by the ~~Game and Freshwater Fish and Wildlife Conservation Commission~~ based on area-wide studies of individual sites; OR
3. An area within five hundred (500) feet of a public potable water wellfield; OR
4. An area within two hundred (200) feet of a historic structure or site or known or suspected archaeological site which is eligible for listing on the National Register of Historic Places. For the

purposes of this Chapter, a site will be considered eligible if it is listed on the National Register of or if it is included on the Master Archaeological Site File maintained by the Bureau of Historic Preservation, Florida Secretary of State.; OR

5. Specific designated areas within the ~~one hundred (100)~~ 100-year floodplain.
- B. Development proposed in or near Natural Resource Management Areas shall be designed so as to maximize the ability of a Natural Resource Management Area to function in an undisturbed natural condition. The following general standards for developments shall be applied to all Natural Resource Management Areas:
1. Uses and activities within Natural Resource Management Areas shall be limited to those uses and activities which by their nature must be located within these areas, or which are compatible with the need for resource management and protection. Uses and activities on other lands which might create an adverse impact on Natural Resource Management Areas ~~shall be designed so as to reduce or eliminate such Areas~~ shall be designed so as to reduce or eliminate such impacts. The County Commission may require the rearrangement of uses or activities, including density, on a site plan or the rearrangement of lots within a subdivision in order to minimize the impact of such uses on Natural Resource Management Areas.
 2. Use of planned unit development design is required for development located within or near Natural Resource Management Areas.
 3. Site Plan review for development approval shall be required to include the designation of wetlands by a professionally conducted survey. ~~If determined and verified by the County Coordinator that wetlands may be on the site. Sources that the County Coordinator that wetlands may be on the site. Sources that the County Coordinator may use include, but are not limited to the USGS Soils Map, Landsat Map, and National Areas Wetland Inventory Map.~~

~~Policy V.4.81.5.9~~ In order to adequately protect within natural resource management areas from development, the following standards will be applied:

1. ~~Within areas designated "Highway Interchange", on the Future Land Use Map, and for uses within areas designated as floodprone, high aquifer recharge, or wetlands on the Future Land Use Map Series and for which a site plan is required, all development proposals shall be accompanied by evidence that an inventory of wetlands; soils posing severe limitation to construction; unique habitat; endangered species of wildlife and plant; and areas prone to periodic flooding has been conducted. Where development is determined to encroach upon a resource, in order to ensure the protection, preservation, or natural functions~~

~~of the resource, a specific management plan shall be prepared by the developer, which includes necessary modifications to the development, specific setbacks and buffers, and clustering of development away from site resources. In order to assure that the improvements necessary for environmental mitigation are constructed as approved by Madison County, the developer shall post to the County, a bond at least equal to the cost of the improvements.~~

- ~~2. A professionally conducted survey of native vegetative communities shall be required for all proposed development sites of fifty (50) acres or more where native habitat exists on the site. This survey shall be conducted by an ecologist, biologist, or similar professional, and shall include an inventory of wildlife, as well as state and federally listed endangered and threatened plant and animal species, and species of special concern. Site surveys shall address the following:
 - ~~a. The size and distribution of the native habitat.~~
 - ~~b. Wildlife and listed species populations within the proposed development site.~~
 - ~~c. The feasibility of and viability of on site protection and management.~~
 - ~~d. Whether the proposed development site includes a wildlife corridor and the feasibility of maintaining the wildlife corridor.~~~~
- ~~3. Upland and wetland/aquatic habitat shall be connected wherever possible to create a mosaic of upland and wetland/aquatic habitat.~~
- ~~4. Clearing of native habitat shall be prohibited prior to development, meaning that clearing for uses other than legitimate agricultural and silvicultural uses shall be defined to be clearing as an adjunct to construction, and shall be subject to all provisions in the plan that apply to development.~~
- ~~5. The County shall encourage the establishment of conservation easements preservation areas for new development containing endangered, threatened species of special concern on site for the purposes of protecting significant wildlife habitat consistent with state and federal law.~~
- ~~6. If state and/or federally listed endangered and threatened wildlife and species of special concern is found on developable sites, coordination will be initiated the County with the Game and freshwater Fish Commission and other applicable agencies to assure adequate protection of these wildlife populations consistent with state and federal.~~

