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MEETING NOTICE

CLEARINGHOUSE COMMITTEE

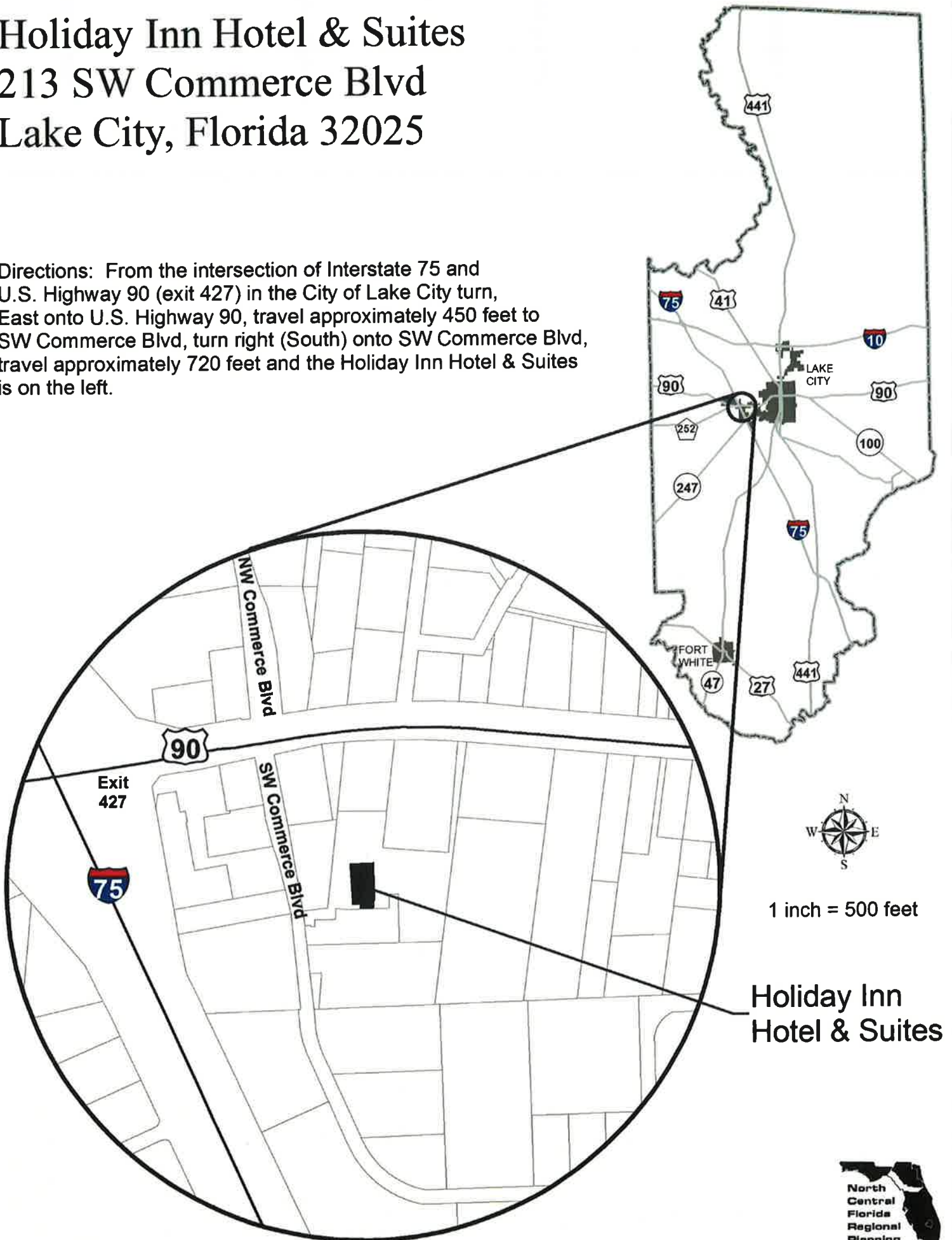
There will be a meeting of the Clearinghouse Committee of the North Central Florida Regional Planning Council on **February 25, 2016**. The meeting will be held at the **Holiday Inn Hotel & Suites, 213 SW Commerce Boulevard, Lake City**, beginning at **6:00 p.m.**

(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

February 25, 2016
6:00 p.m.

	<u>PAGE NO.</u>
I. APPROVAL OF THE JANUARY 28, 2016 MEETING MINUTES	5
II. COMMITTEE-LEVEL REVIEW ITEMS	
<u>Comprehensive Plan Amendments</u>	
#60 - City of Belleview Comprehensive Plan Draft Amendment (DEO No. 16-1ESR)	11
#61 - City of Chiefland Comprehensive Plan Adopted Amendment (DEO No. 15-1ESR)	19
#63 - Marion County Comprehensive Plan Draft Amendment (DEO No. 16-1ESR)	39
#65 - Alachua County Comprehensive Plan Draft Amendment (DEO No. 16-2ESR)	43
#66 - Alachua County Comprehensive Plan Adopted Amendment (DEO No. 15-3ESR)	45
#67 - City of Alachua Comprehensive Plan Adopted Amendment (DEO No. 15-1ESR)	51
III. STAFF-LEVEL REVIEW ITEMS	
#53 - The Arc of Alachua County - Section 5310 Operating Assistance Grant Application - Alachua County - \$243,729	57
IV. PROPOSED AMENDMENT TO CLEARINGHOUSE COMMITTEE PROCEDURES	65

NORTH CENTRAL FLORIDA REGIONAL PLANNING COUNCIL
CLEARINGHOUSE COMMITTEE
MINUTES

Holiday Inn Hotel and Suites
Lake City, Florida

January 28, 2016
6:00 p.m.

MEMBERS PRESENT

Beth Burnam
Jim Catron
James Montgomery, Chair
Patricia Patterson, Vice-Chair
Stephen Witt

MEMBERS ABSENT

William Hunter
Mike Williams

STAFF PRESENT

Steven Dopp

The meeting was called to order by Vice- Chair Patterson at 6:00 p.m.

I. APPROVAL OF THE DECEMBER 10, 2015 MEETING MINUTES

ACTION: It was moved by Commissioner Catron and seconded by Commissioner Burnam to approve the December 10, 2015 meeting minutes as circulated. The motion carried unanimously.

Chair Montgomery joined the meeting at 6:06 p.m.

II. COMMITTEE-LEVEL REVIEW ITEMS

- #21 - City of Live Oak Comprehensive Plan Draft Amendment (DEO No. 16-1ESR)
- #41 - Alachua County Comprehensive Plan Adopted Amendment (DEO No. 15-2ESR)
- #43 - Town of Yankeetown Comprehensive Plan Draft Amendment (DEO No. 16-2ESR)
- #45 - City of Madison Comprehensive Plan Adopted Amendment (DEO No. 15-1ER)
- #46 - City of Archer Comprehensive Plan Adopted Amendment (DEO No. 15-1ER)
- #47 - City of Lake City Comprehensive Plan Adopted Amendment (DEO No. 15-1ER)
- #55 - Marion County Comprehensive Plan Draft Amendment (DEO No. 15-1ESR)
- #56 - Marion County Comprehensive Plan Draft Amendment (DEO No. 15-2ESR)
- #57 - City of Gainesville Comprehensive Plan Draft Amendment (DEO No. 16-1ESR)

ACTION: It was moved by Commissioner Catron and seconded by Commissioner Burnam to group these items for purposes of Clearinghouse Committee review. The motion carried unanimously.

Mr. Dopp stated that the staff reports find that the local government comprehensive plans, as amended, are 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 Patterson and seconded by Commissioner Catron to approve the staff reports as circulated. The motion carried unanimously.

#22 - Federal Energy Regulatory Commission - Dockets Nos. CP15-17-00, CP15-16-00 and CP14-554-000 - Final Environmental Impact Statement for the Proposed Southeast Market Pipelines Project (Sabal Trail and Florida Southeast Connection Projects) - from Hamilton to Martin Counties, Florida (SAI #: FL20152217509C)

Mr. Dopp stated that the staff report recommends the preferred alternative as proposed in the Draft Environmental Impact Statement with the condition that the preferred alternative maximize co-location with existing rights-of-way to the maximum extent possible.

ACTION: It was moved by Commissioner Patterson and seconded by Mayor Witt to approve the staff report as circulated. The motion carried with four yeas to one nay cast by Commissioner Burnam.

#42 - Town of Yankeetown Comprehensive Plan Draft Amendment (DEO No. 16-1ESR)

Mr. Dopp stated that the staff report finds that the Town Comprehensive Plan, as amended, is not anticipated to result in any significant adverse impacts to regional facilities or adjoining local governments. Mr. Dopp further noted that the staff report finds that the Town Comprehensive Plan, as amended, may result in significant adverse impacts to the Withlacoochee River and its associated wetlands, both of which are identified and mapped in the Strategic Regional Policy Plan for the Withlacoochee Region as Natural Resources of Regional Significance.

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

#48 - Suwannee County Comprehensive Plan Draft Amendments (DEO No. 16-1ESR)

Mr. Dopp noted that the staff report finds that the local government comprehensive plan, as amended, is not anticipated to result in significant adverse impacts to regional facilities or adjoining local governments; however significant adverse impacts may occur to the Suwannee River Corridor as well as the North Central Florida Regional Ecological Greenway should the subject property be developed to its maximum allowable intensity of use. Mr. Dopp noted that the staff report states that the County should consider adding protective policies, such as buffers, to protect these Natural Resources of Regional Significance.

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

The meeting adjourned at 6:26 p.m.

