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MEETING NOTICE

CLEARINGHOUSE COMMITTEE

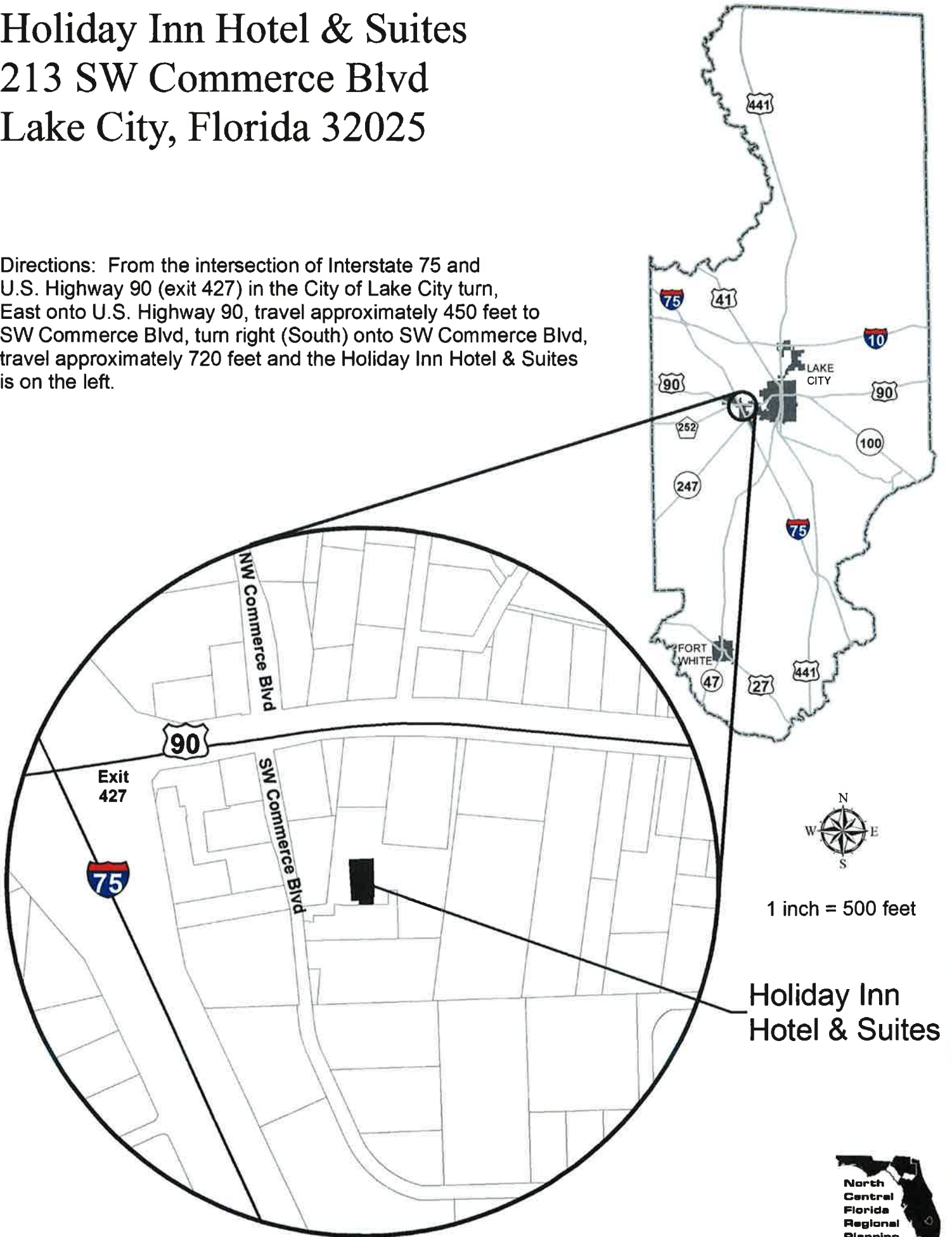
There will be a meeting of the Clearinghouse Committee of the North Central Florida Regional Planning Council on **October 24, 2013**. The meeting will be held at the **Holiday Inn Hotel & Suites, 213 SW Commerce Boulevard, Lake City**, beginning at **6:00 p.m.**

(Location Map on Back)

Holiday Inn Hotel & Suites

213 SW Commerce Blvd
Lake City, Florida 32025

Directions: From the intersection of Interstate 75 and U.S. Highway 90 (exit 427) in the City of Lake City turn, East onto U.S. Highway 90, travel approximately 450 feet to SW Commerce Blvd, turn right (South) onto SW Commerce Blvd, travel approximately 720 feet and the Holiday Inn Hotel & Suites is on the left.





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AGENDA

CLEARINGHOUSE COMMITTEE

Holiday Inn Hotel & Suites
Lake City, Florida

October 24, 2013
6:00 p.m.

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NORTH CENTRAL FLORIDA REGIONAL PLANNING COUNCIL

CLEARINGHOUSE COMMITTEE

MINUTES

Holiday Inn Hotel and Suites
Lake City, Florida

September 26, 2013
6:00 p.m.

MEMBERS PRESENT

Beth Burnham
Jim Catron
Donnie Hamlin
James Montgomery
Wesley Wainwright
Stephen Witt

MEMBERS ABSENT

Sandra Haas, Chair
Thomas Hawkins, Vice-Chair
Mike Williams

STAFF PRESENT

Steven Dopp

OTHERS PRESENT

Jordan Greene, Florida Dept. of
Transportation
James Schenck, Advent Christian
Village

The meeting came to order at 6:08 p.m.

Due to the absence of Chair Haas and Vice-Chair Hawkins, the Committee agreed by consensus to appoint Mr. Montgomery as interim Chair for the meeting.

Mr. Montgomery requested that the following items received by Council staff after the agenda and meeting packet were distributed to Committee members be added to the Committee agenda:

#76, City of Newberry Comprehensive Plan Draft Amendment (DEO No. 13-2ESR), and
#81, City of Gainesville Comprehensive Plan Draft Amendment (DEO No. 13-3ESR).

ACTION: It was moved by Mr. Catron and seconded by Commissioner Burnham to add the above-referenced items to the agenda and to approve the agenda as amended. The motion carried unanimously.

I. APPROVAL OF AUGUST 22, 2013 MEETING MINUTES

ACTION: It was moved by Mayor Witt and seconded by Commissioner Burnham to approve the August 22, 2013 minutes as circulated. The motion carried unanimously.

II. COMMITTEE-LEVEL REVIEW ITEMS

Advent Christian Village Development of Regional Impact - Local Government Development Order Amendment

Mr. Dopp stated that the staff report finds the proposed amendment to the local government development is minor in nature and 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 Commissioner Wainwright and seconded by Mayor Witt to approve the staff report as circulated. The motion carried unanimously.

#71 - Alachua County Comprehensive Plan Adopted Amendment (DEO No. 13-3ESR)

Mr. Dopp stated that the staff report finds the County 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 Mayor Witt and seconded by Commissioner Hamlin to approve the staff report as circulated. The motion carried unanimously.

#78 - Alachua County Comprehensive Plan Adopted Amendment (DEO No. 13-4ESR)

Mr. Dopp stated that the staff report finds the County 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 Commissioner Wainwright and seconded by Commissioner Catron to approve the staff report as circulated. The motion carried unanimously.

#79 - City of Gainesville Comprehensive Plan Draft Amendments (DEO 13-2ER)

Mr. Dopp stated that the staff report finds the City Comprehensive Plan, if amended as proposed, 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 Commissioner Hamlin and seconded by Mayor Witt to approve the staff report as circulated. The motion carried unanimously.

#80 - Town of White Springs Comprehensive Plan Draft Amendment (DEO No. 13-1ER)

Mr. Dopp stated that the staff report finds the Town Comprehensive Plan, if amended as proposed, 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 Commissioner Catron and seconded by Commissioner Burnham to approve the staff report as circulated. The motion carried unanimously.

#81 - City of Gainesville Comprehensive Plan Draft Amendment (DEO No. 13-3ESR)

Mr. Dopp stated that the staff report finds the City Comprehensive Plan, if amended as proposed, 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 Commissioner Wainwright and seconded by Mayor Witt to approve the staff report as circulated. The motion carried unanimously.

The meeting adjourned at 6:42 p.m.

Sandra Haas, Chair

10/24/13

COMMITTEE-LEVEL ITEMS

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

Regional Planning Council: North Central Fl
Review Date: 10/24/13
Amendment Type: Adopted Amendment

Regional Planning Council Item No.: 1
Local Government: City of Newberry
Local Government Item No.: CPA 13-01
State Land Planning Agency Item No.: 13-1ESR

Date Mailed to Local Government and State Land Planning Agency: 10/25/13

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

City item CPA 13-01 reclassifies approximately 73.5 acres from Commercial and approximately 4.5 acres of Industrial categories to Planned Development on the City Future Land Use Plan map (see attached).

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

Significant adverse impacts are not anticipated to occur to Natural Resource of Regional Significance or regional facilities as the amendment does not result in an increase in intensity or density of use.

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

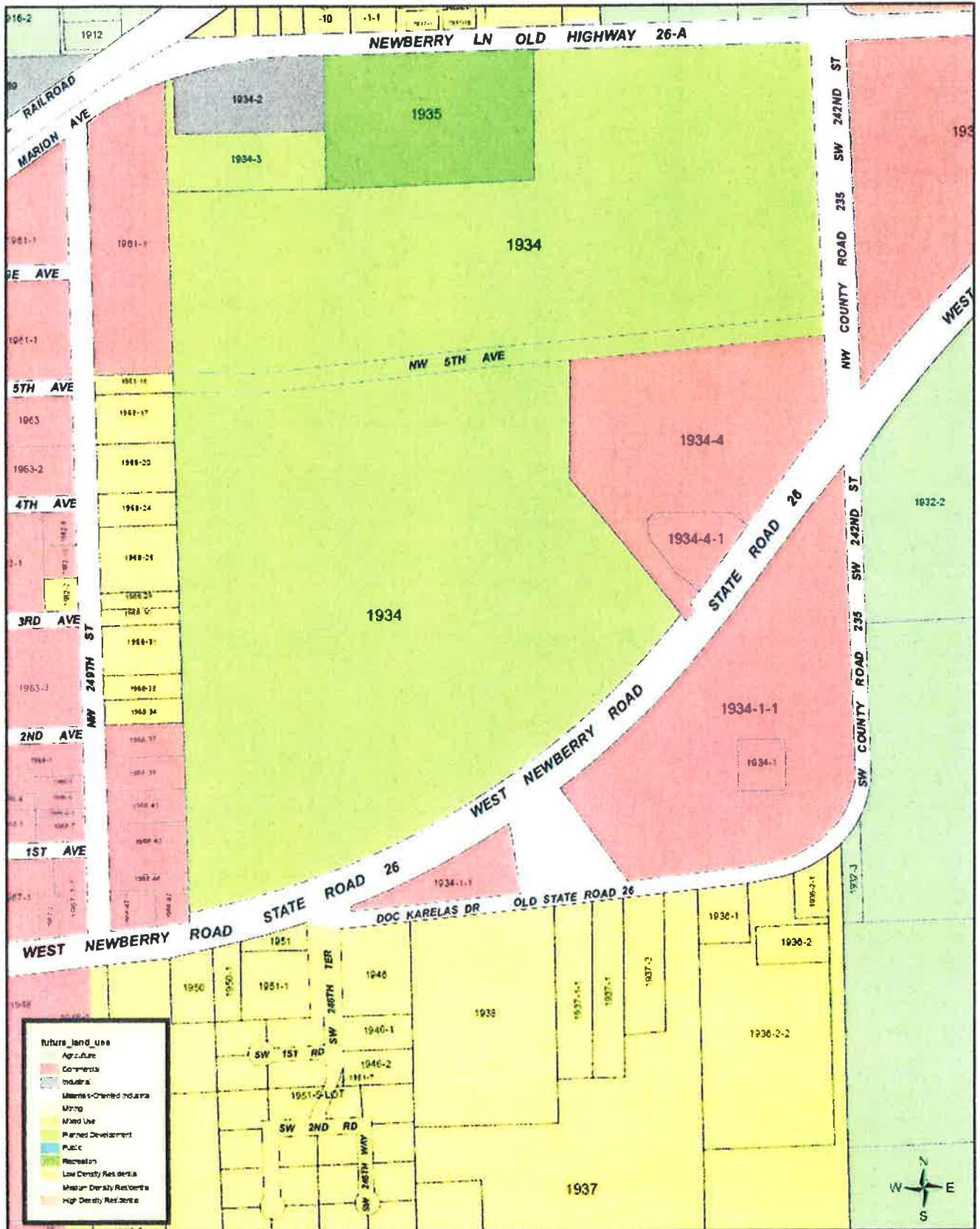
Adverse extrajurisdictional impacts as a result of the amendment are not anticipated since the amendment does not result in an increase in the intensity or density of use.

Request a copy of the adopted version of the amendment?

Yes _____ No _____
Not Applicable _____X_____

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

CPA 13-01 AS ADOPTED 9/23/13 – EXCERPT OF CITY OF NEWBERRY FUTURE LAND USE PLAN MAP



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

Regional Planning Council: North Central FL
Review Date: 10/24/13
Amendment Type: Adopted Amendment

Regional Planning Council Item No.: 2
Local Government: Suwannee County
Local Government Item No.: CPA 13-01
State Land Planning Agency Item No.: 13-2ER

Date Mailed to Local Government and State Land Planning Agency: 10/25/13 (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 evaluation 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 amendment includes updated 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. Additionally, the County Comprehensive Plan contains an objective and associated policies which address these regional resources. Therefore, the County Comprehensive Plan, as amended, does not result in significant adverse impacts to Natural Resources of Regional Significance.

