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MEETING NOTICE

CLEARINGHOUSE COMMITTEE

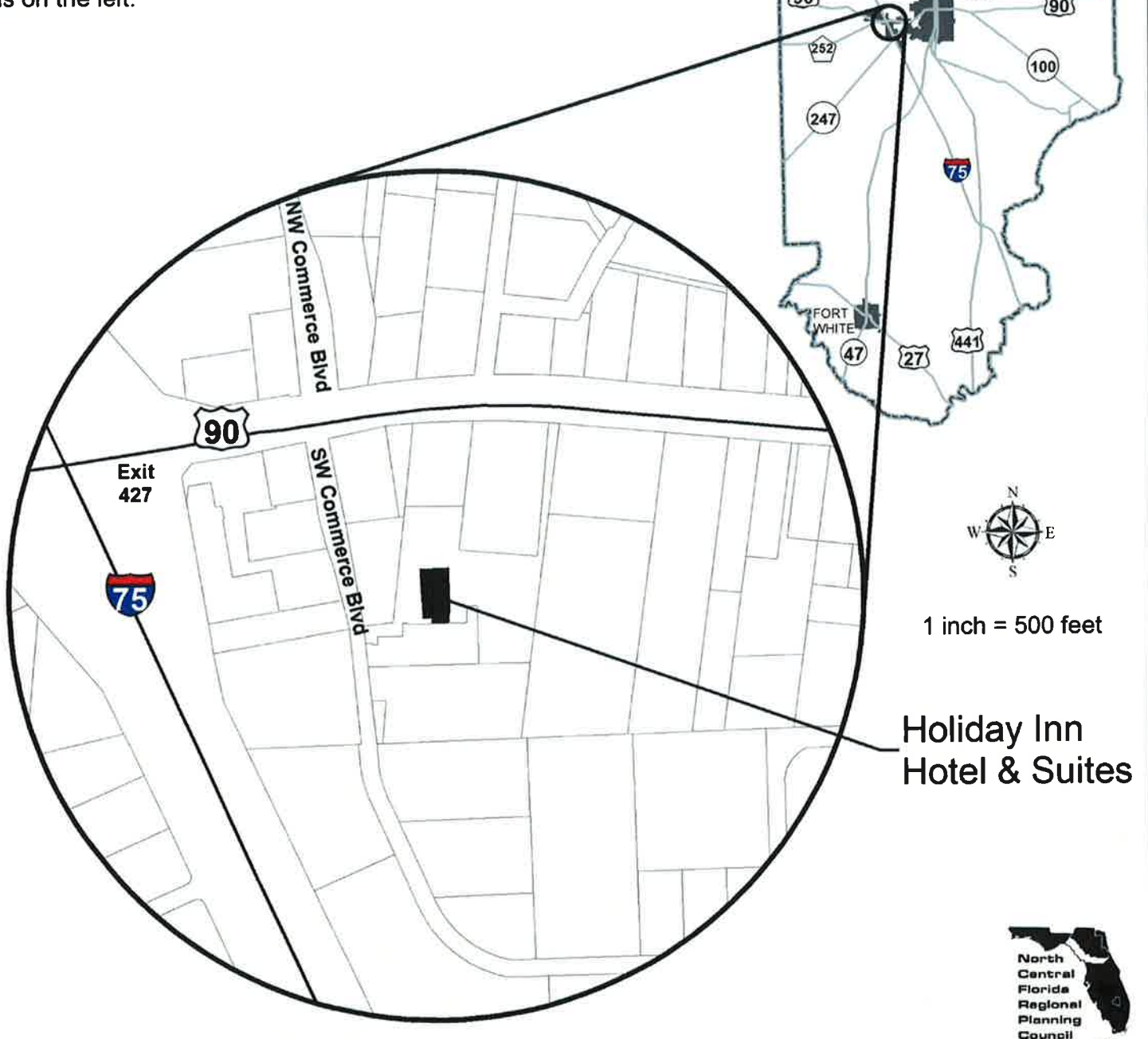
There will be a meeting of the Clearinghouse Committee of the North Central Florida Regional Planning Council on **June 22, 2017**. The meeting will be held at the **Holiday Inn Hotel & Suites, 213 SW Commerce Boulevard, Lake City**, beginning at **6:00 p.m.**

(Location Map on Back)

Holiday Inn Hotel & Suites

213 SW Commerce Blvd
Lake City, Florida 32025

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





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AGENDA

CLEARINGHOUSE COMMITTEE

Holiday Inn Hotel & Suites
Lake City, Florida

June 22, 2017
6:00 p.m.

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NORTH CENTRAL FLORIDA REGIONAL PLANNING COUNCIL
CLEARINGHOUSE COMMITTEE
MINUTES

Holiday Inn Hotel and Suites
Lake City, Florida

May 25, 2017
6:00 p.m.

MEMBERS PRESENT

Beth Burnam
Jim Catron
John Meeks (via telephone)
Larry Sessions, Vice-Chair
Helen Warren

MEMBERS ABSENT

William Hunter
James Montgomery, Chair
Stephen Witt
Mike Williams

STAFF PRESENT

Steven Dopp

Noting the presence of a quorum, the meeting was called to order by Vice-Chair Sessions at 6:17 p.m.

I. APPROVAL OF THE APRIL 27, 2017 MEETING MINUTES

ACTION: It was moved by Commissioner Catron and seconded by Commissioner Burnam to approve the April 27, 2017 meeting minutes as circulated. The motion carried unanimously.

II. COMMITTEE-LEVEL REVIEW ITEMS

- #82 - Dixie County Comprehensive Plan Draft Amendment (DEO No. 17-1ESR)
- #83 - Town of Bell Comprehensive Plan Adopted Amendment (DEO No. 17-1ER)

The Committee agreed by consensus to group these items for purposes of Clearinghouse Committee review. Mr. Dopp stated that the staff reports find 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.

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

The meeting adjourned at 6:21 p.m.

James Montgomery, Chair

6/22/17

COMMITTEE-LEVEL ITEMS

6

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

Regional Planning Council: North Central FL
Review Date: 6/22/17
Amendment Type: Draft Amendments

Regional Planning Council Item No.: 85
Local Government: City of Gainesville
Local Government Item No.: PB-14-40 CPA and
PB-14-46-LUC
State Land Planning Agency Item No.: 17-2ESR

Date Mailed to Local Government and State Land Planning Agency: 6/23/17 (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 AMENDMENTS

City item PB 14-40-CPA deletes the Mixed Use Residential (up to 75 dwelling units per acre), Mixed Use High Intensity (up to 150 dwelling units per acre), Urban Mixed Use 1 (8-100 dwelling units per acre) Urban Mixed Use 2 (10 to 125 dwelling units per acre), adds a new Mixed-Use Office/Residential category (up to 20 dwelling units per acre) and makes amendments to other land use categories (see attached). The item also amends the Transportation Mobility Element (see attached). City item PF 14-16-LUC amends the Future Land Use Map to take into account the changes to the allowable land use categories (see attached). The resulting changes to the Future Land Use Map result in approximately 1,829 acres, roughly 4.5 percent of the City's land area, being reclassified.

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

The City contains several roads which are part of the Regional Road Network, including Interstate Highway 75, U.S. Highway 441 as well as State Roads 20, 24, 26, 121, 222 and 331. City Transportation Mobility Element contains objectives and policies which implement one or more practices consistent with Transportation Planning Best Practices contained in the North Central Florida Strategic Regional Policy Plan. Regional Plan Transportation Element Policy 5.1.1 states that within municipalities where local government comprehensive plans contain goals and policies which implement Transportation Planning Best Practices, adverse impacts to the Regional Road Network are adequately mitigated and local government plans and plan amendments are not subject to a Regional Planning Council determination impacts to the Regional Road Network. Therefore, significant adverse transportation impacts to the Regional Road Network are adequately mitigated.

The subject property of the amendment is located within a Stream-to-Sink Watershed which is identified and mapped in the regional plan as a Natural Resource of Regional Significance. Nevertheless, significant adverse impacts are not anticipated to occur to the natural resources as, the City Comprehensive Plan contains adequate policy direction consistent with the regional plan to mitigate adverse impacts to the natural resources.

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

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

Request a copy of the adopted version of the amendments?

Yes X No

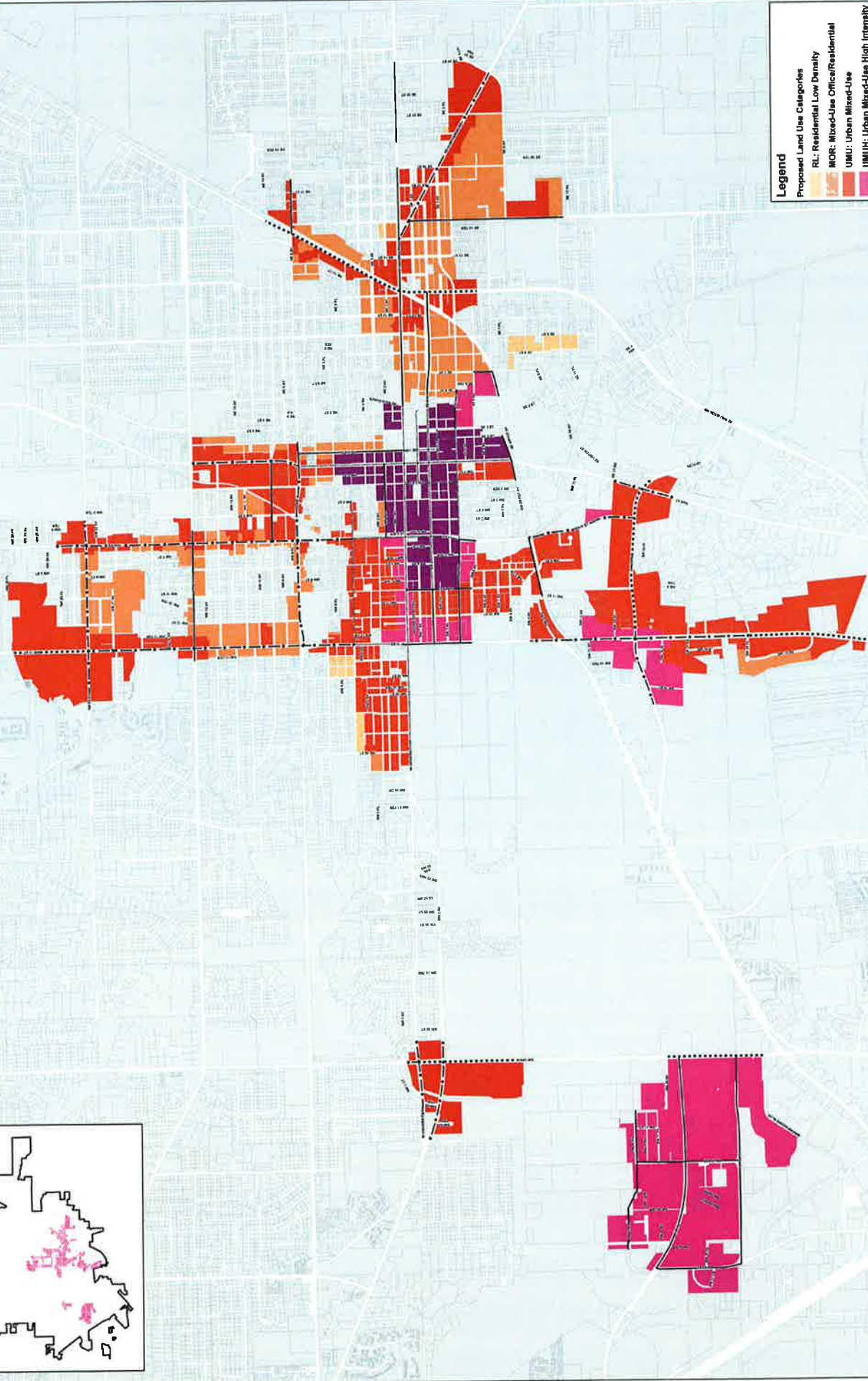
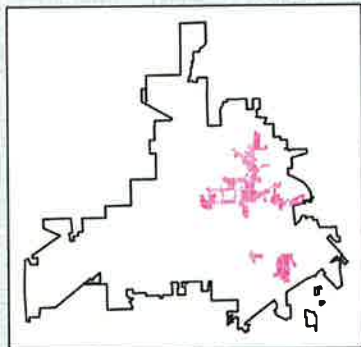
Not Applicable

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

**EXCERPTS FROM THE
CITY COMPREHENSIVE PLAN AMENDMENTS**

Proposed Area for Land Use Changes for Comprehensive Plan Update

14031909



Legend

Proposed Land Use Categories

- RL: Residential Low Density
- MOR: Mixed-Use Office/Residential
- UMU: Urban Mixed-Use
- UMUH: Urban Mixed-Use High Intensity
- UC: Urban Core

Proposed Street Types

- Urban Street 1
- Urban Street 2
- Urban Street 3
- Urban Throughway



This map is for informational purposes only. Do not rely on this map for accuracy of dimensions, area or location. The City of Gainesville does not assume responsibility for the information or for any errors or omissions on this map. For more information, please contact the City of Gainesville Planning and Development Department.