James Montgomery, Chair

2/25/16

COMMITTEE-LEVEL ITEMS

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

Regional Planning Council: North Central FL
Review Date: 2/25/16
Amendment Type: Draft Amendment

Regional Planning Council Item No.: 60
Local Government: City of Belleview
Local Government Item No. None Provided
State Land Planning Agency Item No: 16-1ESR

Date Mailed to Local Government and State Land Planning Agency: 2/26/16 (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 amends the Transportation Element of the City Comprehensive Plan by deleting all of the existing Transportation Element goals and policies and adding new Goals and Policies. The element has been revised to be consistent with the Long Range Transportation Plan of the Ocala/Marion Transportation Planning Organization (see attached).

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

Segments of U.S. Highways 301 and 441 as well as State Road 35, all of which are identified and mapped in the Withlacoochee Strategic Regional Policy Plan as a Regionally Significant Highways, are located within the City. Nevertheless, significant adverse impacts are not anticipated to occur to the regional roads as a result of the amendment as the amendment does not result in an increase in intensity or density of use. Additionally, the amendments retain minimum level of service standards

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

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

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 City and the Florida Department of Economic Opportunity.

Chapter 2

Transportation Element

Goals, Objectives and Policies

City of Bellevue Comprehensive Plan

GOALS, OBJECTIVES AND POLICIES

Goal 2	Transportation	1
Objective 2.1	Design Standards	1
Policy 2.1.1	Safe Circulation and Access	1
Policy 2.1.2	Preservation of Future Roadways.....	1
Objective 2.2	Multimodal System	1
Policy 2.2.1	Bicycle and Pedestrian Ways	1
Policy 2.2.2	Promote Compact Growth	1
Policy 2.2.3	New Residential Developments.....	1
Policy 2.2.4	New Land Uses	1
Policy 2.2.5	Public Transit	2
Policy 2.2.6	Transit Service	2
Policy 2.2.7	Rail.....	2
Objective 2.3	Level of Service and Congestion Management	2
Policy 2.3.1	Level of Service.....	2
Policy 2.3.2	Congestion Management	2
Objective 2.4	Roadway Maintenance and Improvements	2
Policy 2.4.1	Transportation Improvements Priorities	3
Policy 2.4.2	Improvements to Public Roads Due to Private Development	3
Objective 2.5	Coordination with the Future Land Use	3
Policy 2.5.1	Future Land Use Element	3
Policy 2.5.2	Future Land Use Map Amendments.....	3
Objective 2.6	Coordination with County, Regional, and State Agencies	3
Policy 2.6.1	Intermodal Coordination.....	3
Policy 2.6.2	Coordination with TPO	3
Policy 2.6.3	Coordination with FDOT	4
Policy 2.6.4	Coordination with Marion County	4
Objective 2.7	Roadway Safety	4
Policy 2.7.1	Minimizing Hazards	4
Policy 2.7.2	Emergency Evacuation Routes	4
Policy 2.7.3	Accident Reduction	4

Goals, Objectives and Policies

Goal 2 Transportation

Provide for a safe, efficient transportation system that encourages multi-modal transportation, reduces accidents, and maintains acceptable levels of service.

Objective 2.1 Design Standards

Maintain transportation design standards within the land development regulations. The transportation design standards shall be consistent, as applicable, with the “Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways” published by FDOT, and the “Manual on Uniform Control Traffic Devices” (MUTCD) published by the Federal Highway Administration (FHWA); and include engineering standards, driveway standards and roadway access standards.

Policy 2.1.1 Safe Circulation and Access

All development proposals shall address and include provisions for safe and convenient on-site traffic circulation, both pedestrian and vehicular; safe roadway access; and assure accessibility in design to multimodal facilities.

Policy 2.1.2 Preservation of Future Roadways

Land development regulations shall provide standards and definitions for the preservation or protection of existing and future roadway right of way.

Objective 2.2 Multimodal System

Provide the opportunity for the use of multi-modal transportation options (i.e. bicycle, pedestrian, public transit, and rail) to serve the local and regional movement of and connections among people, jobs, goods, and services.

Policy 2.2.1 Bicycle and Pedestrian Ways

In transportation facilities planning, the City will consider bicycle and pedestrian ways as a part of the preliminary design phase.

Policy 2.2.2 Promote Compact Growth

Bellevue shall promote compact growth with a variety of land uses within the municipal area as a means of promoting a walkable community.

Policy 2.2.3 New Residential Developments

New residential subdivisions, multifamily developments, and RV and mobile home parks shall provide for a bicycle and pedestrian friendly environment.

- a. Bicycle and pedestrian connections shall be provided along all collector or arterial roadways.
- b. Bicycle and pedestrian ways shall connect new residential development to recreational areas, schools and shopping areas within neighborhoods.
- c. New residential subdivisions and master planned communities shall provide for safe internal pedestrian and bicycle circulation.
- d. New residential developments shall connect to existing pedestrian and bicycle facilities when possible.

Policy 2.2.4 New Land Uses

The City shall encourage land uses which promote multi-modal transportation in public transportation corridors, including mass transit, bicycling and walking.

Policy 2.2.5 Public Transit

The City shall support and encourage Marion County in efforts to provide a transit system that meets residents' mobility needs in a cost effective and efficient manner.

- a. The City shall coordinate public transit efforts through the Ocala/Marion County Transportation Planning Organization (TPO) to create a transit system that will provide greater interconnection between Belleview and adjacent population centers; and
- b. The City shall promote land use patterns that support a compact public transit system.

Policy 2.2.6 Transit Service

The City shall to the extent possible coordinate with the TPO and Marion County in order to provide safe and convenient public transit services to existing and proposed activity centers, including the provision of services to the transportation disadvantaged.

Policy 2.2.7 Rail

Belleview shall coordinate with CSX regarding the operation of the S-line to mitigate potential negative impacts of increased rail traffic and promote safe operations within the City.

Objective 2.3 Level of Service and Congestion Management

Establish minimum level of service (LOS) standards for public roadways and adopt congestion management implementation policies to ensure all roadway segments classified as collector or arterial maintain a volume to capacity ration less than 1.0.

Policy 2.3.1 Level of Service

Belleview shall maintain the following levels of service for State, City, and County Roadways. These adopted LOS standards are not regulatory but provide a basis to monitor congestion and coordinate needed improvements with the TPO and Florida Department of Transportation (FDOT). These LOS standards, based on peak hour are as follows:

- a. LOS D for roadways funded through the Transportation Regional Incentive Program (TRIP);
- b. LOS D for all State roadways; and
- c. LOS E for all County and City roadways.

Policy 2.3.2 Congestion Management

The City shall utilize the following approaches to monitor and plan for transportation facilities to meet current and future demands and minimize congestion:

- a. Participate in the TPO's Congestion Management Process that provides for the monitoring of impacts to the transportation network and identify areas of concern and opportunities for improvement; and
- b. Partner with the TPO in maintaining an on-going traffic information program, including an on-going traffic count program to provide information for the Congestion Management System. This program shall serve as the basis for project review, prioritization of traffic improvements, as well as for providing the database for updating the Transportation Element.

Objective 2.4 Roadway Maintenance and Improvements

The City shall continue to maintain the transportation network.

Policy 2.4.1 Transportation Improvements Priorities

Transportation improvement projects shall be evaluated and prioritized according to the following guidelines:

- a. Funded projects to correct existing identified transportation system deficiencies;
- b. Projects to relieve identified safety and congestion problems;
- c. Projects to promote economic revitalization and job creation;
- d. Projects necessary to fulfill a legal commitment made by the City; and
- e. Projects that will preserve or achieve the full utilization of existing transportation facilities.

Policy 2.4.2 Improvements to Public Roads Due to Private Development

New development and redevelopment activities that result in more intense traffic use are required to bring city roadways to the appropriate physical condition necessary for the proposed use. The developer shall be responsible for required improvements and, if requested by the City's Public Works Director or designee, shall provide the following information or analysis during the permitting process:

- a. Evaluation of the physical condition (width and construction including subgrade) of City roads used to gain access to the development site;
- b. Volume and type of traffic to be generated by the proposed development; and
- c. Improvements required bringing city roads to the appropriate physical condition necessary to protect the health, safety, and welfare of the public.

Objective 2.5 Coordination with the Future Land Use

The City shall provide a transportation system that is consistent with the Comprehensive Plan Future Land Use Map and Element and the most recent TPO Long Range Transportation Plan.

Policy 2.5.1 Future Land Use Element

The City shall coordinate the development of new transportation regulations, policies, and plans with the Future Land Use Element and Future Land Use Map.

Policy 2.5.2 Future Land Use Map Amendments

The City shall consider both the Transportation Element and Future Land Use Element when evaluating Future Land Use map amendments.

Objective 2.6 Coordination with County, Regional, and State Agencies

Provide a transportation system that is coordinated and consistent with the plans and policies of the TPO, FDOT, and county government.

Policy 2.6.1 Intermodal Coordination

The City shall coordinate transportation improvements, including but not limited to strategies that address intermodal terminal and access, with the current and future needs of regional public transportation facilities within Belleview.

Policy 2.6.2 Coordination with TPO

Belleview shall continue to coordinate with the TPO to promote and implement a regional transportation system that enhances economic opportunities and serves the regional transportation needs of residents and businesses.

- a. Belleview shall coordinate with the TPO to maintain and monitor transportation counts, accident counts;
- b. Belleview shall adopt the current Long Range Transportation Plan by reference; and

- c. Belleview shall continue to coordinate with the TPO to identify and rank transportation priorities and funding availability.

