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MEETING NOTICE

CLEARINGHOUSE COMMITTEE

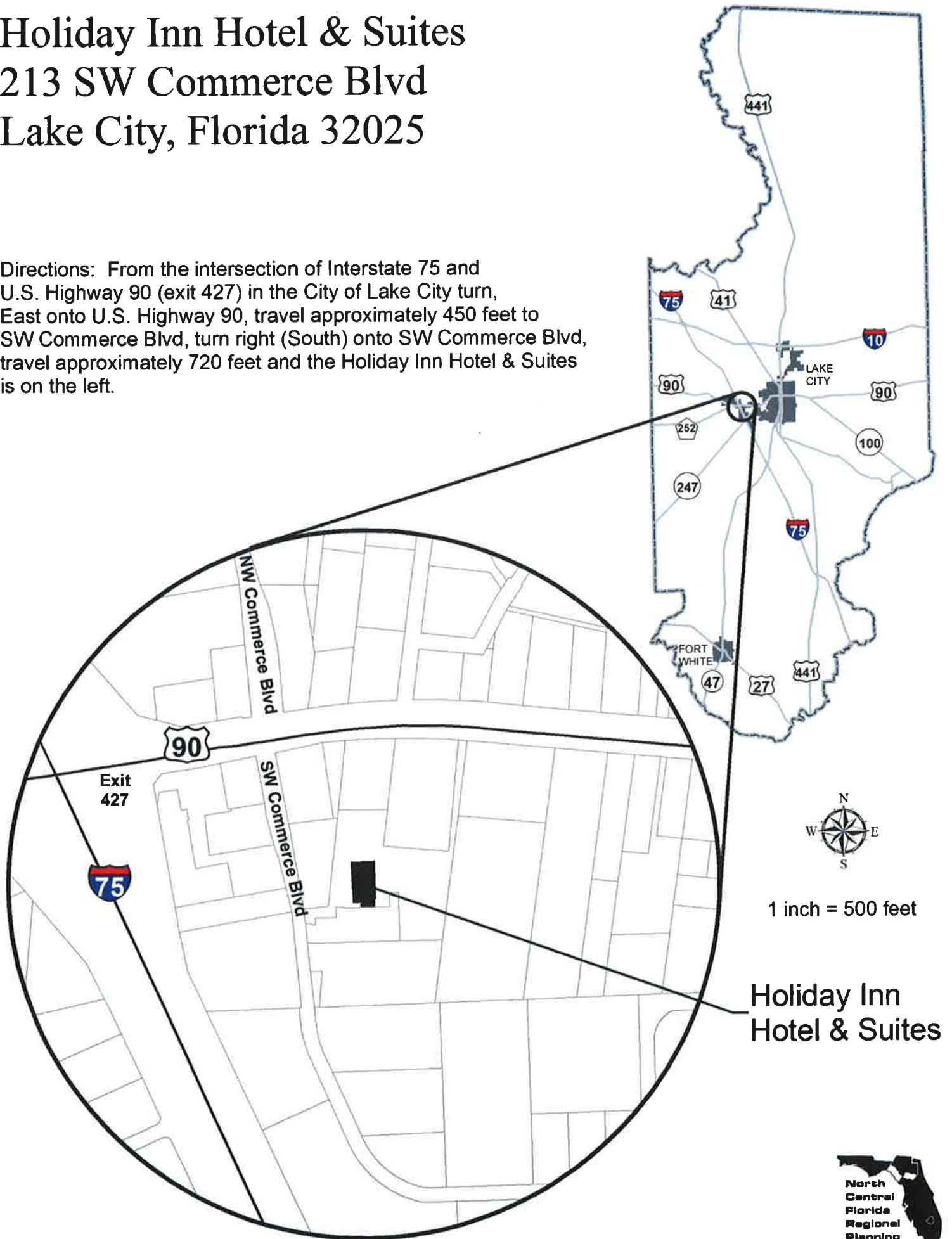
There will be a meeting of the Clearinghouse Committee of the North Central Florida Regional Planning Council on **June 25 2015**. The meeting will be held at the **Holiday Inn Hotel & Suites, 213 SW Commerce Boulevard, Lake City**, beginning at **6:00 p.m.**

(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

June 25, 2015
6:00 p.m.

PAGE NO.

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| I. | APPROVAL OF THE MAY 28, 2015 MEETING MINUTES | 5 |
| II. | COMMITTEE-LEVEL REVIEW ITEMS | |
| | <u>Comprehensive Plan Amendments</u> | |
| | #50 - City of High Springs Comprehensive Plan Draft Amendment (DEO No. 15-1ESR) | 9 |
| | #51 - Madison County Comprehensive Plan Draft Amendment (DEO No. 15-1ESR) | 25 |

NORTH CENTRAL FLORIDA REGIONAL PLANNING COUNCIL
CLEARINGHOUSE COMMITTEE
MINUTES

Holiday Inn Hotel and Suites
Lake City, Florida

May 28, 2015
6:00 p.m.

MEMBERS PRESENT

Jim Catron
Sandra Haas, Chair
Donnie Hamlin
Patricia Patterson
Steven Witt

MEMBERS ABSENT

Beth Burnam
James Montgomery, Vice-Chair
Mike Williams

STAFF PRESENT

Steven Dopp

The meeting was called to order by Chair Haas at 6:01 p.m.

I. APPROVAL OF THE APRIL 23, 2015 MEETING MINUTES

ACTION: It was moved by Commissioner Hamlin and seconded by Mayor Witt to approve the April 23, 2015 meeting minutes as circulated. The motion carried unanimously.

II. COMMITTEE-LEVEL REVIEW ITEMS

#49 - Dixie County Comprehensive Plan Adopted Amendment (DEO No. 15-1ER)

Mr. Dopp stated the staff report for the item finds that the local government comprehensive plan, as amended, is not anticipated to result in significant adverse impacts to Natural Resources of Regional Significance, regional facilities, or adjoining local governments.

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

The meeting adjourned at 6:05 p.m.

Sandra Haas, Chair

6/25/15

COMMITTEE-LEVEL ITEMS

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

Regional Planning Council: North Central FL
Review Date: 6/25/15
Amendment Type: Draft Amendment

Regional Planning Council Item No.: 50
Local Government: City of High Springs
Local Government Item No.: CPA 15-02
State Land Planning Agency Item No.: 15-1ESR

Date Mailed to Local Government and State Land Planning Agency: 6/26/15 (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

The amendment reclassifies 15.16 acres from Conservation to Residential Mixed (up to 4 dwelling units per acre (see attached)).

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

The subject property is located within one-half mile of U.S. Highways 27, 41 and 441. Nevertheless, significant adverse impacts are not anticipated to occur to the regional road network as a result of the amendment since the local government data and analysis report indicates that the nearest segment of the regional road network is anticipated to operate within the transportation minimum level of service standard established by the City Comprehensive Plan.

The City is located within an Area of High Recharge Potential to the Floridan Aquifer a Natural Resource of Regional Significance as identified and mapped in the regional plan. Nevertheless, significant adverse impacts are not anticipated to occur to this Natural Resources of Regional Significance provided the City adopts item CPA 15-01, which contains an objective and associated policies to protect Natural Resources of Regional Significance in a manner consistent with the regional plan (see attached). City item CPA 15-01 was reviewed by the Council on March 26, 2015.