~~7. Prior to issuance of a development permit, in order to identify the location and character of historical and archaeological resource, the County shall coordinate with the Florida Department of State, Division of Historical Resources.~~

~~Policy V.4.91.1.6~~ Where a site for development is affected by more than one resource (such as a wellfield located in a wetland), all standards shall apply collectively, with the more restrictive standard applying in the case of a conflict. Where meeting one standard would have the effect of violating another, the County Commission shall determine how the standards shall apply.

~~Policy V.3.41.1.7~~ The County shall require ~~within the land development regulations,~~ that any mining permit be coordinated with the Florida Department of Environmental Protection so that areas disturbed by mining activities are reclaimed to productive and beneficial use.

~~Policy V.3.31.1.8~~ The County shall require, during the development review process that multiple use of forest resources, where appropriate, be required to provide for timber production, recreation, wildlife habitat, watershed protection, erosion control and maintenance of water quality.

~~Policy V.3.41.1.9~~ The County shall cooperate with adjacent local governments, other governmental entities, research and interest groups to conserve and protect unique vegetative communities located within the County and adjacent local government jurisdictions.

~~Policy V.4.41.1.10~~ The County ~~may shall~~ cooperate with the Florida ~~Game and Fresh Water Fish and Wildlife Conservation~~ Commission in the monitoring and inventorying of wildlife and wildlife habitats within the County.

~~Policy V.4.21.1.11~~ The County ~~may shall~~ assist in the application and compliance with all Federal and state regulations which pertain to endangered and rare species.

~~Policy V.4.31.1.12~~ The County ~~may shall~~ consult with the Florida ~~Game and Fresh Water Fish and Wildlife Conservation~~ Commission prior to the issuance of a development order where there is an indication that such issuance would result in an adverse impact to any endangered or rare species.

~~OBJECTIVE V.4~~~~Policy 1.1.13~~ The County shall implement provisions within the site plan review process to protect air quality by requiring the appropriate siting of development and associated public facilities.

~~POLICY V.1.4~~~~Policy 1.1.14~~ The County shall require that all appropriate air quality permits are obtained prior to the issuance of development orders, so that minimum air quality levels established by the Florida Department of Environmental Protection are maintained in the County.

~~OBJECTIVE V.2.41.2~~ The County shall implement land development regulations. For the conservation, appropriate use and protection of the quality and quantity of current and projected water sources, water recharge areas and public potable water wells.

- Policy ~~V.2.11.2.1~~ The County, as part of the development review process, shall require the coordination of development plans with the Florida Department of Environmental Protection and the Water Management District to assist in the monitoring of uses which may impact the County's current and projected water sources.
- Policy ~~V.2.21.2.2~~ The County's ~~land development regulations~~ shall prohibit uses within or adjacent to the surface waters of the County which degrade the present water quality classification, as established by the rules of the Florida Department of Environmental Regulation.

GENERIC SUBSTANCES LIST

~~Reportable substances include the generic items listed below and by-products, reaction products and waste products generated from their use, handling, storage or production.~~