Policy 2.6.3 Coordination with FDOT

Belleview shall continue to maintain open and effective dialog with FDOT and applicable FDOT staff members. Specifically, the County and Cities shall coordinate with FDOT for:

- a. Development and implementation of the FDOT 5-year Work Program; and
- b. Impacts of development on State transportation facilities.

Policy 2.6.4 Coordination with Marion County

Belleview shall continue to maintain open and effective dialog with the County to maintain a safe efficient transportation system.

Objective 2.7 Roadway Safety

The City will emphasize safety and aesthetics in the maintenance and development of its transportation system.

Policy 2.7.1 Minimizing Hazards

The City shall eliminate or minimize roadway designs which lead to hazardous conditions by:

- a. Requiring the provision of adequate storage and turning areas;
- b. Prohibiting direct access from driveways and local roads onto high-speed traffic lanes; and
- c. Providing adequate capacity for emergency evacuation.

Policy 2.7.2 Emergency Evacuation Routes

The City shall continue to coordinate with the TPO, FDOT, and Florida Department of Emergency Management to assure adequate capacity and access for emergency evacuation. The following are the emergency evacuation routes designated in the City:

- S US Hwy 441
- S US Hwy 301
- Baseline/SE 58th Avenue

Policy 2.7.3 Accident Reduction

The City shall strive to reduce the number of vehicular and pedestrian accidents within the City.

- a. The City shall utilize information developed through the TPO Crash Data Management System to identify high accident intersections.
- b. Pedestrian displays shall be provided at all signal installations.
- c. The City shall coordinate with the TPO and FDOT to promote pedestrian and bicycle safety improvements along S US Hwy 441.

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

Regional Planning Council: North Central Fl
Review Date: 2/25/16
Amendment Type: Adopted Amendment

Regional Planning Council Item No.: 61
Local Government: City of Chiefland
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: 2/26/16 (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 6.3 acres on the Future Land Use Map from Commercial to Residential, High Density (up to 12 dwelling units per acre) as well as 38.7 acres from Residential, Single Family (up to 4 dwelling units per acre) to Residential, High Density (up to 12 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. Highway 19/27/98, which is identified in the Withlacoochee Strategic Regional Policy Plan as Regional Transportation Facility. The local government data and analysis report indicates that the closest section of U.S. Highway 19/27/98 to the subject property is anticipated to continue to operate at or above the minimum level of service standard contained in the City Comprehensive Plan should the subject property be developed to its maximum allowable intensity of use. Therefore, significant adverse impacts are not anticipated to occur to Regional Transportation Facilities as a result of the amendment.

The Floridan Aquifer, a Natural Resource of Regional Significance as identified and mapped in the Withlacoochee Strategic Regional Policy Plan, is located underneath the subject property. Nevertheless, significant adverse impacts are not anticipated to occur to this Natural Resource of Regional Significance as a result of the amendment as the City Comprehensive Plan contains adequate policy direction to prevent significant adverse impacts to the Natural Resource of Regional Significance (see attached).

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

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

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.

PROPOSED

City of Chiefland

Future Land Use Map 2020

AMENDMENT NO. CDA 15-01
From: Single Family Residential and Commercial
To: High Density Residential

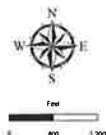
FUTURE LAND USE MAP CLASSIFICATIONS

- Agriculture
- Agricultural/Rural Residential- Levy County (≤ 1 d.u. per 10 acres)
- Single Family Residential (≤ 4 d.u. per acre)
- Residential- CPA06-L1 (≤ 2.5 d.u. per acre)
- Low Density Residential- Levy County (≤ 1 d.u. per acre, or ≤ 2 d.u. per acre with water and sewer)
- Medium Density Residential- Levy County (≤ 5 d.u. per acre)
- High Density Residential (≤ 12 d.u. per acre)
- Public
- Recreation
- Educational
- Commercial
- Commercial- Levy County
- Industrial
- Industrial- Levy County
- Planned Development

OTHER MAP FEATURES

- City Limits
- Well Head Protection Area (500 ft radius)
- U.S. Highway
- State Highway
- County Road

ADOPTED ON MAY 13, 2015 BY ORD. NO. 25-04
TRANSMITTED TO THE DEPARTMENT OF ECONOMIC OPPORTUNITY
ON NOVEMBER 9, 2015



**EXCERPTS FROM THE
CITY COMPREHENSIVE PLAN**

Chapter 4 Infrastructure Element

Stormwater Management

Goal 1 Adequate stormwater drainage facilities will be provided to afford reasonable protection from flooding and to prevent degradation of the quality of receiving waters. [9J-5.011(2)(a)]

Objective 1.1

The adopted land development regulations will require all new development to provide a stormwater drainage system adequate to accommodate the 25-year, 24-hour (8-inch) storm event. [9J-5.011(2)(b)], [9J-5.001(2)(b)(2)], [9J-5.001(2)(b)(5)]

Policy 1.1.a The existing drainage system will be maintained by municipal work crews. [9J-5.001(2)(c)(2)]

Policy 1.1.b New development will be required to design for, and to accommodate, the 25-year 24-hour (8-inch rainfall) storm and any increases in run-off above pre-development conditions as a level of service standard. All stormwater run-offs shall be required to meet state and district water quality standards, regardless of size of the development. For subdivisions platted prior to 1982, each lot will be required by the adopted land development regulations to incorporate swales or water retention features assuring that ambient (surrounding) water quality standards are equaled or exceeded after development. [9J-5.011(2)(c)(2)(c)]

Objective 1.2

By 2015, develop and adopt by ordinance a detailed stormwater management plan in cooperation with other agencies. [9J-5.011(2)(b)(1)], [9J-5.011(2)(b)(4)], [9J-5.011(2)(b)(5)(a)]

Policy 1.2.a Both the Suwannee River Water Management District and FDOT will be asked to assist Chiefland with the development of a comprehensive stormwater management plan. [9J-5.011(2)(b)(4)], [9J-5.011(2)(c)(5)(a)]

Policy 1.2.b Should any drainage facility deficiencies be identified in the future, then correction of deficiencies shall receive priority over new facilities. [9J-5.011(2)(c)(1)]

Objective 1.3

Enforce existing land development regulations which encourage (through incentives and disincentives) new development immediately contiguous to (capable of being serviced by) existing drainage facilities to discourage urban sprawl. [9J-5.011(2)(b)(3)]

- Policy 1.3.a** The land development regulations will provide density bonuses for development which proposes to utilize the drainage facility on the west side of U.S. 19/98 SR55. [9J-5.011(2)(c)(4)]

Objective 1.4

Upon adoption of the stormwater management plan, all natural depressions will be designated for use as public open space and water detention/retention areas. [9J-5.011(2)(c)(4)]

- Policy 1.4.a** All water retention areas will be able to accommodate the 25-year, 24-hour storm event following development, based upon engineering calculations of run-off and watershed size. [9J-5.011(2)(c)(a)]
- Policy 1.4.b** Development of natural depressions, and any surrounding area designated for water retention will be prohibited by the land development regulations.

Sanitary Sewer

Goal 2 The City of Chiefland shall provide sanitary sewer services to meet existing and projected demands identified in this element, the Comprehensive Plan, and the Capital Improvements Element. [9J-5.011(2)(a)]

Objective 2.1

All sanitary sewer improvement projects identified as necessary during the annual budget process shall be included on the City's 5-Year Schedule of Capital Improvements. [9J-5.011(2)(b)(1)]

- Policy 2.1.a** The city shall monitor and repair and/or replace sewer distribution lines as needed. Funds for repair and/or replacement of sewer distribution lines will be scheduled as part of the annual update of the Capital Improvements Element. [9J-5.011(2)(c)(1)]
- Policy 2.1.b** Should any sewer system deficiencies be identified in the future, then correction of deficiencies shall be given priority in the formulation and implementation of city programs. [9J-5.011(2)(c)(1)]
- Policy 2.1.c** The average and peak design capacity standard level of service is 100 gallons per capita per day. [9J-5.011(2)(c)(2)], [9J-5.011(2)(c)(2)(a)]

Objective 2.2

By 2015, the City Commission will adopt a detailed sewer extension priority list, identifying what areas are to receive extensions of sewer facilities to meet existing and future needs. [9J-5.011(2)(b)(1)][9J-5.011(2)(b)(2)]

- Policy 2.2.a** Existing land uses served by septic tanks, or which have installed package treatment plants under any sewer extension moratorium, shall receive top priority for sewer line extensions. Developments that qualify for grants or are of sufficient size to provide a feasible return on infrastructure investments shall also be given priority. [9J-5.011(2)(c)(1)]
- Policy 2.2.b** The extension priority list shall document consistency with the future land use map. [9J-5.011(2)(c)(1)]
- Policy 2.2.c** The extension priority list will be updated annually as a part of the budget preparation process. [9J-5.011(2)(c)(1)]
- Policy 2.2.d** The sanitary sewer concurrency requirement can also be met by onsite sewage treatment and disposal systems approved by the local Department of Health. [Ch 163.3180(2)(a)]

Objective 2.3

The city will accomplish infill of currently undeveloped areas by maximizing the use of existing facilities, prioritizing sewer extensions to areas within the existing city boundaries, with exceptions for potential regional sanitary sewer service. [9J-5.011(2)(b)(3)]