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

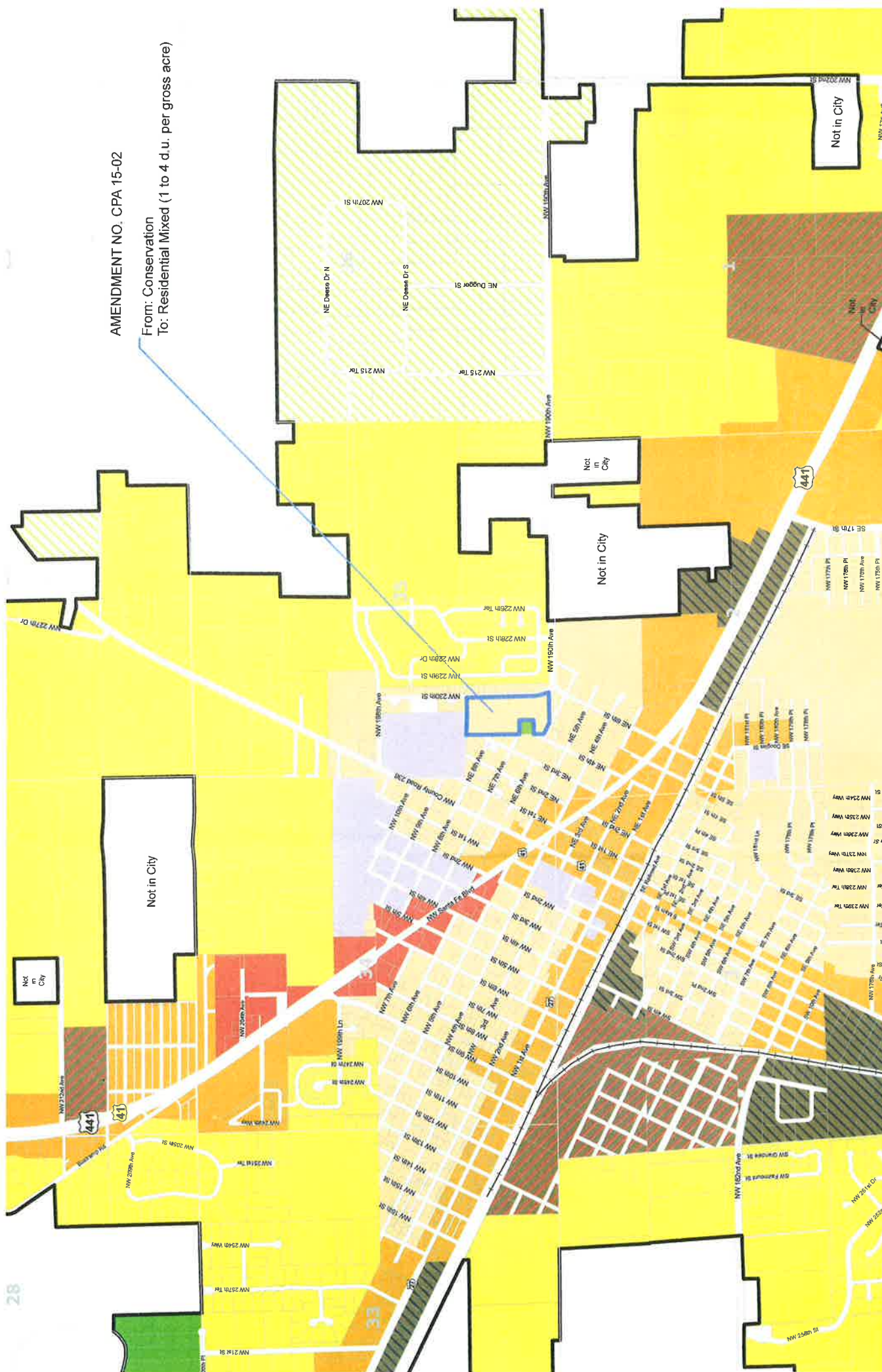
The City Comprehensive Plan, as amended, is not anticipated to create significant adverse impacts to adjoining local governments.

Request a copy of the adopted version of the amendment?

Yes ☒ No ☐

Not Applicable ☐

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



**EXCERPTS FROM
CITY ITEM CPA 15-01**

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CONSERVATION ELEMENT

GOALS, OBJECTIVES AND POLICIES

CON GOAL 1 - THE CITY WILL GUIDE URBAN AND RURAL DEVELOPMENT IN SUCH A WAY AS NOT TO ADVERSELY AFFECT THE COMMUNITY'S NATURAL RESOURCES, AND THUS, ENSURE THE HIGHEST ENVIRONMENTAL QUALITY.

CON OBJECTIVE 1.1 - The City shall meet or exceed the minimum air quality standards established by the FDEP.

CON Policy 1.1.1 - The City's ~~IL~~ and ~~dD~~ development ~~regulations~~ Code will continue to require that all appropriate air quality permits be obtained prior to the issuance of final development orders so that minimum air quality levels established by the FDEP are maintained in the City.

CON Policy 1.1.2 - All new development must meet State and Federal guidelines for air emissions.

CON Policy 1.1.3 - Owners of facilities that become sources of emissions in non-compliance will be required to correct the problem.

CON Policy 1.1.4 - The City shall reduce the impact of automobile emissions and noise by requiring vegetative buffer strips along arterial roadways.

CON Policy 1.1.5 - The City will assign priority to paving high-use, unpaved roads due to their effect on the air quality and develop and implement a plan for paving those roads that are considered a problem.

CON OBJECTIVE 1.2 - The City shall maintain a high quality potable water supply within the City.

CON Policy 1.2.1 - The City shall, as part of the development review process, require the coordination and approval of development plans with the FDEP and the SRWMD to assist the City in ensuring protection of its current and projected water sources.

CON Policy 1.2.2 - The City shall prohibit uses within or adjacent to the water resources of the City which would violate water quality anti-degradation rules established by the FDEP.

CON Policy 1.2.3 - The City shall identify and make recommendations for the purchase of environmentally sensitive lands under available conservation programs such as those administered by the FDEP and the SRWMD.

CON Policy 1.2.4 - The City will adopt and adhere to the SRWMD stormwater regulations contained in Rule 40B-4 and 40B-400, FAC.

CON Policy 1.2.5 - The City shall require all new developments to manage stormwater runoff in accordance with the SRWMD regulations listed in CON Policy 1.2.4.

CON Policy 1.2.6 - The City shall require management practices, as determined by state and federal regulations, for agriculture, commercial, and domestic Future Land Uses to reduce runoff and soil erosion.

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CON Policy 1.2.7 - The City will review all development and road construction for proper consideration and routing of stormwater runoff.

CON OBJECTIVE 1.3 - The City shall protect the natural functions of the 100-year floodplain so that the flood carrying and flood storage capacities are maintained. These functions will be maintained in accordance with the established policies and regulations of the SRWMD contained in Rule 40B-4 and 40B-400, FAC.

CON Policy 1.3.1 - The City's ~~ILand dDevelopment~~ **regulations Code** shall **continue to** regulate development within the 100 year to 25-year riverine floodplain. The following standards shall apply for the protection of this area.

1. Residential Future Land Uses may be considered up to a maximum density of one dwelling unit per acre. Inhabited floors shall be elevated above the level of the 100-year floodplain;
2. Development within the floodplain shall not result in the loss of flood storage capacity. Development within the 25 to 100-year floodplain shall not negatively impact adjoining properties;
3. Parking areas in commercial and industrial areas shall not be filled to the 100-year flood elevation;
4. The following specific uses will not be allowed in the 25 to 100 year floodplain: placing, depositing, or dumping of solid waste, commercial processing, storing, or disposal of pesticides, herbicides, domestic waste, (except for residential on-site sewage disposal systems), industrial waste, toxic, bio-hazardous, or hazardous materials or radioactive materials; and
5. Industrial uses shall not be permitted.

CON Policy 1.3.2 - The City's ~~ILand dDevelopment~~ **regulations Code** shall regulate development within the 10 to 25-year floodplain. The following standards shall apply:

1. Residential densities may be considered at a maximum density of one dwelling unit per 2.5 acres. Inhabited floors shall be elevated above the level of the 100-year floodplain;
2. Industrial uses shall not be permitted;
3. Commercial uses other than recreation oriented business shall not be allowed; and
4. The uses not allowed in Policy 1.3.1 (D) and (E) of this plan will not be allowed in the 25 to 10 year floodplain.

CON Policy 1.3.3 - The City's ~~ILand dDevelopment~~ **regulations Code** shall **continue to** contain regulations for protection of the area below the 10-year floodplain. The following standards shall apply below the 10-year floodplain:

1. The annual floodplain shall be left in its natural state;
2. Permitted uses include passive recreation (with no impervious surfaces except existing boat ramps), forestry and non-animal agricultural pursuits, open space, and other low intensity uses which maintain the function of the floodplain; and
3. Commercial and industrial uses shall not be permitted.

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CON Policy 1.3.4 - In accordance with the SRWMD regulations contained in Rule 40B-4, FAC, the City's Land Development ~~Regulations~~ **Code** shall **continue to** address development setbacks from the ordinary high water line.

CON Policy 1.3.5 - The City shall prohibit the location of any structure, other than permitted docks, piers, or walkways within a wetland.

CON OBJECTIVE 1.4 - The quality and quantity of the City's groundwater resources shall not be degraded. The City will continue to protect Development Constraint Areas as shown on the map in the Future Land Use section of this Comprehensive Plan.

