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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 **May 25, 2017**. The meeting will be held at the **Holiday Inn Hotel & Suites, 213 SW Commerce Boulevard, Lake City**, beginning at **6:00 p.m.**

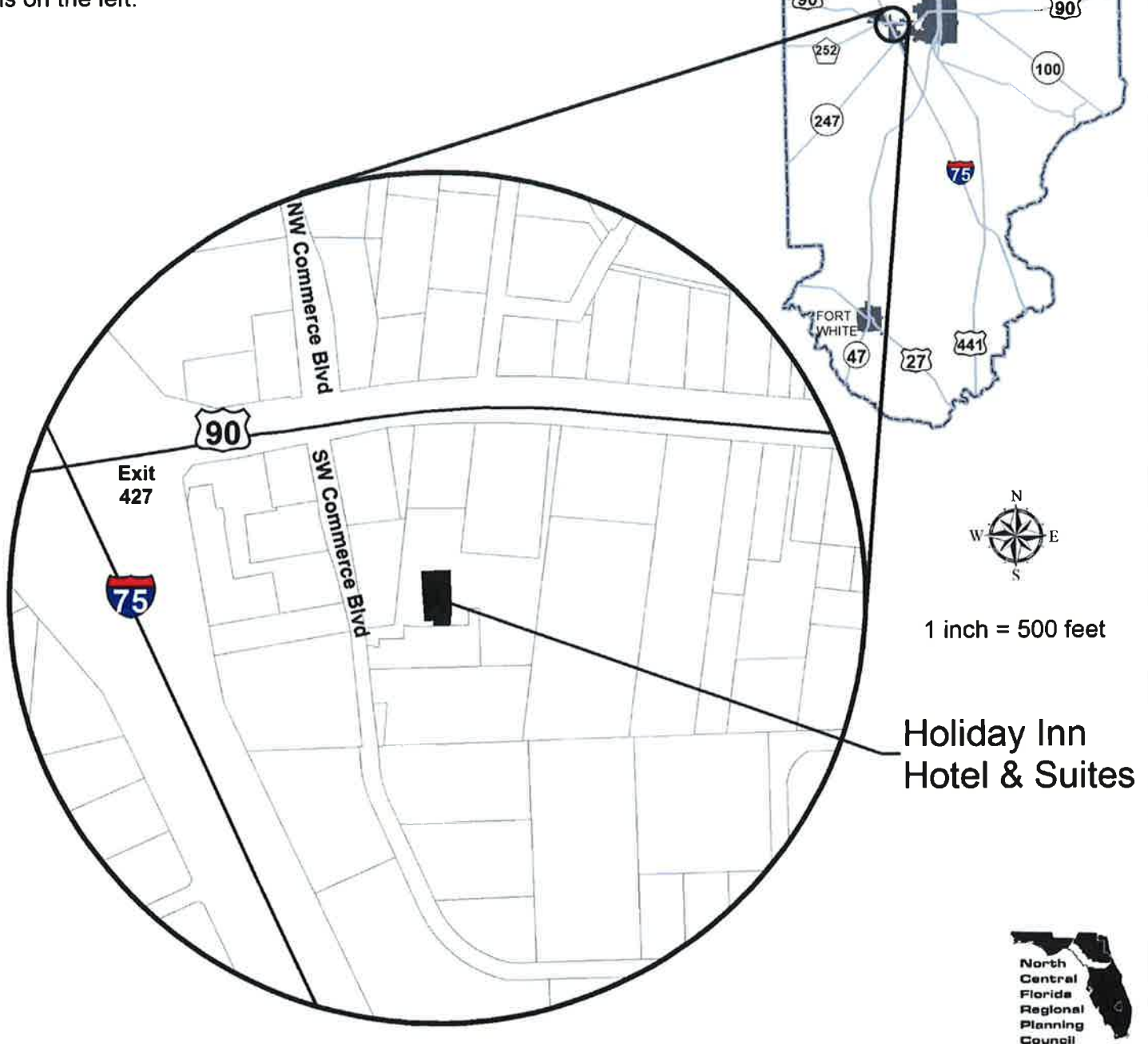
(Location Map on Back)

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.

# 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

May 25, 2017  
6:00 p.m.

#### **PAGE NO.**

I.	APPROVAL OF THE APRIL 27, 2017 MEETING MINUTES	<b>5</b>
II.	COMMITTEE-LEVEL REVIEW ITEMS	
	<u>Comprehensive Plan Amendments</u>	
	#82 - Dixie County Comprehensive Plan Draft Amendment (DEO No. 17-1ESR)	<b>9</b>
	#83 - Town of Bell Comprehensive Plan Adopted Amendment (DEO No. 17-1ER)	<b>13</b>

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NORTH CENTRAL FLORIDA REGIONAL PLANNING COUNCIL  
CLEARINGHOUSE COMMITTEE  
MINUTES

Holiday Inn Hotel and Suites  
Lake City, Florida

April 27, 2017  
6:00 p.m.

MEMBERS PRESENT

Beth Burnam  
Jim Catron  
William Hunter  
James Montgomery, Chair  
Helen Warren  
Stephen Witt

MEMBERS ABSENT

John Meeks  
Larry Sessions, Vice-Chair  
Mike Williams

STAFF PRESENT

Steven Dopp

Noting the presence of a quorum, the meeting was called to order by Chair Montgomery 6:00 p.m.

I. APPROVAL OF THE MARCH 30, 2017 MEETING MINUTES

**ACTION:** It was moved by Mayor Witt and seconded by Commissioner Burnam to approve the March 30, 2017 meeting minutes as circulated. The motion carried unanimously.