- Policy 2.3.a** 100% of the cost of facility expansion shall be borne by new development. [9J-5.011(2)(c)(1)]
- Policy 2.3.b** Within the city and the established MSD, sewer hookup shall be mandatory when the city installs sewer lines to the property line upon which any structure is located. [9J-5.011(2)(c)(1)]
- Policy 2.3.c** Package plants and septic tanks will be prohibited in any area where central sewer will become available within the ensuing 5-year period. [9J-5.011(2)(c)(1)]
- Policy 2.3.d** The city shall require that utility agreements be adopted prior to the extension of public utilities outside the existing network. [9J-5.011(2)(c)(1)]

Objective 2.4

The City of Chiefland shall work cooperatively with all levels of government to explore the possibility of providing sanitary sewer services to areas where utility agreements can be established. [9J-5.011(2)(b)(2)], [9J-5.011(2)(b)(5)]

Policy 2.4.a The City shall cooperate with state, regional and local agencies in reviewing the financial potential of expanding sewer lines to Fanning Springs. [9J-5.011(2)(c)(1)]

Policy 2.4.b The City shall cooperate with state, regional and local agencies in determining the facility improvements necessary to expand sewer services to Fanning Springs. [9J-5.011(2)(c)(1)]

Potable Water

Goal 3 The City of Chiefland shall provide water services to meet the existing and projected demands identified in this element, the Comprehensive Plan, and the Capital Improvements Element. [9J-5.011(2)(a)]

Objective 3.1

All identified potable water improvement projects will be scheduled according to rank during the annual budget process. [9J-5.011(2)(b)(1)], [9J-5.011(2)(b)(2)]

Policy 3.1.a The city shall determine at least annually whether new water wells are needed and/or whether existing wells need to be abandoned and capped. Funds as needed will be scheduled through the annual budget process. [9J-5.011(2)(c)(1)], [9J-5.011(2)(c)(2)]

Policy 3.1.b The city shall monitor and repair and/or replace water distribution lines as needed. Funds for repair and/or replacement of water distribution lines will be scheduled as part of the annual budget process. [9J-5.011(2)(c)(1)]

Policy 3.1.c Projects to correct existing deficiencies shall be given priority in the formulation and implementation of city programs. [9J-5.011(2)(c)(1)]

Objective 3.2

Maximize the use of existing facilities and discourage urban sprawl. [9J-5.001(2)(b)(3)]

Policy 3.2.a With regard to expenditure of City funds development(s) proposed as infill have a priority over new extensions of water lines. Any future deficiencies will be corrected prior to any extensions or new hookups. [9J-5.011(2)(c)(1)]

Policy 3.2.b New development shall pay 100% of the cost of facility expansion. [9J-5.011(2)(c)(1)]

Policy 3.2.d Hookups are mandatory when municipal water is available. [9J-5.011(2)(c)(1)]

Objective 3.3

Hold per capita consumption to, or below, 200 gallons per capita per day. [9J-5.011(2)(b)4]

Policy 3.3.a The City Manager is responsible for promoting water conservation by municipal customers, and, for coordinating with the Suwannee River Water Management District and its conservation policies. [9J-5.011(2)(c)(3)]

Policy 3.3.b The minimum design flow level of service for water is 200 gallons per capital per day, the combined storage/pumping capacity for fire flow is currently unspecified, and the design pressure is 50 pounds per square foot. [9J-5.011(2)(c)(2)(d)]

Objective 3.4

Continue efforts to expand areas that meet minimum standards for fire flow. [9J-5.011(2)(b)(1)]

Policy 3.4.a The City Manager will coordinate with the Insurance Service Office, and the City Fire Department to expand areas that meet minimum fire flow standards. [9J-5.011(2)(c)(2)(d)]

Objective 3.5

The City of Chiefland shall work cooperatively with all levels of government to explore the possibility of providing potable water services to areas where utility agreements can be established [9J-5.011(2)(b)(2)]

Policy 3.5.a The City shall consult with state, regional and local agencies in reviewing the financial potential of expanding potable water lines to Fanning Springs. [9J-5.011(2)(c)(2)(d)]

Policy 3.5.b The City shall cooperate with state, regional and local agencies in determining the facility improvements necessary to expand potable water services to Fanning Springs. [9J-5.011(2)(c)(2)(d)]

Objective 3.6

The City of Chiefland shall consult with the Suwannee River Water Management District (SRWMD) to ensure that the City has access to adequate water supply resources to serve its projected population and - areas outside the City, as designated by the City. [9J-5.011(2)(b)(2)]

Policy 3.6.a The City will coordinate with it's water supply utility to determine whether adequate water supplies are available to serve new development and will be available no later than the anticipated date of the issuance of a certificate of occupancy.

Policy 3.6.b The City will ensure that adequate water supplies to serve new development will be available no later than the anticipated date of issuance of a certificate of occupancy. [9J-5.011(2)(c)(2)(d)]

Solid Waste

Goal 4 The City of Chiefland shall coordinate with the county in order to meet the existing and projected solid waste demand needs identified in this element, the Comprehensive Plan, and the Capital Improvements Element. [9J-5.011(2)(a)]

Objective 4.1

Contract for private-sector collection and disposal of all (100%) solid wastes generated in Chiefland at a minimum level of service of 5.5 pounds per capital per day. [9J-5.011(2)(b)(2)]

Policy 4.1.a The Chiefland City Commission will require compliance by all city residences, commercial and industrial establishments with the city-provided disposal service. [9J-5.011(2)(c)(2)(b)]

Policy 4.1.b The Chiefland City Commission will continue to coordinate with the Levy County Commission in regard to the landfill operations. [9J-5.011(2)(c)(1)]

Policy 4.1.c The Chiefland City Commission will evaluate means of financing future expansions in service and capital equipment. [9J-5.011(2)(c)(1)]

Policy 4.1.d The Chiefland City Commission will evaluate the necessity of adopting an ordinance requiring curbside collection. [9J-5.011(2)(c)(1)]

Policy 4.1.e The Chiefland Commission adopted LOS standard for solid waste is 5.5 pounds per capita/day. [9J-5.011(2)(c)(2)(b)]

Policy 4.1.f The private sector will collect solid waste in Chiefland, subject to a contract with the City. [9J-5.011(2)(c)(1)]

Objective 4.2

At such time as a solid waste deficiency should occur the city will attempt to correct the problem with either the contract hauler or with Levy County within 30 days. [9J-5.011(2)(b)(1)]

- Policy 4.2.a** The City Manager is the official liaison between the contract hauler or the county and the City of Chiefland. Any solid waste deficiency that presents an immediate threat to the public health or safety will require immediate action by the City Manager, with subsequent notice to the Mayor within 24 hours.
- Policy 4.2.b** The Mayor, the City Manager, and one other elected official appointed by the Mayor will serve as Solid Waste Liaison Committee for purposes of conducting discussions or negotiations with Levy County regarding solid waste fees and procedures or landfill capacity. This Committee will report to the City Commission on an as-needed basis.

Objective 4.3

Beginning with this plan adoption, prohibit the use of any landfill a joint facility where adequate capacity exists. [9J-5.011(2)(b)(2,)] [9J-5.011(2)(b)(3)]

- Policy 4.3.a** The Chiefland Land Development Regulations (LDR's) will prohibit landfills within the city limits.
- Policy 4.3.b** The LDR's and the Chiefland Code of Ordinances will make garbage collection mandatory for all land uses in the city.
- Policy 4.3.c** The Solid Waste Liaison Committee will, if necessary, establish recommended policies for City Commission considerations related to priorities for facilities replacement, correcting existing deficiencies and providing for future facilities need(s).

Goal 5 Adequate stormwater drainage will be provided to afford reasonable protection from flooding and to prevent degradation of the quality of receiving waters. [9J-5.011(2)(a)]

Objective 5.1

Protect the functions of natural groundwater recharge areas and natural drainage features, to maintain ambient inflow rates of 14 inches per acre per year. [9J-5.011(2)(b)(5)]

- Policy 5.1.a** New developments shall retain on-site all stormwater run-off in amounts greater than those levels existing before development. [9J-5.011(2)(c)(4)]
- Policy 5.1.b** Zoning and subdivision regulations will regulate lot cover and structure density, plus other improvements needed to regulate aquifer recharge. [9J-5.011(2)(c)(4)]

Policy 5.1.c The city endorses and will support or initiate efforts to cease the disposal of stormwater run-off into sinkholes without pre-treatment to remove pollutants.
[9J-5.011(2)(c)(4)]

Policy 5.1.d The following actions will constitute the actions by which the existing three wells will be protected:

1. No new septic tanks or individual wells will be allowed within 500' of any city well.
2. No water retention areas will be allowed within 500' of any city well.
[9J-5.011(2)(c)(4)], [9J-5.011(2)(c)(5)(a)]

Chapter 5 Conservation Element

Goal 1

Protect, conserve, enhance or appropriately use the City of Chiefland's natural resources in a manner which maximizes their long term viability and economic, recreational and natural value.