CON OBJECTIVE 1.5 - Protect and conserve the quality and quantity of groundwater resources to ensure long term public health and safety, potable water supplies from surficial, intermediate, and Floridian aquifers, and the ecological integrity of natural resources.

CON Policy 1.5.1 - The City will use data provided by the SRWMD to identify areas of high aquifer recharge potential within the City limits and within the Urban Reserve Area. The SRWMD's current mapping shows the entire City as an area of high aquifer recharge potential. These areas shall be designated on the City's future Land Use maps.

CON Policy 1.5.2 - The City will work with the County and the SRWMD to achieve regional aquifer recharge protection Objective. The City will follow guidelines consistent with accepted engineering practices that require:

1. Stormwater retention/detention basin depth consistent with SRWMD requirements for Karst sensitive areas where applicable; and
2. The use of swales and drainage easements.

CON Policy 1.5.3 - Once these Objectives are established the City will revise their regulations accordingly to ensure that the aquifer is protected from degradation from stormwater runoff.

CON Policy 1.5.4 - The City will maintain a wellhead protection ordinance for existing and future public water wells in accordance with the Future Land Use Element of this Comprehensive Plan.

CON Policy 1.5.5 - Proposed development around sinkholes and/or ponds will be subject to special review procedures in order to protect their function as recharge areas. Direct stormwater runoff into sinkholes will not be allowed. No clearing or filling of sinkholes will be allowed without review and approval by the City Commission.

CON Policy 1.5.6 - The City will mandate that all abandoned wells and all wells to be abandoned must be plugged in accordance with FDEP regulations.

CON Policy 1.5.7 - The stormwater drainage regulations will be in accordance with the SRWMD policies and require retention of stormwater runoff to maximize groundwater recharge while protecting areas of high aquifer recharge potential.

CON Policy 1.5.8 - The City shall maintain a street-cleaning program to reduce the pollution from stormwater runoff.

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CON OBJECTIVE 1.6 - The City will protect and maintain significant natural geologic features such as special Karst features- springs, caves and sinkholes in their natural condition.

CON Policy 1.6.1 - Significant geologic features, such as springs, caves, sinkholes, and other karst features shall be identified and evaluated for their importance to the overall natural resource system of the City, County, and Region.

CON Policy 1.6.2 - Outstanding geologic features such as certain springs, sinkholes, and caves shall be considered for acquisition, provided appropriate protective management can be assured.

CON Policy 1.6.3 - In instances where geologic features function as habitats for listed species, special protection will be provided commensurate with the character of the habitat.

CON Policy 1.6.4 - Significant geologic features shall be accurately identified on development proposals. The Development Review Committee shall require strategies for protecting these features during construction and after development.

These strategies shall address:

1. Inclusion of significant geologic features as part of common open space;
2. Utilization of principles of good landscape design to incorporate features as aesthetic elements;
3. Pretreatment of stormwater run-off, in accordance with County and water management district rules and regulations, prior to discharging to karst geology features; and
4. The identification of the appropriate level of treatment of wastewater effluent prior to discharge to any karst geology features; and perimeter edge buffering around features to maintain natural context, edge vegetation, and structural protection. The ~~ILand~~ **dDevelopment regulations Code** shall include standards and procedures consistent with this policy.

CON Policy 1.6.5 - The City shall cooperate with the County and neighboring municipalities on the protection of groundwater within any watershed having the Florida aquifer exposed in sinks or open pits to potentially harmful deposition of atmospheric and other non-point source surface pollution where citizens of the County may be affected.

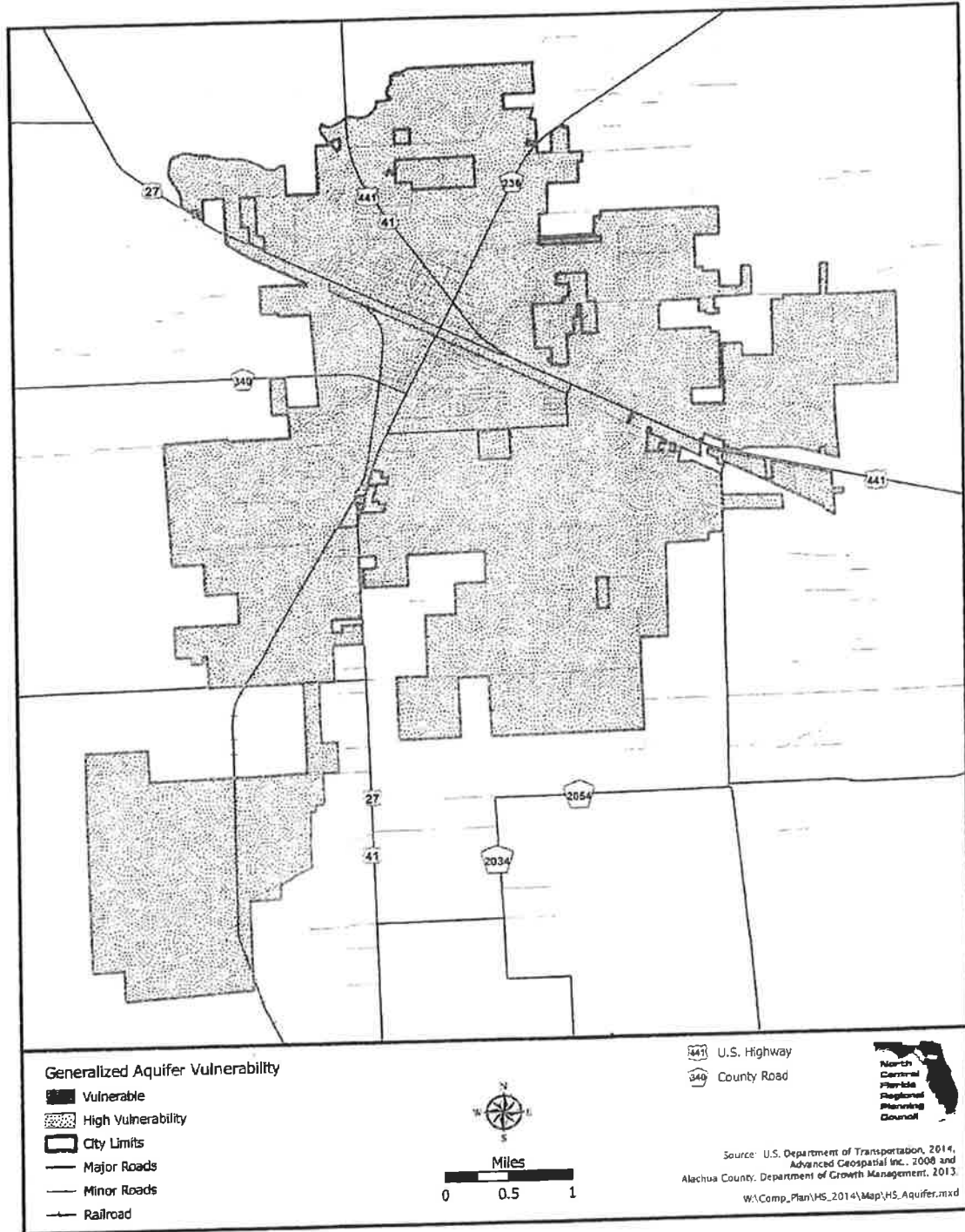
CON Policy 1.6.6 - The City shall cooperate with the County and neighboring municipalities to establish management strategies for sinkholes and sinkhole prone areas that protect water quality, hydrologic integrity, and ecological value.

CON Policy 1.6.7 - The City will cooperate with the County and regional and state agencies to acquire, in fee simple or less-than-fee simple title, lands within the City and its Urban Reserve for the preservation of natural resources and ecological integrity.

CON Policy 1.6.8 - The City will take steps to acquire the site identified as the "High Springs Reservoir". If acquired, the City will implement a management plan giving priority to the restoration and conservation of natural communities and the preservation of threatened or endangered animal species that may exist on the site.