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

Regional Planning Council: North Central FL
Review Date: 6/22/17
Amendment Type: Draft Amendments

Regional Planning Council Item No.: 86
Local Government: Alachua County
Local Government Item Nos.: CPA 04-17
& CPA-05-17
State Land Planning Agency Item No.: 17-3ESR

Date Mailed to Local Government and State Land Planning Agency: 6/23/17 (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 AMENDMENTS

County item CPA-04-17 deletes airport hazard area maps from the County Comprehensive Plan and amends Future Land Use Element Policy 1.2.2 and Transportation Mobility Element Policy 3.1.1 to provide for airport protection zone regulations to be adopted in the County land development regulations (see attached).

County item CPA-05-17 adds Objective 1.8 and associated policies and amends Urban Residential densities policies relating to Cottage Neighborhoods (see attached).

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

The amendments are not anticipated to result in significant adverse impacts to regional facilities Natural Resources of Regional Significance or adjoining local governments as they do not result in a change in allowable uses, densities or intensities of use.

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

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

Request a copy of the adopted version of the amendments?

Yes X No
Not Applicable

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

**EXCERPTS FROM THE
COUNTY COMPREHENSIVE PLAN AMENDMENTS
AND COUNTY STAFF REPORTS**

Exhibit 1 – Proposed Amendments to Comprehensive Plan

FUTURE LAND USE ELEMENT

Policy 1.2.2 ~~The Unified Land Development Code shall contain regulations in order to preclude detrimental airport noise impact on residential areas and to protect the public's investment in the Gainesville Regional Airport.~~ New residential development should be allowed only under certain conditions within the Noise Contour (Ldn DNL) lines as shown on the noise exposure maps included in the most current Part 150 Noise Study for Gainesville Regional Airport that has been determined to be compliant by the FAA. ~~adopted on a map in the Transportation Mobility Element. In accordance with policies in the Transportation Mobility Element, compatibility will be ensured based upon the Gainesville Regional Airport FAR, Part 150 Noise Study.~~

TRANSPORTATION MOBILITY ELEMENT

OBJECTIVE 3.1 – AVIATION

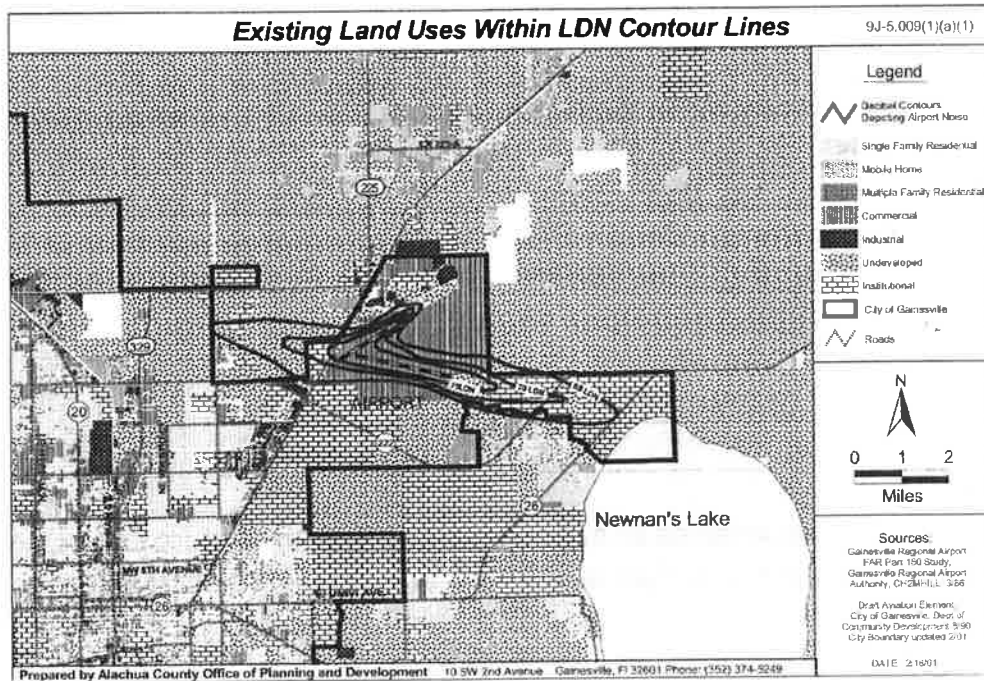
To coordinate improvements or expansions of aviation facilities with the Future Land Use Element and the Conservation and Open Space Element; and to prevent obstructions to airport operations.

Policy 3.1.1 ~~The land development regulations shall provide for airport protection zoning regulations and airport land use compatibility zoning regulations in order to protect designated airport hazard areas from potential obstructions to airport operations, and to prevent incompatible land uses in the vicinity of public use airports. Such land development regulations shall be adopted or amended, as needed, administered, and enforced in accordance with the interlocal agreement for airport zoning regulations between Alachua County, the City of Gainesville, and the Gainesville-Alachua County Regional Airport Authority, as required by Chapter 333, Florida Statutes. Such land development regulations shall be updated based on recommendations in the most current Gainesville Regional Airport FAR Part 150 Noise Study (1986) that has been determined to be compliant by the FAA and subsequent updates, and updates of the most current version of the Gainesville Regional Airport Master Plan. , in order to protect designated airport lands, approach and runway protection zones, Ldn DNL (day/night: loudness) contour lines, and existing and future development adjacent to aviation facilities. The regulations shall address specific methods for County coordination with the Airport to implement these recommendations. Maps 12-17 (depicting the general location of airport facilities and expansions including runway protection zones and obstructions, adjacent land uses, and airport facility ingress and egress for surface transportation), located in the supporting data and analysis for this Element, are adopted and incorporated herein as the Future Aviation and Related Facilities Map Series.~~

Future Aviation and Related Facilities Map Series

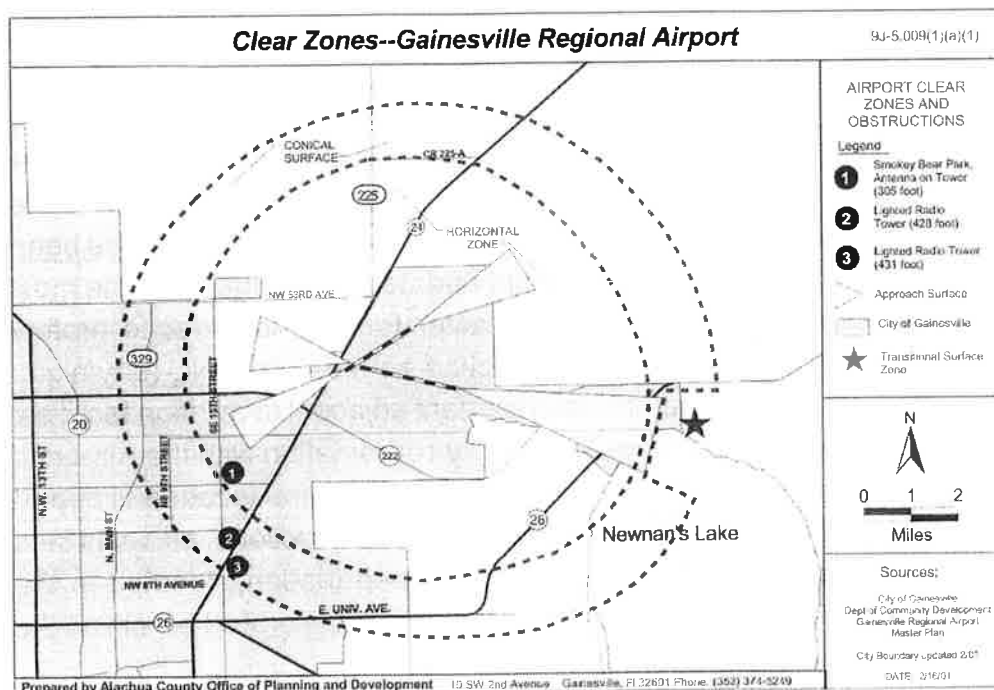
13. Existing Land Uses within LDN Contour Lines

Map to be deleted from Comprehensive Plan; updated airport noise contours will be addressed in the Unified Land Development Code



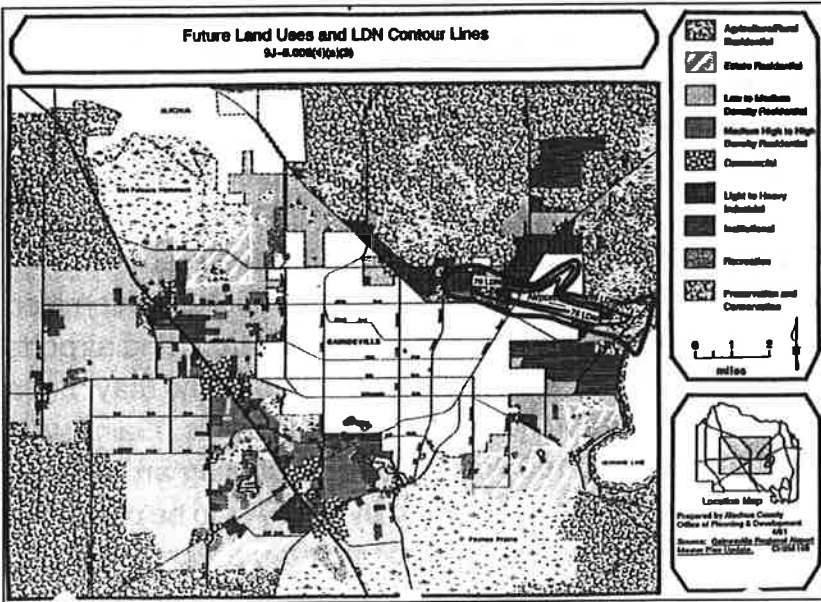
14. Clear Zones—Gainesville Regional Airport

Map to be deleted from Comprehensive Plan; the zones shown on the map will be addressed in the Unified Land Development Code.



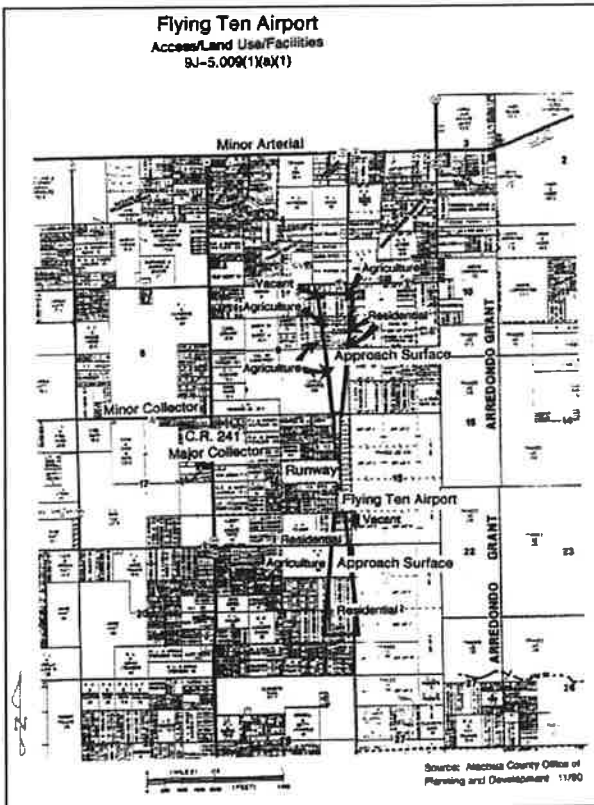
16. Future Land Uses and LDN Contour Lines

Map to be deleted from Comprehensive Plan; updated noise contours will be addressed in the Unified Land Development Code



17. Flying Ten Airport

Map to be deleted from the Comprehensive Plan; the approach surfaces shown on the map are addressed in the adopted Unified Land Development Code



Alachua County Office of Planning and Development Staff Report

Proposed Amendment

URBAN RESIDENTIAL DENSITIES

- Policy 1.3.7** Low Density Residential land use category shall provide for a gross density of one to four dwelling units per acre except as provided for in Cottage Neighborhoods, Transit Oriented Development (TOD) and Traditional Neighborhood Development (TND) meeting the requirements of this Element.
- Policy 1.3.8** Medium Density Residential land use category shall provide for a gross density of four to eight dwelling units per acre except as provided for in Cottage Neighborhoods, Transit Oriented Development (TOD) and Traditional Neighborhood Development (TND) meeting the requirements of this Element.

OBJECTIVE 1.8 COTTAGE NEIGHBORHOODS

Cottage Neighborhoods offer opportunities for creative, diverse and high quality infill development within the Urban Cluster and promote a variety of housing types and sizes available within the community to meet the needs of a population diverse in age, income, and household composition. These neighborhoods provide for more efficient use of land through density bonuses consistent with Housing Element Policy 1.2.2, which provides incentives for development of affordable housing, encourage the creation of more usable open space for residents of the development and maximize resident and pedestrian oriented outdoor spaces while minimizing the impact of automobile traffic and parking.

Policy 1.8.1 Cottage Neighborhoods are groups of Cottage homes built around a common green space.

Policy 1.8.2 Cottage Neighborhoods meeting the design requirements for such neighborhoods in the Unified Land Development Code shall be allowed to develop at two times the maximum units per acre of the underlying future land use designation.