II. COMMITTEE-LEVEL REVIEW ITEMS

- #75 - City of Ocala Comprehensive Plan Draft Amendment (DEO No. 17-2ESR)
- #77 - Marion County Comprehensive Plan Draft Amendments (DEO No. 17-2ESR)
- #79 - City of Alachua Comprehensive Plan Draft Amendment (DEO No., 17-2ESR)
- #80 - City of Lake Butler Comprehensive Plan Adopted Amendment (DEO No. 17-1ER)
- #81 - Alachua County Comprehensive Plan Draft Amendments (DEO No. 17-2ESR)

The Committee agreed by consensus to group these items for purposes of Clearinghouse Committee review. Mr. Dopp stated that the staff reports find, with the exception of Marion County item 2017-D01, the 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. With regards to Marion County item 2017-D01, Mr. Dopp noted that while the item is not anticipated to result in adverse impacts to Natural Resources of Regional Significance or adjoining local governments, it may result in adverse impacts to a segment of the Regional Road Network.

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

The meeting adjourned at 6:20 p.m.

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James Montgomery, Chair

5/25/17

**COMMITTEE-LEVEL ITEMS**





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

Regional Planning Council: North Central Fl  
Review Date: 5/25/17  
Amendment Type: Draft Amendment

Regional Planning Council Item No.: 82  
Local Government: Dixie County  
Local Government Item No.: CPA 17-01  
State Land Planning Agency Item No.: 17-1ESR

Date Mailed to Local Government and State Land Planning Agency: 5/26/17

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

**DESCRIPTION OF AMENDMENT**

County item CPA 17-01 amends the County Future Land Use Map by reclassifying 2,658.49 acres from Agricultural, Moderate Density (up to 1 dwelling unit per 5 acres) to Agricultural Moderate Density (up to 1 dwelling unit per 2 acres)(see attached).

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

County item CPA 17-01 is adjacent to U.S. Highway 19/27A/98, which is identified and mapped in the North Central North Central Florida Strategic Regional Policy Plan as part of the Regional Road Network. The local government data and analysis report indicates that the adjoining segment of U.S. Highway 19/27A/98, as a result of the amendment, is anticipated to continue to operate at or above the Minimum Level of Service Standard contained in the County Comprehensive Plan. Therefore, significant adverse impacts are not anticipated to occur to the Regional Road Network as a result of the amendment.

The subject property is not located within or near a Natural Resource of Regional Significance as identified and mapped in the regional plan. Therefore, significant adverse impacts are not anticipated to occur to Natural Resources of Regional Significance as a result of the amendment.

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

Adverse extrajurisdictional impacts are not anticipated to occur to adjoining local governments as a result of the amendment (see above).

**Request a copy of the adopted version of the amendment?**

Yes   X   No           

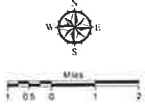
Not Applicable           

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



# Dixie County

Future Land Use Plan Map 2025



LAFAYETTE COUNTY

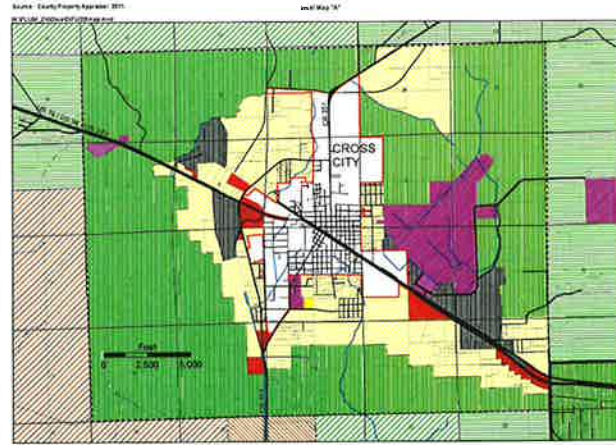
TAYLOR COUNTY  
Steinhatchee River

GILCHRIST COUNTY

Suwannee River  
LEVY COUNTY

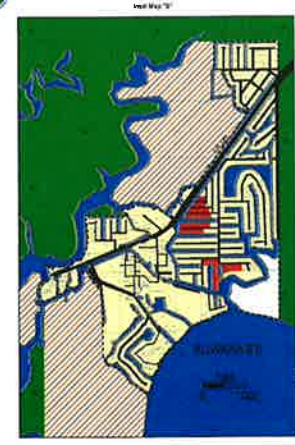
GULF OF MEXICO

- FUTURE LAND USE PLAN MAP CLASSIFICATIONS**
- Future Land Use Classification**
- Conservation
  - Urban
  - Environmentally Sensitive Areas - Very Low Density (1.0 to 2.0 acres per 10 acres)
  - Environmentally Sensitive Areas - Low Density (2.0 to 5.0 acres per 10 acres)
  - Environmentally Sensitive Areas - Medium Density (5.0 to 10 acres per 10 acres)
  - Agriculture - Very Low Density (1.0 to 2.0 acres per 10 acres)
  - Agriculture - Low Density (2.0 to 5.0 acres per 10 acres)
  - Agriculture - Medium Density (5.0 to 10 acres per 10 acres)
  - Residential - Low Density (1.0 to 2.0 acres per 10 acres)
  - Residential - Medium Density (2.0 to 5.0 acres per 10 acres)
  - Residential - High Density (5.0 to 10 acres per 10 acres)
  - Commercial
- OTHER MAP FEATURES**
- County Boundary Line
  - Incorporated Area
  - Designated Urban Development Area
  - Water
  - Road in Street
  - Florida High-Speed Rail
  - County 3-Digit FIPS Boundary (Based on Dec. 1, 2010 Census Report from the U.S. Census Bureau)
- Source: County Property Appraiser, 2017.