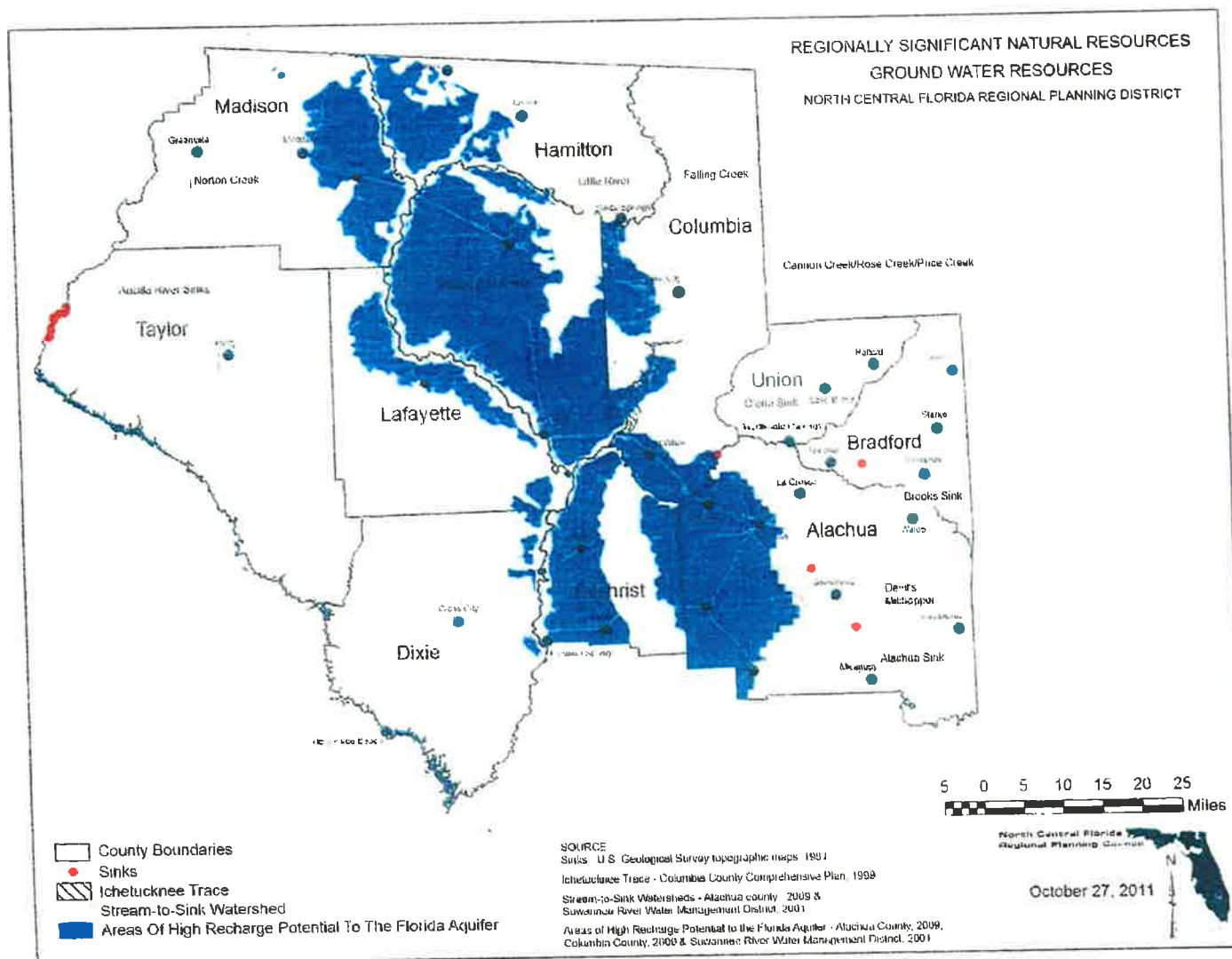
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Illustration A - X
High Groundwater Aquifer Recharge Areas



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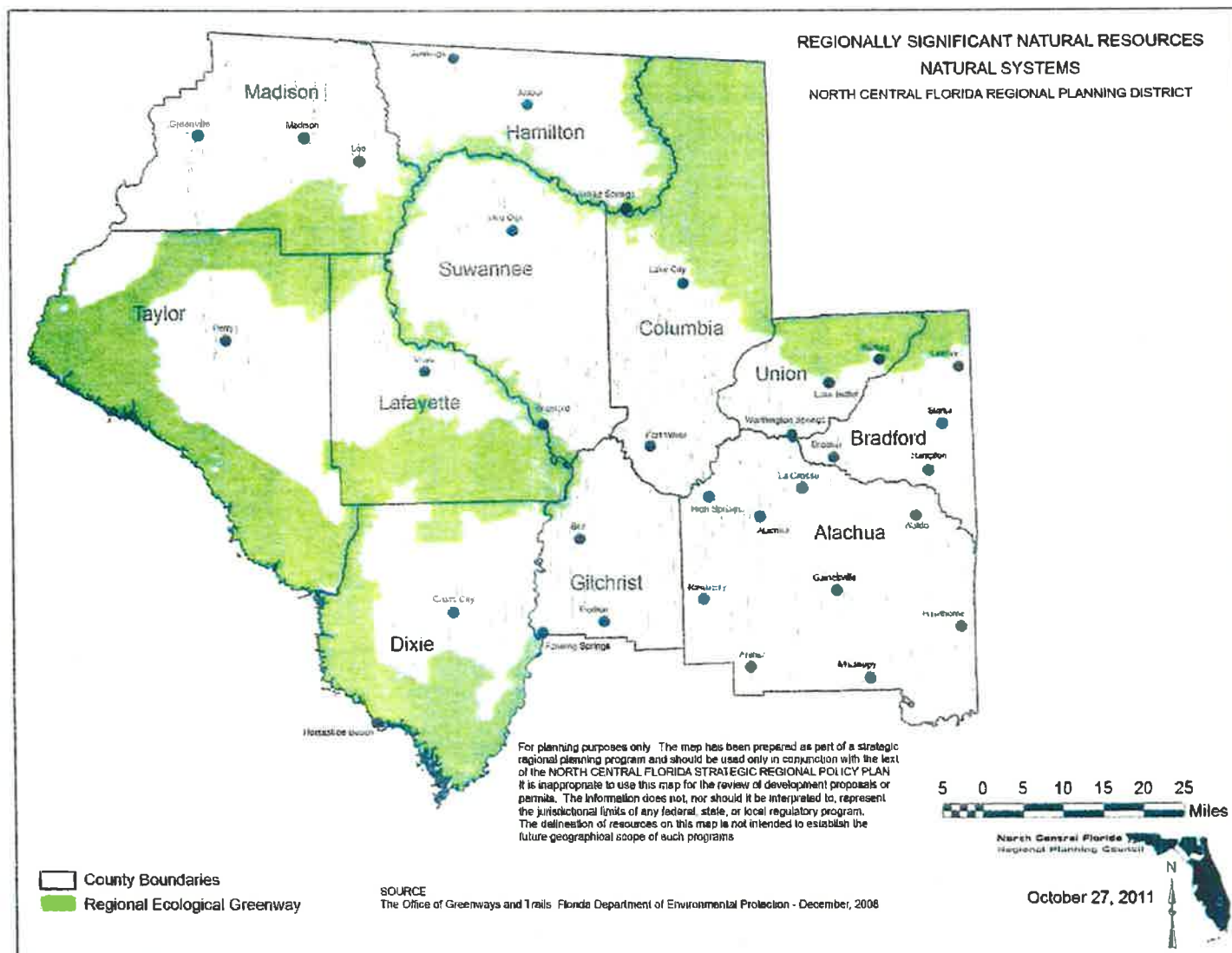
Illustration A - XII-a
Regionally Significant Natural Resources
Groundwater Resources