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

Regional Planning Council: North Central Fl
Review Date: 6/22/17
Amendment Type: Adopted Amendment

Regional Planning Council Item No.: 87
Local Government: Lafayette 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: 6/23/17 (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 County is amending 105 acres of the Future Land Use Plan Map from Conservation to Agriculture (less than or equal to 1 dwelling unit per 40 acres) (See attached).

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

The subject property is located adjacent to State Road 51 which is identified in the North Central Florida Strategic Regional Policy Plan as a Regional Transportation Facility. Additionally, the subject property is located within Mallory Swamp and the North Central Florida Regional Ecological Greenway, which are identified and mapped as Natural Resources of Regional Significance in the Regional Plan. Nevertheless, significant adverse impacts are not anticipated to the regional facility or to the Natural Resources of Regional Significance as the County Comprehensive Plan contains adequate policy direction to protect the regional facility and the Natural Resources of Regional Significance.

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

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

Request a copy of the adopted version of the amendment?

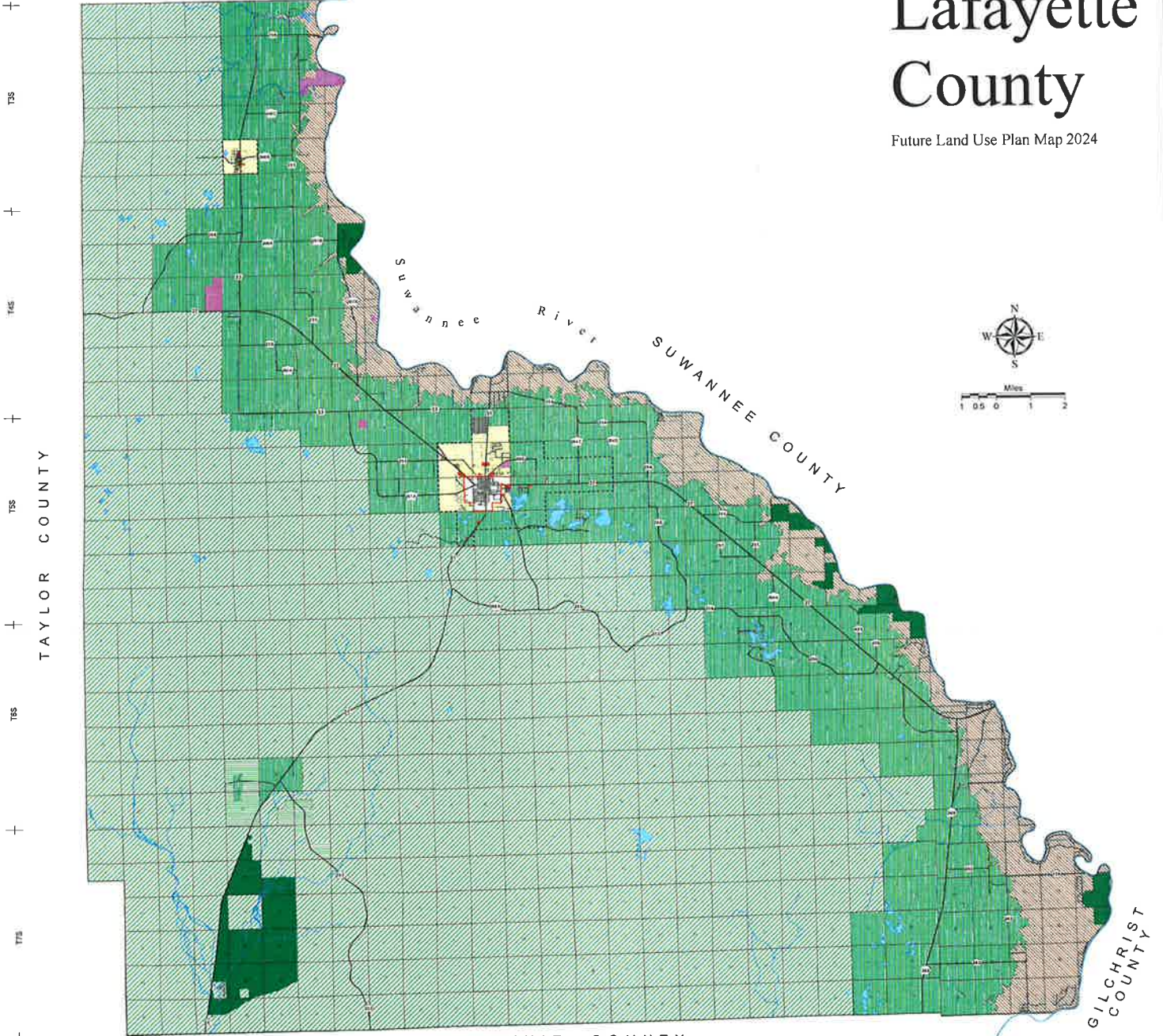
Yes _____ No _____
Not Applicable _____ X _____

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

MADISON COUNTY

Lafayette County

Future Land Use Plan Map 2024



FUTURE LAND USE PLAN MAP CLASSIFICATIONS

- Conservation
- Recreation
- Public
- Environmentally Sensitive Areas - 1 (≤ 1 d.u. per 40 acres) none
- Environmentally Sensitive Areas - 2 (≤ 1 d.u. per 10 acres)
- Agriculture - 1 (≤ 1 d.u. per 40 acres)
- Agriculture - 2 (≤ 1 d.u. per 10 acres)
- Agriculture - 3 (≤ 1 d.u. per 5 acres)
- Residential - Low Density (≤ 1 d.u. per acre)
- Residential - Medium Density (≤ 2 d.u. per acre)
- Residential - Medium Density (≤ 5 d.u. per acre) none
- Residential - High Density (≤ 20 d.u. per acre) none
- Commercial
- Industrial

OTHER MAP FEATURES

- County Boundary Line
- Incorporated Area
- Designated Urban Development Area
- Lake
- River or Stream
- U.S. Highway
- State Highway
- County Road

ADOPTED AUGUST 12, 1991 BY ORDINANCE NO. 91-5
 AMENDED JANUARY 6, 1999 BY ORDINANCE NO. 99-21
 AMENDED JUNE 24, 1999 BY ORDINANCE NO. 99-6
 AMENDED JULY 22, 1999 BY ORDINANCE NOS. 99-6 AND 99-10
 AMENDED JUNE 23, 1999 BY ORDINANCE NOS. 97-2 AND 97-3
 AMENDED JULY 11, 1999 BY ORDINANCE NOS. 98-4 THROUGH 98-9
 AMENDED MAY 24, 1999 BY ORDINANCE NOS. 98-4 AND 98-5
 AMENDED JUNE 11, 2001 BY ORDINANCE NO. 2001-02
 AMENDED JANUARY 27, 2003 BY ORDINANCE NO. 2003-01
 AMENDED ON NOVEMBER 28, 2003 BY ORDINANCE NOS. 03-10 AND 03-11
 AMENDED OCTOBER 8, 2007 BY ORDINANCE NO. 2007-08
 AMENDED JANUARY 28, 2008 BY ORDINANCE NO. 2008-01
 AMENDED MAY 12, 2008 BY ORDINANCE NO. 2008-03
 AMENDED JUNE 12, 2008 BY ORDINANCE NO. 2008-04
 AMENDED DECEMBER 14, 2008 BY ORDINANCE NOS. 2008-07 AND 2008-08
 AMENDED SEPTEMBER 27, 2010 BY ORDINANCE NO. 2010-02
 AMENDED MAY 13, 2015 BY ORDINANCE NO. 2015-01
 AMENDED JULY 16, 2014 BY ORDINANCE NOS. 2014-02 AND 2014-3
 AMENDED AUGUST 22, 2016 BY ORDINANCE NO. 2016-02
 AMENDED MAY 22, 2017 BY ORDINANCE NO. 17-08

Note: Please refer to amendment ordinances for legal description of properties 10 acres or less in size and the corresponding land use classifications for these properties.



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

Regional Planning Council: North Central FI
Review Date: 6/22/17
Amendment Type: Adopted Amendment

Regional Planning Council Item No.: 88
Local Government: Town of La Crosse
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: 6/23/17 (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 the text and the Future Land Use Plan Map of the Town 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 amendment amends the text of the Future Land Use Element; the Traffic Circulation Element; the Housing Element; the Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element; the Conservation Element; the Intergovernmental Coordination Element; the Capital Improvements Element; and the Public School Facilities Element (see attached excerpts).

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

The Town is bisected by State Roads 121 and 235, both of which are identified in the North Central Florida Strategic Regional Policy Plan as Regional Transportation Facilities. The Town is not located within or near a Natural Resource of Regional Significance in the Regional Plan as identified in the regional plan. Significant adverse impacts are not anticipated to facilities or Natural Resources of Regional Significance as the amendment does not result in a change to allowable densities or intensities 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 data collected for this plan element and its analysis, contained in the Town's Data and Analysis document, are not part of this plan element, but provide a basis for its formulation.

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 urban development area and the uses and density of such uses within this designated area.

FUTURE LAND USE GOAL, 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 shall adopt land development regulations ~~by May 1, 1992~~ which 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 land development regulations of the Town shall limit the location of high 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 land development regulations of the Town shall be based on and be consistent with the following land use classifications and corresponding standards for densities and intensities:

CONSERVATION LAND USE

Lands classified as conservation use are lands devoted to the conservation of the unique natural functions within these lands; and

Conservation uses shall be limited to public access, native vegetative community restoration and non residential and residential uses necessary to manage such conservation lands (i.e. ranger stations, research stations and park amenities).

AGRICULTURAL LAND USE

Agriculturally classified lands are lands, which are predominantly used for crop cultivation, livestock, specialty farms, silviculture areas and dwelling units. In addition, the processing storage and sale of agricultural products and commodities which are not raised on the premises, riding or boarding stables, commercial kennels, veterinary clinics and animal shelters, group homes, child care centers, home occupations, private clubs and lodges, off-site signs, cemeteries and crematories, and other similar uses compatible with agricultural uses may be approved as special exceptions and be subject to an intensity of less than or equal to 1.0 floor area ratio; and

Agricultural density shall be limited to a density of less than or equal to 1.0 dwelling unit per 5 acres.

RESIDENTIAL LAND USE

Residential use classifications provide locations for dwelling units at low, moderate, medium and high density within the Town, as defined within this Comprehensive Plan. Public, charter, and private elementary and middle schools are permitted within the low density residential land use classification. In addition, churches and other houses of worship, golf courses, country clubs, racquet and tennis clubs, cemeteries and mausoleums, private clubs and lodges, home occupations, child care centers, group homes, commercial greenhouses and plant nurseries, and other similar uses compatible with residential uses may be approved as special exceptions and be subject to an intensity of less than or equal to 1.0 floor area ratio;

Where a lot, parcel or development is located within more than one residential density category the permitted density shall be calculated separately for each portion of land within the separate density categories; and

Residential very low density shall be limited to a density of less than or equal to 1.0 dwelling unit per acre.

Residential low density shall be limited to a density of less than or equal to 2.0 dwelling units per acre.

RECREATION LAND USE

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

Recreation uses shall be limited to an intensity of less than or equal to 0.25 floor area ratio.

PUBLIC LAND USE

Lands classified as public consist of public buildings and grounds, other public facilities (including sewer facilities, solid waste facilities, drainage facilities and potable water facilities, public health facilities, and educational uses, including private and public schools; and

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

COMMERCIAL LAND USE

Lands classified as commercial use consist of areas used for the sale, rental and distribution of products, or performance of services, as well as public, charter and private elementary, middle and high schools. In addition, off-site signs, churches and other houses of worship, private clubs and lodges, residential dwelling units, which existed within this category on the date of adoption of this Comprehensive Plan, and other similar uses compatible with commercial uses may be approved as special exceptions and be subject to an intensity of less than or equal to 1.0 floor area ratio; and

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

INDUSTRIAL LAND USE

Lands classified as industrial consist of areas used for the manufacturing, assembly, processing or storage of products, as well as public, charter and private schools teaching industrial arts curriculum. In addition, off site signs, truck stops and automobile service stations, and other similar uses compatible with industrial uses may be approved as special exceptions and be subject to an intensity of less than or equal to 1.0 floor area ratio;

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

All structures within the above stated land use categories will be further restricted to a height limitation of 35 feet.

Policy I.1.3

The Future Land Use Plan Map of the Town shall allocate amounts and types of land uses for residential, commercial, industrial, public, and recreation to meet the needs of the existing and projected future populations and to locate urban land uses in a manner where public facilities may be provided to serve such urban land uses. (Urban land uses shall be herein defined as residential, commercial and industrial land use categories).

Policy I.1.4

The Future Land Use Plan Map of the Town shall base the designation of residential, commercial and industrial lands upon acreage which can be reasonably expected to develop ~~by the year 2011~~.

Policy I.1.5

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;

Words **bolded and underlined** have been added.
Words **~~bolded and struck through~~** have been deleted

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;
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.1.6 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 ~~adopt land development regulations by May 1, 1992 which~~ **continue to** regulate the location of land development consistent with topography and soil conditions and the availability of facilities and services.