ADOPTED ON MARCH 15, 1990 BY ORDINANCE NO. 80-03  
 AMENDED ON NOVEMBER 1, 1991 BY ORDINANCE NO. 81-02  
 AMENDED ON DECEMBER 21, 1994 BY ORDINANCE NO. 85-14  
 AMENDED ON NOVEMBER 1, 1995 BY ORDINANCE NO. 86-15  
 AMENDED ON NOVEMBER 1, 2002 BY ORDINANCE NO. 02-05  
 AMENDED ON FEBRUARY 1, 2001 BY ORDINANCE NO. 01-02  
 AMENDED ON AUGUST 16, 2001 BY ORDINANCE NO. 01-05  
 AMENDED ON NOVEMBER 4, 2006 BY ORDINANCE NO. 06-05  
 AMENDED ON SEPTEMBER 15, 2011 BY ORDINANCE NO. 2011-05  
 AMENDED ON MAY 3, 2012 BY ORDINANCE NOS. 2012-02 AND 2012-03

AMENDED ON APRIL 5, 2013 BY ORDINANCE NO. 2013-01  
 AMENDED ON JUNE 5, 2013 BY ORDINANCE NO. 2013-02  
 AMENDED ON JANUARY 15, 2015 BY ORDINANCE NO. 2015-02  
 AMENDED ON APRIL 4, 2015 BY ORDINANCE NO. 2015-05  
 AMENDED ON MAY 1, 2016 BY ORDINANCE NO. 2016-05  
 AMENDED ON APRIL 18, 2016 BY ORDINANCE NO. 2016-06  
 AMENDED ON JULY 1, 2016 BY ORDINANCE NO. 2016-15  
 AMENDED ON JANUARY 12, 2017 BY ORDINANCE NO. 2017-01  
 TRANSMITTED TO THE FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY ON APRIL 25, 2017







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

Regional Planning Council: North Central FL

Review Date: 5/25/17

Amendment Type: Adopted Amendment

Regional Planning Council Item No.: 83

Local Government: Town of Bell

Local Government Item No.: CPA 17-01

State Land Planning Agency Item No.: 17-1ER

Date Mailed to Local Government and State Land Planning Agency: 5/26/17 (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 Town is amending its comprehensive plan based on an evaluation completed by the Town to reflect changes in state requirements pursuant to Section 163.3191, Florida Statutes. More specifically, the item amends the Future Land Use Map as well as the text of the Future Land Use Element; the Transportation Element; the Housing Element; the Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element; the Conservation Element; the Recreation and Open Space Element, the Intergovernmental Coordination Element; the Capital Improvements Element and the Public School Facilities Element. The amendment also adds an Economic Development Element to the Town Comprehensive Plan (see attached excerpts).

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

The Town is bisected by U.S. Highway 129, which is identified in the North Central Florida Strategic Regional Policy Plan as a Regional Transportation Facility. Additionally, the Town is located within an Area of High Aquifer Recharge Potential, which is identified and mapped as a Natural Resource of Regional Significance in the Regional Plan. Nevertheless, significant adverse impacts are not anticipated to the regional facility or to the Natural Resource of Regional Significance as the amendment does not result in an increase in allowable density or intensity of use.

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

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

**Request a copy of the adopted version of the amendment?**

Yes \_\_\_\_\_ No \_\_\_\_\_

Not Applicable \_\_\_\_\_ X \_\_\_\_\_

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



**EXCERPTS FROM THE  
TOWN COMPREHENSIVE PLAN AMENDMENT**





## I FUTURE LAND USE ELEMENT

### INTRODUCTION

This Future Land Use Element and Future Land Use Plan map and map series, designates the future general distribution, location and extent of the uses of land within the incorporated areas of the Town. The purpose of this Future Land Use Element is to provide for the appropriate distribution of population densities and building and structural densities and intensities.

The following goal, objectives and policies provide for distribution of future land use, as well as, guidance for such future land use. The focal point around which this Future Land Use Element is centered is the Town as a designated center of development as the unincorporated areas of the County are primarily rural in character and use.

### FUTURE LAND USE ELEMENT GOALS, OBJECTIVES AND POLICIES

**GOAL I - IN RECOGNITION OF THE IMPORTANCE OF ENHANCING THE QUALITY OF LIFE IN THE TOWN, DIRECT DEVELOPMENT TO THOSE AREAS WHICH HAVE IN PLACE, OR HAVE AGREEMENTS TO PROVIDE, SERVICE CAPACITY TO ACCOMMODATE GROWTH IN AN ENVIRONMENTALLY ACCEPTABLE MANNER.**

**OBJECTIVE I.1**     The Town, ~~upon adoption of this comprehensive plan,~~ shall make available or schedule for availability the public facilities for future growth and urban development as development occurs in order to provide for urban densities and intensities within the Town **and discourage the proliferation of urban sprawl.**

**Policy I.1.1**        The Town shall limit the location of higher density residential, high intensity commercial and heavy industrial uses to areas adjacent to arterial or collector roads where public facilities are available to support such higher density or intensity.

**Policy I.1.2**        The Town's zoning regulations shall provide the following:

LAND USE	ZONING	DENSITY/FLOOR AREA RATIO
Residential	R-1	Less than or equal to 1 dwelling unit per acre.
	R-2	1 to <b><u>4 2</u></b> dwelling units per acre.
	R-3	1 to 4 dwelling units per acre.
Commercial	C-1	1 to 12 dwelling units per acre.*
	C-2	4 to 12 dwelling units per acre.**
Commercial	C-1	.75 Floor Area Ratio
	C-2	.75 Floor Area Ratio
Light Industrial	I	.50 Floor Area Ratio

\* 1 - 3 Dwelling units per acre     are permitted in this district as an accessory use, such as apartments located above business establishments in the downtown commercial district.

\*\* 4 - 12 Dwelling units per acre     shall be permitted for apartment complexes with on-site, sewage treatment plants; and

Words **bolded and underlined** have been added.  
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**\*\*4 - 8 Dwelling units per acre** shall be permitted for mobile home parks.