- ~~_____ Acid and basic cleaning solutions~~
- ~~_____ Anti-freeze and coolants~~
- ~~_____ Arsenic and arsenic compounds~~
- ~~_____ Bleaches, peroxides~~
- ~~_____ Brake and transmission fluid~~
- ~~_____ Brine solution~~
- ~~_____ Casting and foundry chemicals~~
- ~~_____ Caulking agents and sealants~~
- ~~_____ Cleaning solvents~~
- ~~_____ Corrosion and rust prevention~~
- ~~_____ Cutting solutions~~
- ~~_____ Decreasing solvents~~
- ~~_____ Disinfectants~~
- ~~_____ Electroplating solutions~~
- ~~_____ Explosives~~
- ~~_____ Fertilizers~~
- ~~_____ Fire Extinguishers~~
- ~~_____ Food processing wastes~~
- ~~_____ Formaldehyde~~
- ~~_____ Fuels and additives~~
- ~~_____ Flues, adhesives and resins~~
- ~~_____ Greases~~
- ~~_____ Hydraulic fluid~~
- ~~_____ Indicators~~
- ~~_____ Industrial and janitorial supplies~~
- ~~_____ Industrial sludges and stillbottoms~~
- ~~_____ Inks, printing and photocopying and chemicals~~
- ~~_____ Laboratory chemicals~~
- ~~_____ Liquid storage batteries~~
- ~~_____ Medical pharmaceutical, dental veterinary and hospital solutions~~
- ~~_____ Mercury and mercury compounds~~
- ~~_____ Metal finishing solutions~~
- ~~_____ Oils~~
- ~~_____ Paints, primers, thinners, dyes, stains, wood preservations, varnishing and cleaning compounds~~

- ~~Painting solvents~~
- ~~PCB's~~
- ~~Pesticides and herbicides~~
- ~~Plastic resins, plasticizers and catalysts~~
- ~~Photo development chemicals~~
- ~~Poisons~~
- ~~Polishes~~
- ~~Pool chemicals~~
- ~~Radioactive sources~~
- ~~Processed dust and particulates~~
- ~~Reagents and standards~~
- ~~Refrigerants~~
- ~~Roofing Chemicals and sealers~~
- ~~Sanitizers, disinfectants, bactericides and algacides~~
- ~~Soaps, detergents and surfactants~~
- ~~Solders and fluxes~~
- ~~Stripping and compounds~~
- ~~Tanning industry chemicals~~
- ~~Transformer and capacitor oils/fluids~~
- ~~Water and wastewater treatment chemicals~~

Policy ~~V.2.31.2.3~~ The County shall identify and make recommendations, where appropriate, for the purchase of environmentally sensitive lands by the state of Florida, Water Management District, or U. S. Government, under programs administered by the U. S. Department of Interior, Florida Department of Natural Resources of the land acquisition programs of the Water Management District.

Policy ~~V.2.51.2.4~~ The County shall, through the development review process, require that post-development runoff rates and pollutant loads do not exceed pre-development conditions.

Policy ~~V.2.91.2.5~~ The County shall cooperate with the Water Management District in their conducting of water conservation programs.

Policy ~~V.2.101.2.6~~ The County shall comply with the plans of the Water Management District for the emergency conservation of water sources.

Policy ~~V.2.13~~ The County shall only allow hazardous or bio-medical waste treatment facilities as special exceptions within areas designated rural development. Further, the County's land development regulations shall include conditions for such approval of a hazardous or bio-medical waste treatment facility as a special exception regarding the location, site design, buffer requirements, access to principal arterials and major intersections, requirements for appropriate public facilities, and requirements which consider wind currents in relationship to population centers, which will direct any incinerated materials or noxious odors from these population centers. In no case shall a hazardous or bio-medical waste treatment facility be located within an Environmentally Sensitive Area as designated within this Comprehensive Plan.