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 27, 90 and 129 as well as State Roads 51 and 247. The amendment retains transportation concurrency requirements in the County Comprehensive Plan. Therefore, significant adverse impacts are not anticipated to occur to the Regional Road Network.

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

The County Comprehensive Plan, as amended, is not anticipated to create significant adverse impacts to adjoining local governments.

Request a copy of the adopted version of the amendment?

Yes _____ No _____

Not Applicable _____ **X** _____

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

**EXCERPTS FROM THE
COUNTY COMPREHENSIVE PLAN**

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V

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 the 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 designated for such purposes as flood control, protection of quality or quantity of groundwater or surface water, floodplain management, or protection of vegetative communities or wildlife habitats.

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

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

CONSERVATION GOAL, OBJECTIVES AND POLICIES

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

OBJECTIVE V.1 The County shall establish provisions within the site plan review process to protect air quality by requiring the appropriate siting of development and associated public facilities.

Policy V.1.1 The County's ~~land development regulations~~ 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 The County, in order to protect the quality and quantity of current and projected water sources, hereby establishes a 300 foot wellfield protection area around community water system wells. In addition, the County in order to protect high groundwater aquifer recharge areas as designated by the Water Management District and depicted in Appendix A of this Comprehensive Plan shall limit development in these areas as specified in the high groundwater aquifer recharge protection policy of the Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element of this Comprehensive Plan.

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- Policy V.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 uses which may impact the County's current and projected water sources.
- Policy V.2.2 The County shall protect the present water quality classification established by the Florida Department of Environmental Protection by prohibiting industrial uses, commercial uses and intensive agricultural uses, such as milking barns and chickenhouses, to be located adjacent to the County's surface water bodies.
- Policy V.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 the programs administered by the U.S. Department of Interior, Florida Department of Natural Resources or the land acquisition programs of the Water Management District.
- Policy V.2.4 The County's ~~land development regulations~~ shall require a 35-foot natural buffer around all wetlands, unless said wetlands are subject to a dredge and fill permit issued by the U.S. Army Corps of Engineers or the Florida Department of Environmental Protection, and prohibit the location of agriculture, residential, recreational, public, commercial and industrial land uses, and mining operations within the buffer areas, but allow resource-based recreational activities within buffer areas and silviculture uses within buffer areas subject to the provisions of silviculture policies of this element.
- Policy V.2.5 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.2.6 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 wetlands and 100-year floodplains so that the long term environmental integrity and economic and recreational value of these areas is maintained.
- Policy V.2.7 The County shall provide for the regulation of development within 100-year floodplains of the Suwannee, Santa Fe and Ichetucknee Rivers by establishing these areas as Environmentally Sensitive in accordance with the land use classification policy contained in the Land Use Element of this Comprehensive Plan. In addition, 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, the County shall adopt flood damage prevention regulations and in the ~~interim~~ shall continue to enforce the provisions of the National Flood Insurance Program.
- Policy V.2.8 Unless wetlands are subject to a dredge and fill permit issued by the U.S. Army Corps of Engineers or the Florida Department of Environmental Protection, the County shall conserve wetlands by prohibiting any development, excepting mining operations, or dredging and filling which would alter the natural functions of wetlands and regulating mining operations within wetlands, as stated in the mining policy contained in the Land Use Element of this Comprehensive Plan. Where no other alternative for development exists, excepting mining operations, mitigation will be considered as a last resort using criteria established within the

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rules of the Florida Department of Environmental Protection, in effect upon amendment of this Comprehensive Plan. For the purposes of this Comprehensive Plan "wetlands" means those areas that are inundated or saturated by surface water or groundwater at a frequency and a duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soils. Soils present in wetlands generally are classified as hydric or alluvial, or possess characteristics that are associated with reducing soil conditions. The prevalent vegetation in wetlands generally consists of facultative or obligate hydrophytic macrophytes that are typically adapted to areas having soil conditions described above. These species, due to morphological, physiological or reproductive adaptations, have the ability to grow, reproduce or persist in aquatic environments or anaerobic soil conditions. Florida wetlands generally include swamps, marshes, bayheads, bogs, cypress domes and strands, sloughs, wet prairies, riverine swamps and marshes, hydric seepage slopes, tidal marshes, mangrove swamps and other similar areas. Florida wetlands generally do not include longleaf or slash pine flatwoods with an understory dominated by saw palmetto.

- Policy V.2.9 The County shall support the Water Management District in their conducting of water conservation programs.
- Policy V.2.10 The County shall comply with the plans of the Water Management District for the emergency conservation of water sources.
- Policy V.2.11 The County shall limit development and associated impervious surfaces in high groundwater aquifer recharge areas designated by the Water Management District and depicted in Appendix A of this Comprehensive Plan, in accordance with the requirements stipulated in the high groundwater aquifer recharge policy contained in the Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element of this Comprehensive Plan in order to maintain the natural features of these areas.
- Policy V.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 natural drainage basins.
- Policy V.2.13 The County shall only allow hazardous and bio-medical waste treatment facilities as special permits within areas designated agricultural and located within the rural area of the County. Further, the County's land development regulations shall include the following conditions for such approval of a hazardous and bio-medical waste treatment facility as a special permit:
1. The location, site design and buffer requirements for the facility shall consider wind currents in relationship to population centers, which will direct any incinerated materials or noxious odors from these populations centers;
 2. The facility shall access to principal arterials and major intersections;
 3. The facility shall be required to be served by a community potable water system and a centralized sanitary sewer system; and

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4. 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.2.14 The County shall require a minimum undisturbed vegetated buffer of 75 feet measured from the generally recognized river bank of any Outstanding Florida Water as classified by the Florida Department of Environmental Protection and any other river of the Suwannee River System, and 50 feet adjacent to all other streams tributary to any such Outstanding Florida Water and any other river of the Suwannee River System, be maintained for all single-family residential uses and agricultural uses. Excepting single family residential uses and agricultural uses, as provided for above all other permitted land uses shall conform with the variable buffer requirements contained in rule 40B-4.3030~~(4)~~ **(12)**F.A.C., as administered by the Suwannee River Water Management District in effect upon adoption of this policy. Exception shall be made for the provision of reasonable access to the river; resource based recreational activities within buffer areas; and silviculture activities conducted in accordance with the silviculture policies of this element.

Policy V.2.15 The County's ~~land development regulations~~ shall require a 50-foot minimum undisturbed vegetated buffer adjacent to all other perennial rivers, streams and creeks, unless said waterbodies are subject to a dredge and fill permit issued by the U.S. Army Corps of Engineers or the Florida Department of Environmental Protection and prohibit the location of residential, commercial and industrial land uses within the buffer areas, but allow resource-based recreational activities within buffer areas and silviculture uses within buffer areas in accordance with the silviculture policies of this element.

Policy V.2.16 Silviculture practices conducted in Agricultural, Conservation and Environmentally Sensitive Area land use categories designated on the Future Land Use Plan Map shall be limited to tree harvesting methods which are compatible with the maintenance of the natural functions of wetlands. Such silviculture practices shall be conducted in accordance with the silviculture policies of this element as modified by the following standards:

Conduct silviculture practices in a manner that:

1. The natural hydrology and hydroperiod of wetlands are maintained and state water quality standards are not violated;
2. There is no conversion of wetland systems to upland systems; and
3. There is no conversion to other wetland systems except for the beneficial alteration of degraded wetlands to restore the wetlands as they existed prior to having been degraded or altered.

Policy V.2.17 Silviculture activities shall follow the best management practices outlined in the publications titled Silviculture Best Management Practices Manual (Revised ~~2000~~ **2008**, Florida Department of Agriculture and Consumer Services, ~~Division of Forestry~~ **Florida Forest Service**) 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:

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1. The Primary Streamside Management Zone criteria, contained in best management practices as provided in Silviculture Best Management Practices Manual (Revised **2000 2008**, Florida Department of Agriculture and Consumer Services, **Division of Forestry Florida Forest Service**), will be applied within 150 feet of Outstanding Florida Waters as classified by the Florida Department of Environmental Protection and any other river of the Suwannee River System, however, the 75 feet immediately adjacent to and including the normally recognized bank of such Outstanding Florida Waters and any other river of the Suwannee River System shall be left in its natural state as an undisturbed vegetated buffer pursuant to Chapter 40B-4.3030**~~(4)(e)~~(12)**, Florida Administrative Code, in effect upon adoption of this policy; and
 2. The Primary Streamside Management Zone criteria in forested wetland areas shall be applied within 75 feet of perennial rivers, streams and creeks greater than 30 feet in width if the silviculture policies of this element do not apply.
- Policy V.2.18 Following the publication of any future editions of the Silviculture Best Management Practices Manual **2000 2008** edition, by the Florida Department of Agriculture and Consumer Services, **Division of Forestry Florida Forest Service** or Management Guidelines for Forested Wetlands in Florida, by the Florida Department of Agriculture and Consumer Services, **Division of Forestry Florida Forest Service** and Florida Forestry Association, the County shall review and consider any such editions for adoption as an amendment to this Comprehensive Plan.
- Policy V.2.19 The County hereby adopts and shall maintain a Master Ecological Corridor Protection Map, Illustration A-XII, covering the upland areas within 1/4 mile of the natural waterways in the Suwannee River, Santa Fe River, Lake Louise and the Itchenutuckee River to further the environmental protection goals prepared by the Suwannee River Water Management District, Federal, State or other local governments.
- OBJECTIVE V.3 The County shall require special mining permits and that such permits be coordinated with the Florida Department of Environmental Protection; require that all subdivision plats be approved in a manner which will protect and conserve the natural functions of soils; and establishing a coordination process by which adjacent local governments, other governmental entities and research and interest groups have input into the identification and preservation of unique vegetative communities.
- Policy V.3.1 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.3.2 The County shall review any comments provided by the Soil and Water Conservation District concerning proposed subdivision plats regarding topographic, hydrologic and vegetative cover factors in order to protect and conserve the natural functions of soils by the proposed development.

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- Policy V.3.3 The County shall consider flexible and creative concepts in development plans, where development retains forest resources located on the site to be maintained as open spaces to provide for recreation, wildlife habitat, watershed protection, erosion control and maintenance of water quality.
- Policy V.3.4 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.
- OBJECTIVE V.4 The County shall continue to include within the land development regulations, best management practices for the conservation, appropriate use and protection of fisheries, wildlife and wildlife habitats, identify, as provided in the critical wildlife habitat policy of this element, and protect native wildlife and their habitats, including state and federally protected plant and animal species (endangered, threatened and species of special concern), within proposed development sites and protect these natural resources from the impacts of development by the use of the Florida Fish and Wildlife Conservation Commission Critical Wildlife Conservation Areas, Florida Natural Areas Inventory, and North Central Florida Strategic Regional Policy Plan Regionally Significant Natural Resources map series to identify habitats which potentially contain endangered, threatened or species of special concern, and rare or unique vegetative communities prior to granting development approval.
- Policy V.4.1 The County shall cooperate with the Florida Fish and Wildlife Conservation Commission in the monitoring and inventorying of wildlife and wildlife habitats within the County.
- Policy V.4.2 The County shall assist in the application and compliance with all Federal and state regulations which pertain to endangered and rare species.
- Policy V.4.3 The County shall consult with the Florida Fish and Wildlife Conservation Commission prior to the issuance of a development order where there is an indication that such issuance would result on an adverse impact to any endangered or rare species. All new development will maintain the natural functions of environmentally sensitive areas, including but not limited to wetlands and 100-year floodplains so that the long term environmental integrity and economic impact and recreation value of these areas is maintained.
- Policy V.4.4 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 environmentally sensitive areas, on the Future Land Use Plan Map of this Comprehensive Plan to ensure that the possible impacts created by the proposed development activity will not significantly alter the natural functions of these significant natural resources. All new development will maintain the natural functions of environmentally sensitive areas, including but not limited to wetlands and 100-year floodplains so that the long term environmental integrity and economic impact and recreation value of these areas is maintained.

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- Policy V.4.5 The County shall initiate development and implementation of a local wildlife habitat protection and management program, and shall coordinate with state and federal wildlife programs.
- Policy V.4.6 The County shall implement a public education program on the need to protect and manage the habitat of threatened and endangered species and species of special concern.
- Policy V.4.7 The County shall request the assistance of the Florida Game and Fresh Water Fish Commission to conduct inventories of State and federally protected plant and animal species in the County.
- Policy V.4.8 The County shall require the evaluation of impacts to endangered, threatened, or species of special concern wildlife and rare or unique vegetative communities by requiring the developer of any proposed development which is equal to or greater than 20 acres and located within areas identified by the Florida Fish and Wildlife Conservation Commission Critical Wildlife Conservation Areas to evaluate the impacts to endangered, threatened or species of special concern and rare or unique vegetative communities; provided, however, if competent and substantial scientific evidence demonstrating that an endangered, threatened or species of special concern, wildlife habitat or rare and unique vegetative community is located within the area of any proposed development which is equal to or greater than 20 acres is presented to the County at the time of a preliminary plat or site and development plan is reviewed by the County, the developer shall evaluate the impacts on such habitats or communities. As a condition of permit approval of any proposed development within these areas, such evaluation shall consist of a survey of the development site conducted by the developer to identify the presence of any state and federally protected plant and animal species. In addition, if protected species are found on the site or would be affected by the development, a specific management plan shall be required from the developer, including necessary modifications to the proposed development, to ensure the preservation of the protected species and their habitat. The Inventory and Management Plan shall be done in consultation with the Florida Fish and Wildlife Conservation Commission, but the final approval of the management plan shall be by the County.
- Policy V.4.9 The County shall coordinate with Federal, State and local agencies or nonprofit environmental organizations in managing natural areas and open spaces.
- Policy V.4.10 The County shall develop and implement, in coordination with regulatory agencies and the North Central Florida Regional Planning Council, a Comprehensive Management Plan for public lands to restore or enhance the site's natural hydrology, degraded natural areas or removal of non-native vegetation.
- Policy V.4.11 The County shall establish and maintain a conservation land management program aimed at increasing protection or enhancement of surface water quality by coordinating with regulatory agencies and enhancing non-point pollution treatment on public lands to require swales in road rights of way, install retention areas designed in a park like setting along roadways, and design future facilities and structures to drain toward natural holding areas for pre-treatment.