Policy I. 2.1 The Town, ~~upon adoption of this Comprehensive Plan,~~ shall **continue to** restrict development within unsuitable areas due to flooding, improper drainage, steep slopes, rock formations and adverse earth formations, by the following design standards for arrangement of development:

1. Streets shall be related appropriately to the topography. All streets shall be arranged so as to obtain as many as possible building sites at or above the grades of the streets. Grades of streets shall conform as closely as possible to the original topography. A combination of steep grades and curves shall be avoided.
2. Local streets shall be laid out to discourage use by through traffic, to permit efficient drainage and utility systems and to require the minimum number of streets necessary to provide convenient and safe access to property.
3. The rigid rectangular gridiron street pattern need not necessarily be adhered to, and the use of curvilinear streets, cul-de-sacs, or U-shaped streets shall be encouraged where such use will result in a more desirable layout.

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4. Proposed streets shall be extended to the boundary lines of the tract to be subdivided, unless prevented by topography or other physical conditions or unless, in the opinion of the Town Council, such extension is not necessary or desirable for the coordination of the layout or the most advantageous future development of adjacent tracts.

OBJECTIVE I.3 The Town shall ~~adopt land development regulations by May 1, 1992, which~~ 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, including public schools. 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 shall ~~adopt~~ **continue to maintain** innovative land development regulations to implement the Comprehensive Plan ~~by May 1, 1992~~ to include provisions for Planned Residential Development regulations.

Policy I.4.1 The land development regulations of the Town shall contain specific and detailed provisions to manage future growth and development to implement the Comprehensive Plan which shall contain 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;
4. Regulate areas subject to seasonal and periodic flooding and provide for drainage and stormwater management;
5. Protect potable water wellfields and aquifer recharge areas;
6. Regulate signage;
7. Provide safe and convenient onsite 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 **When such public facilities are made available,** ~~The Town, upon adoption of this Comprehensive Plan,~~ shall limit the extension of public community potable water or sanitary sewer facility geographic service area to the corporate limits of the Town.

Policy I.5.1 **When such public facilities are made available,** ~~The Town~~ shall limit any extension of public community potable water or sanitary sewer facility geographic service area ~~shall be limited~~ to the corporate limits of the Town.

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- OBJECTIVE I.6 The land development regulations of the Town 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 The ~~land development regulations of the~~ Town shall **continue to** require a special permit for dredging, filling, excavation and mining (this permit shall be in addition to any federal, state or regional agency required permit).
- Policy I.6.2 The land development regulations of the Town shall ~~include~~ **continue to maintain** provisions for drainage, stormwater management, open space and safe and convenient on site traffic flow including the provisions of needed vehicle parking for all development.
- Policy I.6.3 The ~~land development regulations of 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. Further, the Town shall require all structures to be clustered on the non-flood prone portion of a site or where the entire site is in a flood prone area, structures shall be elevated at least two feet above the highest adjacent grade.
- Policy I.6.5 The ~~land development regulations of the~~ Town shall **continue to** require that where a commercial or industrial use is erected or expanded on land abutting a residential district, then the proposed use shall provide a landscaped buffer. A masonry or wood opaque structure may be substituted for the planted buffer.
- OBJECTIVE I. 7 The Town 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 October 8, 1996.~~
- 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 The Town, ~~upon adoption of this Comprehensive Plan,~~ shall reduce inconsistencies in land uses with the provisions of this Comprehensive Plan through the establishment of such inconsistencies as non-conforming land uses.
- Policy I. 8.1 The Town hereby establishes the following provisions for nonconforming structures and uses of land or structures and premises:
1. Nonconforming uses of land or structures may be continued where the lawful use of land existed prior to the adoption of this Comprehensive Plan where such use. is not permitted by this Comprehensive Plan. Such use may be continued, so long as it remains otherwise lawful, subject to its discontinuance, after it ceases to exist for a period of more than 12 months.

2. Nonconforming structures may be continued where a structure lawfully existed prior to the adoption of this Comprehensive Plan where such use would not be permitted to be built under this Comprehensive Plan by reason of restrictions on requirements other than use concerning the structure. Such structure may be continued so long as it remains otherwise lawful.

Policy I.8.2

The Town hereby establishes the following administrative procedures 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 Comprehensive Plan.

Applications for vesting determinations shall be evaluated pursuant to the following criteria:

1. Common Law Vesting - a right to develop or to continue the development of property notwithstanding this Comprehensive Plan may be found to exist whenever the applicant proves by a preponderance of evidence that the owner or developer, acting in good faith and reasonable reliance upon some act or omission of the Town, has made such a substantial change in position or has incurred such extensive obligations and expenses that it would be highly inequitable and unjust to destroy the right to develop or to continue the development of the property.
2. Statutory Vesting - the right to develop or to continue the development of property shall be found to exist if a valid and unexpired final development order was issued by the Town prior to adoption of this Comprehensive Plan, substantial development has occurred on a significant portion of the development authorized in the final development order and is completed or development is continuing in good faith as of the adoption of this Comprehensive Plan. A "final development order" shall be any development order which approved the development of land for a particular use of uses at a specified density of use and which allowed development activity to commence on the land for which the development order was issued. "Substantial development" shall mean that all required permits necessary to commence and continue the development have been obtained;
 - a. Permitted clearing and grading has commenced on a significant portion of the development; and
 - b. The actual construction of roads and the stormwater management system, on that portion of the development is complete or is progressing in a manner that significantly moves the entire development toward completion.
3. Presumptive Vesting for Consistency and Concurrency - any structure on which construction has been completed pursuant to a valid building permit shall be presumptively vested for the purposes of consistency and concurrency and shall not be required to file an applicant to preserve their vested rights status.

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4. Presumptive Vesting for Density Only - the following categories shall be presumptively vested for the purpose of density and shall not be required to file an application to preserve their vested rights in this regard:
 - a. All lots of record as of the adoption of this Comprehensive Plan, whether located within a subdivision or without, but only to the extent of one single family residence per lot; however, such lots shall not be contiguous as of the adoption of this Comprehensive Plan to any other lot(s) owned by or under contract for deed to the person(s) applying for the single family residence building permit; and
 - b. All contiguous lots of record as of the adoption of this Comprehensive Plan, whether located within a subdivision or without, where such lots are treated as one lot for one single family residence.

OBJECTIVE I.9 The Town, ~~upon adoption of this Comprehensive Plan~~, shall protect historic and prehistoric resources identified by the Florida Master Site File or by Town Council designation. The Town, ~~by May 1, 1992~~, shall establish a historic preservation agency to assist the Town Council with the designation of historic landmarks and landmark sites or historic districts within the Town. The historic preservation agency shall review applications for historic designation and after conducting a duly noticed public hearing shall make a recommendation to the Town Council based upon the criteria stated in Policy I.9.1.

Policy 1.9.1 The Town shall establish the following standards for the maintenance and adaptive reuse of historic structures and sites:

1. The effect of the proposed work on the landmark or the property upon which such work is to be done;
2. The relationship between such work and other structures on the historic housing site;
3. The extent to which the historic architectural significance, architectural style, design, arrangement, texture, materials, and color of the historic housing will be affected; and
4. Whether the denial of a certificate would deprive the property owner of reasonable beneficial use of his or her property.

Policy 1.9.2 The Town shall maintain a listing of all known prehistoric and historic sites within the Town. This list shall be maintained by the Town Historic Preservation Agency.

OBJECTIVE I.10 The Town shall adopt regulations to protect natural resources and environmentally sensitive lands (including but not limited to wetlands and flood prone areas) ~~by May 1, 1992~~.

Policy I. 10.1 The Town shall protect public potable water supply wells by prohibiting:

1. Land uses which require or involve storage, use of manufacture of regulated materials as defined by Chapter 38F-41., Florida Administrative Code, in effect upon adoption of this Comprehensive Plan and Code of Federal Regulations, Title 40. Part 302 and 355 and Title 49. Part 172, in effect upon adoption of this Comprehensive Plan;
2. Landfills;
3. Facilities of bulk storage, agricultural chemicals;
4. Petroleum products;
5. Toxic and hazardous medical waste;
6. Feedlots or other animal facilities;
7. Wastewater treatment plants and percolation ponds; and
8. Mines, and excavation of waterways or drainage facilities which intersect the water table, within a 300-foot radius around the water well designated by this Comprehensive Plan as a wellfield protection area.

In addition, no transportation of such regulated materials shall be allowed in the wellfield protection area, except local traffic serving facilities within the wellfield protection area.

Policy I. 10.2 The Town shall prohibit the location of any structure, other than permitted docks, piers, or walkways within a wetland. Such permitted docks, piers or walkways shall be elevated on pilings. In addition, the clearing of natural vegetation shall be prohibited, except for a minimum amount associated with the installation of the permitted docks, piers or walkways.

Policy I.10.3 1. The gross density or intensity permitted by a Future Land Use category(s) may be transferred from conservation areas to non-conservation portions of the property; to an adjoining property under common ownership or management and within a unified development; or to other development receivership areas; at a rate consistent with that of the underlying zoning district, but not to exceed the maximum density allowed by the land use designation.

2. When there are no non-conservation areas to which density or intensity may be transferred, the development may be clustered in a portion of the site that will result in the least environmental impact.

Policy I 10.4 1. Development on land which may include or is adjacent to, conservation or preservation areas, shall follow best environmental management practices. These practices emphasize site designs which incorporate the natural features of the landscape to include unique topographic and stormwater features, vegetative edges, and soils types which avoid and minimize adverse environmental and visual impacts. The major criterion for approval shall be the continued functioning, with minimum disturbance, of an ecosystem impacted by a development.

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2. Development shall not be allowed at the maximum densities and intensities of the underlying zoning district, if those densities would be harmful to natural resources.
3. Development occurring along the edges of conservation and preservation areas shall be designed to protect and minimize the impacts of development on conservation and preservation areas by the use of natural vegetative buffers as designated in the Conservation Element of this Comprehensive Plan.

OBJECTIVE I. 11 The Town, ~~upon adoption of this Comprehensive Plan,~~ shall **continue to** coordinate 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 ~~land development regulations of 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 shall coordinate review of all proposed subdivision plats with the Water Management District for subdivisions proposed within the drainage basin of any designated priority water body to provide the Water Management District an opportunity to review such subdivision to determine if the plat is consistent with any approved management plans within that basin.

Policy I. 12.1 The ~~land development regulations of the~~ Town shall **include continue to a provision which** requires the developer to submit development plans for all proposed subdivision plats 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 require the location of the following essential services - electrical transmission lines **and substations,** natural gas transmission lines, and radio, telecommunication and television antennas and towers, owned or operated by publicly regulated entities - to be approved by the Town Council. All other essential services, which are hereby defined to include and be limited to - electrical distribution lines, water distribution lines and mains, sanitary sewer collection lines, force mains and lift stations, natural gas distribution lines and mains, telephone lines and substations, and cable television lines - shall be exempt from any Town approval and shall be permitted in any land use category. All public buildings and grounds, and public facilities not defined as an essential service herein and to be located outside of a public right-of-way or easement shall require an amendment to the Future Land Use Plan Map for designation as a public use.

Policy I.13.1 The Town Council shall use the following criteria in considering for approval the following essential services; electrical transmission lines **and substations,** natural gas transmission lines, and radio, telecommunications and television antennas and towers, owned or operated by publicly regulated entities:

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1. No such essential service shall be sited within 500 feet of any single or multi-family residence, group living facility, school or hospital, said distance to be measured from the centerline of the electrical and natural gas transmission lines, as constructed, ~~or the fenced area of electrical substations~~. In addition, all radio and telecommunication towers shall also maintain, the rated self-collapsing distance from any use listed above.

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.**

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

Regional Planning Council: North Central FL
Review Date: 6/22/17
Amendment Type: Adopted Amendment

Regional Planning Council Item No.: 89
Local Government: Alachua County
Local Government Item No.: CPA 08-16
State Land Planning Agency Item No.: 17-1ESR

Date Mailed to Local Government and State Land Planning Agency: 6/23/17 (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 item amends the Future Land Use Map of the County Comprehensive Plan by creating a precise boundary for the Evinston Rural Cluster based on the criteria contained in Policy 6.4.1(a) through (e) of the County Comprehensive Plan Future Land Use Element (See attached).

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

Significant adverse impacts are not anticipated to Natural Resources of Regional Significance or regional facilities since it does not result in a significant change in allowable uses or intensities/densities of use.