Public, charter, and private elementary and middle schools are permitted within the residential land use classification. Public, charter, and private elementary, middle schools and high schools are permitted in the residential land use classification.

Public, charter, and private elementary, middle and high schools are permitted within commercial land use designations.

Public, charter, and private schools teaching industrial arts curriculum are permitted within industrial land use designations.

Policy I.1.3

Density of development in the Town shall be governed by the availability adequate sewage treatment.

USE	SEWAGE TREATMENT	PERMITTED
Residential	Septic Tank	1 - 2 dwelling units per acre.
	Package Plant	1 - 12 dwelling units per acre.

Policy I.1.4

The Town shall require developers to provide for neighborhood utilities in site and development plans and to include specific provisions for:

1. Ownership of utility and property,
2. Financing of operations and required capital improvements,
3. Dedication of road rights-of-way of sufficient size (minimum sixty feet) to accommodate present and future utility needs, and
4. Adequate provision of easements across private property for use of required utilities.

Policy I.1.5

Community and regional utility facilities shall be restricted to commercial or industrial land use areas.

Policy I.1.6

The Town shall require the location of public, private and charter school sites to be consistent with the following criteria:

1. The proposed school location shall be compatible with present and projected use of adjacent property;
2. Adequate public facilities and services are, or will be available concurrent with the development of the school;
3. There are no significant environmental constraints that would preclude development of an educational facility on the site;
4. There will be no adverse impacts on archaeological or historic sites or structures listed on the State of Florida Historic Master Site File, which are located on the site;
5. The proposed location is well drained and soils are suitable for development or are adaptable for development and outdoor educational purposes with drainage improvements;

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6. The proposed site can accommodate the required parking and circulation of vehicles on the site; and
  7. Where feasible, the proposed site is so located to allow for co-location with parks, libraries and community centers.
- Policy I.1.7 The Town shall require the development of public, private and charter school sites to be consistent with the following standards:
1. Middle and high schools shall be located on collector or arterial roadways, as functionally classified within the Comprehensive Plan, which have sufficient capacity to carry traffic to be generated by the school and are suitable for high volume traffic during evening and special events as determined by generally acceptable traffic engineering standards;
  2. The location, arrangement and lighting of play fields and playgrounds shall be located and buffered as may be necessary to minimize impacts to adjacent residential property; and
  3. All structural setbacks, building heights, and access requirements shall be governed by the Town's land development regulations.
- OBJECTIVE I.2 The Town shall ~~upon adoption of this comprehensive plan~~, regulate the location of land development consistent with topography and soil conditions and the availability of facilities and services.
- Policy I.2.1 The land development regulations of the Town shall restrict development within unsuitable areas due to flooding, improper drainage, steep slopes, rock formations and adverse earth formations, unless acceptable methods are formulated by the developer and approved by the Town to solve the problems created by the unsuitable land conditions.
- OBJECTIVE I.3 The Town shall, ~~upon adoption of this comprehensive plan~~, require that proposed development be approved only where the public facilities meet or exceed the adopted level of service standard.
- Policy I.3.1 The land development regulations of the Town shall establish procedures for the review of proposed development to determine its impact on level of service standards for public facilities. Building permits shall be issued only when the necessary facilities and services are in place in accordance with the Concurrency Management System found within this Comprehensive Plan.
- OBJECTIVE I.4 The Town, ~~upon adoption of this comprehensive plan~~, shall use innovative land development regulations.
- Policy I.4.1 The Town shall manage future growth and development by implementing, at a minimum, the following provisions to:
1. Regulate the subdivision of land;
  2. Regulate the use of land and water consistent with this Element to maintain the compatibility of adjacent land uses and provide for open space;
  3. Protect environmentally sensitive lands identified within the Conservation Element;

Words **bolded and underlined** have been added.  
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4. Regulate areas subject to seasonal and periodic flooding and provide for drainage and stormwater management;
5. Protect potable water well fields and aquifer recharge areas;
6. Regulate signage;
7. Provide safe and convenient on-site traffic flow and vehicle parking needs; and
8. 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.

OBJECTIVE I. 5 The Town, ~~upon adoption of this comprehensive plan~~, shall require adequate planning, financing, construction and dedication of public utilities to support proposed development.

Policy I.5.1 The Town shall adopt as part of its utility policies and programs a provision whereby any extension of public facility geographic service areas into surrounding unincorporated areas, shall be limited to the adjacent designated urban development areas as defined within the County's Comprehensive Plan.

OBJECTIVE I.6 The Town's land development regulations shall include within the portion regarding the report and recommendation of the Planning and Zoning Board on amendments to such regulations, that such report shall address whether the proposed amendment will be a deterrent to the improvement or development of adjacent land uses and it shall be concluded by the local governing body, based upon such report and prior to approval of the amendment, that the granting of the amendment will not adversely impact adjacent land uses.

Policy I.6.1 Mining shall not be permitted in the Town because:

1. There are no known minerals of commercial value located in the Town to be mined and
2. Responsible mining development would require expertise not economically available to the Town.

If minerals of commercial value are discovered and a proposal for development of those minerals is submitted, the Town may address that need and all of the foregoing concerns with regulations which:

1. Require special buffers and setbacks;
2. Eliminate/regulate blasting;
3. Require and assure reclamation;
4. Require and evaluate environmental impact reports; and
5. Evaluate transportation needs and impacts created by heavy equipment transporting materials.

Policy I. 6.2 The Town shall provide drainage, stormwater management, open space and safe and convenient on-site traffic flow for all development.