Objective 1.1

Enforce regulations that require new development to proceed only after a thorough review of potential environmental problems. This review shall analyze physical properties of soils and underlying rocks, soil thickness, depth to groundwater, groundwater flow characteristics, presence of surface water and danger of flooding. [9J-5.013(2)(b)2]

Policy 1.1.a New development in excess of 5 acres will be required by adopted Land Development Regulations to evaluate geologic hazards on-site prior to development. [9J-5.013(2)(c)1]

Policy 1.1.b The City Commission will request the Suwannee River Water Management District to comment on the hydrology of the area as it relates to the city's growth and development. [9J-5.013(2)(c)1]

Objective 1.2

Protect and conserve the natural functions of existing soils and wildlife habitats. [9J-5.013(2)(b)3]

Policy 1.2.a The adopted Land Development Regulations will require that soils and their covering vegetation be retained, while still providing for development, to allow them to continue to filter water and recharge the aquifer. [9J-5.013(2)(c)6]

Policy 1.2.b Enforce the drainage ordinance in order to maximize the recharge of the Floridan Aquifer by rainfall, minimize storm water run-off, and maintain a high degree of purity in the water which supplies the city wells. [9J-5.013(2)(c)6]

Policy 1.2.c Promote and enforce provisions for erosion control implemented through the drainage ordinance. [9J-5.013(2)(c)6]

Policy 1.2.d Enforce regulations which limit the uses of wetlands to passive recreation, conservation and open space [9J-5.013(2)(c)6]

Policy 1.2.e Wetlands shall be protected and conserved by an undisturbed upland buffer having a minimum width of 25 feet. [9J-5.013(2)(c)6]

Policy 1.2.f "Wetlands" as defined herein are those areas that are inundated or saturated by surface or ground water at a frequency and a duration 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 possesses characteristics that are associated with reducing soil conditions. The prevalent vegetation in wetlands generally consists of facultative or obligative hydrophytic macrophytes that are typically adapted to the soil conditions described above. These species, due to morphological, physiological, or reproductive adaptations, have the ability to grow, reproduce or persist in aquatic environments and 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. [9J-5.013(2)(c)6]

- Policy 1.2.g** The adopted Land Development Regulations will ensure the protection of natural functions of flood-prone areas, including but not limited to the following standards of performance: [9J-5.013(2)(c)6]
- a. Dredge and fill and clearing of natural vegetation will be minimized or prohibited in order to maintain the natural topography and hydrological functions of floodplains.
 - b. Structures will be clustered on the non-floodplain portions of a site, or where the entire site lies in the floodplain, they will either be flood proofed or elevated on pilings and densities lowered.
 - c. Roads, bridges or similar public facilities will not be located in floodplains, except where no reasonable alternative exists.
 - d. Septic tanks will be prohibited in floodplains.
 - e. No hazardous materials or waste will be stored within floodplains.

Objective 1.3

Protect the municipal water supply. [9J-5.013(2)(b)2]

- Policy 1.3.a** Open space lands shall be required to be included in all developed areas, through the land use plan map and adopted zoning regulations, to assure aquifer recharge. [9J-5.013(2)(c)1]
- Policy 1.3.b** Prohibit solid or liquid waste from being deposited in porous soils which connect to potable groundwater supplies. [9J-5.013(2)(c)1]
- Policy 1.3.c** The city will conduct draw down tests, identify the cone of influence and restrict land uses within the identified cone of influence to those which will not adversely affect water quality or quantity. [9J-5.013(2)(c)1]
- Policy 1.3.d** The Land Development Regulations will, require that developers, before they receive a development permit, shall prove to the City Commission that their

project would not cause water quality or quantity problems in the city. This may include, but not be limited to, obtaining all permits required by: Florida DOT, Florida DEP and the Suwannee River Water Management District. [9J-5.013(2)(c)1]

- Policy 1.3.e** Consistent with Policy 3.3.a of the Infrastructure Element the City will follow the Suwannee River Water Management District's water conservation strategies and techniques. [9J-5.013(2)(c)4]

Objective 1.4

Discourage the discharge of stormwater run-off into sinkholes. [9J-5.013(2)(b)2]

- Policy 1.4.a** All new development will be prohibited from discharging stormwater to sinkholes.
- Policy 1.4.b** The city will, through the City Manager, request a joint workshop or series of workshops involving the City Engineer to explore means of treating stormwater currently being, or potentially, discharged into sinkholes.

Objective 1.5

At such time as a natural reservation is identified, protect the area through the land use plan and implementing land development regulations . [9J-5.013(2)(b)3 & 4]

- Policy 1.5.a** Any natural area identified in the future through an amendment to the document will be designated as a preservation area. [9J-5.013(2)(c)7]

Objective 1.6

When a unique vegetative community is identified in contiguous Levy County, the City shall develop and adopt an interlocal agreement to help protect, use, conserve or preserve it. [9J-5.013(2)(b)3 & 4]

- Policy 1.6.a** The City Commission will, through an adopted interlocal agreement, assist Levy County in protecting unique vegetative communities located within and contiguous to the City. [9J-5.013(2)(c)8]

- Policy 1.6.b** The adopted Land Development Regulations shall continue to ensure the protection of the following environmentally sensitive areas:
- a. Sinkholes
 - b. Wetlands [if and when identified on a site-specific basis]
 - c. Habitat of Threatened or Endangered Species [if and when identified on a site-specific basis]

Objective 1.7

Any environmentally sensitive lands (as defined in Policy 1.6.b) shall, when identified, be protected by the adopted Land Development Regulations.

- Policy 1.7.a** The adopted Land Development Regulations require the protection of sinkholes. [9J-5.013(2)(c)9]
- Policy 1.7.b** The adopted Land Development Regulations require that the habitat of any threatened species shall be protected to the maximum extent possible and still permit a reasonable use of private property. [9J-5.013(2)(c)9]
- Policy 1.7.c** The habitat of any endangered species shall be preserved. The only development activities permitted in such instances shall be to increase the carrying capacity of that habitat in accord with a management plan endorsed by the Florida Department of Environmental Protection. [9J-5.013(2)(c)9]

Objective 1.8

The City shall develop maps depicting community-wide development constraints. [9J-5.013(2)(b)3]

- Policy 1.8.a** A physical limitations composite map will be prepared using the following procedures:
- a. A composite map which illustrates soils, native vegetative communities, geologic, surface water and groundwater information.
 - b. Define areas that have physical limitations and potentials for various types of land use.

Objective 1.9

Improve the appearance of the city by implementing mechanisms in the adopted Land Development Regulations.

- Policy 1.9.a** Where residential development is of conventional design, regulations will be enforced which require the dedication of open space to public or private use. The amount of open space required will be proportional to the number of persons to be served by each development.

- Policy 1.9.b** The Chiefland City Commission will prepare and adopt ordinances suitable to assure that valuable shade and ornamental trees are preserved and increased in numbers. Both the landscaping ordinance and the tree ordinance will be enforced as a means of preserving and enhancing the aesthetic values currently found in Chiefland.
- Policy 1.9.c** The sign regulations will be reviewed and updated as needed to regulate the method of display, height, total size and other factors in a manner appropriate to achieve a degree of uniformity within the City and which will be equitable to all parties concerned.
- Policy 1.9.d** The community beautification efforts shall be sustained through the LDR addressing major thoroughfare such as, median landscaping, entry signage, utility burial and street lighting.

Objective 1.10

A adopt an air quality ordinance. [9J-5.013(2)(b)1]

- Policy 1.10.a** The City Commission shall develop a draft ordinance which incorporates, meets or exceeds minimum air quality standards at the state and national levels.
- Policy 1.10.b** Lacking the standards, technology and manpower to limit vehicular emissions, the Chiefland City Commission will control open burning and industrial emissions. Upon the development of appropriate federal or state emission standards, the City Commission will consider the feasibility of enforcing similar or more stringent standards in Chiefland.

Objective 1.11

A wildlife assessment and protection component shall be required as a portion of all subdivisions and planned developments. [9J-5.013(2)(b)4]

- Policy 1.11.a** The adopted Land Development Regulations will require over five percent [5%] of the land area in each subdivision or planned development to be preserved or restored as native wildlife habitat or, if approved by the City Commission, the required preservation land to be transferred to another site as approved by the City Commission. In addition to the preservation areas, the applicant shall document other methods used to enhance the ability of native wildlife populations to co-exist with the proposed development. [9J-5.013(2)(c)3&5]

Objective 1.12

Endangered and threatened wildlife species shall be protected through the adopted Land Development Regulations. [9J-5.013(2)(b)4]

Policy 1.12.a No development activity may adversely impact upon either the habitat or species identified pursuant to the preceding objective. If threatened or endangered species are located within the community, the adopted Land Development Regulations will require a wildlife management and protection component to be included in the development plan of any new development. In reviewing such a plan, the City Commission will solicit a review and comment from the Florida Game and Fresh Water Fish Commission prior to issuing a development order. [9J-5.013(2)(c)5]

Objective 1.13

A adopt an ordinance regulating the collection and disposal of hazardous wastes. [9J-5.013(2)(b)2]

Policy 1.13.a The Chiefland City Commission shall enforce ordinances that prohibit the introduction of harmful liquid or solid wastes into the municipal sewage system, ground waters, or on the surface which could potentially harm the environment.

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

Regional Planning Council: North Central Fl
Review Date: 2/25/16
Amendment Type: Draft Amendment

Regional Planning Council Item No.: 63
Local Government: Marion County
Local Government Item No.: 2016-L01
State Land Planning Agency Item No: 16-1ESR

Date Mailed to Local Government and State Land Planning Agency: 2/26/16 (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 approximately 34.5 acres on the Future Land Use Plan Map from Medium Residential (up to 4 dwelling units per acre) and Commercial to High Residential (up to 8 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 of the amendment is located adjacent to County Road 42, which is identified in the Withlacoochee Strategic Regional Policy Plan as a Regional Transportation Facility. The subject property is not located within or near a Natural Resource of Regional Significance as identified and mapped in the regional plan.