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

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

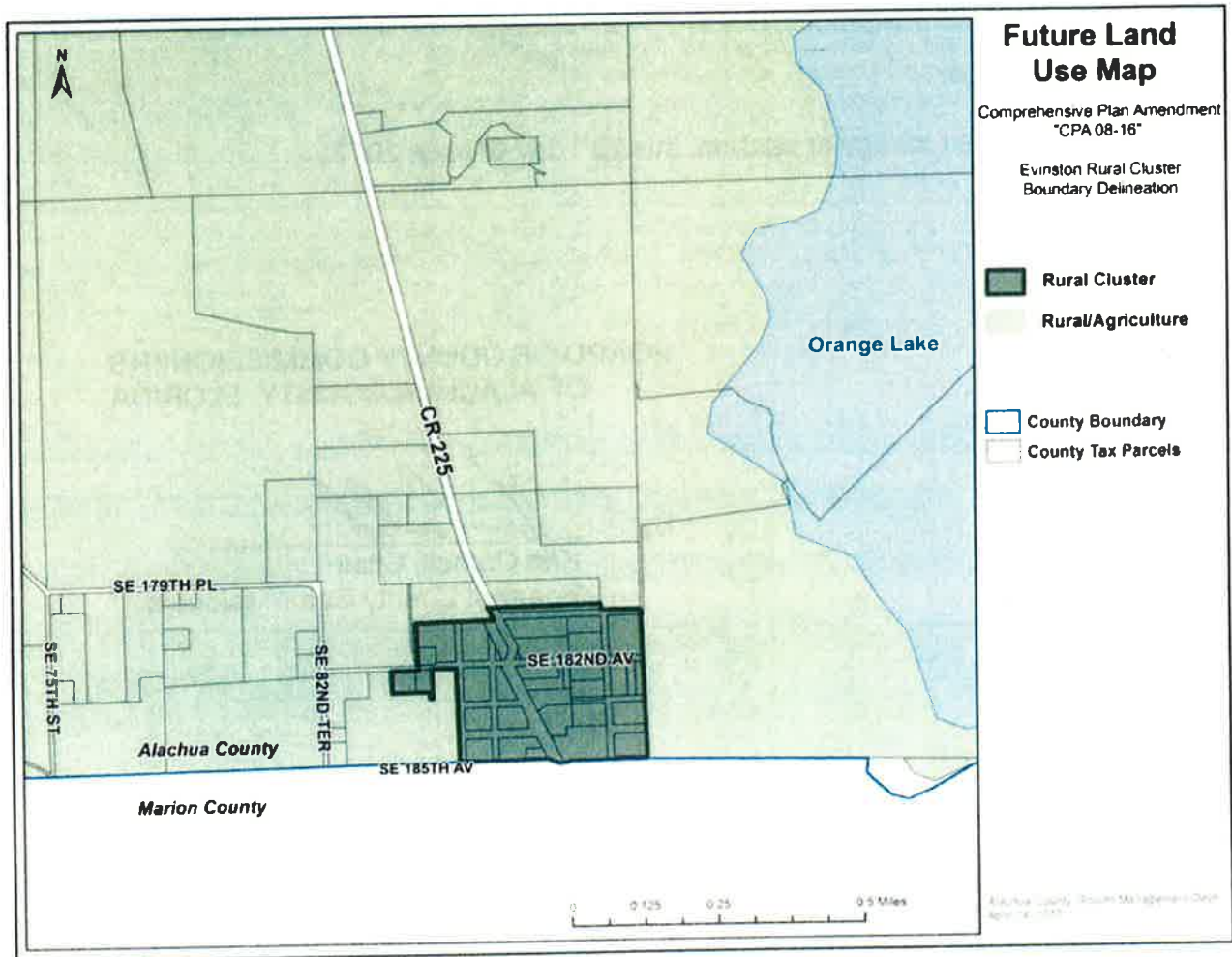
Request a copy of the adopted version of the amendments?

Yes _____ No _____
Not Applicable _____ X _____

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

ATTACHMENT A

Future Land Use Map



CPA 08-16: Amendment to the Alachua County Comprehensive Plan: 2011-2030 to delineate the boundary for the Evinston Rural Cluster on the Future Land Use Map based on the criteria in Policy 6.4.1(a) through (e) of the Future Land Use Element.

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

Regional Planning Council: North Central FL
Review Date: 6/22/17
Amendment Type: Draft Amendment

Regional Planning Council Item No.: 90
Local Government: City of Hawthorne
Local Government Item No.: n/a
State Land Planning Agency Item No.: 17-1ESR

Date Mailed to Local Government and State Land Planning Agency: 6/23/17 (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 City is amending the text of its Future Land Use Element, Housing Element, Capital Improvements Element, Public Facilities Element, Open Space and Recreation Element, Conservation Element, and Intergovernmental Coordination (see attached excerpts).

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

The City is bisected by U.S. Highway 301 and State Road 20, both of which are identified in the North Central Florida Strategic Regional Policy Plan as a Regional Transportation Facility. Additionally, the City is located within a Natural Resource of Regional Significance as is identified and mapped in the North Central Florida Strategic Regional Policy Plan. Significant adverse impacts are not anticipated to the regional facilities or to Natural Resources 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 City Comprehensive Plan, as amended, is not anticipated to create significant adverse impacts to adjoining local governments.

Request a copy of the adopted version of the amendment?

Yes X No
Not Applicable

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

**EXCERPTS FROM THE
CITY COMPREHENSIVE PLAN AMENDMENT**

A. FUTURE LAND USE

[PLEASE NOTE: POLICIES WERE RENUMBERED DUE TO THE INCONSISTENT NUMBERING SYSTEM. SOME NUMBERS MAY SHOW AS NEW OR EXISTING TEXT. NEW POLICY TEXT IS SHOWN IN BLUE UNDERLINE. ORIGINAL POLICY TEXT IS STRUCKTHROUGH IN RED.]

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 City. The purpose of this Future Land Use Element is to provide for the appropriate distribution of population densities and building and structural densities and intensities. The data collected for this plan element and its analysis contained in the City's Data and Analysis document, are not part of this plan element, but provide a basis for its formulation.

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 City as a designated urban development area and the uses, density and density intensity of such uses within this designated area. As the unincorporated areas of the County are primarily rural in character and use, there is an opportunity to provide appropriate direction for the future location and concentration of urban uses within the City.

Goal A.1: In recognition of the importance of enhancing the quality of life in the city, the City shall, maintain a coordinated distribution of land uses to assist in stimulating the economic conditions in the City and proactively plan for timely progressive development within the urban boundaries through the year 2035, and direct development to those areas which have utilities in place or have agreements to provide, service capacity to accommodate growth in an environmentally acceptable manner.

Objective A.1-1: Land Use Categories. The City shall maintain a range of future land use categories to ensure the allocation of coordinated land uses, allow the protection of natural and historic resources, and maximize economic development opportunities in the City.

Policy A.1-1.1: Category Identification. The City hereby adopts the following future land use categories, which shall be depicted on the adopted Future Land Use Map.

Agriculture. Agriculturally classified lands are lands which are predominantly used for crop cultivation, livestock, specialty farms, silviculture and dwelling units. In addition, the processing, storage and sale of agricultural products and commodities which are not raised on the premises, riding or boarding stables, commercial kennels, veterinary clinics and animal shelters, group homes, child care centers, home occupations, private clubs and lodges, off-site signs, cemeteries and crematories, and other similar uses compatible with agricultural uses may be approved as special exceptions and be subject to an intensity of less than or equal to 1.0 floor area ratio.

Agricultural density shall be limited to less than or equal to 1.0 dwelling unit per 5 acres.

Public. Lands classified as public consist of public buildings and grounds, other public facilities (including sewer facilities, solid waste Facilities, drainage facilities and potable water facilities, public health systems, and educational uses.

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

Conservation. Lands classified as conservation use are lands devoted to the conservation of the unique natural functions within these lands.

Conservation uses shall be limited to public access, native vegetative community restoration residential and non- residential uses necessary to manage such conservation lands (i.e. ranger stations, research stations and park amenities).

Recreation. Lands classified as recreation use consist of areas used for user based and resource based recreation uses. Recreation uses shall be limited to an intensity of less than or equal to 0.25 floor area ratio.

Residential Land Use Categories:

Residential use classifications provide locations for dwelling units at low, moderate, medium and high density within the City as defined within this Comprehensive Plan. In addition, churches and other houses of worship, golf courses, country clubs, racquet and tennis clubs, cemeteries and mausoleums, private clubs and lodges, home occupations. Child care centers, group homes, commercial greenhouses and plant nurseries, and other similar uses compatible with residential uses may be approved as special exceptions and be subject to an intensity of less than or equal to 1.0 floor area ratio. In addition, medium density residential use classifications can also provide locations for professional and business activities along arterial and collector streets in transitional areas buffering residential neighborhoods from intensive non-residential areas.

Where a lot, parcel, or development is located within more than one residential density category the permitted density shall be calculated separately for each portion of land within the separate density categories.

Residential Low Density. Residential low density shall be limited to a density of less than or equal to 2.0 dwelling units per acre.

Residential Moderate Density. Residential moderate density shall be limited to a density of less than or equal to 4.0 dwelling units per acre.

Residential Medium Density. The medium density residential use classification can also provide location for professional and business activities along arterial and collector streets in transitional areas buffering residential neighborhoods from intensive non- residential areas. Residential medium density shall be limited to a density of less than or equal to 8.0 dwelling units per acre.

Residential High Density. Residential high density shall be limited to a density of less than or equal to 20.0 dwelling units per acre.

Commercial. Lands classified as commercial use consist of areas used for the sale, rental and distribution of products, or performance of services. In addition, off-site signs, churches and other houses of worship, private clubs and lodges. residential dwelling units which existed within this category on the date of adoption of this Comprehensive Plan, and other similar uses compatible with commercial uses may be approved as special exceptions and be subject to an intensity of less than or equal to 1.0 floor area ratio. Commercial uses shall be limited to an intensity of less than or equal to 1.0 floor area ratio.

Industrial. Lands classified as industrial consist of areas used for the manufacturing, assembly, processing or storage of products. In addition, off site signs, truck stops and automobile service stations., and other similar uses compatible with industrial uses may be approved as special exceptions and be subject to an intensity of less than or equal to 1.0 floor area ratio. Industrial uses shall be limited to an intensity of less than or equal to 1.0 floor area ratio.

~~All structures within the above stated use categories will be further restricted to a height limitation of 35 feet.~~

Envision Alachua Hawthorne Mixed Use classification (EA-HMU). EA-HMU permits the full range of employment based uses within all commercial and industrial classifications, the full range of densities and uses permitted within all Residential classifications; supporting commercial uses (office, retail, hotel and service uses); public and private educational facilities, civic and public uses; recreation uses; agricultural and silvicultural uses; and conservation uses. Industrial uses are not permitted south of SR 20.

EA-HMU shall be limited to the following development program:

Use	Maximum Development Program*	Density (Dwelling Units / Gross Residential Acre)		Intensity	
				FAR	
		Min	Max	Min	Max
Light Industrial	3,504,707 SF	n/a	n/a	n/a	2.00
Commercial	150,000 SF	n/a	n/a	0.20	1.00
Residential	800 DU	2.0 DU/AC	7.0 DU/AC		

SF = square feet

DU = dwelling units

*Customary Ancillary Community Oriented Uses that are designed to serve the EA-HMU development and the Hawthorne community at-large, including, but not limited to, schools, places of worship, government services, recreation, utilities, and civic facilities, shall be provided as needed. Such uses shall be permitted through the rezoning process and shall not be limited by the Maximum Development Program indicated in the table above.

EA-HMU shall provide a minimum of 20% open space measured over the entire area designated EA-HMU. All buildings within areas designated EA-HMU future land use and Light Industrial or Industrial implementing zoning district shall be restricted to a height limitation of 65 feet. All buildings and structures within areas designated EA-HMU and

Planned Unit Development (PUD) implementing zoning shall be restricted to height limitations established by the PUD.

Envision Alachua Hawthorne Conservation classification (EA-HCON). EA-HCON is intended to provide long-term protection for existing natural systems, enhancement and restoration of such systems and creation of systems that mimic such natural systems. Areas within EA-HCON in use for silviculture purposes at the time of adoption of this policy may continue such use so long as it is conducted consistent with the latest applicable best management practices of the Florida Department of Agriculture and Consumer Services until such time as additional standards, limitations or restrictions are included within the implementing Planned Unit Development zoning for the property.

Other uses and activities that may be authorized within areas designated EA-HCON through adoption of the implementing Planned Unit Development zoning and upon determination by the City Commission that such uses will not significantly alter existing natural systems include the following:

- a. Public and private conservation, recreation and open space uses.
- b. Public and private wildlife preserves, hunting areas, game management and refuge areas.
- c. Wetland Mitigation Areas.
- d. Water conservation and retention/detention areas for floodplain and stormwater management.
- e. Low intensity agricultural uses, employing latest applicable best management practices. Row crops and other high intensity agriculture uses are not permitted.
- f. Establishment and/or Restoration of Plant and Wildlife Habitat

Implementing Planned Unit Development zoning may authorize utility corridors and transportation access corridors including roadways and rail lines within EA-HCON that are necessary to serve the EA-HMU development areas. Such corridors may be approved notwithstanding any alteration of natural systems provided that such transportation corridors are planned and designed using guidelines contained in the 2013 Florida Department of Transportation Wildlife Crossing Guidelines to serve motorized vehicles, pedestrians, bicyclists, and utilities.

All uses not listed herein as allowed and allowable within areas designated Envision Alachua Hawthorne Conservation are prohibited.

Policy A.1-1.2: Density/Intensity. Unless otherwise noted in this comprehensive plan, the density and intensity figures described in this Future Land Use Element shall apply to gross land area, including wetlands and/or surface waters and required open space.

Policy A.1-1.3: The City's Future Land Use Map shall allocate amounts and types of land uses for residential, commercial, industrial, public, and recreation to meet the needs of the existing and projected future populations and to locate urban land uses in a manner where public facilities may be provided to serve such urban land uses. (Urban land uses shall be herein defined as residential, commercial and industrial land use categories).

B. HOUSING

Introduction

The following goal, objectives and policies constitute the Housing Element providing for decent, safe and sanitary housing at affordable costs and in sufficient quantities to meet the needs of both existing and future City residents. The data collected for this plan element and its analysis contained in the City's Data and Analysis document are not part of this plan element, but provide a basis for its formulation.