- Policy ~~V.2.141.2.7~~ The County's ~~land development regulations~~ shall require a 75-foot regulated natural buffer adjacent to the Suwannee, Withlacoochee, and Aucilla Rivers identified on the Future Land Use Map Series ~~all perennial rivers, streams and creeks identified as regionally significant areas within the Appendix of this Comprehensive Plan~~ and prohibit the location of residential, commercial and industrial land uses within the buffer areas, but allow agriculture, silviculture and resource-based recreational activities within buffer areas subject to best management practices, the rules of the Suwannee River Water Management District and other applicable rules and regulations.
- Policy ~~V.2.151.2.8~~ The County's ~~land development regulations~~ shall require a 50-foot regulated natural buffer adjacent to all other perennial rivers, streams and creeks and prohibit the location of residential, commercial and industrial land uses within the buffer areas, but allow agriculture, silviculture and resource-based recreational activities within buffer areas subject to best Management District and other applicable rules and regulations.
- ~~Policy V.2.15~~ ~~The County request natural reservations in situations where it is appropriate to protect areas containing significant natural resources.~~
- ~~Policy V.2.16~~ ~~The County shall request natural reservations in situations where it is appropriate to protect areas containing significant natural resources.~~
- Policy ~~V.2.141.2.9~~ The County shall, as part of the developmental review process, limit development to low density and non-intensive uses in prime groundwater aquifer recharge areas designated by the Water Management District, in order to maintain the natural features of these areas.
- Policy ~~V.4.141.2.10~~ All new development and redevelopment within a high recharge area shall not reduce the aquifer recharge quality or quantity ~~quantify~~ (volumes and rates). Subsurface storage and flow shall stimulate pre development natural conditions.
- Policy ~~V.4.151.2.11~~ Hazardous waste handling and storage within high recharge areas shall meet all applicable federal and state requirements prior to issuance of any development orders.
- Policy ~~V.2.121.2.12~~ The County as part of the development review process shall require the maintenance of the quantity and quality of surface water runoff within freshwater stream to sink watersheds by prohibiting any development which may diminish or degrade the quality and quantity of surface water runoff within the County.
- Policy 1.2.13 All development near a known sinkhole will maintain at least a fifty (50) 50-foot ~~at least a fifty (50)~~ buffer from such formations. Additionally, no sink formation shall be filled or excavated, and no debris placed adjacent to the sink, until a professional investigation has been conducted to determine what actions are necessary to protect adjacent property and ground water quality.
- Policy ~~V.2.A1.2.14~~ Development of Industrial areas located in fracture zones, areas of known/sinkhole formation, and Karst topography features will be required (at the Developer's expense) to be checked by ground penetrating radar

to identify underground cavities and areas of potential sinkholes, will be so identified from the data gathered by the Department of Environmental Protection, or the Suwannee River Water Management District

~~Policy V.2.B1.2.15~~ Industries and businesses using hazardous materials shall avoid using sites with known underground Cavities and sites with potential for sinkhole formation (RPC, LGV, DER).

~~Policy 1.2.16~~ The following standards shall apply to all public water wells and cones of influence:

- ~~1. The installation of septic tanks within 200-feet of public potable water wells shall be prohibited.~~
- ~~2. Land uses which store, transfer, or use hazardous materials shall not be permitted within 200-feet of public potable water wells.~~
- ~~3. Underground storage tanks containing gasoline, diesel fuel, or other hazardous substances shall not be permitted within 300-feet of public potable water wells.~~

~~OBJECTIVE V.2.1~~ Floodplains in Madison County will be protected by requiring development to be conducted within the physical limits of this environmentally sensitive resource in accordance with the following policies:

~~OBJECTIVE 1.3:~~ The County shall protect the 100-year floodplain by regulating land use types, densities and intensities for all lands within it in order to maintain the flood-carrying and flood storage capacities of the floodplains and reduce the risk of property damage and loss of life.

~~Policy V.2.71.2.7~~ The County's land development regulations shall provide for the regulation of development within 100-year floodplains in order to maintain the flood-carrying and flood storage capacities of the floodplains and reduce the risk of property damage and loss of life.

~~Policy V.2.1.41.3.1~~ "Floodplain" shall be defined as the one hundred (100) 100-year floodplains shown on the Flood Insurance Rate Maps (FIRM) published by the Federal Emergency Management Agency, effective July 16, 1991.

~~Policy 1.3.2~~ The County shall request the Suwannee River Water Management District to provide a complete set of topographic maps delineating the 100-year and 10-year flood elevations within the County's jurisdiction.