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- Policy V.4.12 The County shall continue to implement a program and set of standards to protect natural vegetative communities and listed species habitat from the adverse impacts of development.
- OBJECTIVE V.5 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 August 28, 1997, 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 ~~May 23, 1996~~ **October 27, 2011**; (2) Regionally Significant Natural Resources - Natural Systems, dated ~~August 28, 1997~~ **October 27, 2011**; (3) Regionally Significant Natural Resources - Planning and Resource Management Areas, dated ~~May 23, 1996~~ **October 27, 2011**; (4) Regionally Significant Natural Resources - Planning and Resource Management Areas (Surface Water Improvement Management Water Bodies), dated ~~May 23, 1996~~ **October 27, 2011**; and (5) Regionally Significant Natural Areas - Surface Water Resources, dated ~~May 23, 1996~~ **October 27, 2011**. The following policies provide direction for the use of these maps in applying the referenced policies of this Comprehensive Plan.
- Policy V.5.1 The map entitled Regionally Significant Natural Resources - Ground Water Resources, dated ~~May 23, 1996~~ **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 V.5.2 The map entitled Regionally Significant Natural Resources - Natural Systems, dated ~~August 28, 1997~~ **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 V.5.3 The maps entitled Regionally Significant Natural Resources - Planning and Resource Management Areas, dated ~~May 23, 1996~~ **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 V.5.4 The maps entitled Regionally Significant Natural Resources - Planning and Resource Management Areas (Surface Water Improvement Management Water Bodies), dated ~~May 23, 1996~~ **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 V.5.5 The map entitled Regionally Significant Natural Areas - Surface Water Resources, dated ~~May 23, 1996~~ **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.

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PROCEDURE FOR MONITORING AND EVALUATION OF CAPITAL IMPROVEMENTS ELEMENT

The role of monitoring and evaluation of the Capital Improvements Element is important to the effectiveness of the County's planning program. This is due to the fluctuations in the revenues and expenditures of the County due to market and economic conditions.

The revenues and expenditures of the County will be used to predict fiscal trends in order to maintain the County's adopted level of service standards for public facilities and recreation. Therefore, the Capital Improvements Element requires a continuous program for monitoring and evaluation, and pursuant to Chapter 163, Part II, Florida Statutes, this element will be reviewed on an annual basis to ensure that the fiscal resources are available to provide the public facilities needed to support the established level of service standards.

The annual review is the responsibility of the County's Local Planning Agency. County staff as appointed by the Board of County Commissioners will serve as advisory counsel to the Local Planning Agency dealing with all fiscal issues.

The Local Planning Agency shall consider the following points during the annual review to assist in the determination of findings and recommendations to the Board of County Commissioners:

1. The review of the criteria used to evaluate capital improvement projects in order to ensure that projects are being ranked in their appropriate order of priority;
2. The County's effectiveness in maintaining the adopted level of service standards;
3. The impacts of service provisions of other local, regional or state agencies upon the County's ability to maintain the adopted level of service standards;
4. Efforts by the County to secure grants or private funds, whenever available, to finance the provision of needed capital improvements;
5. The consideration of any corrections, updates and modifications concerning costs, and revenue sources;
6. The consistency of the Capital Improvements Element with the other elements of the Comprehensive Plan and most particularly its support of the Future Land Use Element;
7. The County's ability to provide public facilities within respective geographic service areas in order to determine any need for boundary modification or adjustment; and
8. The appropriateness of including within the 5-Year Schedule of Improvements those identified improvements needed for the latter part of the planning period.

The findings and recommendations of the Local Planning Agency will be transmitted to the County for review at a scheduled public hearing. Subsequent to review of the findings and recommendations of the Local Planning Agency, the Board of County Commissioners shall direct County staff to provide the Local Planning Agency with an updated 5-Year schedule of Improvements and any drafts for amendments to the Capital Improvements Element as deemed necessary by the Board of county Commissioners.

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.

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CONCURRENCY MANAGEMENT SYSTEM

INTRODUCTION

Chapter ~~9J-5~~ **163**, Florida ~~Statutes~~ **Administrative Code** requires the adoption of a concurrency management system to ensure that facilities and services needed to support development are available concurrent with the impacts of such development. This concurrency management system is designed to ensure 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.

PURPOSE AND OVERVIEW

The County shall require a concurrency review be made with applications for development approvals and a Certificate of Concurrency issued prior to development. If the application is deemed concurrent, a Certificate of Concurrency will be issued by the Land Development Regulation Administrator. If the development requires any other development permit, a copy of the Certificate of Concurrency shall be included with any future application for a development permit. A separate concurrency review shall not be required for each development permit for the same project. Concurrency review addresses only the availability of public facilities and capacity of services and a Certificate of Concurrency does not represent overall development approval.

If the application for development is not concurrent, the applicant shall be notified that a certificate cannot be issued for the development. The burden of showing compliance with the adopted levels of service and meeting the concurrency test shall be upon the applicant.

The County shall review applications for development and a development approval shall be issued only if the proposed development does not lower the existing level of service of public facilities and services below the adopted level of service in this Comprehensive Plan.

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

1. For Sanitary Sewer, Solid Waste, Drainage and Potable Water Facilities
 - ~~a.~~ **Prior to the issuance of a building permit or its functional equivalent, the County will consult with the applicable water supply utility to ensure that adequate water supplies and facilities will be in place and available no later than the anticipated date of issuance of a certificate of occupancy or its functional equivalent.**
 - ~~ab.~~ A development order or permit may be issued, subject to the condition that, at the time of issuance of a certificate of occupancy or its functional equivalent, if the necessary facilities and services are in place and available to serve the new development; or
 - ~~bc.~~ At the time the development order or permit is issued, the necessary public facilities and services are guaranteed in an enforceable development agreement, pursuant to Section 163. 3220, Florida Statutes, or an agreement or development order issued pursuant to Chapter 380, Florida Statutes, to be in place and available to serve new development at the time of the issuance of a certificate of occupancy or its functional equivalent.

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2. For Parks and Recreation Facilities

- a. At the time the development order or permit is issued, the necessary facilities and services are in place or under actual construction; or
- b. A development order or permit is issued subject to the condition that, at the time of the issuance of a certificate of occupancy or its functional equivalent, the acreage for the necessary facilities and services to serve the new development is dedicated or acquired by the County, or funds in the amount of the developer's fair share are committed; and
 - (1) A development order or permit is issued subject to the conditions that the necessary facilities and services needed to serve the new development are scheduled to be in place or under actual construction not more than one year after issuance of a certificate of occupancy or its functional equivalent as provided in the County's adopted 5-Year Schedule of the Capital Improvements Element; or
 - (2) At the time the development order or permit is issued, the necessary facilities and services are the subject of a binding executed agreement which requires the necessary facilities and services to serve the new development to be in place or under actual construction not more than one year or under actual construction not more than one year after issuance of a certificate of occupancy or its functional equivalent; or
 - (3) At the time the development order or permit is issued, the necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to Section 163.3220, Florida Statutes, or an agreement or development order issued pursuant to Chapter 380, Florida Statutes, to be in place or under actual construction not more than one year after issuance of a certificate of occupancy or its functional equivalent.

3. For Transportation Facilities

- a. At the time a development order or permit is issued the necessary facilities and services are in place or under construction; or
- b. A development order or permit is issued, subject to the condition that the necessary facilities and services needed to serve the new development are scheduled to be in place or under actual construction no more than three years after issuance of a certificate of occupancy or its function equivalent as provided in the County's 5-Year Schedule of the Capital Improvements Element. The schedule of capital improvements may recognize and include transportation projects included in the first three years of the applicable, adopted Florida Department of Transportation five-year work program, for facilities not on the Florida Intrastate Highway System. In addition, the schedule of capital improvements may recognize and include translocation projects included in the applicable, adopted Florida Department of Transportation five-year work program for facilities on the Florida Intrastate Highway System.
- c. At the time the development order or permit is issued, the necessary facilities and services are the subject of a binding executed agreement which requires the necessary facilities and services to serve the new development to be in place or under actual construction nor more than three years after the issuance of a certificate of occupancy or its functional equivalent; or

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- d. At the time a development order or permit is issued the necessary facilities and services are guaranteed on an enforceable development agreement, pursuant to Section 163.3220, Florida Statutes, or an agreement or development order issued pursuant to Chapter 380, Florida Statutes, to be in place or under actual construction not more than five years for facilities that are part of the Florida Intrastate Highway System and three years after issuance of a certificate of occupancy or its functional equivalent for all other transportation facilities.

4. For Public School Facilities

- a. **At the time a final subdivision or site plan approval for residential uses is issued the necessary public school facilities and services are in place; or**
- b. **A final subdivision or site plan approval for residential uses is issued, subject to the condition that the necessary public school facilities and services needed to serve the new development are scheduled to be in place or under actual construction no more than three years after issuance of final subdivision or site plan approval as provided in the County's 5-Year Schedule of the Capital Improvements Element; or**
- c. **A final subdivision or site plan approval for residential uses is issued, subject to the execution of a legally binding mitigation agreement between the applicant, School Board and County. This agreement shall be supported by a bond, deposit of funds or other acceptable financial means to assure performance of the proportional share mitigation agreed to by the developer.**

CONCURRENCY DETERMINATION PROCEDURES

A concurrency test shall be made of the following public facilities and services for which level of service standards have been established in this Comprehensive Plan, which are

1. Traffic circulation,
2. Sanitary sewer,
3. Solid waste,
4. Drainage,
5. Potable water, **~~and~~**
6. Recreation and open space: **and**
7. **Public School Facilities**

The concurrency test for facilities and services will be determined by comparing the available capacity of a facility or service to the demand created by the proposed project. Available capacity will be determined by adding together the total excess capacity of existing facilities and the total capacity of any new facilities which meet the previously defined concurrency standards and subtracting any capacity committed through concurrency reservations or previously approved development orders.

1. For development orders and permits, the following determination procedures shall apply;
 - a. If an applicant desires to determine whether there is sufficient capacity to accommodate their proposed project, the Land Development Regulation Administrator shall make an informal non-binding determination of whether there appears to be sufficient capacity in the public facilities and services to satisfy the demands of the proposed project.

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If there appears to be insufficient capacity, the Land Development Regulation Administrator shall then make a determination of what public facilities or services would be deficient if the proposed project were approved.

- b. There are certain development approvals that are ineligible to receive concurrency reservation because they are too conceptual and, consequently, do not allow an accurate assessment of public facility impacts. These development approvals are land use amendments to the Comprehensive Plan and rezoning requests. Those development approvals shall receive a non-binding concurrency determination.
 - c. Any concurrency determination, whether requested as part of an application for development approval or without an application for development approval, is a non-binding determination of what public facilities and services are available at the date of inquiry. The issuance of a Certificate of Concurrency Compliance shall be the only binding action, which reserves capacity for public facilities and services.
 2. For Roadways the following determination procedures shall apply:
 - a. The County shall provide level of service information as set forth in the most recent Data and Analysis Report in support of the County's Comprehensive Plan. If this level of service information indicates a level of service failure, the applicant may either:
 - (1) Accept the level of service information as set forth in the most recent Data and Analysis Report supporting the County's Comprehensive Plan, or
 - (2) Prepare a more detailed Highway Capacity Analysis as outlined in the Highway Capacity Manual, **2010; or**
 - (3) Special Report 209 (1985) or a speed and delay study Conduct a traffic impact analysis** following the procedures outlined by the Florida Department of Transportation, **Traffic Engineering Office in its Manual for Uniform Traffic Studies. Transportation Impact Handbook, dated August 12, 2010.**
 - b. If the applicant chooses to ~~do perform~~ a more detailed analysis, the **applicant shall submit the completed alternative analysis to the Land Development Administrator for review, and Land Development Administrator shall review the alternative analysis for accuracy and appropriate application of the methodology.**
 - ~~(1) Applicant shall submit the completed alternative analysis to the Land Development Administrator for review, and~~
 - ~~(2) Land Development Administrator shall review the alternative analysis for accuracy and appropriate application of the methodology.~~
 - c. If the alternative methodology, after review and acceptance by the Land Development Administrator, indicates an acceptable level of service, the alternative methodology shall be used in place of the most recent Data and Analysis to support the County's Comprehensive Plan.
 3. For sanitary sewer, solid waste, drainage, potable water, and recreation and open space the following determination procedures shall apply:
 - a. The County shall provide level of service information as set forth in the most recent Data and Analysis Report in support of the County's Comprehensive Plan.

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- b. If such level of service information indicates that the proposed project would not result in a level of service failure, the concurrency determination would be that adequate facility capacity at acceptable levels of service was available.
- c. If such level of service information indicates that the proposed project would result in a level of service failure, the concurrency determination would be that adequate facility capacity at acceptable levels of service was not available at the date of application or inquiry.