This plan element of the City's Comprehensive Plan establishes a guide for the City to follow in addressing the housing needs of the incorporated area of the City. The Housing Element addresses the main goal for housing within the City through the year 2011, as well as, measurable objectives which are established to meet the City's housing goal. In addition, each objective is followed by one or more corresponding policies to provide guidance and direction towards the accomplishment of the objective.

Goal B.1: Provision of Housing. To ensure an adequate supply of a wide range of housing types, at various levels of affordability, to accommodate the needs of the residents of Hawthorne through the year 2035. ~~PROVIDE DECENT, SAFE AND SANITARY HOUSING IN SUITABLE ENVIRONMENTS AT AFFORDABLE COSTS TO MEET THE NEEDS OF THE CITY'S PRESENT AND FUTURE CITIZENS, INCLUDING THOSE RESIDENTS WITH SPECIAL NEEDS.~~

Objective B.1-1: The City's Future Land Use Map shall include adequate amounts of lands to accommodate the projected housing growth.

Policy B.1-1.1: The City shall permit 30 dwelling units to provide affordable housing for elderly and handicapped individuals by 1996.

Policy B.1-1.2: Ensure that necessary infrastructure capacity for the new dwelling units, population, and the secondary non-residential development expected from an increase in the housing stock and population.

Policy B.1-1.3: The City shall regularly review ordinances, codes, regulations, and the permitting process to eliminate excessive requirements and to encourage private sector participation in meeting housing needs, including affordable housing needs.

Policy B.1-1.4: The City shall, through the Land Development Regulations, encourage the development/redevelopment of housing that will integrate divergent choices of housing across all neighborhoods.

Policy B.1-1.5: The City shall establish streamlined development process for affordable housing developments.

Policy B.1-1.6: The City shall allow manufactured homes in residentially zoned areas, provided that such housing is compatible with surrounding development and meets applicable building code regulations.

Policy B.1-1.7: The City, in cooperation with law enforcement, shall utilize Crime Prevention through Environmental Design (CPTED) principles in order to increase the safety of housing developments.

Policy B.1-1.8: The City shall continue providing adequate supporting infrastructure, i.e. paved streets, drainage, potable water, and sanitary sewer when available, throughout the City to enhance and complement the housing stock.

Policy B.1-1.9: The City shall cooperate with private and non-profit participants involved in the housing production and housing renovation.

Policy B.1-1.10: The City shall include as part of its adopted citizen participation plan a provision to ~~insure~~ ensure that representatives of the local private and non-profit housing industry be provided opportunities to participate in housing related planning activities conducted by the City.

Objective B.1-2: Relocation. The City shall coordinate with the appropriate agencies to offer relocation assistance to city residents who are displaced by Federal, State, or local government programs and projects. The displacing agency shall be responsible for providing assistance, which includes, but is not limited to, financial means and methods.

Policy B.1-2.1: When residents are displaced by City actions, though public development or redevelopment, the City shall attempt to ensure the residents are able to relocate to standard, affordable housing.

Policy B.1-2.2: The City shall coordinate with appropriate agencies to prepare plans of action regarding relocation of residents, before programs are enacted that will create displaced households. Such plans shall include, but are not limited to, the following:

- Timing of the relocation,
- Assessment of the need for the program which will displace households,
- Costs associated with the displacement of such households, and
- An assessment of the household's needs and the impact of the relocation on the household, including:
 - Location and the effect of a new neighborhood location on the household's distance to job, schools, and social activities, and
 - The adequacy of public transit, if applicable at the time, to serve the displaced household.

Objective B.1-3: Affordable Housing. The City shall encourage and assist the private sector in the provision of safe, clean, and affordable housing, particularly for low and moderate-income households.

Policy B.1-3.1: The City shall review and revise its Land Development Code to remove constraints on the development of affordable housing projects, where such constraints are not supported by a valid concern for the health, safety, or welfare of the community.

Policy B.1-3.2: The City shall pursue public-private partnerships with non-profit agencies to assist very low and low-income families with the maintenance of and renovations to existing owner-occupied housing.

Policy B.1-3.3: On a case-by-case basis, the City shall evaluate all infrastructure charges and fees to determine whether adjustments can be made for affordable housing projects or projects that include an affordable housing component. The City should also encourage the

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

Regional Planning Council: North Central FL
Review Date: 6/22/17
Amendment Type: Adopted Amendment

Regional Planning Council Item No.: 91
Local Government: City of Newberry
Local Government Item Nos.: CPA 16-02
State Land Planning Agency Item No.: 17-1ER

Date Mailed to Local Government and State Land Planning Agency: 6/23/17

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

City item CPA 16-02 amends the text of the Future Land Use Element as well as the Future Land Use Map. The amendment supports and promotes economic development strategies developed as part of the Competitive Florida Program, the City Corridor Economic Development Study and its Community Vision document. Among other changes, the amendment deletes the Rural Area Sub-Element of the Future Land Use Element and deletes the Neighborhood Commercial land use category. Within the Urban Service Area Sub-Element of the Future Land Use Element, the amendment deletes the Mixed Use and Industrial categories, creates a Corporate Park land use category, and increases the intensity of use for the Commercial land use category (see attached).

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

The City is bisected by U.S. Highway 27/41 and State Road 26, both of which are identified and mapped in the North Central Florida Strategic Regional Policy Plan as part of the Regional Road Network. The City Comprehensive Plan contains objectives and policies which implement one or more practices consistent with Transportation Planning Best Practices contained in the North Central Florida Strategic Regional Policy Plan. Regional Plan Transportation Element Policy 5.1.1 states that within municipalities where local government comprehensive plans contain goals and policies which implement Transportation Planning Best Practices, adverse impacts to the Regional Road Network are adequately mitigated and local government plans and plan amendments are not subject to a Regional Planning Council determination impacts to the Regional Road Network. Therefore, significant adverse transportation impacts to the Regional Road Network are adequately mitigated.

The City is located within an Area of High Recharge Potential to the Floridan Aquifer, a Natural Resource of Regional Significance as identified and mapped in the North Central Florida Strategic Regional Policy Plan. Nevertheless, significant adverse impacts are not anticipated to occur as the City Comprehensive Plan contains adequate policy direction to prevent or mitigate significant adverse impacts to the Natural Resource of Regional Significance.

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

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

Request a copy of the adopted version of the amendment?

Yes X No
Not Applicable X

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

EXCERPTS FROM CITY COMPREHENSIVE PLAN AMENDMENT



I

CITY OF NEWBERRY 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 City. The purpose of this Future Land Use Element is to provide for the appropriate distribution of population densities and building and structural densities and intensities. The data collected for this plan element and its analysis, primarily contained in the City's Data and Analysis document, are not part of this plan element but provide a basis for its formulation.

The Future Land Use Element is divided into four portions; (1) The Newberry Visions Sub Element; (2) ~~Rural Development Sub Element;~~ (3) ~~Urban Service Area Sub Element; Supplementary Objectives and Policies;~~ and (4) ~~Objectives and Policies Related to Specific Locations within the City~~ Rural & Urban Sub Element; and (5) ~~Specific Locations Sub Element.~~

NEWBERRY VISIONS SUB ELEMENT

Introduction

In 2004, the City of Newberry began a visioning process with the help of the Florida Department of Community Affairs and the Florida A&M University's School of Architecture. An aim-goal of the visioning process was to identify aspects of the





The Visions Plan

The following overall goals and sub-goals were drafted originally by the Newberry Project 2020 Community Visioning Program participants to establish a strategic direction for the future of the City of Newberry. The Newberry community again engaged in a visioning and community assessment process, initiated locally and then carried out through the Florida Department of Economic Opportunity's (DEO) Competitive Florida Partnership Pilot Program. By the end of 2014, participants had developed and the City Commission had approved a detailed economic development strategies document. In 2016, another series of community workshops and public hearings was conducted, focusing on updating key elements of the City's Comprehensive Plan relative to economic development; the resulting public input led to amendments that support and enhance the community vision. These goals strategic direction provided by this community vision serves as a basis for the development

FUTURE LAND USE GOAL, OBJECTIVES AND POLICIES

GOAL 1.6 - IN RECOGNITION OF COMMUNITY VISION FOR NEWBERRY TO ENHANCE THE QUALITY OF LIFE IN THE CITY, DIRECT DEVELOPMENT TO URBAN SERVICE AREAS WHICH HAVE IN PLACE, OR HAVE AGREEMENTS TO PROVIDE, SERVICE CAPACITY TO ACCOMMODATE GROWTH IN A FINANCIALLY FEASIBLE AND AN ENVIRONMENTALLY ACCEPTABLE MANNER.

RURAL AREA SUB ELEMENT

~~The following goal, objectives and policies provide for distribution of future land use within the rural areas of the City, as well as guidance for such future land use. The Future Land Use classifications permitted within rural areas are listed within this subsection and are designed to prevent the proliferation of urban sprawl through the maintenance of the character of the rural areas of the City.~~

~~OBJECTIVE RI.1 — The City upon adoption of this Objective shall provide land use classification within the rural areas of the City which are consistent with the rural character of the area in an effort to prevent the proliferation of urban sprawl and concentrate urban services and facilities to areas designated as urban service areas.~~

~~Policy RI.1.2 — The City's land development regulations shall be based on and be consistent with the following rural land use classifications and corresponding standards for densities and intensities primarily but not exclusively for those areas outside of the designated Urban Service Areas as depicted on the Urban Service Area Map of this Comprehensive Plan:~~

~~Lands classified as conservation use are lands devoted to the conservation of the unique natural functions within these lands.~~

~~Conservation uses shall be limited to public access, native vegetative community restoration and non-residential and residential uses necessary to manage such conservation lands (i.e. ranger stations, research stations and park amenities).~~

~~Agriculturally classified lands are lands, which are predominantly used for crop cultivation, specialty farms, dwelling units, silviculture areas, and livestock (except for intensive agricultural uses, described below).~~

~~Intensive agricultural uses shall only be permitted within the Intensive Agriculture Future Land Use Classification within this Comprehensive Plan.~~

~~In addition, the processing storage and sale of agricultural products and commodities which are not raised on the premises, riding or boarding stables, commercial kennels, veterinary clinics and animal shelters, group homes, child care centers, cottage industries (as home occupations), private clubs and lodges, off-site signs, cemeteries and crematories, and other similar uses compatible with agricultural uses may be approved as special exceptions or special permits and be subject to an intensity of less than or equal to 0.25 floor area ratio.~~

~~Agricultural density shall be limited to a density of less than or equal to 1.0 dwelling units per 5 acres. However, within the Agricultural land use classification, notwithstanding the density requirement of 1 dwelling unit per 5 acres stated above, lots equal to or greater than 1 acre and less than 5 acres may be created, as follows:~~

- ~~(a) Individual lots;~~
- ~~(b) Subdivision lots up to 25 lots; or~~

~~(e) Planned Rural Residential Development lots with clustered lots where no lot shall be less than 1 acre and an overall density of 1 dwelling unit per 5 acres shall be maintained on site.~~

~~— Any development which contains more than 25 lots equal to or greater than 1 acre and less than or equal to 3 acres shall be developed as a Planned Rural Residential Development with clustered lots where no lot shall be less than 1 acre and an overall density of 1 dwelling unit per 5 acres shall be maintained on site. All lots, whether within a subdivision or Planned Rural Residential Development, shall have a length to width ratio no greater than 3 to 1.~~

~~— Roads within all such subdivisions and Planned Rural Residential Developments shall comply with the provisions of Policy I.6.3.~~

~~— The total number of lots created equal to or greater than 1 acre and less than or equal to 3 acres, within the Agricultural land use classification shall not exceed 150 lots during any calendar year.~~

~~— Any lots created pursuant to Policy I.1.8 shall not count towards the 150 lot capacity.~~

~~— All Planned Residential Developments shall be developed, as follows:~~

~~(a) — permitted lot sizes shall be greater than or equal to 1 acre, but less than or equal to 3 acres in size. The Planned Rural Residential Development shall maintain the following percentages of the development as undeveloped area.~~

<u>Lot Size</u>	<u>Percentage of Undeveloped</u>
	<u>Area</u>

3 acres	30 percent
2.5 acres	50 percent
2 acres	60 percent
1.5 acres	70 percent
1 acre	80 percent

In addition, the number of lots shall not exceed 75;

~~(b) — the development shall be compact and contiguous and shall not be scattered throughout the development parcel. Building lots shall be located on the highest elevations on the sites;~~

~~— (c) — development shall provide a minimum of a 25 foot undisturbed buffer from adjacent properties and a minimum 35 foot setback from a lake, pond or wetland. This buffer area may be a portion of the required undeveloped area;~~

~~(d) — the developed area shall be configured in such a manner as to permit continued non-intensive agriculture (the term intensive agriculture means all areas of concentrated animal density generally associated with milking barns, feed lots, chicken houses and holding pens) or silviculture uses of the undeveloped area;~~

~~(e) — the developed area of the development shall be located outside of (1) wetlands; (2) floodplains; (3) native upland vegetation; and (4) active agricultural areas, unless the entire development site consists of any or a combination of such areas. If the entire development site consists of any or a combination of such areas, the developed area shall be located in the least sensitive of such areas. Least sensitive areas shall be determined according to the order of priority of the above listing of such areas from most sensitive to least sensitive. In~~

~~addition, if any developed area is located within any such sensitive areas, the development of such area shall be in accordance with Policies V.2.7 and V.2.8;~~

~~(f) — the development shall have direct access to a paved road; and~~

~~(g) — all internal roads shall be so located in order to minimize the number of access points to external roadways.~~

~~Undeveloped area means areas within a Planned Rural Residential Development, as required by this Comprehensive Plan designed and intended for agricultural uses (not to include intensive agricultural uses), silviculture uses and conservation uses. It is not the intent that such undeveloped area be established perpetually. Therefore, at some future time, the Comprehensive Plan may be amended to allow other uses to occur within the undeveloped area.~~

URBAN SERVICE AREA SUB ELEMENT

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 City as a designated urban development area and the uses and density of such uses within this designated area. Unincorporated Alachua County lands that fall within the Urban Service Area boundary shall not be regulated by this sub element or other Urban Service Area-related goals, objectives, or policies.