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- Policy I.6.3      The Town shall limit the intensity of development by requiring that the length of lots does not exceed three times the width of lots for the location of dwelling units.
- Policy I.6.4      The Town shall participate in the National Flood Insurance Program and regulate development and the installation of utilities in flood hazard areas in conformance with the programs requirements. The Town shall require all structures to be clustered on the non-floodprone portions of a site.
- OBJECTIVE I.7    The Town, ~~upon adoption of this comprehensive plan,~~ shall identify and designate blighted areas which are feasible for redevelopment or renewal, through the updating of the housing condition survey with U.S. Bureau of Census information ~~by 1993.~~
- Policy I.7.1      The Town shall request federal and state funds to redevelop and renew any identified blighted areas, where the Town finds there is a competitive feasibility to receive such funding.
- OBJECTIVE I.8    ~~At the time of adoption of its comprehensive plan, t~~The Town shall regulate nonconforming lot sizes, uses of land, structures, and uses of structures. Non-conformities shall be permitted to continue until they are voluntarily removed; however, non-conformities shall not be enlarged upon, expanded, intensified or extended. Certain nonconforming structures may be renovated and repaired to promote the safety and general appearance and avoid the deterioration and shabby appearance that can come from long term non-conformities.
- Policy I.8.1      Non-conforming undeveloped lots lawfully permitted at the effective date of this plan, when conforming in all other respects except setback requirements, may be developed upon a finding that the property cannot be utilized as proposed without deviations, the deviations are necessitated by size or shape of lot, and the property can be developed as proposed without significant adverse impact on surrounding properties, properties, public health, or safety.
- Policy I.8.2      Lawful, non-conforming uses of land may be permitted to continue after the adoption of this plan provided a non-conforming use is not enlarged, increased or intensified; and provided that if the non-conforming use ceases for any reason (except governmental action which impedes access to the premises) for a period of six consecutive months, any subsequent use shall conform with this plan.
- Policy I.8.3      A lawful non-conforming structure may continue as long as it remains otherwise lawful and provided:
1.    It may not be enlarged or altered in a way .which would increase its non-conformity;
  2.    If it should be destroyed by any means to the extent of 50% or more of its replacement value, it shall not be reconstructed except in conformity with this plan; and
  3.    Should such structure be moved for any reason for any distance whatever, it shall thereafter conform to this plan. Notwithstanding any other provisions for non-conforming structures, any structure used for single family residential purposes and maintained as a non-conforming structure may be enlarged or replaced with a similar structure so long as that enlargement or replacement does not create new non-conformities or increase the extent of existing non-conformities.

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- Policy I.8.4      Lawful non-conforming use of structure may be permitted provided:
1.    No existing structure devoted to such use shall be enlarged, extended, etc. without changing the use of the structure to a permitted use;
  2.    Any non-conforming use of a structure or structure and premise may be changed to another non-conforming use of the same character or a more restricted non-conforming use provided such alternate non-conforming use is equally or more appropriate to the district than the previous non-conforming use;
  3.    Any structure or structure and premises in combination in which a non-conforming use is superseded by a permitted use shall thereafter conform to the regulations of the district;
  4.    If a non-conforming use of a structure or structure and premises ceases for any reason (except where governmental action impedes access to the premises) for a period of more than six (6) consecutive months, any subsequent use shall conform to the regulations of the district; and
  5.    Should a structure containing a non-conforming use be destroyed by any means to the extent of more than 50% of its replacement value at the time of destruction, its status as a nonconforming use shall be terminated and any reconstruction shall be in conformity.
- Policy I.8.5      The Town will establish administrative procedure and standards by which a property owner may demonstrate that private property rights have vested against the provisions of this Comprehensive Plan. These administrative procedures shall provide determination for the consistency of development with the densities and intensities set forth in this Plan.
- OBJECTIVE I. 9    The Town, ~~upon adoption of this comprehensive plan~~, shall adopt historic resource preservation provisions.
- Policy I.9.1      The Town shall establish criteria for designating historic structures and sites and further, establish guidelines for the maintenance and adaptive reuse of historic structures and sites.
- Policy I.9.2      The Town shall maintain a listing of all known prehistoric and historic sites within the Town. This list shall be updated as new information regarding the prehistoric or historic significance of a site is identified and provided to the Town by the state historical officer.
- OBJECTIVE I.10    The Town, ~~upon adoption of this comprehensive plan~~, shall protect natural resources and environmentally sensitive lands (including but not limited to wetlands and floodplains).
- Policy I.10.1      The Town does not have specific hydrological information that would be helpful in developing regulations to protect potable water well fields. Studies are presently being done by the Suwannee River Water District which will form the basis for review and re-evaluation of existing well field regulations. In the interim, between the time of adoption of the Comprehensive Plan and the availability of the Suwannee River Water District study, the following measures shall be taken:

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1. The first 200 foot radius around the well shall remain a zone of exclusion where no development activities shall be permitted; and
2. From a radius of 200 to 600 feet around the well, land uses shall be regulated to prohibit:
  - a. Landfills;
  - b. Facilities for the bulk storage, handling or processing of materials on the Florida Substance List;
  - c. Activities that require the storage, use or transportation of restricted substances, agricultural chemicals, petroleum products, hazardous toxic waste, medical waste, etc.;
  - d. Feedlots or other commercial animal facilities;
  - e. Waste water treatment plants, percolation ponds, and similar facilities;
  - f. Mines; and
  - g. Excavation of waterways or drainage facilities which intersect the water table.

OBJECTIVE I. 11 The Town, ~~upon adoption of this comprehensive plan,~~ shall establish a process for coordination with agencies responsible for the implementation of any regional resource planning and management plan prepared pursuant to Chapter 380, Florida Statutes, **as amended**.

Policy I.11.1 The Town shall require that all proposed development which is subject to the provisions of any regional resource planning and management plan shall be consistent with such plan and that proposed development be reviewed for such consistency during the development review process.