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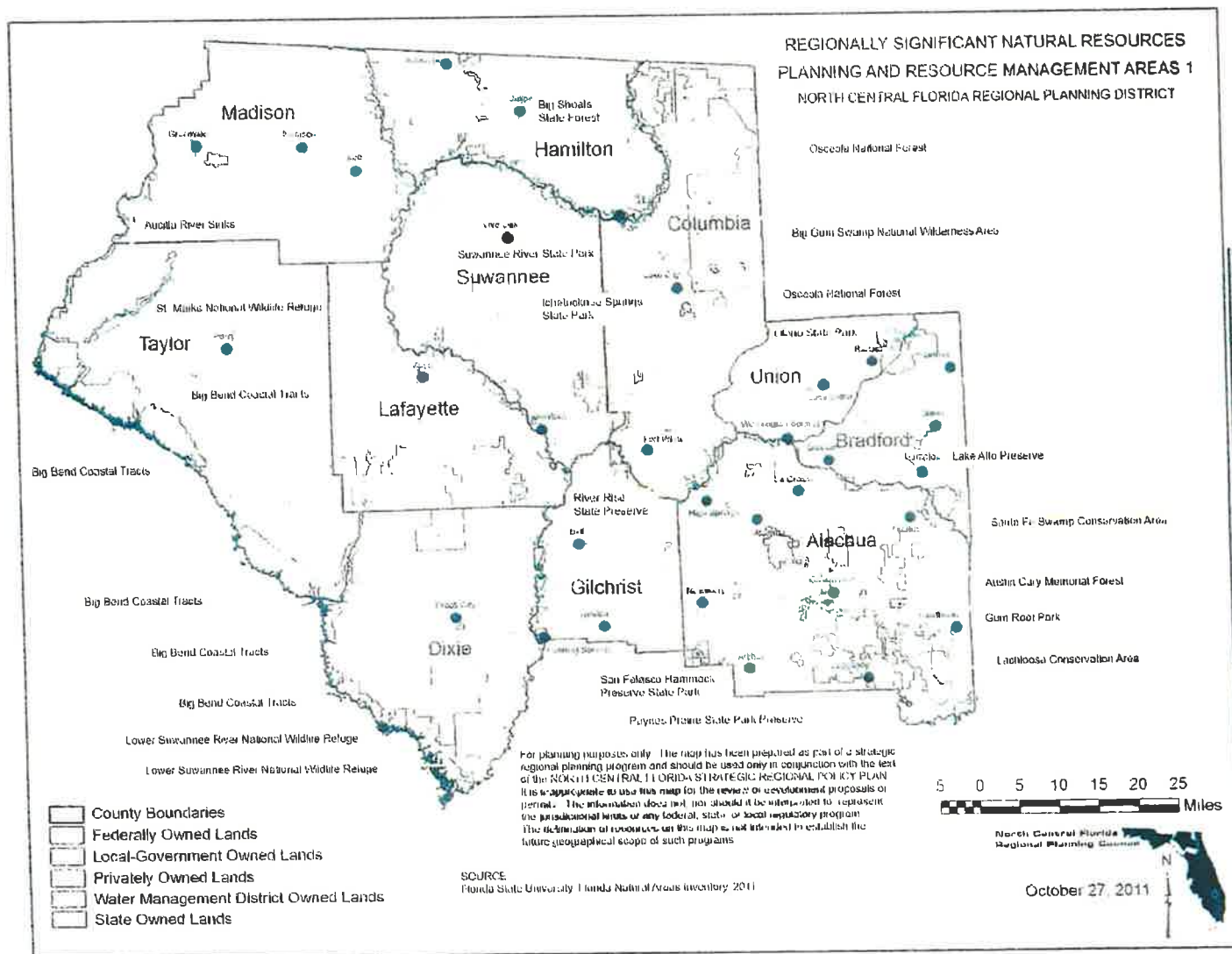
Illustration A - XII-b
Regionally Significant Natural Resources
Natural Systems



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Illustration A - XII-c
Regionally Significant Natural Resources
Planning and Resource Management Areas 1