4. For Public School Facilities the following determination procedures shall apply:

- a. **The School Board staff will review and determine school capacity of each school type.**
- b. **Development applications must include the number and type of units, and projection of students by type of school based on the student generation rates established by the School Board.**
- c. **The County will transmit completed applications for residential development to the School Board for a determination of whether there is adequate school capacity to accommodate the proposed residential development, based on the adopted Level of Service standards.**
- d. **Within forty-five (45) days from the date of the initial transmittal, consistent with the development review process and schedule of the County, the School Board staff will review the completed application and report in writing to the County whether adequate school capacity exists for each level of school.**
- e. **If the School Board determines that adequate capacity does not exist but that mitigation may be an acceptable alternative, the development application will remain active pending the conclusion of the mitigation negotiation period.**
- f. **The County will issue a School Concurrency Determination only upon:**
 - 1. **The School Board's written determination that adequate school capacity will be in place or under actual construction within three (3) years after the issuance of final subdivision or site plan approval for each school type without mitigation; or**
 - 2. **The execution of a legally binding mitigation agreement between the applicant, School Board, and County. This agreement shall be supported by a bond, deposit of funds or other acceptable financial means to assure performance of the proportionate share mitigation agreed to by the developer.**
- g. **If the School Board determines that adequate capacity will not be in place or under actual construction within three (3) years after the issuance of final subdivision or site plan approval and mitigation is not an acceptable alternative, the County and Municipalities will not issue a School Concurrency Determination and will deny the residential development order or defer action until such time as the School Board reports that capacity is available or acceptable mitigation agreement is approved by the School Board and the County.**

NORTH CENTRAL FLORIDA REGIONAL PLANNING COUNCIL

October 24, 2013

Clearinghouse Committee Item #3 - Plum Creek Sector Plan Scoping Meeting Recommendations

INTRODUCTION

Pursuant to Subsection 163.3245(2), Florida Statutes, Alachua County requested, and the Council conducted a scoping meeting on September 23, 2013 for the Plum Creek Sector Plan. The purpose of a scoping meeting is to assist the Florida Department of Economic Opportunity and the County identify relevant planning issues to be addressed and the data and resources available to assist in the preparation of the sector plan. As part of the scoping meeting, the Council prepares a meeting summary and forwards recommendations received by the Council from local governments and state agencies which attended the scoping meeting to the County, Plum Creek and the Florida Department of Economic Opportunity.

Sector plans are large scale, consisting of 15,000 acres or more in area, long-range planning efforts for areas which local governments consider for adoption as amendments to local government comprehensive plans. Sector plans are an alternative to the Development of Regional Impact process. Similar to a Development of Regional Impact, sector plans are to protect regionally significant resources and facilities, including those regional facilities and resources which are not located in the local government of jurisdiction.

Sector plans are most similar to a Master Development of Regional Impact. A Master Development of Regional Impact consists of an Application for Master Development Approval, which governs the overall development of the project, and a series of Applications for Incremental Development Approval, which govern the specifics of the development of a portion of the project site and implement the development goals and policies contained in the Application for Master Development Approval. Sector plans consist of a long-term master plan and two or more detailed specific area plans. The long-term master plan establishes goals and policies for the development of the entire planning area while the detailed specific area plans implement the goals and policies contained in the long-term master plan for a portion of the planning area. The long-term master plan is reviewed by the Council as an amendment to the County Comprehensive Plan. However, detailed specific area plans are not reviewed by the Council.

PROJECT DESCRIPTION

The Plum Creek Sector Plan is anticipated to comprise approximately 60,000 of the 65,000 acres of land within Alachua County owned by Plum Creek. The construction phase of the sector plan is anticipated to last approximately 50 years. The subject property of the sector plan is generally located west of the City of Hawthorne (see attached map). The area generally located northwest of the City of Hawthorne is anticipated to be developed as urban-oriented mixed uses while the area generally near the City of Waldo and Lake Lochloosa will contain conservation-oriented uses. Currently, approximately 23,000 acres of the development area are in a conservation easement. Approximately 23,000 additional acres will be placed in a conservation easement. Approximately 3,000 acres will be in agricultural/rural use,

Approximately 13,000 acres are anticipated to be developed as urban uses. Preliminary development information for the sector plan indicates the planning area will contain approximately 6,000,000 square feet of research and development, office, and institutional uses, 8,000,000 square feet of manufacturing space, 10,500 dwelling units, and 1,000,000 square feet of retail commercial and service. Should the sector plan be constructed to its maximum allowable use, it is anticipated that the project will result in 30,000 jobs located on the project site (see attached).

EVALUATION

Subsection 163.3245(2), Florida Statutes, specifies that, as part of the Scoping Meeting process, the Council shall make written recommendations to the Florida Department of Economic Opportunity and the County on the issues requested by the County. The County requested comments on the following issue areas:

1. Transportation
2. Capital Improvements Planning
3. Water Quality and Stormwater Maintenance
4. Wastewater
5. Water Supply Planning
6. Natural Resources
7. Recreation
8. Intergovernmental Coordination
9. Economic Development
10. Historic Preservation
11. Affordable Housing
12. Energy/Sustainability
13. Public Safety
14. Solid Waste

Council comments and recommendations on the above-referenced items are as follows.

Transportation

Regionally significant transportation facilities identified in the North Central Florida Strategic Regional Policy Plan located within or adjacent to the planning area include U.S. Highway 301, State Road 20, State Road 26, State Road 121 and the CSX rail line adjacent to U.S. Highway 301. The Council is concerned about potential impacts of the development to these regionally significant transportation facilities. Therefore, it is recommended that the long-term master plan contain goals, policies and/or commitments which prevent, minimize and/or mitigate impacts to these regional transportation facilities as well as other regional transportation facilities identified in the regional plan in a manner consistent with the goals and policies of the regional plan.

Since the transportation impacts of the development may occur beyond the boundaries of the regional planning council (i.e., Clay, Marion and Putnam Counties), it is recommended that the long-term master plan contain goals, policies and/or commitments which prevent, minimize and/or mitigate impacts to regional transportation facilities identified in the strategic regional policy plans of the Northeast Regional Council and the Withlacoochee Regional Planning Council.

Capital Improvements Planning

The New River Regional Landfill is a regional facility identified in the North Central Florida Strategic Regional Policy Plan. The Council is concerned about potential impacts to the landfill as a result of the sector plan. Therefore, it is recommended that the long-term master plan contain an analysis of impacts of the sector plan to the anticipated lifespan of the New River Regional Landfill.

Water Quality and Stormwater Maintenance

See Natural Resources, below.

Wastewater

No comments or recommendations.

Water Supply Planning

See Natural Resources, below.

Natural Resources

Natural Resources of Regional Significance identified and mapped in the North Central Florida Strategic Regional Policy Plan located within the planning area include the Floridan Aquifer, stream-to-sink recharge areas, regionally significant wetlands, the Lochloosa Conservation Area, Gum Root Park, Austin Carey Memorial Forest, Paynes Prairie and Santa Fe Swamp. The Council is concerned about potential adverse impacts to these Natural Resources of Regional Significance. Therefore, it is recommended that the long-term master plan contain goals, policies and/or commitments which prevent, minimize, and/or mitigate impacts to these Natural Resources of Regional Significance in a manner consistent with the goals and policies of the regional plan.

Recreation

No comments or recommendations.

Intergovernmental Coordination

No comments or recommendations.

Economic Development

No comments or recommendations.

Historic Preservation

No comments or recommendations.

Affordable Housing

The Council recommends using the North Central Florida Regional Planning Council affordable housing methodology to assess affordable housing impacts. The Council affordable housing methodology is a modified version of the East Central Florida Regional Planning Council affordable housing Impact methodology. The analysis of affordable housing impacts should not occur as part of the long-term master plan, but should occur for detailed specific area plans. The long-term master plan should include a commitment to address affordable housing impacts using the North Central Florida Regional Planning Council methodology, as amended. A copy of the Council affordable housing methodology can be downloaded at http://www.ncfrpc.org/download/steve/NCFRPC_Affordable_Housing_Methodology/.

It is further recommended that the master development plan include language which directs that each detailed specific area plan should be treated as a stand-alone project for purposes of affordable housing impact analysis. More specifically, the cumulative unmet affordable housing need from the first detailed specific area plan should not be added to the cumulative unmet affordable housing need of subsequent detailed specific area plans.

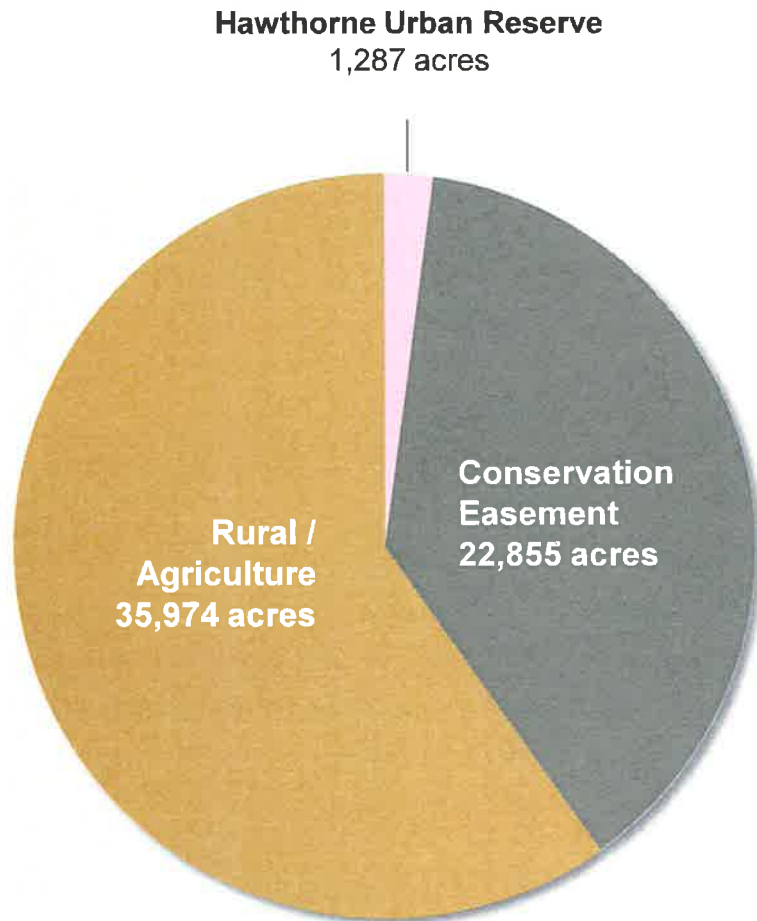
RECOMMENDATIONS

It is recommended that these comments and recommendations be forwarded to Plum Creek, the County and the Florida Department of Economic Opportunity.

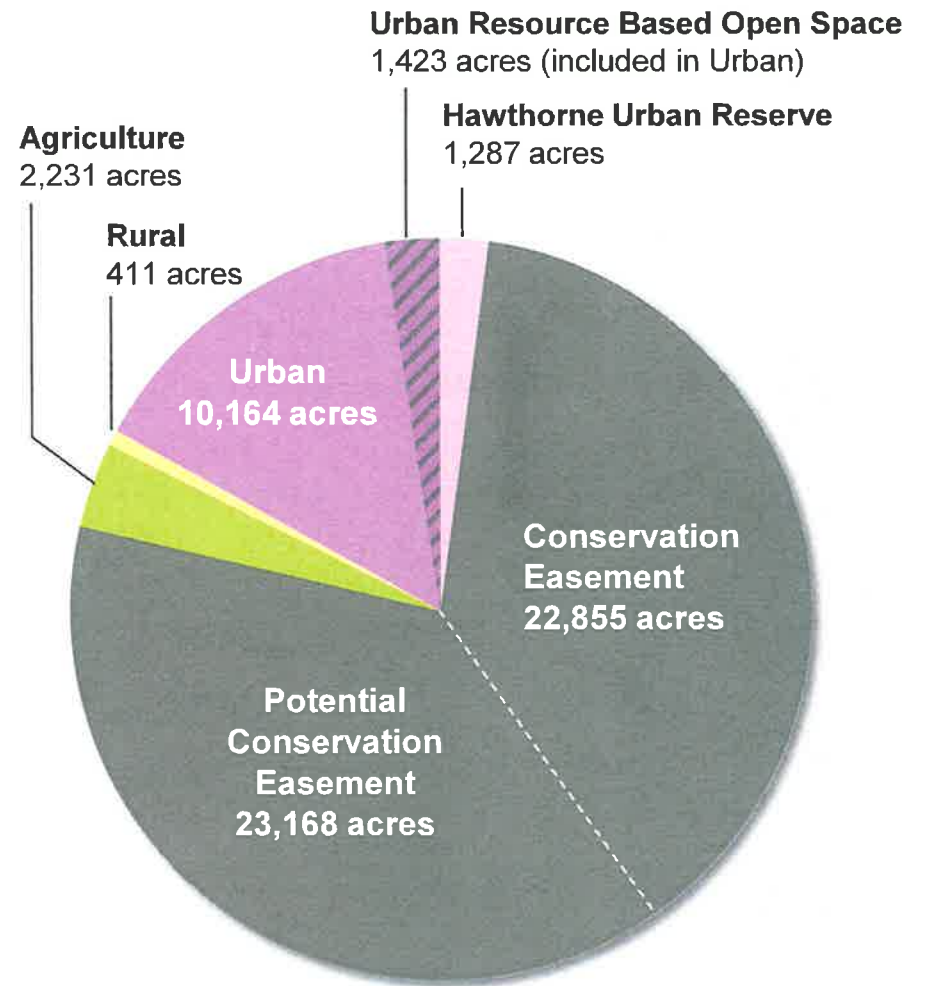
PLUM CREEK SCOPING MEETING
EXCERPTS FROM APPLICANT HANDOUT MATERIALS

- CONSERVATION
- URBAN
- RURAL
- AGRICULTURE

**Plum Creek Land Ownership:
(60,116 acres)
EXISTING**



**Long-Term Master Plan Framework:
(60,116 acres)
FUTURE**



PRELIMINARY ALLOWABLE LAND USES

Conservation	Agriculture	Rural	Urban
<ul style="list-style-type: none"> • Preservation • Silviculture • Limited Ag consistent w/resource value • Environmental Services • Mitigation • Recreation • Roadway Connections 	<ul style="list-style-type: none"> • 1 DU/40 acres • Silviculture • Conservation • Uses allowed in Rural/Ag Today • Environmental Services/Utilities • Related Research Facilities • Recreation • Roadway Connections 	<ul style="list-style-type: none"> • Existing Zoning - Future Land Use • 1 DU/5 acres • Silviculture • Conservation • Recreation • Environmental Services/Utilities • Roadway Connections 	<ul style="list-style-type: none"> • Uses allowed in the Urban Cluster • Agriculture • Conservation • Recreation • Silviculture • Environmental Services/Utilities