~~Policy 1.3.3~~ To help ensure that development proposals and activities wholly or partially within the 100-year floodplain are conducted in accordance with the physical limitations of this environmentally sensitive area, the County shall coordinate with all agencies with jurisdiction within the 100-year floodplain to provide for affected agency review prior to the issuance of a County development permit. Further, the use of septic tanks shall be regulated in accordance with the provisions of Chapter 64E-6, FA.C.

~~Policy 1.3.4~~ All development and redevelopment occurring in the 100-year floodplain of the Suwannee River system shall meet the building and design

standards of the National Flood Insurance Program, the County, and the Suwannee River Water Management District.

Policy 1.3.5 The County shall require an undisturbed regulated buffer along the property lines of public lands within the 100-year floodplain of the Suwannee River system for the purposes of visual screening, stormwater runoff and erosion control, public safety, and buffering potentially incompatible land uses. The width of such buffering shall be established as a cooperative effort with the Suwannee River Water Management District. Variations in the width of this buffer shall be made only for cases of undue hardship and on a site-specific review.

Policy 1.3.6 The lands within the 100-year floodplain, as designated by the Federal Emergency Management Agency, Flood Insurance Rate Map, as amended, which are located outside of the designated urban development overlay shall maintain an average lot size of 10 acres. This designated corridor area shall conform with the following densities: dwelling units may be clustered on smaller lots with no lot being less than 1 acre, if the site is developed as a planned residential development and a density of 1 dwelling unit per 10 acres be maintained for the total site. (Excluded are existing platted subdivisions)

Policy 1.3.7 The County may consider the vacating or replacing of those portions of unimproved, undeveloped, and unrecorded subdivisions containing lots of record within the 100-year floodplain which do not meet the minimum lot area requirements based upon density standards established in the County's Comprehensive Plan.

Policy 1.3.8 Within the urban development overlay within the 100-year floodplain of, the County shall limit dwelling unit density of residential uses to no greater than one (1) dwelling unit per acre, and each individual parcel shall conform to all applicable state and County regulations.

~~Policy V.2.C~~ ~~There shall be no septic tanks placed within the 10-year floodplain of the Suwannee River System unless there is no negative environmental impact to the Suwannee River.~~

~~Policy V.2.D~~1.3.9 No hazardous materials or hazardous waste shall be stored within the floodplain.

~~Policy V.2.1~~21.3.10 Development on sites which include areas within the ~~one hundred (100)~~ 100-year floodplain shall be required to be located outside of the floodplain wherever possible.

~~Policy V.2.1~~31.3.11 Subdivisions shall be required to include buildable area outside of the floodplain on each lot, wherever possible.

~~Policy V.2.1~~41.3.12 Fill within floodplains shall be limited to the minimum which is necessary for development and access.

~~Policy V.2.1~~51.3.13 Fill shall be placed and designed so as to minimize interference with natural water flows.

Policy 1.3.14 The County shall require that all habitable structures be elevated no less than two feet above the 100-year flood elevation, without the use of fill materials in the regulatory floodway of the Suwannee River system.

Policy 1.3.15 The County shall require that all road construction and improvement projects within the 100-year floodplain of the Suwannee River system be designed in such a manner as to avoid any increase in floodway obstruction, any increase in the peak rate or volume of stormwater runoff, and any increase in pollutant loading to the receiving waters.

Policy 1.3.16 The County shall monitor the use of County-owned facilities on or within the 100-year floodplain of the Suwannee River system to ensure that the public use of these facilities does not threaten the facility or adjacent natural resources. Such facilities shall be maintained in order to prevent any potential adverse impacts to the Suwannee River system such as erosion, release of inadequately treated stormwater or wastewater, or the accumulation of trash and debris.