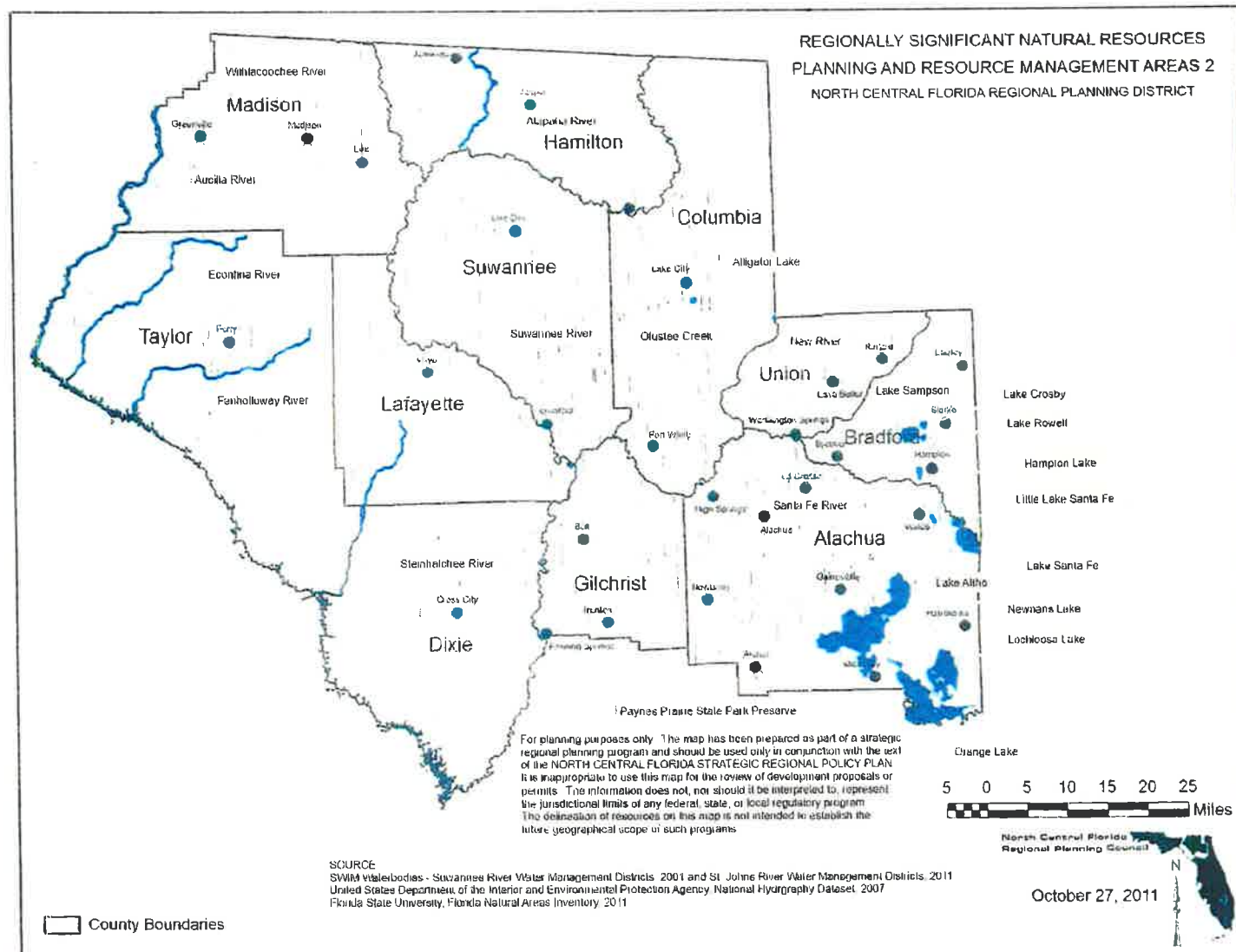


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Illustration A - XII-d

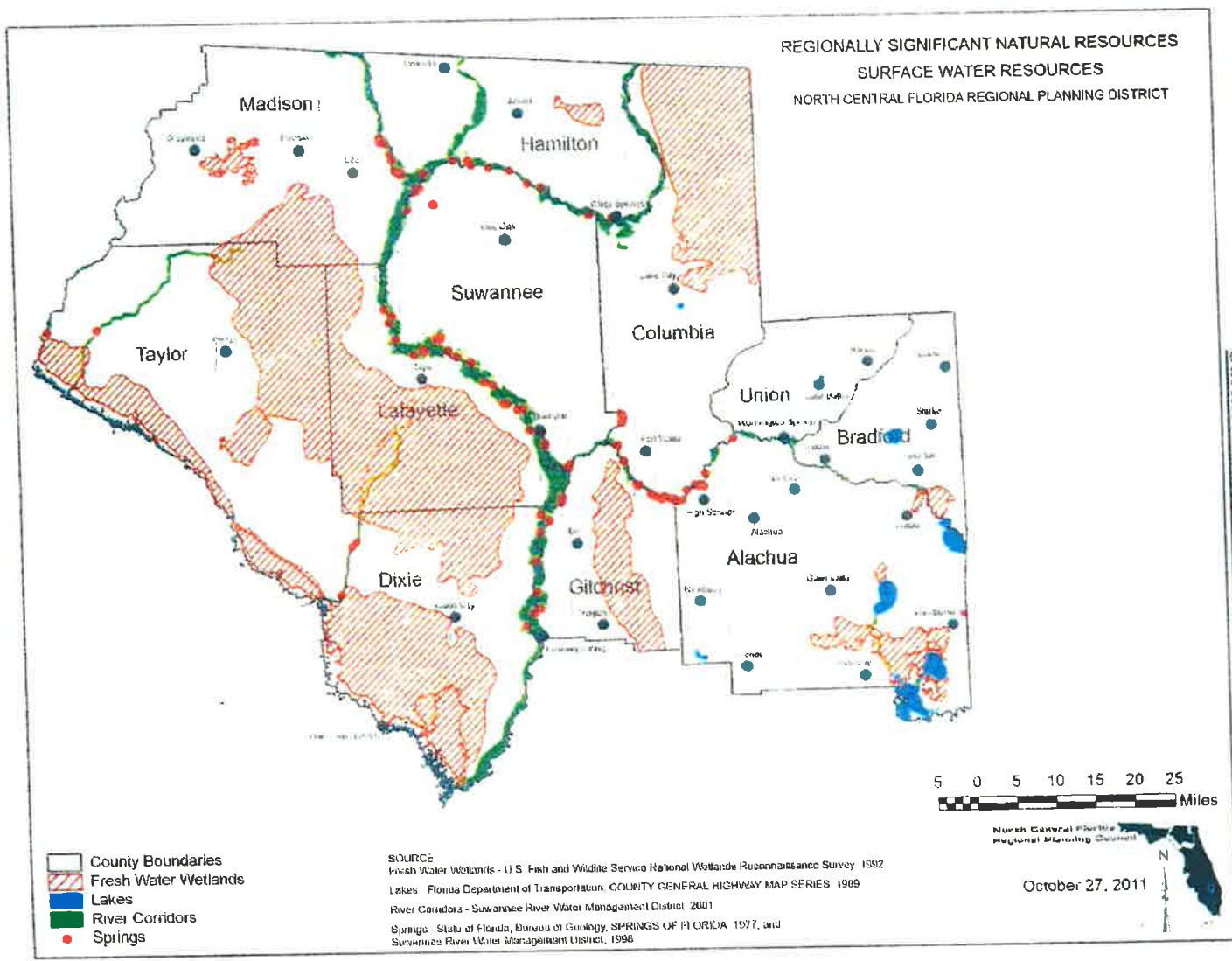
Regionally Significant Natural Resources
Planning and Resource Management Areas 2



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Illustration A - XII-e
Regionally Significant Natural Resources
Surface Water Resources



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

Regional Planning Council: North Central FI
Review Date: 6/25/15
Amendment Type: Draft Amendment

Regional Planning Council Item No.: 51
Local Government: Madison County
Local Government Item No: CPA 15-1
State Land Planning Agency Item No: 15-1ESR

Date Mailed to Local Government and State Land Planning Agency: 6/26/15 (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

The amendment consists of text amendments to the County Comprehensive Plan Future Land Use and Traffic Circulation Elements. The Future Land Use Element establishes maximum floor area ratios for certain land use districts and further defines allowable uses within the Mixed Use land use district. The Traffic Circulation Element adds a new policy requiring new development to pay its proportionate share of impacts to roadways (see attached).

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

The amendment does not result in an increase in intensity or density of uses. Therefore, significant adverse impacts are not anticipated to occur to Natural Resources of Regional Significance, regional facilities, or adjoining local governments.

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

Adverse extrajurisdictional impacts are not anticipated to occur to adjacent local governments as a result of the amendment.

Request a copy of the adopted version of the amendment?

Yes ☒ 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**

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

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

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

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

1. Agriculture-1
 - a. Intent. This district is intended to provide for crop cultivation, livestock, specialty farms, silviculture areas and dwelling units.
 - b. Density. 1 du / 40 acres
 - c. Intensity. 0.5 Floor Area Ratio
2. Agriculture-2
 - a. Intent. This district is intended to provide for crop cultivation, livestock, specialty farms, silviculture areas and allow for additional residential densities.
 - b. Density. 1 du / 10 acres
 - c. Intensity. 0.5 Floor Area Ratio
3. Residential
 - a. Intent. This district is intended to provide areas for the preservation or development of low-density neighborhoods.
 - b. Density. One (1) dwelling unit per acre for development not served by a community potable water and sanitary sewer system; two (2) dwelling units per acre with community potable water or sanitary sewer service; up to eight (8) units per acre within a planned residential development with community potable water and sanitary sewer service and which contains an internal road system that is paved according to County specifications.

4. Commercial
 - a. Intent. This district is intended to provide areas used for the sale, rental and distribution of products, or performance of services.
 - b. Intensity. 1.0 Floor Area Ratio
5. Industrial
 - a. Intent. This district is intended to create areas used for the manufacturing, assembly processing or storage of products.
 - b. Intensity. 1.0 Floor Area Ratio
6. Public
 - a. Intent. This district is intended to provide public buildings and grounds, other public facilities, (including sewer systems, solid waste systems, drainage systems and potable water systems), public health systems and educational uses.
 - b. Intensity. 1.0 Floor Area Ratio
7. Conservation
 - a. Intent. This district is intended for public lands devoted to the conservation of the unique natural functions. With silviculture and agriculture activities conducted under best management practices, rules of the Suwannee River Water Management District and other applicable rules and regulations. Conservation uses shall include public access and residential uses necessary to manage such conservation lands (i.e., ranger stations, research stations and park amenities). Silvicultural activities consistent with the conservation purpose shall be allowed.
8. Recreation
 - a. Intent. This district is intended for user based and resource based recreation uses.
 - b. Intensity. For buildings and structures, no more than 50% lot coverage, unless otherwise approved by the County Commission and a 0.5 Floor Area Ratio.
9. Highway Interchange
 - a. Intent. This district is intended for uses surrounding Interstate 10 interchanges, which include the following: high intensity commercial uses such as shopping centers, restaurants, automotive service stations, motels and campgrounds; retail outlets; truck stops; and facilities for the storage and distribution of foods and products including wholesale activity.
 - b. Intensity. 1.0 Floor Area Ratio
10. Mixed Use
 - a. Intent. This district is intended for areas which include single family residential units, commercial and retail uses, light manufacturing, warehousing, distribution, recreation

and open space, and public uses. Agricultural and silvicultural activities are permitted provided that such activities do not adversely impact any adjacent commercial activity. Mixed Use areas may be permitted within the rural areas of the County, which are both (1) highly accessible to principal arterials, minor arterials or major collectors and (2) appropriate locations for commercial activities outside of the designated urban development overlay.

- b. Density. One (1) dwelling unit per acre for development not served by a community potable water and sanitary sewer system; two (2) dwelling units per acre with community potable water or sanitary sewer service; up to eight (8) units per acre within a planned residential development with community potable water and sanitary sewer service and which contains an internal road system that is paved according to County specifications.
- c. Intensity. 1.0 Floor Area Ratio
- d. Development Mix. Up to 20% of the gross acreage within the category may be designated for each of the following types of development. All of the land uses do not have to be developed at the same time, nor is one land use a prerequisite to another land use.
 - i. Single Family Residential
 - ii. Commercial
 - iii. Recreation and Open Space
 - iv. Public
 - v. Commerce Park
- e. Additional requirements.
 - i. All subdivisions shall have direct access to a publicly maintained road.
 - ii. Non-residential uses shall have direct access to a principal arterial, minor arterial, or major collector roadway.
 - iii. No future industrial use shall be allowed to adjoin an existing residential development.
 - iv. Development must be located on developable upland away from environmentally sensitive land, including wetlands and 100-year floodplains.
 - v. A minimum 100 foot vegetative buffer shall be provided between agriculture and nonresidential uses to protect such agricultural uses from potentially adverse impacts associated with encroachment of non-agricultural development or the creation of nuisances by agricultural operations. Buffers shall be provided by the nonresidential development.