OBJECTIVE I.12 The Town, ~~upon adoption of this comprehensive plan,~~ shall coordinate review of all proposed development plans, with the Water Management District, for developments proposed within the drainage basin of any designated priority water body to provide the Water Management District an opportunity to review such development to determine if the development is consistent with any approved management plans within that basin.

Policy I.12.1 The Town shall require the developer to submit development plans for all proposed development within the drainage basin of any designated priority water body shall be submitted to the Water Management District for review and comment as to the consistency of the proposed development with any approved management plans within such basin prior to development review by the Town.

OBJECTIVE I.13 The Town, ~~upon adoption of this comprehensive plan,~~ shall permit essential services by a special-use permit in any zoning district.

Policy I.13.1 The Town shall permit by special exception in any zoning district essential services, which are hereby defined to include and be limited to water, sewer, gas, solid waste disposal, telephone, televisions, radio, electrical systems (including transmission lines ~~and substations~~) and telecommunication towers.

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**Policy I.13.2**

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

- 1. In nonresidential areas abutting residential areas, a setback of 100 feet between the distribution electric substation property boundary and permanent equipment structures shall be maintained. An open green space shall be formed by installing native landscaping, including trees and shrub material. Substation equipment shall be protected by a security fence.**
- 2. In residential areas, a setback of 100 feet between the distribution electric substation property boundary and permanent equipment structures shall be maintained. An open green space shall be formed by installing native landscaping, including trees and shrub material. Substation equipment shall be protected by a security fence.**



Words **bolded and underlined** have been added.  
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## II

### ~~TRAFFIC CIRCULATION~~ **TRANSPORTATION** ELEMENT

#### INTRODUCTION

A traffic circulation system which provides for the safe and efficient movement of people and goods is needed to support existing and future development. The purpose of this plan element is to identify the types, locations and extent of existing and proposed major thoroughfares and transportation routes in the Town and establish a framework for making policy decisions in planning for future transportation needs.

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

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

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

#### ~~TRAFFIC CIRCULATION~~ **TRANSPORTATION** ELEMENT GOAL, OBJECTIVES AND POLICIES

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

OBJECTIVE II.1 The Town, ~~upon adoption of this comprehensive plan,~~ shall establish a safe, convenient and efficient level of service standard which shall be maintained for all motorized and non-motorized transportation systems.

Policy II.1.1 Establish Level of Service Standard at peak hour as defined within the **most recent version of the** Florida Department of Transportation, ~~January 1989,~~ **"Florida Level of Service Standards and Guidelines Manual for Planning" Quality/Level of Service Handbook** for the following roadway segments within the Town:

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ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	<u>NUMBER OF LANES</u>	<u>FACILITY TYPE</u>	<u>AREA TYPE</u>	LEVEL OF SERVICE
1	C.R. 341 (from S.R. 49 to Town's west limits)	<u>2</u>	<u>Collector</u>	<u>Community</u>	<del>C</del> <u>D</u>
2	U.S. 129/S.R. 49 (from Town's north limits to Town's south limits)	<u>2</u>	<u>Arterial</u>	<u>Community</u>	<del>C</del> <u>D</u>

- Policy II.1.2 The Town shall control the number and frequency of connections and access points of driveways and roads to arterial and collector roads. **For State Roads, the number and frequency of connections and access points shall be in conformance with Chapter 14-96 and 14-97, Florida Administrative Code.**
- Policy II.1.3 The Town shall require the provision of safe and convenient off street parking and loading standards, which includes the provision for non-motorized vehicle parking.
- Policy II.1.4 The Town 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 II.1.5 For state facilities, the Town shall coordinate with the Florida Department of Transportation in developing transportation mitigation and agreements ensuring that state facilities function at acceptable levels of service in accordance with Section 163.3180(5)(h)1.c., Florida Statutes, as amended.**
- OBJECTIVE II.2 The Town, ~~upon adoption of this comprehensive plan~~, shall require that all traffic circulation improvements be consistent with and complement the future land uses on the future land use plan map.
- Policy II.2.1 The Town 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 Town shall notify such jurisdiction, in writing, if any identified roadway improvement plans are not consistent with the provisions of the future land use plan element.
- OBJECTIVE II.3 The Town, ~~upon adoption of this comprehensive plan~~, shall coordinate its traffic circulation planning efforts with the Florida Department of Transportation for consistency with the Department's 5-year Transportation Plan.
- Policy II.3.1 The Town shall, during the capital improvements planning process for roadway improvements, review the proposed roadway improvements which will be completed as part of the implementation of the Florida Department of Transportation 5-Year Transportation Plan so that such capital project planning is complementary and consistent with the state roadway improvement planning.

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- OBJECTIVE II.4    The Town, ~~upon adoption of this comprehensive plan~~, shall provide for the protection of existing and future right-of-ways from building encroachment by establishing right-of-way setback requirements for all structures along new or realigned collector and arterial roadways.
- Policy II.4.1        The Supplementary District Regulations found within the Town's land development regulations shall include the following provision which requires a structure to provide a minimum setback of seventy-five (75) feet as measured from the centerline of the right-of-way for new or realigned arterial roads.
- OBJECTIVE II.5    The Town ~~upon adoption of this comprehensive plan~~, will attempt to ensure that transportation plans made by other units of government do not have a detrimental effect on town residents.
- Policy II.5.1        The Town shall encourage that future neighborhoods be shaped around cul-de-sacs, and that houses built on strips along the road be discouraged.
- Policy II.5.2        The Town shall require developers who put in anything more intensive than one dwelling per four acres and with more than two units, be required to pave the roads into and through the development.
- Policy II.1.5**        **In accordance with Section 163.3180(5)(h)1.c. and 163.3180(5)(h)2. Florida Statutes, as amended, the Town shall provide a means by which the landowner will be assessed a proportionate share of the cost of providing the transportation facilities necessary to serve the proposed development. However, the landowner shall not be held responsible for contributing to deficient transportation facilities.**

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## VII

### INTERGOVERNMENTAL COORDINATION ELEMENT

#### INTRODUCTION

The purpose of this plan element is to establish a goal and planning objectives with corresponding policies for the coordination process and procedures with adjacent local governments, regional and state agencies.