OBJECTIVE 1.4~~Policy V-2.6~~ ~~The County's land development regulations shall require all new development to maintain the natural functions of environmentally sensitive areas, including but not limited to the jurisdictional wetlands and 100-year floodplains so that the long term environmental integrity and economic and recreational value of these areas is maintained.~~

Policy ~~V-7.21.4.1~~ ~~The County shall mitigate the adverse effects of land uses on wetlands, environmentally sensitive lands. Such mitigation shall contain wetland provisions which prohibit the development of commercial, industrial and waste disposal uses and which allow but tightly control such low intensity uses as recreation, open space, fish and wildlife management and single family residential development at a density not to exceed 1 unit per 1.5 acres, or the gross density established by the land use district, whichever is less.~~

Policy ~~V-2.41.4.2~~ ~~The County's land development regulations shall require a 35-foot natural buffer around all wetlands and prohibit the location of residential, commercial and industrial land uses within the buffer areas, but allow agriculture, silviculture and resource-based recreational activities within buffer areas subject to best to best-management practices.~~

Policy ~~V-2.81.4.3~~ ~~The County's land development regulations shall provide for the conservation of wetlands through prohibiting any development or dredging and filling, which would significantly alter their natural functions and by only allowing non-intensive agricultural, aquaculture and silviculture consistent with best management practices manuals developed by the Florida Division of Forestry and the Florida Department of Agriculture and Consumer Services, and subject to the rules of the Suwannee River Water Management District and all the other applicable rules and regulations.~~

Policy ~~V-4.121.4.4~~ ~~Development is to be clustered or located on upland areas if available on parcels which contain wetlands, and all development shall avoid the creation of lots which do not include upland areas, if upland areas are available.~~

Policy ~~V.4.13~~4.5 With the exception of recreation and silviculture, non-residential land uses shall be prohibited in wetlands. However, activities which further the conservation and protection of wetlands, or which serve an overriding public purpose may be permitted, only if these activities meet the following conditions:

1. Such activities are necessary to prevent or eliminate a public hazard (for example, elimination of a dangerous curve in a road, dredging in order to clean up a spill of hazardous material, or removal of underwater obstructions to boat traffic.)
2. Such activities would provide a direct benefit to the public at large which would exceed those which are lost as a result of development (for example, maintenance dredging, removal of exotic species, restoring natural hydroperiods).
3. Such activities would occur in wetlands in which the functions or ~~are~~ values have been significantly altered, and can be restored (for example, altering properties that have been legally drained prior to the adoption of the plan, altering properties that have been badly invaded by exotic species, and filling of polluted or poorly-flushed man made canals).
4. Such activity consisted of development that cannot be reasonably located outside of all wetlands (that is, utility transmission, corridors, and utility collection and distribution lines; however, once underground facilities are in place, the disturbed wetlands must be restored).

~~OBJECTIVE V.3~~ The County shall implement applicable provisions of the Florida Department of Agriculture best management practices for the conservation, appropriate use and protection of soils.

~~Policy.3.2~~ The County shall submit require, proposed subdivision plats to the Soil and Water Conservation District and request the District's review and comment regarding topographic, hydrologic and vegetative factors in order to identify procedures for the protection and conservation the natural functions of soils by the proposed development.

~~Policy V.4.10~~ There shall be a seventy five (75) foot regulated natural buffer adjacent to all perennial rivers, streams and creeks identified as regionally significant within Madison County. Residential, commercial and industrial uses shall be prohibited in the buffer areas, but agricultural, silvicultural and resources based recreational activities are allowed to the buffer areas subject to Best Management Practice, except for the Suwannee, Withlacoochee and Aucilla Rivers, which shall be governed by Chapter

~~Policy V.4.11~~ There shall be fifty (50) foot regulated natural buffer adjacent to all other perennial rivers, streams and creeks within Madison County. Residential, commercial and industrial uses shall be prohibited in the buffer areas, but agricultural, silvicultural and resources based recreational activities are allowed in the buffer areas subject to Best Management Practice.