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

- Policy 1.1.2: The County shall allocate amounts and mixes of land uses to meet the needs of the existing and projected future populations through the year 2035.
- Policy 1.1.3: The County shall require the location of public facilities so as to discourage the proliferation of urban sprawl.
- Policy 1.1.4: The County shall establish procedures for the review of proposed development to assure that the facilities and services necessary to serve the development can be provided at the adopted level of service standards.
- Policy 1.1.5: The County shall require that utility services necessary to support proposed development including potable water, natural gas, sanitary sewer, solid waste disposal, telephone, television, radio, electrical substations and telecommunications towers are available concurrent with final development approval.
- Policy 1.1.6: The County shall consider the appropriateness of site conditions or site modifications relative to soils and topography as part of its development review process.
- Policy 1.1.7: Public and Private schools are considered allowable uses in all land use categories except Conservation and Industrial. The County will coordinate with the Madison County School Board to encourage the location of schools proximate to residential areas to the extent possible and shall seek to collocate public facilities such as parks, libraries, and community centers, with schools to the extent possible.
- OBJECTIVE 1.2: In order to discourage the proliferation of urban sprawl and to coordinate future land uses with the availability of facilities and services, the County shall establish an Urban Development Overlay on the Future Land Use Map. This overlay shall be the focal points for the provision of urban-type facilities and service, such as central potable water and sanitary sewer facilities, and the location of urban-type uses.
- Policy 1.2.1: The land uses permitted within the Urban Development Overlay shall include Agriculture-2, Public, Recreation, Residential, Highway Interchange, Commercial, Industrial, Mixed Use, and Commerce Park.
- Policy 1.2.2: The County shall direct the location of higher density residential and high intensity commercial and industrial uses to areas within the UDA, adjacent to arterial or collector roads where public facilities are available to support such higher density or intensity.
- Policy 1.2.3: Commerce Park uses within the Urban Development Overlay may shall be subject to higher intensity standards not to exceed a 1.0 Floor Area Ratio, developer incentives, grant funding, expedited permitting, provision of public facilities, or some other similar incentives as specified in the land development code in order to encourage economic development by promoting a range of uses including light industrial, warehousing, manufacturing and assembly, and other employment-oriented uses.

- Policy 1.2.4: The County shall enforce standards contained within this Plan for the coordination and siting of proposed urban development near agricultural or forested areas, or environmentally sensitive areas (including but not limited to wetlands and floodplain areas) to avoid adverse impact upon existing land uses.
- Policy 1.2.5: The County shall encourage future urban development within designated urban development overlays in conformance with the land topography and soil conditions, and within an area which is or will be served by public facilities and services.
- Policy 1.2.6: The County shall maintain the rural character of the area by limiting development activity outside of the Urban Development Overlay.
- Policy 1.2.7: The County shall provide for the establishment of lots for the sole use of family homesteads, not to exceed 1 dwelling unit per acre, notwithstanding the density or intensity of use otherwise assigned to the parcel in this adopted plan. This provision is intended to promote the perpetuation of the family homestead in rural areas by making it possible for an individual who is the grandparent, parent, stepparent, adopted parent, sibling, child, stepchild, adopted child, or grandchild of the person who conveyed the parcel to said individual to reside on lots which exceed the maximum density for such areas. Such provision shall apply only once to any individual.
- OBJECTIVE 1.3: The County shall protect existing developments from the potentially adverse impacts of adjacent land uses.
- Policy 1.3.1: For development that does occur in rural and agricultural areas, further protect agriculture uses by providing adequate buffers.
- Policy 1.3.2: The County shall protect lands owned by the public and lands designated public use on the Future Land Use Map from the adverse impact of adjacent incompatible land uses, which include but are not limited to commercial and industrial land use and mining activity.
- Policy 1.3.3: To serve the convenience needs of neighborhoods within urban development areas and rural areas the County shall provide for the location, subject to detailed criteria, of neighborhood commercial uses.
- Policy 1.3.4: The County shall allow mining activities within areas designated on the Future Land Use Plan Map as Agriculture-1 or Agriculture-2 as a special exception only.
- Policy 1.3.5: The County shall participate in the National Flood Insurance Program and regulate development and the installation of utilities in flood hazard areas in conformance with the program's requirements.
- OBJECTIVE 1.4: The County shall implement a housing rehabilitation and redevelopment program as needed.

- Policy 1.4.1: The County shall request federal and state funds to redevelop and renew any identified blighted areas, where the County finds there is a competitive feasibility to receive such funding.
- OBJECTIVE 1.5: The County shall protect historic resources identified in the Florida Master Site File.
- Policy 1.5.1: The County shall maintain a map and listing of all known prehistoric and historic sites within the County. This list shall be provided in the land development code and shall be reviewed and updated as needed by the local planning agency. Prior to the issuance of any development order, preliminary or final, the map and listing shall be consulted to determine whether historical or archeological resources exist on the site proposed for development.
- Policy 1.5.2: The County shall implement criteria for designating historic structures and sites and further, establish guidelines for the maintenance and adaptive reuse of historic structures and sites. Such criteria and guidelines shall provide for:
1. Designation of historic districts and historic properties.
 2. Alterations or new construction in historic districts or involving historic property.
 3. Demolition or relocation of structures within a historic district, or classified as historic property.
 4. Maintenance of historic property.
- OBJECTIVE 1.6: The County shall protect natural resources and environmentally sensitive lands.
- Policy 1.6.1: The County shall protect public potable water wells and their cones of influence. The County shall create wellhead protection areas and zones of exclusion. Zones of exclusion shall consist of all land within a two hundred (200) foot radius of the wellhead wherein no development activities shall be allowed. Wellhead protection areas shall extend for a radius of five hundred (500) feet from the wellhead. Within these areas, the following will be prohibited:
1. Landfills;
 2. Facilities for the bulk storage, handling, or processing of materials on the Florida Substance List;
 3. Activities that require the storage, use, handling, production, or transportation of restricted substances, agricultural chemicals, petroleum products, hazardous toxic waste, medical waste, and the like;
 4. Feedlots or other commercial animal facilities;

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

Policy 1.6.2: As part of the County's development review process the impacts on agricultural and forested areas shall be assessed and identified prior to development approval.

Policy 1.6.3: Environmentally sensitive land shall be identified for protection. Floodprone area mapping, U.S. Geological Survey topographic mapping, soils maps, and the resources of the North Central Florida Regional Planning Council, Suwannee River Water Management District, and affected State agencies shall be used as resources for environmentally sensitive lands identification. These environmentally sensitive lands shall include, but not be limited to, wetlands, floodprone areas, areas designated as prime groundwater aquifer recharge areas and critical habitat areas for designated rare, threatened, endangered, or species of special concern.

Policy 1.6.4: The County shall protect groundwater aquifer recharge areas by: preventing drainage wells and sinkholes to be used for stormwater disposal, including well construction, modification and closure regulations; and by establishing regulations which prohibit the discharge and protect against accidental releases of hazardous or toxic materials to the soils or groundwater. These provisions will be applied to all Prime Natural Groundwater Aquifer Recharge Areas, Blue Spring, Campbell Sink, Johnson Sink, Madison Stream/Sink Recharge Area, Patterson Sink, Indian Lake Sink and Rogers Sink.

Policy 1.6.5: The County shall minimize the direct surface run-off into Blue Spring by employing stormwater management and land use design controls.

Policy 1.6.6: In areas designated "agriculture" and "conservation" on the Future Land Use Map, silvicultural shall be subject to the following provisions:

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

- Policy 1.6.7: The County shall restrict new development within unsuitable areas due to flooding, improper drainage, wetlands, steep slopes, rock formations and adverse earth formations, unless acceptable methods are formulated by the developer and approved by the County to solve the problems created by the unsuitable land conditions.
- OBJECTIVE 1.7: The County shall coordinate its planning and land development regulatory activities with agencies responsible for the implementation of any regional resource planning and management plan prepared pursuant to Chapter 380, Florida Statutes.
- Policy 1.7.1: The County shall require that all proposed development which is subject to the provisions of any regional resource planning and management plan be consistent with such plan and that the proposed development be reviewed for such consistency during the development review process.
- Policy 1.7.2: The County shall require the review of all proposed development plans within the drainage basin of any designated priority water body by the Water Management District for with any approved management plan. Further, appropriate regional, state and federal agency permits shall be issued prior to the issuance of the County Development permit.
- OBJECTIVE 1.8: The County shall review innovative land development regulatory techniques for applicability to County growth management. These techniques shall include Planned Unit Development and mixed use.
- Policy 1.8.1: The County shall administer its adopted land development code for implementation of the Comprehensive Plan. At a minimum these regulations shall:
- (a) Regulate the subdivision of land;
 - (b) Regulate the use of land and water consistent with this Element and ensure the compatibility of adjacent land uses and provide for open space;
 - (c) Protect environmentally sensitive lands identified within the Conservation Element;
 - (d) Regulate areas subject to seasonal and periodic flooding and provide for drainage and stormwater management;
 - (e) Protect public potable water wellfields and aquifer recharge areas;
 - (f) Regulate signage;
 - (g) Ensure safe and convenient on-site traffic flow and vehicle parking needs; and
 - (h) Provide that development orders and permits shall not be issued which result in a reduction of the level of service standards adopted in this Comprehensive Plan.