OBJECTIVE ~~URAI I.6.1~~ ~~—~~ ~~_____~~ The City's Urban Service Area(s) are established to create compact, contiguous urban development within a 10 year planning timeframe. The urban service area map is included within the Future Land Use Map Series of this Comprehensive Plan. The lands included within the Urban Service Area are planned to be served at urban densities and intensities by the year ~~2016~~2026. The provisions of Section 163.3177(14) are limited to lands within the Transportation Enhancement Project Area and the subset Historic/Main Street Area designated within the Urban Service Area as identified on the above stated map. **Land areas shall be developed at lower densities and intensities consistent with rural areas, until** ~~Until~~ such time as centralized potable water and sanitary sewer facilities and roads are provided, or a binding development agreement is executed with the City to provide facilities to City standards on lands within the urban service area. ~~land uses as stipulated within rural areas, at lower densities and intensities, which are more in character with the rural areas of the City will remain in force.~~

Policy ~~URAI I.6.1.1~~ ~~_____~~ The City's land development regulations shall limit the location of high 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 ~~URAI~~ I.6.1.2 ——— The City's land development regulations shall be based on and be consistent with the following land use classifications and corresponding standards for densities and intensities which shall be permitted to be located within areas within the Urban Service Area as depicted on the Urban Service Area Map within this Comprehensive Plan:

Residential land use classifications provide locations for dwelling units at low, medium and high density within the City. Public, charter, and private elementary and middle schools are permitted within low, medium, and high density residential land use classifications. ~~Public, charter, and private elementary, middle schools and h~~High schools are only permitted in medium and high density residential land use classifications. Also allowed within residentially classified areas on the Future Land Use Plan Map are Family Day Care Homes and Large Family Child Care Homes as defined in Section 402.313 and 402.3131, respectively, as effective upon the adoption of this policy.

In addition, churches and other houses of worship, golf courses, country clubs, racquet and tennis clubs, cemeteries and mausoleums, private clubs and lodges, home occupations, child care centers, group homes, commercial greenhouses and plant nurseries, and other similar uses compatible with residential uses may be approved as special exceptions. All above stated principal uses and special exceptions shall be limited to 40 percent maximum ground coverage for all buildings;

Where a lot, parcel or development is located within more than one residential density category the permitted density shall be calculated separately for each portion of land within the separate density categories;

Residential low density shall be limited to a density of less than or equal to 4.0 dwelling units per acre;

Residential medium density shall be limited to a density of less than or equal to 8.0 dwelling units per acre;

Residential high density shall be limited to a density of less than or equal to 20.0 dwelling units per acre.

The Land Development Regulations may establish a Residential/Office (RO) zoning district, in residentially classified areas on the Future Land Use Plan Map containing functionally classified roadways. The RO zoning district is not a commercial district, but the district is intended to allow the establishment of single family and multiple family residences together with business and professional offices which are not incompatible with residential uses.

~~Lands classified as commercial use~~Commercial land use
classifications consist of areas used for the sale, rental and distribution of products, or performance of services as well as public, charter and private elementary, middle and high schools. In addition, off-site signs, churches and other houses of worship, private clubs and lodges, residential dwelling units, which existed within this category on the date of adoption of this Comprehensive Plan, and other similar uses compatible with commercial uses, may be approved as special exceptions. All principal uses and special exceptions shall be limited to an intensity as follows:

Less than 5 acres	1.0 floor area ratio
Greater than or equal to 5 acres, but less than 10 acres	0.75 floor area ratio
Greater than or equal to 10 acres, but less than 20 acres	0.50 floor area ratio
greater than or equal to 20 acres	0.25 floor area ratio
greater than or equal to 20 acres	0.15 floor area ratio

~~Lands classified as Mixed Use~~ **Mixed Use land use classifications**

consist of residential, business and professional office and medical office and clinic, retail and commercial service, recreation and public, excluding solid waste landfills. In order to promote an interrelated mixture of mutually supportive land uses, a mixed use parcel shall be within a community potable water and sanitary sewer service area.

~~Once the~~ Newly approved Mixed Use classified lands shall have ~~ation is approved and effective as an amendment to the Future Land Use Plan Map,~~ a master Master zoning Zoning plan Plan shall be prepared and submitted to the City for review and approval within 12 months of such effective date. A Master Zoning Plan shall contain a minimum of three of land uses, as categorized below. No single use ~~Residential uses shall not exceed 70% of the permitted use~~ total land area within a Master Zoning Plan. For purposes of this provision, all residential uses, regardless of type and density, shall be considered as a single use. A minimum 10% of the Master Zoning Plan land area shall be dedicated Open Space. To ensure a mixture of land uses are constructed, no more than 50% of the residential units, as permitted in the adopted Master Zoning Plan, shall be constructed until a minimum of 25% of the non-residential uses are constructed.

The following uses shall be allowed within a Mixed Use land use classification.

1. Residential, which includes single family attached and detached and zero lot line single family dwellings, duplex dwellings and multiple family dwellings.

Single family and duplex dwellings shall have a density of up to 4 dwelling units per acre.

Multiple family dwellings consisting of free standing townhouse type developments shall have a density of up to 8 dwelling units per acre.

Multiple family dwellings, consisting of free standing apartment buildings or units, which are integrated with nonresidential uses shall have a density of up to 20 dwelling units per acre.

2. Public or private schools offering curricula comparable to that of public schools, not exceeding a .25 floor area ratio.
3. Churches and other houses of worship, not to exceed a .25 floor area ratio.
4. Community and neighborhood recreational facilities and parks offering both activity based and resource based recreation activities, such as golf courses, country clubs, and racquet and tennis clubs, not to exceed a .25 floor area ratio.
5. Open space consisting of passive landscaped open space or linear open space, which may include such features as walkways, bike paths, plazas and other similar amenities.
6. Retail and commercial service uses shall not exceed .25 floor area ratio for the nonresidential portion of a structure.
7. Business and professional offices, and medical offices and clinics shall not exceed .25 floor area ratio for the nonresidential portion of a structure.
8. Public buildings and facilities, not to exceed a .25 floor area ratio. However, in no case shall solid waste landfills be located within a Mixed Use land use classification.

9. Homes of 6 or fewer residents, which otherwise meet the definition of a community residential home.

10. Community residential homes of 7 or more residents.

~~A Mixed Use land use classification shall contain the following minimum percentages of land uses based upon gross acreage of land area to assure a mix of uses within the development. No single use shall exceed 70% of the permitted uses within a Mixed Use land use classification. For purposes of this provision, all residential uses regardless of type and density shall be considered as a single use.~~

~~1. Residential single family and duplex dwellings
—20%~~

~~Residential multiple family dwellings consisting of free standing townhouse type developments—10%~~

~~Residential multiple family dwellings consisting of free standing apartment buildings or units, which are integrated with nonresidential uses—5%~~

~~2. Public or private schools offering curricula comparable to that of public schools—allowable, but not required—0%~~

~~3. Churches and other houses of worship—allowable, but not required—0%~~

~~4. Community and neighborhood recreational facilities and parks offering both activity based and resource based recreation activities, such as golf courses, country clubs, and racquet and tennis clubs—5%~~

~~5. Open space consisting of passive landscaped open space or linear open space, which may include such features as walkways, bike paths, plazas and other similar amenities—10%~~

~~6. Retail and commercial service uses—5%~~

~~7. Business and professional offices, and medical offices and clinics—5%~~

~~8. Public buildings and facilities—allowable, but not required——0%~~

~~9. Homes of 6 or fewer residents, which otherwise meet the definition of a community residential home—allowable, but not required—0%~~

~~10. Community residential homes of 7 or more residents—allowable, but not required——0%~~

Corporate Park land use classifications consist of areas used for research and development, technology and biotechnology industries, office, supporting retail, and limited residential uses located near major transportation corridors. This use classification allows for industrial and research usage, which are not permitted in the Mixed use classification. The Corporate Park category is intended to:

1. Provide appropriate locations for mixed use office-oriented development to promote and foster the growth of established industries within the City, including but not limited to research and development and technology and biotechnology, with provisions for a variety of residential uses at a low to medium density; and,
2. Provide a variety of employment opportunities to the citizens of Newberry.

Development within the Corporate Park land use category should be designed in a campus-like setting with generous, linked open space to maximize value and to promote visual quality and compatibility with the

surrounding area. Pedestrian-friendly features, such as buildings placed near the street, sidewalks, and trails leading to nearby uses, such as retail and housing, is encouraged.

The following uses shall be allowed within a Corporate Park land use classification. Such uses shall be developed in a manner compatible with surrounding land uses, and to minimize potential nuisances or damage to the environment.

1. Office/business parks
2. Biotechnology and other technologies
3. Business incubators
4. Supportive retail sales and services
5. Single-family and multi-family residential
6. Accessory storage facilities, including outdoor storage yards either as allowed uses or with a special exception permit

Non-residential and Commercial Corporate Park uses shall be limited to an intensity as follows:

<u>Less than 5 acre</u>	<u>1.0 floor area ratio</u>
<u>Greater than or equal to 5 acres, but less than 10 acres</u>	<u>0.75 floor area ratio</u>
<u>Greater than or equal to 10 acres, but less than 20 acres</u>	<u>0.50 floor area ratio</u>
<u>Greater than or equal to 20 acres</u>	<u>.25 floor area ratio</u>

Development within the Corporate Park land use category that consists of greater than 100 acres of contiguous land may provide clustered residential development. Residential uses within the Corporate Park land use category shall be limited to a gross density of 0.5 dwelling units per gross acre. Clustered residential development must be developed consistent with the specific criteria identified within the Land Development Regulations for clustered residential development in the

Corporate Park zoning district. Retail sales and service shall be no more than 15% of the development's total square footage.

Corporate Park uses shall be located and designed in such a manner as to prevent undesirable impacts to adjacent properties.

1. The Corporate Park land use category may include material distribution facilities and manufacturing facilities subject to the following standards and maximums:

<u>Type of Use</u>	<u>Manufacturing Area/Storage</u>	<u>Size of Building</u>	<u>Building Area Coverage</u>
<u>Regional Warehouse</u>	<u>None permitted</u>	<u>100,000 sq. ft.</u>	<u>50%</u>
<u>Manufacturing / Assembly</u>	<u>75% of total area</u>	<u>100,000 sq. ft.</u>	<u>40%</u>

Landscape buffering and screening shall be included to maintain the city's rural and agricultural character.

2. The Corporate Park land use category may include flex facilities or buildings subject to the following standards and maximums:

<u>Type of Flex</u>	<u>Building Size</u>	<u>Manufacturing</u>	<u>Warehousing</u>	<u>Building Area Coverage</u>
<u>Research and Development</u>	<u>150,000 sq. ft.</u>	<u>75% of total area (may include labs and offices)</u>	<u>75% of total area</u>	<u>50%</u>
<u>Office Showroom</u>	<u>150,000 sq. ft.</u>	<u>None permitted</u>	<u>60% warehousing / 20% retail showroom</u>	<u>50%</u>
<u>MultiTenant</u>	<u>120,000 sq. ft.</u>	<u>None permitted</u>	<u>60% retail / 40% warehousing</u>	<u>50%</u>

The City- Land Development Regulations shall develop performance standards for Corporate Park uses in order to address the following:

1. Integration of vehicular and non-vehicular access into the site and access management features addressing driveway cuts, cross access between adjacent sites, use of frontage roads, and/or shared access facilities;
2. Buffering from adjacent existing/future uses and use of landscaping to create an integrated design;
3. Open space provisions and balance of proportion between gross floor area and site size;
4. Adequacy of pervious surface area in terms of drainage requirements;
5. Placement of signage;
6. Adequacy of site lighting and potential impacts of lighting upon the surrounding area. Lighting should be designed to minimize impacts and preserve the ambiance and quality of the nighttime sky by reducing light trespass and light pollution on adjacent properties by utilizing lighting at an appropriate intensity, direction and times to ensure light is not overused or impacting areas where it is not intended;
7. Safety of on-site circulation patterns (patron, employee, and delivery vehicles), including parking layout and drive aisles, and points of conflict;
8. Landscaping, as it relates to the requirements of the Comprehensive Plan and Land Development Regulations;
9. Unique site features and resources which may constrain site development, such as soils, existing vegetation and historic significance;
10. Performance based zoning requirements, which may serve as a substitute for or accompany land development regulations in attaining acceptable site design.
11. Clustering of residential uses.