POTENTIAL URBAN LAND USE PROGRAM

50 YEARS

Urban Land Use	Program	Assumptions
ECONOMIC DEVELOPMENT		
• R&D/Office/Institutional	6,000,000 sf	Estimated 18,000 – 24,000 Jobs
• Advanced Manufacturing	8,000,000 sf	Estimated 6,000 – 12,000 Jobs
COMMUNITY		
• Residential	10,500 homes	3 jobs per household
• Retail/Service	1,000,000 sf	100 SF per household
• Schools		
• Civic Uses		Diverse community supporting uses
• Other community services		
ENVIRONMENT		
• Recreation & Open Space		35% open space

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

Regional Planning Council: North Central FL
Review Date: 10/24/13
Amendment Type: Draft Amendment

Regional Planning Council Item No.: 4
Local Government: Columbia 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: 10/25/13 (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 evaluation amendments to all elements of the County Comprehensive Plan. Among other changes, the amendment adds land use restrictions to lands near the Gateway Airport, reclassifies additional lands comprising the Ichetucknee Trace as Environmentally Sensitive Area 1 (up to 1 dwelling unit per 10 acres) on the Future Land Use Plan Map and adds several Transportation Planning Best Practice policies to the Transportation Element (see attached excerpts).

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

The County Comprehensive Plan amendment includes updated 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. Additionally, the County Comprehensive Plan contains an objective and associated policies which address these regional resources. Therefore, the County Comprehensive Plan, as amended, does not result in significant adverse impacts to Natural Resources of Regional Significance.

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, Interstate Highway 75, U.S. Highways 27, 41, 90 and 441 as well as State Roads 47, 100 and 247. The amendment retains transportation concurrency requirements in the County Comprehensive Plan. No changes are made to the Future Land Use Plan Map which result in an increase in intensity or density of use. Therefore, significant adverse impacts are not anticipated to occur to the Regional Road Network as a result of the amendment.

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

The County Comprehensive Plan, as amended, is not anticipated to create significant adverse impacts to adjoining local governments.

Request a copy of the adopted version of the amendment?

Yes ☒ X ☐

No ☐

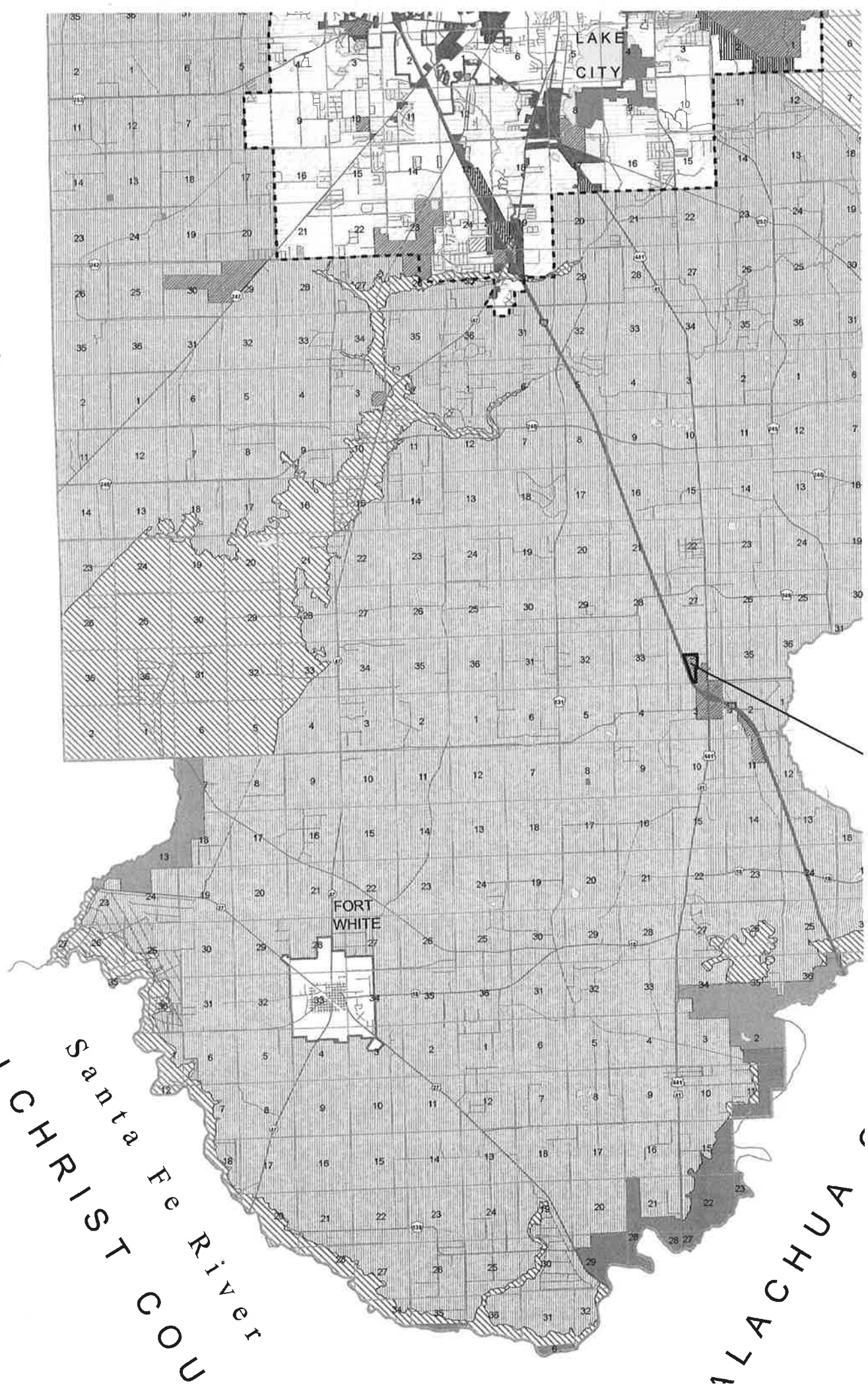
Not Applicable ☐

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**

S U N N I L L

Santa Fe River
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FUTURE LAND USE ELEMENT

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OBJECTIVE I.15 ~~Upon adoption of this objective, the~~ **The** County shall define the boundary of the Ichetucknee Trace as the valley containing the Ichetucknee River located in the Central and Southwestern portion of the County, **as depicted on the Future Land Use Map. More specifically, the area is defined by a two-mile wide corridor running parallel to the trace of the Ichetucknee River from Rose Creek Sink southward to the northern boundary of Ichetucknee Springs State Park. In addition, the area north of Rose Creek Sink also includes** ~~which is~~ the area defined by the 75-foot contour as identified on the United States Department of the Interior, Geological Survey 7.5 minute quadrangle map.

Policy I.15.1 The County shall require through the development review process the maintenance of the quality and quantity of surface water runoff within the Ichetucknee Trace by prohibiting any development which may diminish or degrade the quality or quantity of surface water runoff within the Ichetucknee Trace.

Policy I.15.2 The County shall require all new nonresidential development occurring within the Ichetucknee Trace to provide an evaluation of any potential adverse impact created by the development to the surface water quality and quantity within the Ichetucknee Trace, as part of the site and development plan submittal.

Policy I.15.3 The County shall require all new residential subdivisions, which are greater than or equal to 20 acres in size and are located within the Ichetucknee Trace to provide an evaluation of any potential adverse impact created by the development to the surface water quality and quantity within the Ichetucknee Trace, as part of the preliminary plat submittal.

OBJECTIVE I.16 **To promote and further the intent of Chapter 333, Florida Statutes, by preventing the encroachment of incompatible development and land uses in the vicinity of general aviation airports. The County shall establish the airport land use restrictions as provided in the airport land use restriction policy of this element.**

Policy I.16.1 **Airport land use restrictions shall be provided notwithstanding any other provisions of this Comprehensive Plan, so that no use may be made of land or water adjacent to any airport which will interfere with the operation of an airborne aircraft. The following special requirements shall apply to each permitted use:**

- 1. All lights or illumination used in conjunction with street, parking, signs, or use of land and structures shall be arranged and operated in such a manner that it is not misleading or dangerous to aircraft operating from the airport or in vicinity thereof.**
- 2. No operations from any land use type shall product smoke, glare, or other visual hazards within three statute miles of any usable runway of the airport.**
- 3. No operations from any land use type shall produce electronic interference with navigation signals or radio communication between the airport and aircraft.**

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4. Use of land for residential uses, schools, hospitals, storage of explosive material, assemblage of large groups of people, or any other use that could produce a major catastrophe as a result of and aircraft crash shall be prohibited within 5,000 feet of the approach or departure end of a runway.
5. No structure exceed 150 feet in height above the established airport elevation shall be permitted within 5,000 feet of the approach or departure end of a runway.

Policy I.16.2

The County shall review development requests for the type and intensity of use, height of structures and other criteria necessary to ensure the current and long-term viability of general aviation airports.

OBJECTIVE I.17 The location of electrical substations shall be permitted in any land use category, except the Conservation future land use category and any Historic Preservation Overlay district as depicted on the Future Land Use Plan Map. All other essential services, which are hereby defined to include and be limited to electrical transmission and distribution lines, water distribution lines and mains, sanitary sewer collection lines, force mains and lift stations, natural gas transmission and distribution lines and mains, telephone lines and substations and cable television lines shall be exempt from any County approval and shall be permitted in any land use category.

Policy I.17.1

The County shall allow electrical substations as a permitted use by right within all land use classifications, except Conservation future land use category and any Historic Preservation Overlay district as depicted on the Future Land Use Plan Map. New distribution electric substations should be constructed to the maximum extent practicable, to achieve compatibility with adjacent and surrounding land uses. The following standards intended to balance the need for electricity with land use compatibility shall apply to new distribution electric substations.

1. In nonresidential areas, the distribution electric substation shall comply with the setback and landscaped buffer area criteria applicable to other similar uses in that district.
2. In residential areas, a setback of up to 100 feet between the distribution electric substation property boundary and permanent equipment structures shall be maintained, as follows:
 - a. For setbacks between 100 feet and 50 feet, an open green space shall be formed by installing native landscaping, including trees and shrub material. Substation equipment shall be protected by a security fence.
 - b. For setback of less than 50 feet, a buffer wall 8 feet high or a fence 8 feet high with native landscaping shall be installed around the substation.

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II

~~TRAFFIC CIRCULATION~~ TRANSPORTATION ELEMENT

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II

TRANSPORTATION CIRCULATION TRANSPORTATION ELEMENT

INTRODUCTION

A ~~traffic circulation~~ **transportation** system which provides for the safe and efficient movement of people and goods is needed to support existing and future development. The purpose of this plan element is to identify the types, locations and extent of existing and proposed major thoroughfares and transportation routes in the County and establish a framework for making policy decisions in planning for future transportation needs. The data collected for this plan element and analysis of this data, contained in the Data and Analysis document, are not part of this plan element, but serve to provide a foundation and basis for this portion of the Comprehensive Plan.

The ~~Traffic Circulation~~ **Transportation** Element is closely related to the Future Land Use Element. This is due to the inherent two-way relationship between land use and transportation. Land use patterns directly affect the demand for transportation facilities, with more intensive land uses generating more traffic and requiring greater degrees of accessibility. Conversely, the transportation network affects land use in that access provided by transportation facilities (existing or proposed) influences the use of land located adjacent to these facilities.

In addition to the Future Land Use Element, the ~~Traffic Circulation~~ **Transportation** Element is coordinated and consistent with the remaining plan elements as required by the Local Government Comprehensive Planning and Land Development Regulation Act ~~and accompanying Chapter 9J-5, Florida Administrative Code~~. Further, the County's ~~traffic circulation~~ **transportation** system does not stop at political boundaries. Therefore, coordination between other local governments is a necessary prerequisite to a functional ~~traffic circulation~~ **transportation** system. The goal, objectives and policies of the Intergovernmental Coordination Element establish guidelines to be followed which provide for coordination between various governmental entities.

The following goal, objectives and policies of this plan element are intended to serve as the plan for traffic circulation needs. The objectives and policies herein provide a basis for addressing transportation needs within the County.

TRAFFIC CIRCULATION TRANSPORTATION GOAL, OBJECTIVES AND POLICIES

GOAL II - PROVIDE FOR A TRAFFIC CIRCULATION SYSTEM WHICH SERVES EXISTING AND FUTURE LAND USES.

OBJECTIVE II.1 The County shall maintain a safe, convenient and efficient level of service standard for all roadways.

Policy II.1.1 Establish the Service Standards as noted below at peak hour for the following roadway segments within the County as defined within the Florida Department of Transportation Quality/Level of Service Handbook, ~~2002~~ **2013**.