The data collected for this plan element identifies the process of intergovernmental coordination. In addition, the corresponding analysis reviews the effectiveness of the intergovernmental coordination instruments which are in force to implement agreements for services between the Town and its governmental counterparts.

The following goal, objectives and policies provide a plan which as implemented will provide guidelines for coordination between the Town and adjacent local governments and other governmental and service agencies.

#### INTERGOVERNMENTAL COORDINATION ELEMENT GOAL, OBJECTIVES AND POLICIES

GOAL VII - ESTABLISH PROCESSES AMONG THE VARIOUS GOVERNMENTAL ENTITIES TO ACHIEVE COORDINATION OF COMPREHENSIVE PLANNING, PROMOTE COMPATIBLE DEVELOPMENT, PROVIDE PUBLIC SERVICES AND PROMOTE THE EFFICIENT USE OF AVAILABLE RESOURCES AMONG GOVERNMENTAL ENTITIES.

- OBJECTIVE VII.1      The Town, ~~upon adoption of this comprehensive plan~~, shall coordinate its comprehensive planning with the school board, Water Management District, adjacent local government comprehensive plans and other units of local government providing services but not having regulatory authority over the use of the land.
- Policy VII.1.1      The Town shall establish a procedure, as part of the Comprehensive Plan review and amendment process, that all plan amendments proposed within the Comprehensive Plan are coordinated with adjacent local governments, the School Board, Water Management District, Regional Planning Council, State and other units of local government providing services but not having regulatory authority over the use of land, the Regional Planning Council, and the State.
- Policy VII.1.2      The Town shall use the services of the Regional Planning Council's, and any other available, informal mediation process to resolve conflicts with other units of government.
- Policy VII.1.3      The Town shall establish interlocal agreements for the provision of services across jurisdictional boundaries.

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- Policy VII.1.4            The Town shall coordinate its comprehensive planning with the School Board pursuant to the Interlocal Agreement for Public School Facility Planning by reviewing and commenting on the Five-Year Facilities Work Program of the School Board annually; reviewing and commenting on the Educational Plant Survey of the School Board; providing growth and development trend reports to the School Board annually; reviewing and commenting on future school sites for consistency with the Comprehensive Plan; providing notification of Comprehensive Plan amendments, rezonings, and development proposals to the School Board; considering co-location and shared use opportunities for community facilities with the School Board; providing applications for residential development to the School Board for a determination of whether there is adequate school capacity to accommodate the proposed residential development; and jointly evaluating with the School Board proportionate share mitigation options if school capacity is not available.
- OBJECTIVE VII.2        The Town, ~~upon adoption of this comprehensive plan,~~ shall provide adjacent units of local government, the Water Management District, the Regional Planning Council, **Florida Fish and Wildlife Conservation Commission, the Florida Department of Transportation** and the Florida Department of ~~Community Affairs-Economic Opportunity~~ the opportunity to comment on Comprehensive Plan amendments.
- Policy VII.2.1           The Town, as part of its subdivision, multi-family, commercial and industrial review process, consider the impact of the proposed development on the existing comprehensive plans of adjacent local governments.
- Policy VII.2.2           The Town shall, as part of the monitoring and evaluation process of the Comprehensive Plan, review the relationships of development provided for in the Comprehensive Plan to the existing comprehensive plan of adjacent local governments.
- Policy VII.2.3           The Town's administrative officer shall provide information, as necessary, to assist adjacent units of local government manage growth within their respective jurisdictions.
- OBJECTIVE VII.3        The Town, ~~upon adoption of this comprehensive plan,~~ shall coordinate the establishment and amendment of level of service standards for public facilities with state and local entities having operational and maintenance responsibility for such facilities prior to the adoption or any amendment affecting such adopted level of service standards.
- Policy VII.3.1           The Town shall, as part of the Comprehensive Plan monitoring and evaluation process, coordinate amendments of any level of service standards with appropriate state, regional and local agencies, such as the Florida Department of Transportation, Florida Department of Environmental **Regulation Protection, Florida Department of Natural Resources, Florida Fish and Wildlife Conservation Commission**, the Water Management District, the Regional Planning Council, adjacent local governments and the school board prior to such amendment.

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- OBJECTIVE VII.4      The Town shall **upon adoption of this objective, continue to** coordinate the Comprehensive Plan with the School Board Five-Year Facilities Plan.
- ~~Policy VII.4.1~~      ~~The following procedure shall be used to ensure intergovernmental coordination with the School Board for the location of educational facilities within the Town:~~
- ~~1.      Upon receipt of a written notice from the School Board informing the Town of the acquisition or leasing of property to be used for new public educational facilities, the Town shall notify the School Board within 45 days as to the consistency of the site with the Comprehensive Plan; and~~
  - ~~2.      Subsequent to a request by the School Board for a comprehensive plan determination, the Town shall determine the consistency, with the Comprehensive Plan, of any proposed educational capital improvement projects.~~
- ~~Policy VII.4.2~~      ~~The following procedure shall govern the collaborative planning program and decision-making concerning population projections and public school siting between the Town and the School Board:~~
- ~~1.      Upon receipt of the annual report specified in Chapter 1013, Florida Statutes, whereby the School Board would notify the Town of any additions to the School Five-Year School Facilities Plan, the Town shall respond to the receipt of said plan in accordance with Policy VII.4.1 of the Comprehensive Plan; and~~
  - ~~2.      The Town shall coordinate population estimates and projections with the School Board at a minimum once each year as part of the review of the Five-Year School Facilities Plan.~~
- ~~Policy VII.4.3~~      ~~In order to address the extension of public facilities to existing or new schools, subject to concurrency, all expansions or new construction of public, charter and private schools shall be subject to site and development plan review and approval.~~
- ~~Policy VII.4.4~~      ~~In order to coordinate the effective and efficient provision and siting of educational facilities with associated infrastructure and services within the Town, representatives of the Town and the School Board shall meet by the end of the year 2003 to develop mechanisms for coordination of educational facilities planning.~~
- ~~Policy VII.4.5~~      ~~The following coordinating mechanisms shall be included in the interlocal agreement, required by Chapter 163, Part II and Chapter 1013, Florida Statutes, with the School Board:~~
- ~~1.      Coordinate the review of the annual update of the Capital Improvements Element of the Town and the annual educational facilities report and Five-Year School Facilities Plan of the School Board;~~