The local government data and analysis report indicates that the adjoining segment of County Road 42 is anticipated to meet minimum level of service standard should the subject property be developed to its maximum allowable intensity of use. Therefore, significant adverse impacts are not anticipated to occur to County Road 42 as a result of the amendment.

The Floridan Aquifer, a Natural Resource of Regional Significance as identified and mapped in the Withlacoochee Strategic Regional Policy Plan, is located underneath the subject property. Nevertheless, significant adverse impacts are not anticipated to occur to this Natural Resource of Regional Significance. The County Comprehensive Plan contains adequate policy direction to prevent significant adverse impacts to the Natural Resource of Regional Significance.

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

Significant 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 X

No

Not Applicable

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

Photographs:

View looking west down Hwy 42, from the site's Hwy 42 driveway.



View looking east down Hwy 42, from the site's Hwy 42 driveway.



View looking north towards Hwy 42, from the center of the site.



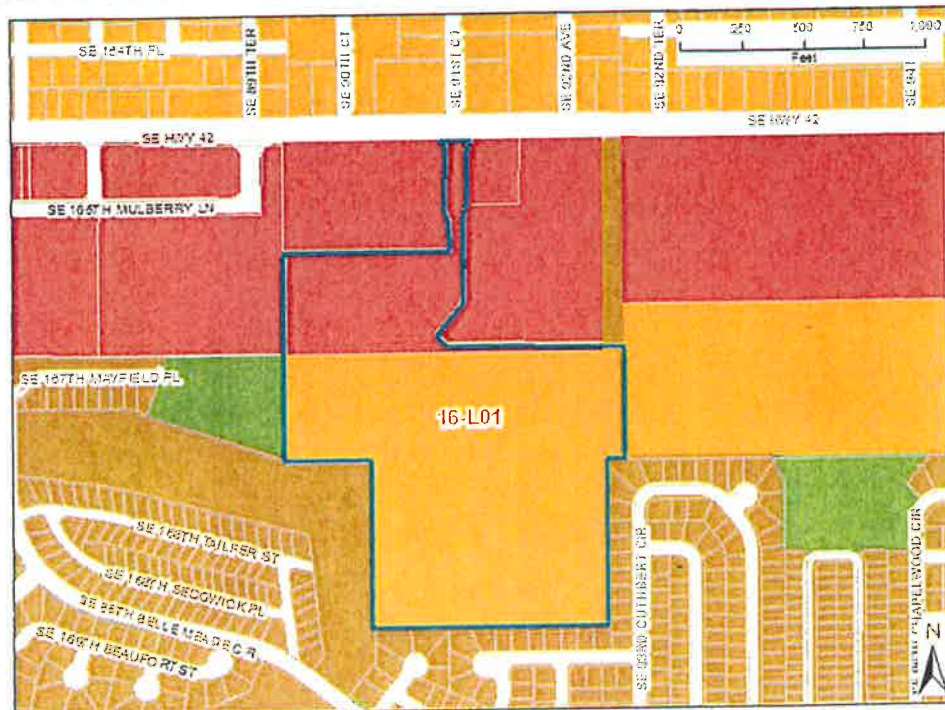
View looking east, to the home on the southwest corner of the site, from the center of the site.



View looking south, towards the Villages of Marion, from the center of the site.



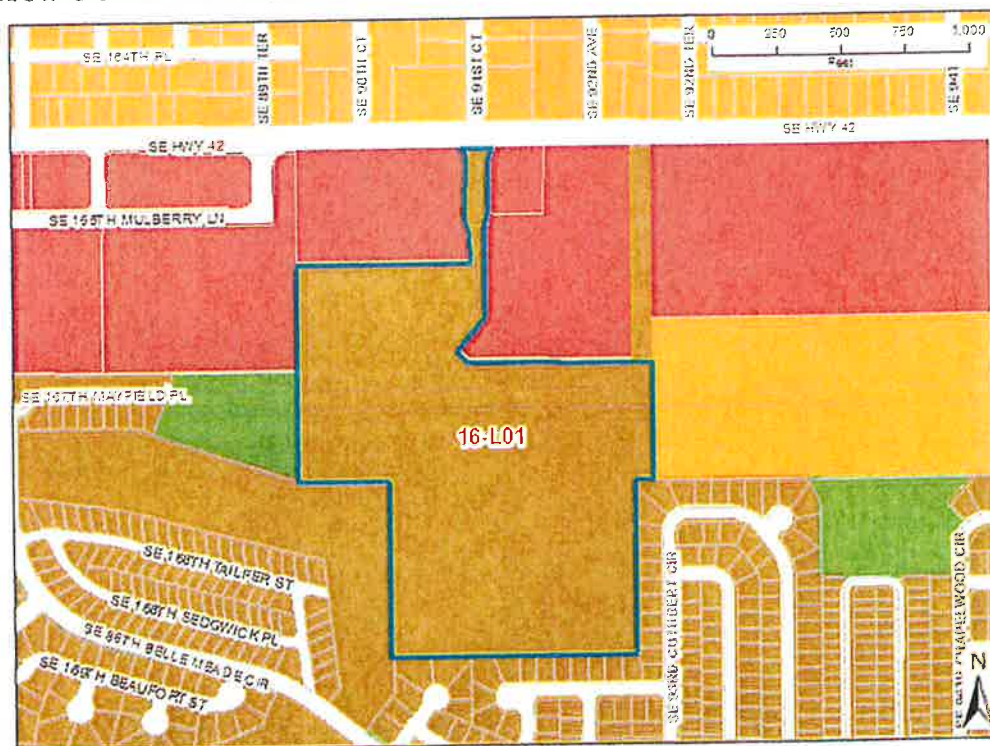
CURRENT FUTURE LAND USE DESIGNATION



Future Land Use Designation

RL - Rural Land (1 du/10 ac)	UR - Urban Residential (8-16 du/ac)	CD - Commerce District (N/A; FAR 2.0)
LR - Low Residential (0-1 du/ac)	RAC - Rural Activity Center (0-2 du/ac; FAR 0.35)	P - Public (N/A; FAR 1.0)
MR - Medium Residential (1-4 du/ac)	COM - Commercial (0-6 du/ac; FAR 1.0)	PR - Preservation (N/A; N/A)
HR - High Residential (4-8 du/ac)	EC - Employment Center (0-12 du/ac; FAR 2.0)	M - Municipality

PROPOSED FUTURE LAND USE DESIGNATION



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

Regional Planning Council: North Central F1
Review Date: 2/25/16
Amendment Type: Draft Amendment

Regional Planning Council Item No.: 65
Local Government: Alachua County
Local Government Item No: CPA 05-15
State Land Planning Agency Item No: 16-2ESR

Date Mailed to Local Government and State Land Planning Agency: 2/26/15 (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 item amends existing Policy 6.2.10 of The Future Land Use Element and adds new Policy 6.2.10.1 to, the Future Land Use Element to provide an exception from density requirements for accessory dwelling units on properties classified as Rural/Agriculture.

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

The amendment does not result in a significant increase in dwelling unit density. 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

Significant 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 X No

Not Applicable

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

Exhibit 1: Proposed Amendments to Future Land Use Element

Policy 6.2.10 Density and Intensity

The overall development density shall not exceed the maximum gross density of one dwelling unit per five acres for the Rural/Agriculture land use category, except as a result of the provisions for accessory dwelling units found in Policy 6.2.10.1, the family homestead exceptions found in Policy 6.2.14(c), of a hardship variance or other temporary permits issued by the Growth Management Department, or as a result of incentive bonuses for clustering as provided under item 4 subsection (d) below, subject to the resource protection standards in the Conservation and Open Space Element. These standards include the following requirements:

- (a) Impacts to wetlands and surface waters shall be avoided, minimized, and mitigated in accordance with Conservation and Open Space Element Policies 4.7.4. and 4.6.6.
- (b) Density and open space requirements for new rural residential subdivisions shall be consistent with requirements for adequate protection of conservation areas in Conservation and Open Space Element Objective 3.6.
- (c) Development of property that is determined to be a strategic ecosystem shall require a special area plan pursuant to Conservation and Open Space Element Objective 4.10 unless it is determined that sufficient protection can be achieved through clustering.
- (d) As an incentive to cluster new residential subdivisions, if a new residential subdivision in the Rural/Agriculture area is clustered with a minimum of 50% of the development in open space, a total of 2 units in addition to the number units based on the gross density of 1 unit per 5 acres are allowed, plus 1 additional unit per every 10 acres of conservation area set aside as open space; plus 1 additional unit per every 20 acres non-conservation area set aside as open space.

Policy 6.2.10.1 To provide for a greater range of choices of housing types, affordable housing, and the promotion of infill into existing neighborhoods while maintaining rural character, one accessory dwelling unit shall be allowed on residential lots in the Rural/Agriculture area without being included in gross residential density calculations as follows.

- (a) Performance criteria shall be detailed in the land development regulations and include elements such as size, site design, access, and parking requirements. In no instance shall an accessory dwelling unit be permitted on a lot with less than one acre of buildable area outside the boundaries of any conservation areas.
- (b) Prior to the issuance of a building permit for the construction of an accessory dwelling unit in an existing residential area, the applicant shall provide proof of homestead exemption status establishing ownership and principal residence of the lot.
- (c) Permanent occupancy by the owner of either the primary or accessory dwelling unit shall be required for all accessory dwelling units.
- (d) The accessory dwelling unit shall meet all applicable requirements of the Florida Department of Health for the well and septic system.