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ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	SEGMENT DISTANCE (IN MILES)	LEVEL OF SERVICE
1	U.S. 441 (from County's north boundary to I-10 <u>NE Frasier Lane</u>)	2U	Principal Arterial	<u>Highway Rural</u>	25.4 <u>25.06</u>	D
2	U.S. 441 (from I-10 <u>NE Frasier Lane</u> to Lake City urban area boundary <u>I-10</u>)	4D <u>3U</u>	Principal Arterial	<u>Rural Development Highway Transition</u>	1.6 <u>0.33</u>	D
3	<u>U.S. 441</u> (from I-10 to <u>Tammy Lane</u>)	<u>4D</u>	<u>Principal Arterial</u>	<u>Highway Transition</u>	<u>0.86</u>	<u>D</u>
4	<u>U.S. 441</u> (from Tammy Lane to <u>CR 25A</u>)	<u>4D</u>	<u>Principal Arterial</u>	<u>Arterial I Transition</u>	<u>1.36</u>	<u>D</u>
3	U.S. 441 (from Lake City urban area boundary to Lake City's north city limits)	4D	Principal Arterial	Urban	1	D
5	<u>U.S. 441</u> (from SW Marvin burnett Road to <u>I-75</u>)	<u>4D</u>	<u>Principal Arterial</u>	<u>Highway Transition</u>	<u>3.18</u>	<u>D</u>
6	<u>U.S. 441</u> (from I-17 to <u>CR 240</u>)	<u>2U</u>	<u>Principal Arterial</u>	<u>Highway Rural</u>	<u>4.27</u>	<u>D</u>
4-7	U.S. 441 (from Lake City's south city limits to U.S. 41)	2U	Principal Arterial	<u>Rural Arterial I Transition</u>	1.6	D
5	U.S. 441 (from U.S. 41 to I-75)	2U	Principal Arterial	Rural	10.7	D
8	<u>U.S. 441</u> (from U.S. 41 split to <u>CR 242</u>)	<u>2D</u>	<u>Principal Arterial</u>	<u>Highway Transition</u>	<u>2.38</u>	<u>D</u>
9	<u>U.S. 441</u> (from CR 242 to <u>SR 238</u>)	<u>2U</u>	<u>Principal Arterial</u>	<u>Highway Rural</u>	<u>8.23</u>	<u>D</u>

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ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	SEGMENT DISTANCE (IN MILES)	LEVEL OF SERVICE
<u>10</u>	<u>U.S. 441</u> <u>(from SR 238 to I-75)</u>	<u>2U</u>	<u>Principal Arterial</u>	<u>Highway Rural</u>	<u>0.25</u>	<u>D</u>
<u>6</u> <u>11</u>	U.S. 441 (from I-75 to <u>County's</u> south boundary)	2U	Principal Arterial	<u>Highway</u> Rural	40.2 <u>10.16</u>	D
<u>7</u> <u>12</u>	U.S. 41 (from County's west boundary to I-10)	2U	Principal Arterial	<u>Highway</u> Rural	7	D
<u>8</u> <u>13</u>	U.S. 41 (from I-10 to Lake City's urban area boundary <u>Guerdon St.</u>)	4D	Principal Arterial	Urban	2.7	D
<u>9</u> <u>14</u>	U.S. 41 (from Lake City's urban boundary <u>Guerdon St.</u> to Lake City west city limits <u>Fowler St.</u>)	2U	Principal Arterial	Urban	0.6 <u>0.44</u>	D
<u>10</u> <u>15</u>	I-75 (from Columbia County's west boundary to I-10)	6D	<u>Florida Intrastate</u> <u>Highway System</u> <u>Limited Access</u> <u>Strategic</u> <u>Intermodal System</u>	<u>Freeway</u> Rural	3.6	B
<u>11</u> -	<u>I-75</u> (from I-10 to CSX Railroad)	<u>6D</u> -	<u>Florida Intrastate</u> <u>Highway System</u> <u>Limited Access</u>	<u>Freeway</u> <u>Rural</u> -	<u>5.5</u> -	<u>B</u> -
<u>12</u> -	<u>I-75</u> (from CSX Railroad to U.S. 90)	<u>6D</u> -	<u>Florida Intrastate</u> <u>Highway System</u> <u>Limited Access</u>	<u>Urban</u> -	<u>1.9</u> -	<u>C</u> -
<u>13</u> -	<u>I-75</u> (from U.S. 90 to S.R. 247)	<u>6D</u> -	<u>Florida Intrastate</u> <u>Highway System</u> <u>Limited Access</u>	<u>Urban</u> -	<u>1.2</u> -	<u>C</u> -
<u>14</u> -	<u>I-75</u> (from S.R. 247 to S.R. 47)	<u>6D</u> -	<u>Florida Intrastate</u> <u>Highway System</u> <u>Limited Access</u>	<u>Freeway</u> <u>Rural</u> -	<u>3.6</u> -	<u>B</u> -

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ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	SEGMENT DISTANCE (IN MILES)	LEVEL OF SERVICE
<u>16</u>	<u>I-75</u> <u>(from I-10 to U.S. 90)</u>	<u>6D</u>	Florida Intrastate Highway System Limited Access Strategic Intermodal System	<u>Freeway Rural</u>	<u>7.34</u>	<u>B</u>
<u>17</u>	<u>I-75</u> <u>(from U.S. 90 to SR 47</u>	<u>6D</u>	Strategic Intermodal System	<u>Freeway Rural</u>	<u>4.75</u>	<u>B</u>
15 <u>18</u>	I-75 (from S.R. 47 to U.S. 441)	6D	Florida Intrastate Highway System Limited Access Strategic Intermodal System	<u>Freeway Rural</u>	8.9 <u>8.77</u>	B
14 <u>19</u>	I-75 (from U.S. 441 to County's south boundary)	6D	Florida Intrastate Highway System Limited Access Strategic Intermodal System	<u>Freeway Rural</u>	5.8 <u>6.00</u>	B
17 <u>20</u>	I-10 (from County's west boundary to I-75)	4D	Florida Intrastate Highway System Limited Access Strategic Intermodal System	<u>Freeway Rural</u>	2.5	B
18 <u>21</u>	I-10 (from I-75 to U.S. 41)	4D	Florida Intrastate Highway System Limited Access Strategic Intermodal System	<u>Freeway Rural</u>	5	B
19 <u>22</u>	I-10 (from U.S. 41 to U.S. 441)	4D	Florida Intrastate Highway System Limited Access Strategic Intermodal System	<u>Freeway Rural</u>	2.2	B
20 <u>23</u>	I-10 (from U.S. 441 to County's east boundary)	4D	Florida Intrastate Highway System Limited Access Strategic Intermodal System	<u>Freeway Rural</u>	10.9	B
21 <u>24</u>	U.S. 90 (from County's west boundary to Turner Road <u>Birley Road</u>)	2U <u>2D</u>	Principal Arterial	<u>Highway Rural</u>	5.4 <u>3.79</u>	D
<u>25</u>	<u>U.S. 90</u> <u>(from Birley Road to Brown Road)</u>	<u>2D</u>	<u>Principal Arterial</u>	<u>Highway Transition</u>	<u>1.06</u>	<u>D</u>

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ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	SEGMENT DISTANCE (IN MILES)	LEVEL OF SERVICE
<u>26</u>	<u>U.S. 90</u> <u>(From Brown Road to Turner Road)</u>	<u>2D</u> -	<u>Principal Arterial</u> -	<u>Highway Transition</u>	<u>0.53</u> -	<u>D</u> -
22-27	U.S. 90 (from Turner Road to Lake City Avenue)	2U-2D	Principal Arterial	Rural <u>Arterial I Transition</u>	0.5	D
23-28	U.S. 90 (from Lake City Avenue to Lake City's west limits <u>CR 252</u>)	4D	Principal Arterial	Urban <u>Arterial I Transition</u>	0.5 <u>0.28</u>	D
24-29	U.S. 90 (from Lake City west limits <u>CR 252</u> to I-75)	4D	Principal Arterial	Urban <u>Arterial II Transition</u>	0.3 <u>0.50</u>	D
25-30	U.S. 90 (from I-75 to S.R. 247 SW Bascom)	6D	Principal Arterial	Urban <u>Arterial II Transition</u>	1.3 <u>0.80</u>	D
26-31	U.S. 90 (from S.R. 247 SW Bascom to Baya Avenue SR 247)	6D	Principal Arterial	Urban <u>Arterial II Transition</u>	1.2 <u>0.53</u>	D
<u>32</u>	<u>U.S. 90</u> <u>(SR 247 to Baya Avenue)</u>	<u>6D</u> -	<u>Principal Arterial</u> -	<u>Arterial II Transition</u>	<u>1.13</u> -	<u>D</u> -
27-33	U.S. 90 (from Lake City's east limits <u>Colburn Ave</u> to S.R. 100)	4U	Minor Arterial	Urban <u>Arterial I Transition</u>	1	D
28-34	U.S. 90 (from S.R. 100 to Baya Avenue)	4D	Minor Arterial	Urban <u>Arterial I Transition</u>	0.4	D
29-35	U.S. 90 (from Baya Avenue to end 4-lane Urban Boundary <u>(Bill Barts Street)</u>)	4D	Principal Arterial	Urban <u>Arterial II Transition</u>	2.1	D

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ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	SEGMENT DISTANCE (IN MILES)	LEVEL OF SERVICE
30 <u>36</u>	U.S. 90 (from <u>Urban Boundary</u> to County's east boundary)	2U	Principal Arterial	<u>Highway</u> Rural	6.5 <u>6.26</u>	D
31 <u>37</u>	U.S. 27 (from County's southwest boundary- to Ft. White's west town limits <u>Centerville Ave</u>)	2U	Principal Arterial	<u>Highway</u> Rural	4.1	D
32 <u>38</u>	U.S. 27 (from Fort White's southeast town limits to County's southeast boundary)	2U	Principal Arterial	<u>Highway</u> Rural	6.5 <u>5.93</u>	D
33 <u>39</u>	S.R. 47 (from County's south boundary to Fort White's south town boundary)	2U	Minor Arterial	<u>Highway</u> Rural	3.5	D
34 <u>40</u>	S.R. 47 (from Fort White's north Town limits to I-75 <u>CR240</u>)	2U	Minor Arterial	<u>Highway</u> Rural	13.7 <u>9.13</u>	D
41 -	<u>S.R. 47</u> <u>(from CR 240 to I-75)</u>	2U -	Minor Arterial -	<u>Highway</u> <u>Rural</u>	4.27 -	D -
35 <u>42</u>	S.R. 47 (from I-75 to Lake City's south limits <u>SW Marvin</u> <u>Burnett Road</u>)	4D	Minor Arterial	Rural Developme nt <u>Highway</u> <u>Transition</u>	3.1 <u>3.18</u>	D
36 <u>43</u>	S.R. 100 (from Lake City's urban area boundary to County's east boundary)	2U	Minor Arterial	<u>Highway</u> Rural	8	D

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ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	SEGMENT DISTANCE (IN MILES)	LEVEL OF SERVICE
37 <u>44</u>	S.R. 100 (from Lake City's urban area boundary to U.S. 90)	2U	Minor Arterial	Urban <u>Highway Transitio n</u>	2	D
38 <u>45</u>	S.R. 247 (from County's west boundary to C.R. 242)	2U	Minor Arterial	<u>Highway</u> Rural	5.7	D
39 <u>46</u>	S.R. 247 (from C.R. 242 to Lake City's west city limits <u>SW Zierke Drive</u>)	2U	Minor Arterial	Rural <u>Rural</u> Developm ent <u>Highway</u> <u>Rural</u>	5.1 <u>4.11</u>	D
40 <u>47</u>	S.R. 247 (from Lake City's urban area boundary <u>SW Zierke Drive</u> to Lake City's west city limits <u>SW Bascom Norris</u>)	2U <u>2D</u>	Minor Arterial	Urban <u>Arterial I Transitio n</u>	0.1	D
41 -	S.R. 10A (from Lake City's east limits to U.S. 90)	4D -	Principal Arterial -	Urban -	1.5 -	D -
<u>48</u>	<u>S.R. 10 A</u> (from Lake City's east limits <u>(Sycamore Lane)</u> to SE Country Club Rd.)	<u>4D</u> -	<u>Principal Arterial</u> -	<u>Arterial I Transitio n</u> -	<u>0.64</u> -	<u>D</u> -
<u>49</u>	<u>S.R. 10 A</u> (from Country Club Rd. to S.R. 100)	<u>4D</u> -	<u>Principal Arterial</u> -	<u>Arterial I Transitio n</u> -	<u>0.59</u> -	<u>D</u> -
<u>50</u>	<u>S.R. 10 A</u> (from S.R. 100 to U.S. 90 East)	<u>4D</u> -	<u>Principal Arterial</u> -	<u>Arterial I Transitio n</u> -	<u>0.25</u> -	<u>D</u> -
42 <u>51</u>	S.R. 2 (from County's north boundary to County's east boundary)	2U	Major Collector	<u>Highway</u> Rural	0.8	D