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

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

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

~~OBJECTIVE 1.9: Protect airports within Madison County from nearby developments through the implementation of the future land use element and the land development code.~~

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~~Policy 1.9.1: Airport land use restrictions shall be provided within the County's land development code which include special requirements to apply to each permitted use so that no use may be made of land or water adjacent to any airport which will interfere with the operation of airborne aircraft.~~

SECTION 2. TRAFFIC CIRCULATION ELEMENT **GOAL, OBJECTIVES AND POLICIES**

GOAL 1- PROVIDE FOR A TRAFFIC CIRCULATION SYSTEM WHICH SERVES EXISTING AND FUTURE LAND USES.

OBJECTIVE 1.1 The traffic circulation system of Madison County shall provide for the safe, convenient, and efficient movement of people and commodities.

Policy 1.1.1 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."

ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	LEVEL OF SERVICE
1	1-10 (from the County's east boundary to SR 55)	4D	Principal Arterial - Interstate	Rural	C
2	I-10 (from S.R. 55 to County's west boundary)	4D	Principal Arterial - Interstate	Rural	C
3	U.S. 19/27 (S.R. 20) (from County's south boundary to County's southwest boundary)	4D	Principal Arterial - Other	Rural	C
4	U.S. 90 (S.R. 10) (from County's east boundary to east limits of Lee)	2U	Minor Arterial	Rural	C
5	U.S. 90 (S.R. 10) (from west limits of Lee to east limits of Madison)	2U	Minor Arterial	Rural	C
6	U.S. 90 (S.R. 10) (from NE 22 nd Street to east limits of Madison)	4U	Minor Arterial	Rural	C
7	U.S. 90 (S.R. 10) (from west limits of Madison to east limits of Greenville)	2U	Minor Arterial	Rural	C
8	U.S. 90 (S.R. 10) (from Greenville west limits to County's west boundary)	2U	Minor Arterial	Rural	C
9	U.S. 221 (S.R. 55) (from County's north boundary to Greenville north limits)	2U	Minor Arterial	Rural	C
10	U.S. 221 (S.R. 55)	2U	Minor Arterial	Rural	C

ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	LEVEL OF SERVICE
	(from Greenville south limits to I-10)				
11	U.S. 221 (S.R. 55) (from I-10 to County's south boundary)	2U	Minor Arterial	Rural	C
12	S.R. 145 (from County's north boundary to Madison east limits)	2U	Minor Arterial	Rural	C
13	S.R. 53 (from County's north boundary to Madison north limits)	2U	Minor Arterial	Rural	C
14	S.R. 53 (from Madison south limits to I-10)	2U	Minor Arterial	Rural	C
15	C.R. 53 (from I-10 to County's south boundary)	2U	Major Collector	Rural	C
16	S.R. 6 (from County's east boundary to U.S. 90)	2U	Minor Arterial	Rural	C
17	S.R. 14 (from Madison south limits to I-10)	2U	Minor Arterial	Rural	C
18	C.R. 14 (from I-10 to County's south boundary)	2U	Major Collector	Rural	D
19	C.R. 150 (from County's east boundary to C.R. 255)	2U	Minor Collector	Rural	D
20	C.R. 150 (from C.R. 255 to S.R. 145)	2U	Major Collector	Rural	D
21	C.R. 150 (from S.R. 145 to U.S. 90)	2U	Major Collector	Rural	D
22	C.R. 150 (from Greenville south limits to I-10)	2U	Major Collector	Rural	D
23	C.R. 150 (from I-10 to U.S. 19/27)	2U	Major Collector	Rural	D
24	C.R. 141 (from U.S. 90 to County's east boundary)	2U	Major Collector	Rural	D
25	C.R. 255 (from C.R. 150 to S.R. 6)	2U	Major Collector	Rural	D
26	C.R. 255 (from S.R. 6 to Lee north	2U	Major Collector	Rural	D

ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	LEVEL OF SERVICE
	limits)				
27	C.R. 255 (from Lee south limits to I-10)	2U	Major Collector	Rural	D
28	C.R. 255 (from I-10 to County's south boundary)	2U	Major Collector	Rural	D
30	C.R. 360 (from I-10 to C.R. 14)	2U	Minor Collector	Rural	D
31	C.R. 360 (from C.R. 14 to U.S. 221)	2U	Minor Collector	Rural	D
32	C.R. 360A (from Madison southwest limits to S.R. 14)	2U	Minor Collector	Rural	D
33	C. R. 158 (from U.S. 221 to C.R. 14)	2U	Minor Collector	Rural	D
34	C.R. 150A (from U.S. 221 to S.R. 150)	2U	Minor Collector	Rural	D
35	Honey Lake Road (from U.S. 90 to U.S. 221)	2U	Minor Collector	Rural	D
36	C.R. 146 (from County's north boundary to S.R. 53)	2U	Minor Collector	Rural	D
37	C.R. 253 (from County's north boundary to S.R. 53)	2U	Minor Collector	Rural	D
38	Rocky Ford Road (from C.R. 150 to Madison north limits)	2U	Minor Collector	Rural	D
39	Cherry Lake Road (east of S.R. 53)	2U	Minor Collector	Rural	D
40	Pickle Lane (C.R. 146 to U.S. 90)	2U	Minor Collector	Rural	D
41	Rocky Springs Church Road (from S.R. 53 to S.R. 145)	2U	Minor Collector	Rural	D
42	C.R. 254 (from S.R. 145 to C.R. 255)	2U	Minor Collector	Rural	D

D – Divided Roadway
U – Undivided Roadway

Policy 1.1.2.

Prior to the approval of developments with direct access to the State Highway System, the County shall coordinate with the Florida Department of Transportation to assure that subdivision plats and site plans for multiple family and nonresidential developments conform to access

management standards. Those standards shall include at minimum, the following:

Class	Medians	Median Openings		Signal	Connection	
		Full	Directional		>45 mph	45 mph or less
2	Restrictive w/Service Roads	2,640	1,320	2,640	1,320	660
3	Restrictive	2,640	1,320	2,640	660	440
4	Non-Restrictive			2,640	660	440
5	Restrictive	2,640 (> 45 mph)	660	2,640 (> 45 mph)	440	245
		1,320 (45 mph or less)		1,320 (45 mph or less)		
6	Non-Restrictive			1,320	440	245
7	Both Median Types			1,320	125	125

Source: Florida Administrative Code Chapter 14-97, State Highway System Access Management Classification System and Standards

Policy 1.1.3 The County shall require the provision of safe and convenient on-site traffic flow, which includes the provision for vehicle parking. On-site traffic flow and parking provisions shall be included in the land development code.

Policy 1.1.4 The County's land development code shall, for any development which is required to provide a site plan or any development requiring platting, 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.

Policy 1.1.5 The following setbacks shall be established for roadways identified for multi-laning in the Traffic Circulation Element: 1) 75 feet from the centerline of the existing right-of-way for future four-laning; or 2) 25 feet from the existing property line, whichever is greater. Parking and retention facilities are not allowed within the designated setback area.

Policy 1.1.6 The County shall require new development to pay its proportionate share of impact to the roadway system and continue to implement concurrency review and the transportation proportionate share requirements of the County's Land Development Regulations and Chapter 163.3180, Florida Statutes.

OBJECTIVE 1.2 All traffic circulation system improvements shall be consistent with the land uses shown on the future land use plan map.

Policy 1.2.1 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.

OBJECTIVE 1.3 The County's traffic circulation planning efforts shall be consistent with the Florida Department of Transportation 5-Year Transportation Plan and with the and with FDOT Florida Intrastate Highway System (FIHS) designations.

Policy 1.3.1 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.

Policy 1.3.2 The County hereby recognizes and establishes all roadway segments of Interstate 10 as part of the Florida Interstate Highway System.

OBJECTIVE 1.4 The County shall protect existing and future right-of-ways from building encroachment. By implementing the right-of-way setback requirements established in the County land development code.

Policy 1.4.1 The County shall require all developments along new or realigned collector or arterial roadways to provide additional setbacks for the future need of additional right-of-way.