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

Regional Planning Council: North Central Fl
Review Date: 2/25/16
Amendment Type: Adopted Amendment

Regional Planning Council Item No.: 66
Local Government: Alachua County
Local Government Item No: CPA 05-15
State Land Planning Agency Item No: 15-3ESR

Date Mailed to Local Government and State Land Planning Agency: 2/26/16 (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 item amends Objective 6.2 of the Future Land Use Element to allow for rural event centers and amends Policy 6.2.14 of the Future Land Use Element to remove the requirement for Board of Adjustment approval of Family Homestead Exceptions under certain conditions.

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 as a result of the amendment.

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

Significant 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 _____ **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 AMENDMENT**

WHEREAS, the Board of County Commissioners finds CPA 05-15 to be in compliance with Chapter 163, Part II of the Florida Statutes; and

WHEREAS, at the January 26, 2016 public hearing, the Board of County Commissioners provided for and received public participation and adopted the amendment, as embodied in Section 1 below;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNTY COMMISSION OF THE COUNTY OF ALACHUA, FLORIDA:

SECTION 1. **Text Amendments.** That Objective 6.2 and Policy 6.2.14 of the Future Land Use Element; Alachua County Comprehensive Plan 2011-2030, be amended as follows:

OBJECTIVE 6.2 – RURAL/AGRICULTURE

Areas identified for Rural/Agriculture on the Future Land Use Map are for agricultural activities including forestry and other agricultural uses, such as cattle grazing, cultivation of field crops, vegetable crops, dairies and those commercial or other uses on a limited scale serving or ancillary to agricultural activities, such as farm equipment and supplies, sales or service, farmers' markets, agritourism activities, composting, limited agricultural processing as provided in Policy 6.1.8 above, and agricultural products distribution. Rural residential uses, home-based businesses, rural event centers, heritage tourism and ecotourism activities, resource-based recreation and outdoor activity-based recreation are also allowed. Other uses involving animals not normally associated with agricultural activities, which would be suitable in the Rural/Agricultural areas, such as animal sanctuaries, kennels, and commercial animal raising, may be approved by the County Commission. New residential uses at a maximum density of one dwelling unit per five acres shall be permitted subject to the restrictions in Policy 6.2.7, except that the total allowable dwelling units may be increased pursuant to the Planned Development-Transfer of Development Rights program in accordance with 6.2.5.1 or the incentive bonuses for clustering of rural residential subdivisions in accordance with Policies 6.2.9 - 6.2.14.

Policy 6.2.14 Applicability

...

- (c) Exceptions to the density and intensity standards in the Rural/Agriculture area may be granted for use of a parcel as a homestead by family members that meet the family relationship criteria under Future Land Use

Element Policy 7.1.20 as follows: as provided in the Land Development Regulations.

- (1) ~~If the residual parcel is at least five acres, the homestead exception to density standards and the clustering requirements may be granted through an administrative process provided the resulting parcels are consistent with the Land Development Regulations.~~
- (2) ~~If the residual parcel is less than five acres or the resulting homestead parcels are not consistent with LDRs, then the eligibility for the homestead exception shall be determined by the Board of Adjustment through the variance process.~~

SECTION 2. Ordinance to be Liberally Construed. This ordinance shall be liberally construed in order to effectively carry out the purposes hereof which are deemed to be in the best interest of the public health, safety and welfare of the citizens and residents of Alachua County, Florida.

SECTION 3. Repealing Clause. All ordinances or parts of ordinances in conflict herewith are, to the extent of the conflict, hereby repealed.

SECTION 4. Severability. It is the declared intent of the Board of County Commissioners that, if any section, sentence, clause, phrase or provision of this ordinance is held invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not be so construed as to render invalid or unconstitutional the remaining provisions of this ordinance and the remainder of this ordinance after the exclusion of such part or parts shall be deemed to be valid.

SECTION 5. Effective Date. This amendment shall become effective 31 days after the state land planning agency notifies the County that the plan amendment

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

Regional Planning Council: North Central FL
Review Date: 2/25/16
Amendment Type: Adopted Amendment

Regional Planning Council Item No.: 67
Local Government: City of Alachua
Local Government Item No.
City Ordinance No.: 15-13
State Land Planning Agency Item No: 15-1ESR

Date Mailed to Local Government and State Land Planning Agency: 2/26/16 (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 64.4 acres on the Future Land Use Map from Rural Employment Center to Industrial, Commercial and Community Commercial (see attached).

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

The subject property is located near an Area of High Recharge Potential to the Floridan Aquifer as well as a Stream-to-Sink Watershed, both of which are identified and mapped as Natural Resources of Regional Significance in the North Central Florida Strategic Regional Policy Plan. Nevertheless, significant adverse impacts to Natural Resources of Regional Significance are not anticipated as a result of the amendments as the City Comprehensive Plan contains policy direction to prevent significant adverse impacts to Natural Resources of Regional Significance (see attached).

The subject property is located adjacent to U.S. Highway 441 which is identified and mapped in the regional plan as part of the Regional Road Network. Significant adverse impacts are not anticipated to occur to the Regional Road Network as the local government data and analysis report indicates the affected road segment is anticipated to receive less traffic as a result of the amendment than if it remained as a Rural Employment Center (see attached).

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

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

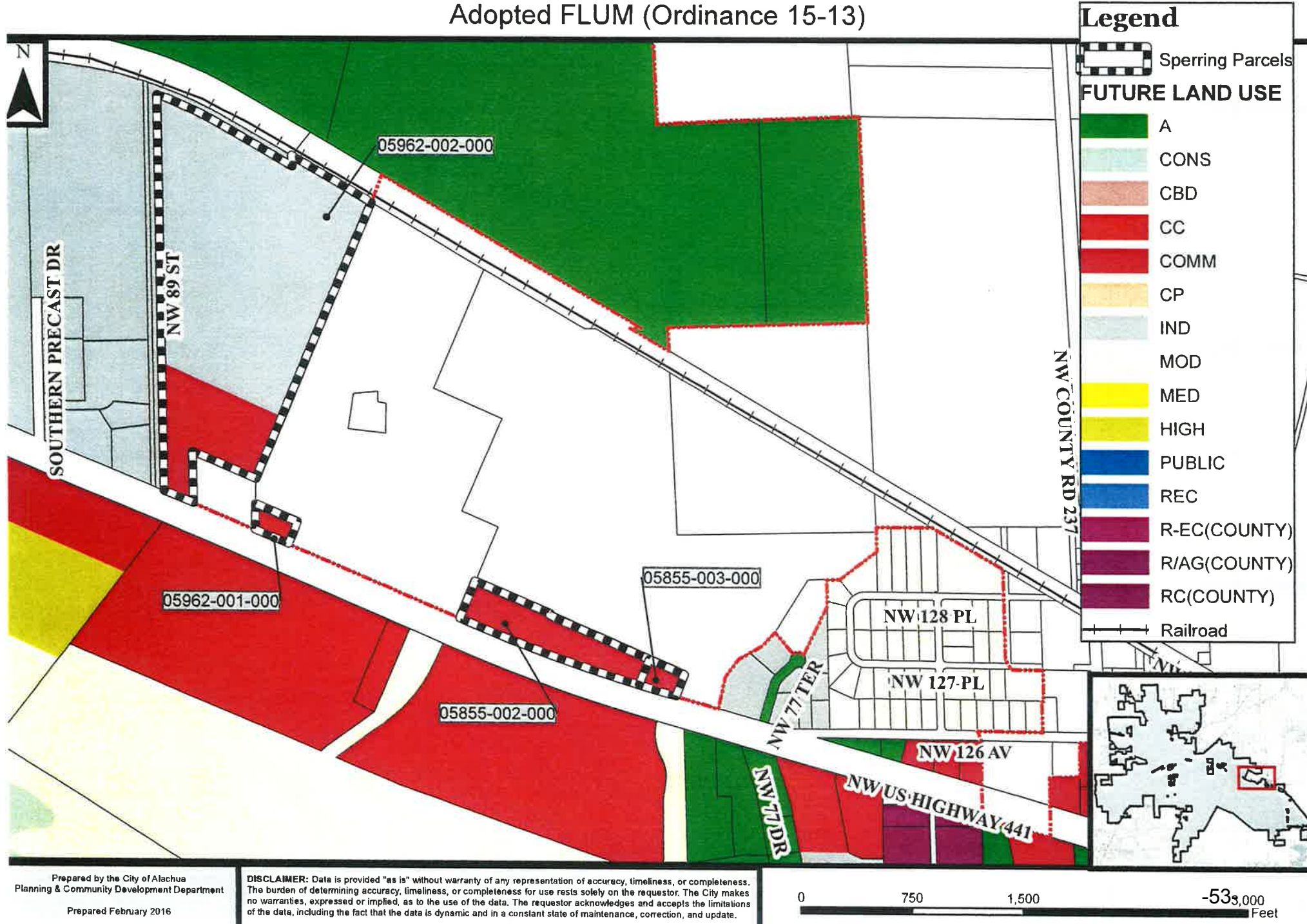
Request a copy of the adopted version of the amendment?

Yes _____ No _____

Not Applicable _____ X _____

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

Sperring Properties Large Scale Comprehensive Plan Amendment Adopted FLUM (Ordinance 15-13)



STAFF-LEVEL ITEMS



Serving
Alachua • Bradford
Columbia • Dixie • Gilchrist
Hamilton • Lafayette • Levy • Madison
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REGIONAL CLEARINGHOUSE INTERGOVERNMENTAL COORDINATION AND RESPONSE

Date: 2-15-16

PROJECT DESCRIPTION

#53 The Arc of Alachua County - Section 5310 Operating Assistance Grant Application - Alachua County \$243,279

TO: Ms. Doreen Joyner-Howard, District Modal Development Manager
Florida Department of Transportation - District 2
2198 Edison Avenue, MS 2806
Jacksonville, FL 32204

XC: Lauren Milligan, Florida State Clearinghouse

The above-referenced item is consistent with the North Central Florida Strategic Regional Policy Plan. Additionally, the item is coordinated with the applicable County Transportation Disadvantaged Plan.