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ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	SEGMENT DISTANCE (IN MILES)	LEVEL OF SERVICE
43 <u>52</u>	C.R. 18 (from Fort White's east town limits to U.S. 41)	2U	Major Collector	Rural	6	D
44 <u>53</u>	C.R. 18 (from U.S. 41 to County's east boundary)	2U	Major Collector	Rural	5	D
45 <u>54</u>	S.R. 238 (from U.S. 441 to County's east boundary)	2U	Major Collector	<u>Highway</u> Rural	1.5	D
46 <u>55</u>	C.R. 100A (from Lake City's east limits to U.S. 90)	2U	Urban Collector	Urban	1.4	D
47 <u>56</u>	C.R. 252 (from County's west boundary to U.S. 90)	2U	Major Collector	Rural	6	D
48 <u>57</u>	C.R. 242 (from County's west boundary to U.S. 441)	2U	Major Collector	Rural	10.5	D
49 <u>58</u>	S.R. 136 (from County's west boundary to County's north boundary)	2U	Minor Arterial	<u>Highway</u> Rural	2.2	D
50 <u>59</u>	C.R. 250 (from County's west boundary to Lake City's west limits)	2U	Major Collector	Rural	13	D
51 <u>60</u>	C.R. 250 (from U.S. 441 to County's east boundary)	2U	Major Collector	Rural	11	D
52 <u>61</u>	C.R. 6 (from County's west boundary to U.S. 441)	2U	Major Collector	Rural	2.6	D
53 <u>62</u>	C.R. 131 (from U.S. 441 to C.R. 18)	2U	Major Collector	Rural	14.4	D
54 <u>63</u>	C.R. 245 (from S.R. 100 to County's southeast boundary)	2U	Major Collector	Rural	12	D

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ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	SEGMENT DISTANCE (IN MILES)	LEVEL OF SERVICE
55 <u>64</u>	C.R. 25A (from U.S. 41 at I-10 to U.S. 441)	2U	Minor Collector	Rural	3	D
56 <u>65</u>	C.R. 131 (from C.R. 246 to U.S. 41 at I-10)	2U	Minor Collector	Rural	4.2	D
57 <u>66</u>	C.R. 133 (from Lake City urban area boundary to C.R. 245)	2U	Minor Collector	Rural	6.6	D
58 <u>67</u>	C.R. 133 (from Lake City urban area boundary to U.S. 90)	2U	Urban Collector	Urban	1	D
59 <u>68</u>	C.R. 135 (from C.R. 250 to U.S. 90)	2U	Minor Collector	Rural	4.2	D
60 <u>69</u>	C.R. 138 (from S.R. 47 to U.S. 27)	2U	Minor Collector	Rural	6	D
61 <u>70</u>	C.R. 238 (from beginning of paved portion in Ichetucknee Springs State Park to S.R. 47)	2U	Minor Collector	Rural	3.6	D
62 <u>71</u>	C.R. 240 (from County's west boundary to U.S. 441)	2U	Minor Collector	Rural	12	D
63 <u>72</u>	C.R. 240 (from U.S. 441 to C.R. 245)	2U	Minor Collector	Rural	0.8	D
64 <u>73</u>	C.R. 240 (from C.R. 245 to County's southeast boundary)	2U	Minor Collector	Rural	2	D
65 <u>74</u>	C.R. 245A (from S.R. 100 to C.R. 245)	2U	Minor Collector	Rural	1.6	D
66 <u>75</u>	C.R. 246 (from U.S. 41 to U.S. 441)	2U	Minor Collector	Rural	4.4	D

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ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	SEGMENT DISTANCE (IN MILES)	LEVEL OF SERVICE
67 <u>76</u>	C.R. 250A (from C.R. 250 to County's east boundary)	2U	Minor Collector	Rural	1.6	D
68 <u>77</u>	C.R. 252 (from U.S. 441 to County's southeast boundary)	2U	Minor Collector	Rural	9	D
69 <u>78</u>	C.R. 252A (from U.S. 90 to C.R. 252)	2U	Minor Collector	Rural	2.8	D
70 <u>79</u>	C.R. 252B (from U.S. 90 to S.R. 247)	2U	Minor Collector	Rural	2	D
71 <u>80</u>	C.R. 341 (from Lake City's urban area boundary to C.R. 242)	2U	Minor Collector	Rural	3.2	D
72 <u>81</u>	C.R. 349 (from C.R. 131 to U.S. 441)	2U	Minor Collector	Rural	2.8	D
73 <u>82</u>	C.R. 349 (from U.S. 441 to C.R. 245)	2U	Minor Collector	Rural	2.3	D
74 <u>83</u>	C.R. 778 (from U.S. 27 to U.S. 441)	2U	Minor Collector	Rural	3.8	D
75 <u>84</u>	Birley Road (from U.S. 90 to C.R. 242)	2U	Minor Collector	Rural	4.4	D
76 <u>85</u>	Old Ichetucknee Road (from C.R. 240 to C.R. 238)	2U	Minor Collector	Rural	5	D
77 <u>86</u>	Washington Street (from Lake City's east limits to C.R. 100A)	2U	Urban Collector	Urban	1	D

U-Undivided

D-Divided

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- Policy II.1.2 The County's ~~land development regulations shall include provisions to~~ **shall** control the number and frequency of connections and access points of driveways and roads to arterial and collector roads.
- Policy II.1.3 The County's ~~land development regulations~~ shall require the provision of safe and convenient on-site traffic flow, which includes the provision for vehicle parking.
- Policy II.1.4 The County's ~~land development regulations~~ shall, **for require** any development which is required to provide a site plan or any development requiring platting **to** ; include requirements for additional right-of-way width for bicycle and pedestrian ways to be provided for all proposed collector and arterial roadways, as integrated or parallel transportation facilities.
- OBJECTIVE II.2 The County shall require that all traffic circulation system improvements be consistent with the land uses shown on the future land use plan map by limiting higher density and higher intensity land use locations to be adjacent to collector or arterial roads.
- Policy II.2.1 The County shall, as part of the capital improvement scheduling of roadway improvements, review all proposed roadway improvements to determine if such improvement will further the direction of the Future Land Use Plan Element. Where the roadway is operated and maintained by another jurisdictional authority, the County shall notify such jurisdiction, in writing, if any identified roadway improvement plan is not consistent with the provisions of the Future Land Use Plan Element.
- Policy II.2.2 The County shall coordinate the traffic circulation system improvements with the provisions of the adopted Suwannee River Management Plan prepared pursuant to Florida Statutes Chapter 380, by the Suwannee River Resource Planning and Management Committee.
- OBJECTIVE II.3 The County shall coordinate its traffic circulation planning efforts with the Florida Department of Transportation for consistency with the Department's 5-Year Transportation Plan.
- Policy II.3.1 The County shall, during the capital improvements planning process, review all proposed roadway improvements for consistency with the Florida Department of Transportation's 5-Year Transportation Plan.
- OBJECTIVE II.4 The County shall provide for the protection of existing and future right-of-ways from building encroachment by establishing right-of-way setback requirements for all structures along new or realigned collector and arterial roadways ~~by 1992~~.
- Policy II.4.1 The County's land development regulations shall include provisions which require all structures along new or realigned collector or arterial roadways to provide additional setbacks for the future need of additional right-of-way.
- Policy II.4.2** **Properties under the same ownership or those consolidated for development shall be treated as one property for the purposes of access management and shall not receive the maximum potential number of access points for that frontage indicated under minimum access spacing standards.**

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- Policy II.4.3** **Large commercial developments shall be required to provide and/or extend nearby local and collector streets and provide street connections with surrounding residential areas so residents may access the development without traveling on arterial streets.**
- Policy II.4.4** **Shopping centers shall be required to provide a unified access and circulation plan and require any out parcels to obtain access from the unified access and circulation system.**
- Policy II.4.5** **Existing lots unable to meet the access spacing standards for arterials shall obtain access from platted side streets, parallel streets, service roads, joint and cross-access or the provision of easements;**
- Policy II.4.6** **Adequate corner clearance shall be maintained at crossroad intersections with arterials.**
- Policy II.4.7** **The County shall encourage cross-access connections easements and joint driveways, where available and economically feasible.**
- Policy II.4.8** **The County shall encourage closure of existing excessive, duplicative, unsafe curb cuts or narrowing of overly wide curb cuts at the development site.**

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V

CONSERVATION ELEMENT

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within areas identified by the Florida Fish and Wildlife Conservation Commission as Critical Wildlife Conservation Areas shall be required to evaluate the impacts to endangered, threatened, or species of special concern and rare or unique vegetative communities provided, however, if competent and substantial scientific evidence demonstrating that an endangered, threatened or species of special concern, wildlife habitat or rare and unique vegetative community is located within the area of any proposed development which is equal to or greater than 20 acres is presented to the County at the time a preliminary plat or site and development plan is reviewed by the County, the developer shall evaluate the impacts on such habitats or communities. As a condition of permit approval of any proposed development within these areas, such evaluation shall consist of a survey of the development site conducted by the developer to identify the presence of any state and federally protected plant and animal species.

If protected species are found on the development site or would be affected by the development, a management plan shall be required from the developer, including necessary modifications to the proposed development, to ensure the preservation of the protected species and their habitat. Both the survey and the management plan shall be done in consultation with the Game and Fresh Water Fish Commission, but the final approval of the management plan shall be by the County.

- OBJECTIVE V.5 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 **May 23, 1996 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 **May 23, 1996 October 27, 2011**;
 2. Regionally Significant Natural Resources - Natural Systems, dated **May 23, 1996 October 27, 2011**;
 3. Regionally Significant Natural Resources - Planning and Resource Management Areas, dated **May 23, 1996 October 27, 2011**;
 4. Regionally Significant Natural Resources - Planning and Resource Management Areas (Surface Water Improvement Management Water Bodies), dated **May 23, 1996 October 27, 2011**; and
 5. Regionally Significant Natural Areas - Surface Water Resources, dated **May 23, 1996 October 27, 2011**. The following policies provide direction for the use of these maps in applying the referenced policies of this Comprehensive Plan.

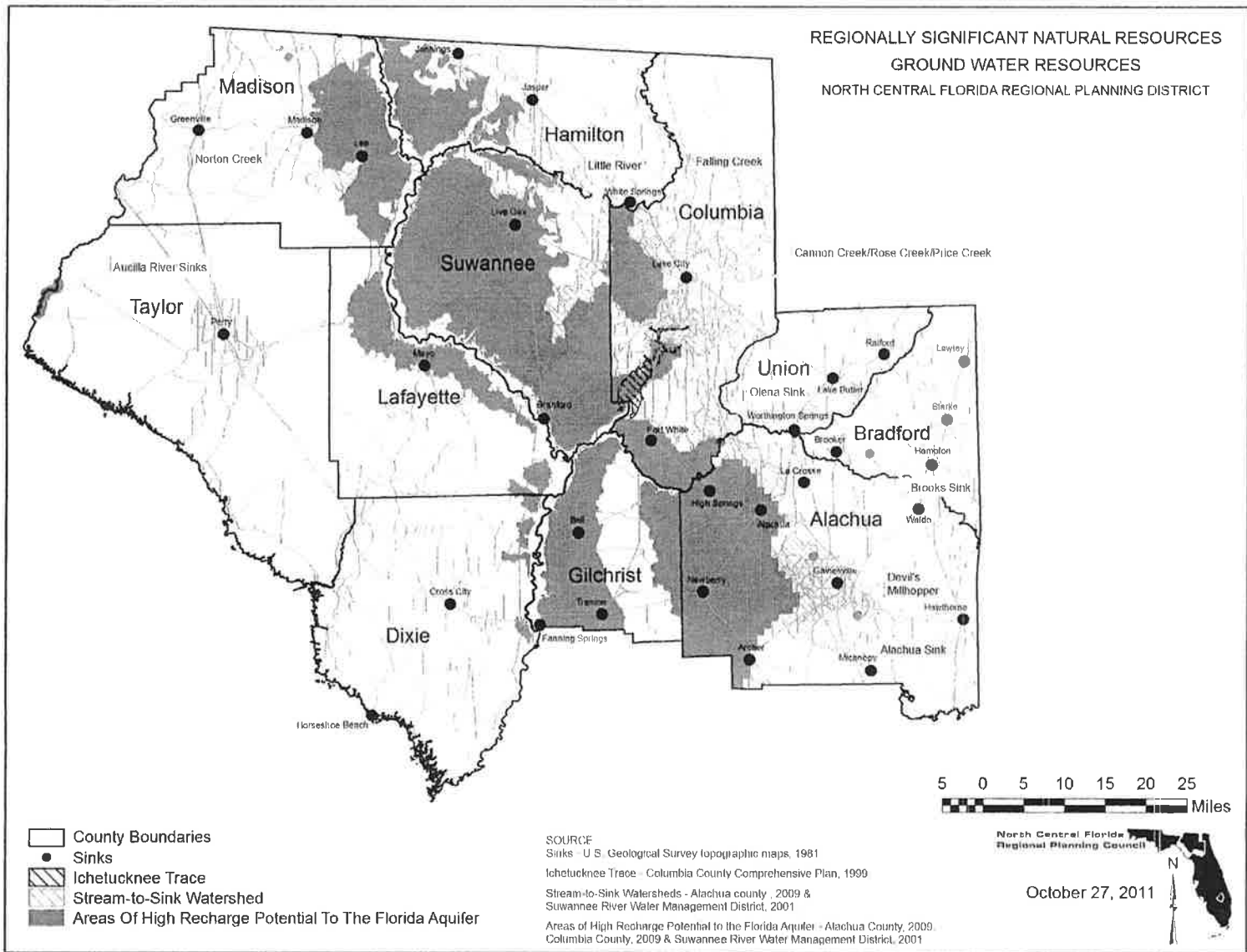
Policy V.5.1 The map entitled Regionally Significant Natural Resources - Ground Water Resources, dated **May 23, 1996 October 27, 2011**, included within the Future Land Use Map Series, identifies groundwater resources for the application of the provisions of the high groundwater aquifer protection policy of the Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer

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- Recharge Element of this Comprehensive Plan.
- Policy V.5.2 The map entitled Regionally Significant Natural Resources - Natural Systems, dated ~~May 23, 1996~~ **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 V.5.3 The maps entitled Regionally Significant Natural Resources - Planning and Resource Management Areas, dated ~~May 23, 1996~~ **October 27, 2011**, included within the Future Land Use Map Series, identifies publicly 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 V.5.4 The maps entitled Regionally Significant Natural Resources - Planning and Resource Management Areas (Surface Water Improvement Management Water Bodies), dated ~~May 23, 1996~~ **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 V.5.5 The map entitled Regionally Significant Natural Areas - Surface Water Resources, dated ~~May 23, 1996~~ **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.
- OBJECTIVE V.6 Protect the most sensitive resources within the springshed, including the principal areas of ground water contribution and recharge, sinkholes, depressions and stream to sink features, the area immediately adjacent to the spring and spring run.
- Policy V.6.1 Use acquisition funding programs such as the Florida Forever Program, Florida Community Trust, Rural and Family Land Protection Program and other to acquire fee simple or less than fee ownership through conservation easements on land within the delineated springshed that has been identified as critical or sensitive resources.
- Policy V.6.2 Use other innovative approaches to protect sensitive resources, such as the transfer of development rights, performance zoning, open space zoning, on site density transfer and other techniques to maximize the establishment of open space areas.
- OBJECTIVE V.7 Define and delineate environmental overlay protection zones to protect the springshed and spring system resources and designate appropriate land uses in these zones.
- Policy V.7.1 In and around critical springshed resources and sensitive springshed areas, low density and intensity land uses will be designated, including conservation lands, silviculture, parks and recreation areas, and pasture.