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- ~~2. — Coordinate the review and assessment of the associated costs and expenditures of siting and developing schools with needed public infrastructure;~~
- ~~3. — Coordinate the review of land uses that increase residential density;~~
- ~~4. — Use a unified data base, including population forecasts (student population), land use and facilities; and~~
- ~~5. — Use recreational and physical plant facilities in a manner which fosters the coordination of use of the facilities consistent with their multi-function design.~~

**Policy VII.4.1**      **The Town shall coordinate land use and school facility capacity planning in accordance with a land use and school facility planning interlocal agreement entered into by the Town, the County, other municipalities within the County and School Board.**

OBJECTIVE VII.5      The Town shall provide all other units of local government located within the County, the opportunity to comment on the siting of facilities with countywide significance, including locally unwanted land uses.

Policy VII.5.1      The Town, as part of the development review process, shall review the relationship of any facilities with countywide significance, including locally unwanted land uses, to the existing comprehensive plans of all other units of local governments located within the County.

**OBJECTIVE VII.6**      **The Town shall coordinate annexations and joint planning issues with the County and the other municipalities within the County.**

**Policy VII.6.1**      **Upon the annexation of any land into the Town, the Town shall begin the process of amending the Comprehensive Plan, establishing a future land use designation and a zoning designation.**

**Policy VII.6.2**      **In the interim period between annexation and amendment of the Comprehensive Plan and zoning designation, the Town shall implement the County's adopted Comprehensive Plan and Land Development Regulations.**



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## X ECONOMIC DEVELOPMENT ELEMENT

### INTRODUCTION

The Economic Development Element has been prepared recognizing that the Town is part of an area that is and will remain an agricultural/silvicultural and agri-business community. The objectives and policies direct this economic course, while providing the opportunity for appropriate economic development based upon the financial resources, natural resources and public infrastructure available within the Town.

### GOAL, OBJECTIVES AND POLICIES

GOAL X.1 TO PROMOTE BALANCED AND ORDERLY ECONOMIC GROWTH AND ENHANCE THE PROSPERITY OF THE MARKETPLACE.

OBJECTIVE X.1.1 The Town shall encourage a diverse and balanced economic base.

Policy X.1.1.1 The Town recognizes the need for regional cooperation and shall coordinate its economic development activities with the County and the appropriate federal, state, regional and local agencies including the School Board and other appropriate economic development organizations.

Policy X.1.1.2 The Town shall encourage the expansion of existing agri-business and eco-tourism, as well as, the attraction of clean high technology industries, not dependent on significant new public infrastructure.

OBJECTIVE X.1.2 The Town shall work with the School Board and area colleges to maximize education opportunities available to residents.

Policy X.1.2.1 The Town shall encourage the expansion of vocational and technical training curriculum for secondary and post secondary institutions located within and serving the region.

OBJECTIVE X.1.3 The Town shall partner with the North Florida Economic Development Partnership and the County Chamber of Commerce which are actively pursuing implementation of an economic development strategy for the north central Florida region.

Policy X.1.3.1 The Town shall partner with the North Florida Economic Development Partnership and similar organizations on industrial development activities in a manner which provides opportunities to attract clean, high technology industries to the Town and the region.

OBJECTIVE X.1.4 The Town shall partner with the Original Florida Tourism Task Force, which is actively implementing a tourism development plan as a means of promoting economic development and quality of life for the north central Florida region.

Policy X.1.4.1 The Town shall partner with the Original Florida Tourism Task Force on eco-tourism activities in a manner which provides eco-tourism benefits and expands the development of this industry within the Town and the region.

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**OBJECTIVE X.1.5**     **The Town shall address the problem of the lack of sufficient long-term, fixed asset financing for small and medium sized firms.**

**Policy X.1.5.1**     **The Town shall make known and emphasize the programs provided by non-profit corporations which make reasonable private, long term, fixed asset financing available to private business and industries, such as the U.S. Small Business Administration loan programs.**

**OBJECTIVE X.1.6**     **Provide economic opportunities for all segments of the Town with particular emphasis being given to activities which increase economic opportunities for persons at or near the poverty level and to activities which eliminate blighted commercial and industrial uses.**

**Policy X.1.6.1**     **Businesses and industries that meet the demands of the existing labor force by providing employment opportunities and equitable salaries shall be given a high priority in recruitment efforts and in provision of support for expansion of existing local businesses.**

**Policy X.1.6.2**     **Businesses and industries that are willing to participate in the training of skilled and unskilled workers through the local Workforce Development Board and/or other similar programs shall be given a high priority in recruitment efforts and strongly encouraged to locate in the Town, and in provision of support for expansion of existing businesses.**

**Policy X.1.6.3**     **The Town shall encourage the development of public/private partnerships which assist small and minority businesses that may otherwise not have access to adequate start up capital.**