X **COMMENTS ATTACHED**

 NO COMMENTS REGARDING THIS PROJECT

IF YOU HAVE ANY QUESTIONS REGARDING THESE COMMENTS, PLEASE CONTACT STEVEN DOPP, SENIOR PLANNER, AT THE NORTH CENTRAL FLORIDA REGIONAL PLANNING COUNCIL AT (352) 955-2200 OR SUNCOM 625-2200, EXT 109

Dedicated to improving the quality of life of the Region's citizens,
by coordinating growth management, protecting regional resources,
promoting economic development and providing technical services to local governments.

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

10/21/2015

4. Applicant Identifier:

Not Applicable

5a. Federal Entity Identifier:

Not Applicable

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

1001

8. APPLICANT INFORMATION:

* a. Legal Name: The Arc of Alachua County, Inc.

* b. Employer/Taxpayer Identification Number (EIN/TIN):

59-1140179

* c. Organizational DUNS:

1075640640000

d. Address:

* Street1:

3303 NW 83rd St.

Street2:

* City:

Gainesville

County/Parish:

Alachua

* State:

FL: Florida

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

32606-6227

e. Organizational Unit:

Department Name:

Arc of Alachua County, Inc.

Division Name:

Transportation

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Dr.

* First Name:

Mark

Middle Name:

Alan

* Last Name:

Johnson

Suffix:

Title: Development & Public Relations Director

Organizational Affiliation:

Employee of Organization

* Telephone Number:

352-334-4060 ext. 127

Fax Number:

352-334-4059

* Email:

mjohnson@arcalachua.org

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

M: Nonprofit with 501C3 IRS Status (Other than Institution of Higher Education)

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

*** Other (specify):**

*** 10. Name of Federal Agency:**

Federal Transit Administration

11. Catalog of Federal Domestic Assistance Number:

20.513

CFDA Title:

Enhanced Mobility of Seniors and Individuals with Disabilities

*** 12. Funding Opportunity Number:**

Not Applicable

*** Title:**

Not Applicable

13. Competition Identification Number:

Not Applicable

Title:

Not Applicable

14. Areas Affected by Project (Cities, Counties, States, etc.):

See Map of Alachua Co.

Add Attachment

Delete Attachment

View Attachment

*** 15. Descriptive Title of Applicant's Project:**

Purchase of 4 vehicles (3 replacements/1 expansion) in Arc of Alachua County vehicle fleet inventory for transport of individuals with Intellectual and Developmental Disabilities (I/DD).

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant

3 & 5

* b. Program/Project

3 & 5

Attach an additional list of Program/Project Congressional Districts if needed.

see attached maps D3 & D5

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date:

07/01/2016

* b. End Date:

06/30/2017

18. Estimated Funding (\$):

* a. Federal	194,623.20
* b. Applicant	24,328.00
* c. State	24,328.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	243,279.20

* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?

☐

a. This application was made available to the State under the Executive Order 12372 Process for review on

☐

b. Program is subject to E.O. 12372 but has not been selected by the State for review.

☒

c. Program is not covered by E.O. 12372.

* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)

☐ Yes

☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)

☒ ** I AGREE

** The list of certifications and assurances, or an Internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix:

Mr.

* First Name:

Thomas

Middle Name:

* Last Name:

Rothrock

Suffix:

* Title: President, Board of Directors, Arc of Ala Co.

* Telephone Number: 352-381-4650

Fax Number:

1-888-871-3916

* Email: trothrock@gmail.com

* Date Signed:

12/08/2015

* Signature of Authorized Representative:

Thomas P Rothrock

PROPOSED AMENDMENTS TO CLEARINGHOUSE COMMITTEE PROCEDURES

**NORTH CENTRAL FLORIDA REGIONAL PLANNING COUNCIL
POLICY 1998-2; AMENDED 11-1-00; AND AMENDED 12-11-14
AND AMENDED 3-24-16
CLEARINGHOUSE COMMITTEE PROCEDURES**

The North Central Florida Regional Planning Council has been designated by the state as the regional planning agency to exercise certain review responsibilities under Chapters 163, 186, and 380, Florida Statutes, as amended, for ~~Administrative District III including~~ the counties of Alachua, Bradford, Columbia, Dixie, Gilchrist, Hamilton, Lafayette, Levy, Madison, Marion, Suwannee, Taylor, and Union.

Council Procedures establish the Clearinghouse Committee as a standing committee of the Council having the responsibility of preparing recommendations on each of the individual review items for final action by the Council.

The Committee's regular meetings will be held immediately prior to the regular monthly Council meetings. The Chair may call special meetings from time to time as may be necessary to carry out the responsibilities of the Committee. Notice of meetings shall be in accordance with the requirements of Chapter 120, Florida Statutes. The Committee will follow Robert's Rules of Order except where specified otherwise.

~~GAS PIPELINES, ELECTRIC TRANSMISSION LINES AND~~ ENVIRONMENTAL IMPACT STATEMENTS

The Clearinghouse Committee is assigned the responsibility of reviewing and preparing recommendations to the Council regarding Environmental Impact Statements, ~~gas pipeline applications, electric transmission line applications and electrical power generating plants equal to or exceeding 75-megawatts in capacity applications.~~ The Clearinghouse Committee shall review said items for adverse effects on regional resources or 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.

The Clearinghouse Committee is given the responsibility of preparing a report and recommendation to the Council on said items, and presenting its findings to the Council for final action.

INTERGOVERNMENTAL COORDINATION AND REVIEW PROCESS

Established and governed by Presidential Executive Order 12372 and Gubernatorial Executive Order 95-359, the Intergovernmental Coordination and Review process attempts to ensure the compatibility of federal or federally funded projects with local, regional and state plans and programs through a 30-day review process. The Council has been designated by the state as the regional clearinghouse for the Counties of Alachua, Bradford, Columbia, Dixie, Gilchrist, Hamilton, Lafayette, Levy, Madison, Marion, Suwannee, Taylor and Union ~~Administrative District III~~. Due to their relatively small size/scope, nearly all of the applications for federal assistance and/or proposed federal projects received for review affect or have the potential to affect only small (local) areas.

Staff is assigned the responsibility of processing proposed projects submitted to the Council for review with the Committee providing oversight of staff reviews at regular intervals. On receipt, staff forward copies of the project description to potentially impacted local governments and government agencies for their review and comments which, once received, are forwarded to the State Clearinghouse, the single point of contact (for federal agencies) for the state. Based on the comments received, staff makes a determination of the consistency of the proposed project with local and areawide plans and programs. Copies of the project description, along with staff findings and local comments, are reviewed by the Committee at its regular monthly meeting.

DEVELOPMENTS OF REGIONAL IMPACT AND FLORIDA QUALITY DEVELOPMENT REVIEW PROCESSES

The Council has been designated by the state as the regional planning agency for the Counties of Alachua, Bradford, Columbia, Dixie, Gilchrist, Hamilton, Lafayette, Levy, Madison, Marion, Suwannee, Taylor and Union Administrative District III for purposes of implementing Section 380.06, Florida Statutes. The Council's responsibilities in this review process are strictly governed by the statute and rules adopted by the State Land Planning Agency, currently the Florida Department of Economic Opportunity.

The Clearinghouse Committee is given the responsibility of preparing the report and recommendation required by the statute and rule, and present it to the Council for final action.

The staff is authorized to schedule, arrange and conduct preapplication conferences for Developments of Regional Impact and determining when the application for development approval, application for development approval of a substantial deviation, application for development designation, and application for development designation of a substantial change, are sufficient to begin their respective review processes.

SECTOR PLANS

The staff is also authorized to schedule, arrange and conduct scoping meetings for Sector Plans pursuant to Section 163.3245(2), Florida Statutes.

LOCAL GOVERNMENT COMPREHENSIVE PLAN AND PLAN AMENDMENT REVIEWS

Section 163.3184(3) and (4), Florida Statutes, ~~establishes a requirement that~~ authorizes review by the regional planning agency of proposed local comprehensive plans and amendments to the plans ~~be reviewed~~ for adverse effects on regional resources or 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.

The Clearinghouse Committee is assigned the responsibility of reviewing both the draft and adopted plans/amendments and preparing a recommendation for consideration of the Council which takes final action. However, the Committee is delegated the responsibility of forwarding comments to the Florida Department of Economic Opportunity and the local governments on those proposed or adopted plan amendments which require action prior to the regularly-scheduled meetings of the Council.

Reports submitted in accordance with this delegation will be included as "information" items on the agenda of the next regularly-scheduled meeting of the Council.

OTHER REVIEW AND COMMENT REQUESTS

All other items, ~~including electric utility ten-year site plans~~, sent to the Council for review and comment shall be processed in the same manner as Intergovernmental Coordination and Review requests with the exception of campus master plans prepared in accordance with Section ~~240.155(3)~~ 1013.30(3), Florida Statutes. Campus master plans shall be processed in the same manner as local government comprehensive plan reviews.

Daniel Riddick, Chair

3/24/16
Date

4