~~OBJECTIVE V.5 — The County shall require a special development review of all development that impacts upon forest land, vegetative communities, limestone or limestone dolomite.~~

~~Policy V.5.1 — Development that impacts upon forest and vegetative communities, limestone or limestone dolomite in all land use areas shall be subject to special review requirements:~~

- ~~1. — Development of industrial areas located in fracture zones, areas of known sinkhole formation, and Karst topography features will be required (at the developer's expense) to be checked by ground penetrating radar to identify underground cavities and areas of potential sinkhole formation. Areas containing potential fracture zones and/or areas of potential sinkholes, will be identified from the data gathered by Department of Environmental Regulation, of the Suwannee River Water Management District.~~
- ~~2. — Industries and businesses using hazardous materials shall avoid using sites with known underground cavities and sites with potential for sinkhole formation.~~
- ~~3. — There shall be no septic tanks placed within the 10-year flood plain of rivers, streams, and other bodies of flowing water except in accordance with Chapter 10D-6 64E-6 F.A.C.~~
- ~~4. — No hazardous materials or hazardous waste shall be used, generated, or stored within the flood plain.~~
- ~~5. — The County shall require that the multiple use of forest resources be included in development plans, to provide for timber production, recreation, wildlife habitat, watershed protection, erosion control, and maintenance of water quality.~~

~~OBJECTIVE V.6 — "Floodplains" in Madison County will be protected.~~

~~Policy V.6.1. — "Flood plain" shall be defined as the one hundred (100) year flood plains shown on the Flood Insurance Rate Maps (FIRM) published by the Federal Emergency Management Agency, effective July 16, 1991.~~

~~Policy V.6.2. — Development on sites which include areas within the one hundred (100) 100-year floodplain shall be required to be located outside of the floodplain wherever possible.~~

~~Policy V.6.3. — Subdivisions shall be required to include buildable area outside of the flood plain on each lot, wherever possible.~~

~~POLICY V.6.4. — Fill within flood plains shall be limited to the minimum which is necessary for development and access.~~

~~Policy V.6.5. — Fill shall be placed and designed so as to minimize interference with natural water flows.~~

~~Policy V.6.6. No hazardous materials or hazardous waste shall be used, generated or stored within the flood plain.~~

~~OBJECTIVE V.7.1.5~~ Silviculture activities are to be conducted in a manner compatible with the need to protect, conserve and appropriately use wetlands, uplands and natural resources adjacent to lakes and streams and to ensure the protection of water quality within water bodies.

~~Policy V.7.11.5.1~~ Silviculture activities shall follow the best management practices outlined in the publications titled Silviculture Best Management Practices Manual (~~Revised May 1990~~, Florida Department of Agriculture and Consumer Services, Division of Forestry) and Management Guidelines for Forested Wetlands in Florida (~~December 1988~~, Florida Department of Agriculture and Consumer Services, Division of Forestry and Florida Forestry Association), ~~except that:~~

~~1. The Suwannee, Withlacoochee and Aucilla Rivers shall be governed by Chapter 40B 4.3030(4), F.A.C.~~

~~Policy V.7.21.5.2~~ In order to maintain the overall ecological integrity of the wetlands community, select cuts, small clear cuts, or other irregularly shaped harvesting techniques will be allowed provided:

- ~~1. Viable populations of the endangered, threatened and species of special concern found on-site can be maintained on-site.~~
- ~~2. Harvests are planned to provide for varying age and height diversity supporting a variety of vegetative successional stages within the overall wetland ecosystem.~~
- ~~3. The natural hydrology and hydroperiod of wetlands are not significantly modified on a long-term basis and state water quality standards are not violated.~~
- ~~4. There is no conversion of wetland systems to upland systems.~~

~~Nothing in this Policy is intended to conflict with Policy 1.7.1.~~

~~Policy V.7.31.5.3~~ The Silviculture polices of this plan shall be reevaluated when the Florida Department of Agriculture and Consumer Services prepares new guidelines and best management practices, and the County shall incorporate any amendments consistent with these new provisions within the Plan Amendment process.