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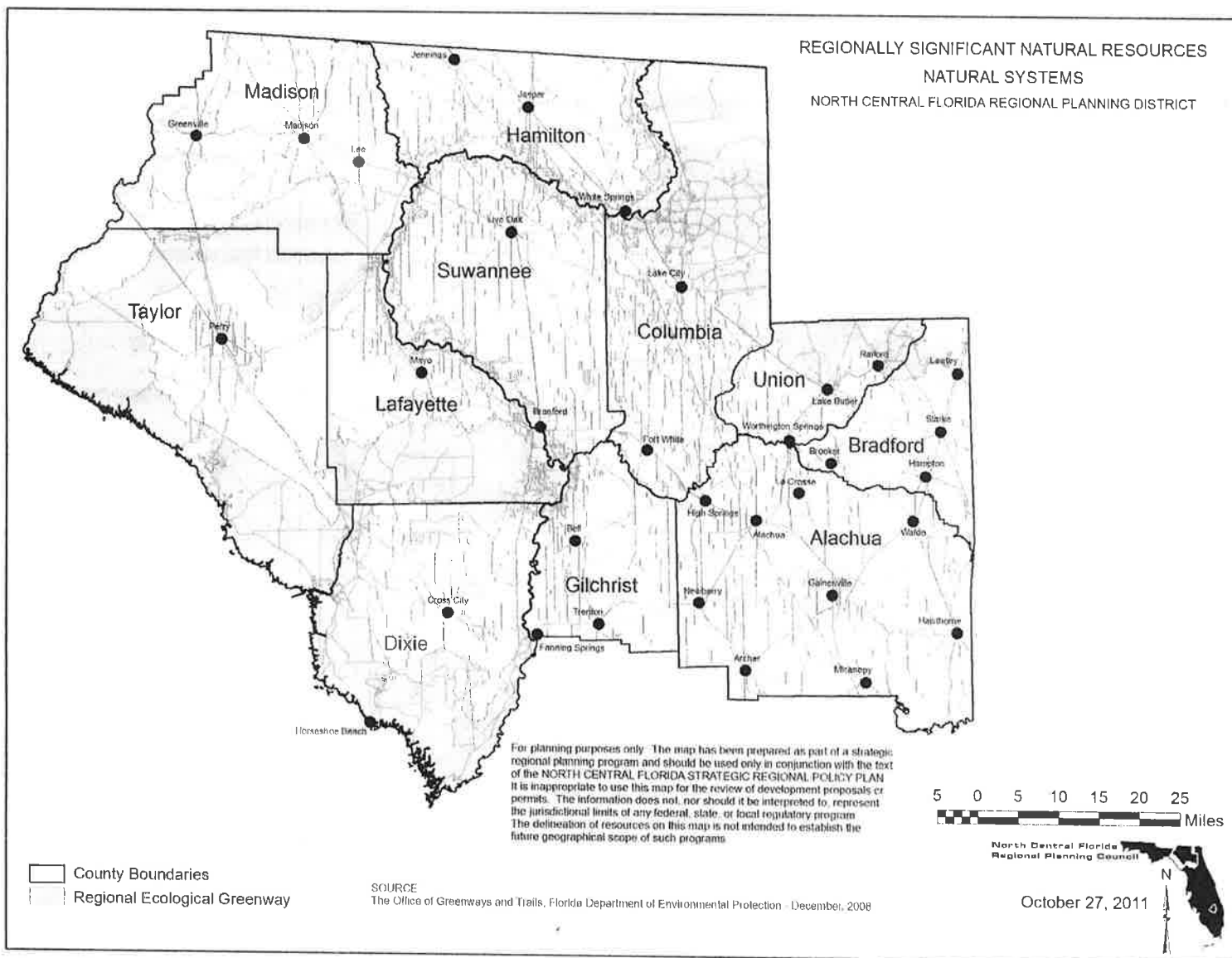
ILLUSTRATION A-XIIIa
 REGIONALLY SIGNIFICANT NATURAL RESOURCES
 GROUNDWATER RESOURCES



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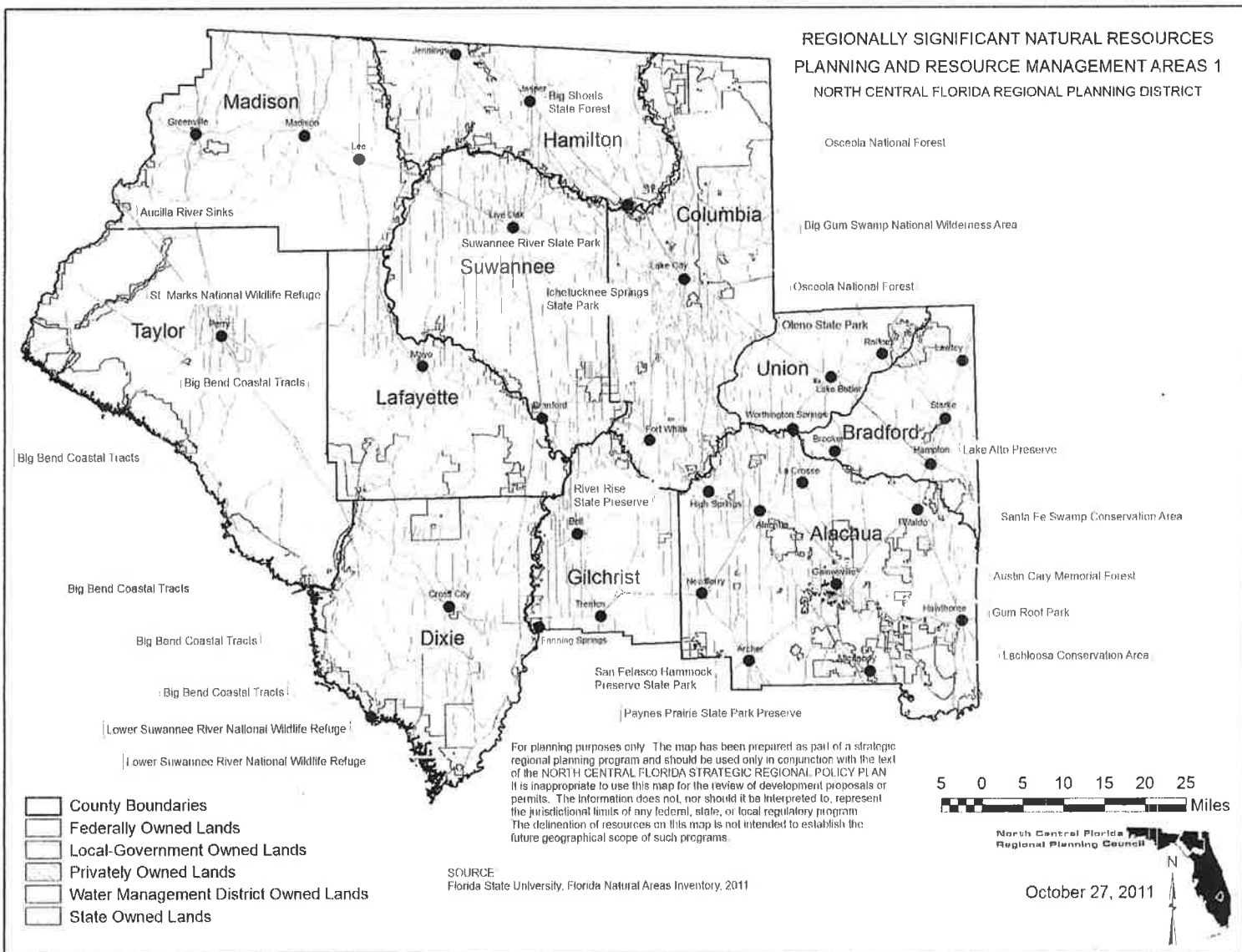
ILLUSTRATION A-XIIIb REGIONALLY SIGNIFICANT NATURAL RESOURCES NATURAL SYSTEMS



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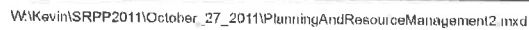
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ILLUSTRATION A-XIIIc
 REGIONALLY SIGNIFICANT NATURAL RESOURCES
 PLANNING AND RESOURCE MANAGEMENT AREAS I



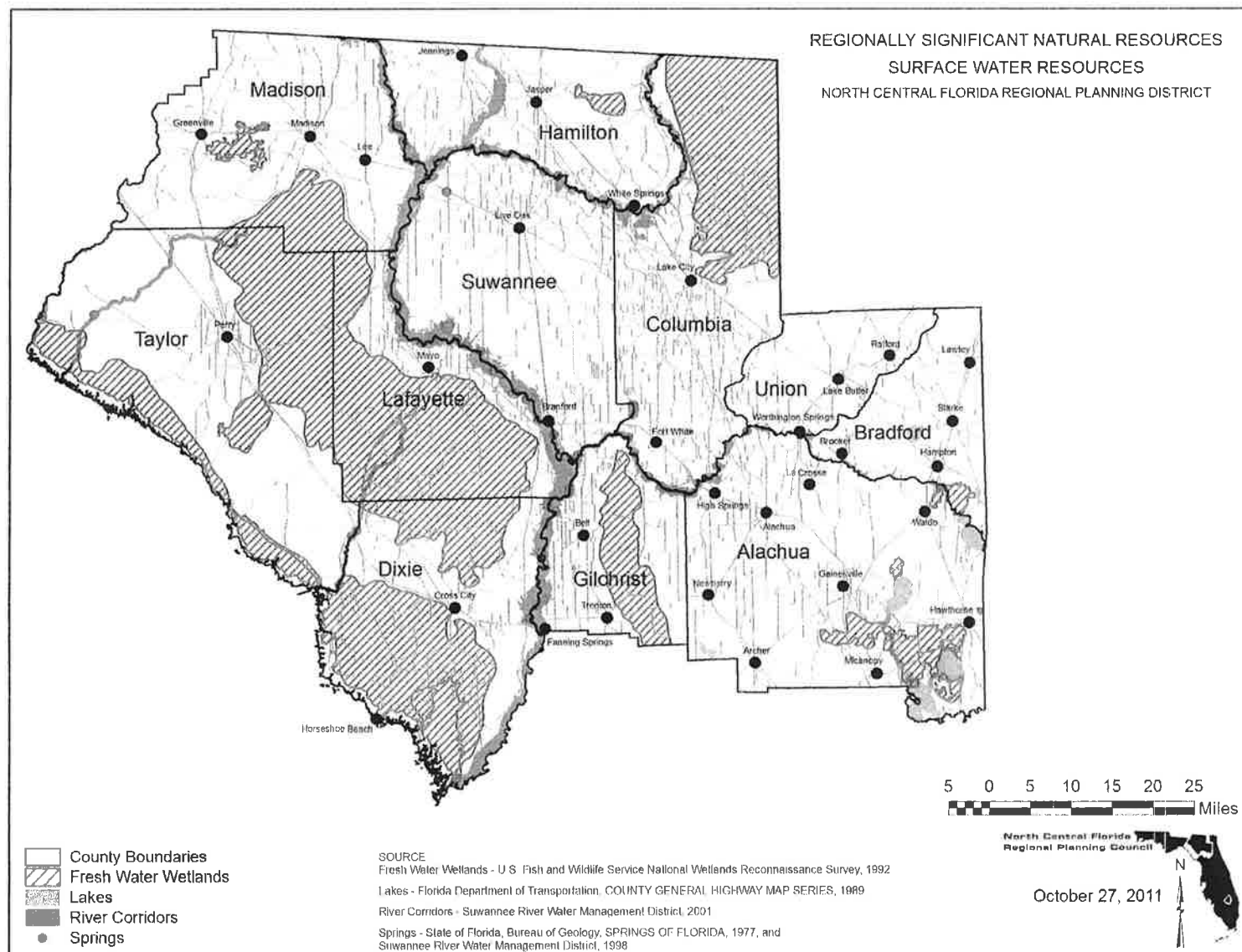
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ILLUSTRATION A-XIId



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ILLUSTRATION A-XIIIe REGIONALLY SIGNIFICANT NATURAL RESOURCES SURFACE WATER RESOURCES



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