~~Lands classified as~~ **Industrial land use classifications** ~~industrial~~

consist of areas used for the manufacturing, assembly, processing or storage of products as well as public, charter and private schools teaching industrial arts curriculum. Such industrial uses may include the breeding of non-venomous animals, excluding birds and mammals, for wholesale distribution to commercial retailers. ~~All animal activity other than loading and unloading of animals, materials and supplies is conducted completely within an enclosed climate controlled building. Further, facilities engaged in such animal breeding shall be further restricted to the operation's ability to completely attenuate the effects of noise, odor, refuse and security of products and by products in a manner that meets all federal, state and local guidelines and requirements.~~ All industrial uses shall be located on centralized potable water and sanitary sewer facility and such centralized system shall completely serve the potable water and wastewater requirements of the industrial use.

In addition, off site signs, truck stops and automobile service stations, and other similar uses compatible with industrial uses may be approved as special exceptions. All principal uses and special exceptions as specified above shall be limited to an intensity as follows:

Less than 5 acres	.75 floor area ratio
Greater than or equal to 5 acres, but less than 10 acres	0.50 floor area ratio
Greater than or equal to 10 acres, but less than 20 acres	0.25 floor area ratio
greater than or equal to 20 acres	0.15 floor area ratio

Economic Development The Economic Development Overlay ~~Classification~~ ~~classification~~ Overlay allows uses and activities to be approved as a Planned Development, as provided in each of the area categories listed in Policies ~~URA-I.6.2.1~~, ~~URA-I.6.2.2~~ and ~~URA-I.6.2.3~~

below, and allows development or activities using the base Future Land Use Plan Map classification assigned to the property by this Comprehensive Plan. The Economic ~~D~~evelopment Classification Overlay is intended to implement an aggressive strategy to attract specific “target industries”, minimize urban sprawl, provide workforce housing opportunities and alternative transportation strategies and is specifically designed to (1) allow a mix of residential densities and workforce housing within the designated urban service area; (2) maintain compatibility by providing a transition of land use types, densities, intensities and heights to buffer existing neighborhoods from non-residential uses; (3) discourage urban sprawl by clustering economic development activities within the designated urban service area; (4) promote the development of target industries that will provide jobs in close proximity to the City’s existing residential areas, support multi modal transportation opportunities and make the most efficient use of the City’s investment in infrastructure and services; (5) promote redevelopment activities within the core of the urban service area; and (6) Ensure sufficient availability of land to realize the economic development goals of the City as set forth in the Economic Element of this Comprehensive Plan.

Economic District Overlay Areas are identified on the Future Land Use Plan Map and Map Series. The determination for location of any Economic District Overlay Area on the Future Land Use Plan Map shall be based in part on an economic analysis/evaluation of the particular use or activity which would benefit from such designation.

The economic analysis shall evaluate, without regard to land cost, economies associated with performing the use or activity proposed compared to performing the proposed use or activity generally within the Urban Service Area.

The City Commission shall also consider the following factors in making such determination:

**OBJECTIVES AND POLICIES RELATED TO BOTH RURAL
AND URBAN SERVICE AREAS RURAL & URBAN SERVICE
AREA SUB ELEMENT**

OBJECTIVE URI.6.41—— The City recognizes that there are uses which may be acceptable to both the Rural and Urban areas designated by this Comprehensive Plan, if located consistent the various and collective policies of this plan. the following land uses and activities within both the Rural and Urban Areas of the City as defined by this Comprehensive Plan as provided for and conditioned herein.

Policy URI.6.4.1.4—— The City's land development regulations shall be based on and be consistent with the following urban and rural area classifications and corresponding standards for densities and intensities:

Conservation land use classifications consist of lands devoted to the conservation of the unique natural functions within these lands.

Conservation uses shall be limited to public access, native vegetative community restoration and non-residential and residential uses necessary to manage such conservation lands (i.e. ranger stations, research stations and park amenities).

~~Agriculturally classified lands~~**Agricultural land use classifications** consist of ~~areas~~are lands, which are predominantly used for crop cultivation, specialty farms, dwelling units, silviculture areas, and livestock (except for intensive agricultural uses, described below).

Intensive agricultural uses shall only be permitted within the Intensive Agriculture Future Land Use Classification within this Comprehensive Plan.

In addition, the processing storage and sale of agricultural products and commodities which are not raised on the premises, riding or boarding stables, commercial kennels, veterinary clinics and animal shelters, group homes, child care centers, cottage industries (as home occupations), private clubs and lodges, off-site signs, cemeteries and crematories, and other similar uses compatible with agricultural uses may be approved as special exceptions or special permits and be subject to an intensity of less than or equal to 0.25 floor area ratio.

Agricultural density shall be limited to a density of less than or equal to 1.0 dwelling units per 5 acres. However, within the Agricultural land use classification, notwithstanding the density requirement of 1 dwelling unit per 5 acres stated above, lots equal to or greater than 1 acre and less than 5 acres may be created, as follows:

- (a) Individual lots;
- (b) Subdivision lots up to 25 lots; or
- (c) Planned Rural Residential Development lots with clustered lots where no lot shall be less than 1 acre and an overall density of 1 dwelling unit per 5 acres shall be maintained on site.

Any development which contains more than 25 lots equal to or greater than 1 acre and less than or equal to 3 acres shall be developed as a Planned Rural Residential Development with clustered lots ~~where no lot shall be less than 1 acre and an overall density of 1 dwelling unit per 5 acres shall be maintained on site.~~ All lots, whether within a subdivision or Planned Rural Residential Development, shall have a length to width ratio no greater than 3 to 1.

Roads within all such subdivisions and Planned Rural Residential Developments shall comply with the provisions of Policy UI.6.3.

The total number of lots created equal to or greater than 1 acre and less than or equal to 3 acres, within the Agricultural land use classification shall not exceed 150 lots during any calendar year.

Any lots created pursuant to Policy_I.1.8 shall not count towards the 150 lot capacity.

All Planned Rural Residential Developments shall be developed, as follows:

~~—(a)—permitted lot sizes shall be greater than or equal to~~
~~(a) 1 acre, but less than or equal to 3 acres in size.~~ The Planned Rural Residential Development shall maintain the following percentages of the development as undeveloped area.

<u>Lot Size</u>	<u>Percentage of Undeveloped Area</u>
3 acres	30 percent
2.5 acres	50 percent
2 acres	60 percent
1.5 acres	70 percent
1 acre	80 percent

In addition, the number of lots shall not exceed 75;

(b) the development shall be compact and contiguous and shall not be scattered throughout the development parcel. ~~Building lots shall be located on the highest elevations on the sites;~~

~~(e)~~c) —development shall provide a minimum of a 25 foot undisturbed buffer from adjacent properties and a minimum 35 foot setback from a lake, pond or wetland. This buffer area may be a portion of the required undeveloped area;

(d) the developed area shall be configured in such a manner as to permit continued non-intensive agriculture (the term intensive agriculture means all areas of concentrated animal density generally associated with milking barns, feed lots, chicken houses and holding pens) or silviculture uses of the undeveloped area;

(e) the developed area of the development shall be located outside of (1) wetlands; (2) floodplains; (3) native upland vegetation; and (4) active agricultural areas, unless the entire development site consists of any or a combination of such areas. If the entire development site consists of any or a combination of such areas, the developed area shall be located in the least sensitive of such areas. Least sensitive areas shall be determined according to the order of priority of the above listing of such areas from most sensitive to least sensitive. In addition, if any developed area is located within any such sensitive areas, the development of such area shall be in accordance with Policies ~~V~~V-.2.7 and ~~V~~V-.2.8;

~~(h)~~(f) the development shall have direct access to a paved road; and

~~(i)~~(g) all internal roads shall be so located in order to minimize the number of access points to external roadways.

Undeveloped area means areas within a Planned Rural Residential Development, as required by this Comprehensive Plan designed and intended for agricultural uses (not to include intensive agricultural uses), silviculture uses and conservation uses. It is not the intent that such undeveloped area be established perpetually. Therefore, at some future time, the Comprehensive Plan may be amended to allow other uses to occur within the undeveloped area.

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

Recreation uses shall be limited to an intensity of less than or equal to 0.25 floor area ratio.

~~Lands classified as public~~**Public land use classifications** consist of areas which are used for public buildings and grounds, other public facilities (including sewer facilities, solid waste facilities, drainage facilities and potable water facilities), public health facilities, and educational uses;

Public uses shall be limited to intensity as follows:

Less than 5 acres	1.0 floor area ratio
Greater than or equal to 5 acres, but less than 10 acres	0.75 floor area ratio
Greater than or equal to 10 acres, but less than 20 acres	0.50 floor area ratio
Greater than or equal to 20 acres	0.25 floor area ratio

~~Neighborhood Commercial~~ The City's Land Development regulations shall include a neighborhood commercial district to provide small scale retail and service establishments which will serve the convenience needs of adjacent areas. ~~Neighborhood Commercial activities are not shown on the Future Land Use Plan Map; rather these commercial activities should be accommodated throughout the City as market forces determine the need according to the following criteria:~~

~~—(a)— Neighborhood Commercial activities are intended to be oriented to and compatible with the area to be served. Such activities shall include retail commercial outlets for the sale of food, hardware or drugs, and service establishments such as barber or beauty shops, shoe repair shops, and self-service laundries or dry cleaners. In addition,~~

~~automotive service stations, child care centers and financial institutions and similar uses compatible with neighborhood commercial uses may be allowed as special exceptions and be subject to an intensity of less than or equal to 1.0 floor area ratio.~~

~~—(b)— Neighborhood Commercial activities shall be located on an arterial or collector road;~~

~~—(c)— Floor area for each individual outlet or establishment shall not exceed 5,000 square feet;~~

~~—(d)— Sale, display, preparation and storage shall be conducted completely within an enclosed building and no more than 20 percent of the floor area shall to be devoted to storage; and~~

~~(e) Neighborhood commercial use shall be limited to an intensity of less than or equal to 1.0 floor area ratio.~~

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(b) Neighborhood Commercial activities shall be located on an arterial or collector road;

(c) Floor area for each individual outlet or establishment shall not exceed 5,000 square feet;

(d) Sale, display, preparation and storage shall be conducted completely within an enclosed building and no more than 20 percent of the floor area shall to be devoted to storage; and

(e) Neighborhood commercial use shall be limited to an intensity of less than or equal to 1.0 floor area ratio.

Industrial resource based uses or activities shall require a special use permit, as described below, and shall also be limited to the following future land use classifications:

**Material-Oriented Industrial Development,
Intensive Agricultural Uses, and
Mining Activities.**

The determination for location of any industrial resources based use or activity on the Future Land Use Plan Map shall be based in part on an economic analysis/evaluation of the particular industrial resource based use or activity.

The economic analysis shall evaluate, without regard to land cost, economies associated with performing the industrial resource based use or activity at or near the site of the resources or material, compared to

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

Regional Planning Council: North Central FI
Review Date: 6/22/17
Amendment Type: Adopted Amendment

Regional Planning Council Item No.: 92
Local Government: Hamilton County
Local Government Item No. CPA 16-03
State Land Planning Agency Item No.: 17-1DRI

Date Mailed to Local Government and State Land Planning Agency: 6/23/17

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

The amendment reclassifies approximately 2,484 acres on the Future Land Use Map from Agriculture-1 (up to 1 dwelling unit per 40 acres), Agriculture-5 (up to 1 dwelling unit per 5 acres) and Rural Development to Mixed Use. The item also amends the text of the Future Land Use Element to establish maximum allowable densities and intensities of use specific to the subject property. The text amendment specifically limits the subject property to a maximum of 2,100 residential dwelling units, 200,000 square feet of retail commercial or community/public non-residential uses. The text amendment also allows for the use of a land use conversion matrix. The amendment specifies that use of a land use matrix will not increase the maximum number of residential dwelling units and will not increase the non-residential limit established for the mixed-use land use category. The text amendment also states that a minimum of 50 percent of the site will be set aside for open space, conservation or recreation uses (see attached).

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

The subject property is located adjacent to a segment of U.S. Highway 41, which is identified and mapped in the North Central Florida Strategic Regional Policy Plan as part of the Regional Road Network. No data and analysis report is provided on the impacts of the amendment to U.S. Highway 41.

The County Comprehensive Plan Traffic Circulation Element establishes a minimum Level of Service Standard of D for the adjacent segment of U.S. Highway 41. Significant adverse impacts may occur to U.S. Highway 41 as a result of the amendment. Regional Plan Policy 5.1.1 states that for regional review purposes, the Level of Service Standard used for the determination of adverse impacts to the Regional Road Network where local government comprehensive plans include Transportation Planning Best Practices as goals and policies, the Level of Service Standard is lowered to E. It is recommended that the County include Transportation Planning Best Practices contained in the regional plan as goals and policies in the County Comprehensive Plan.

Significant adverse impacts to regional resources and facilities are not anticipated as the subject property is not located within or near a Natural Resource or Regional Significance as identified and mapped in the North Central Florida Strategic Regional Policy Plan.

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

Adverse extrajurisdictional impacts to roads within the Town of White Springs, which is adjacent to the subject property, may occur as a result of the amendment. However, the Town has issued a letter in support of the amendment (see attached).

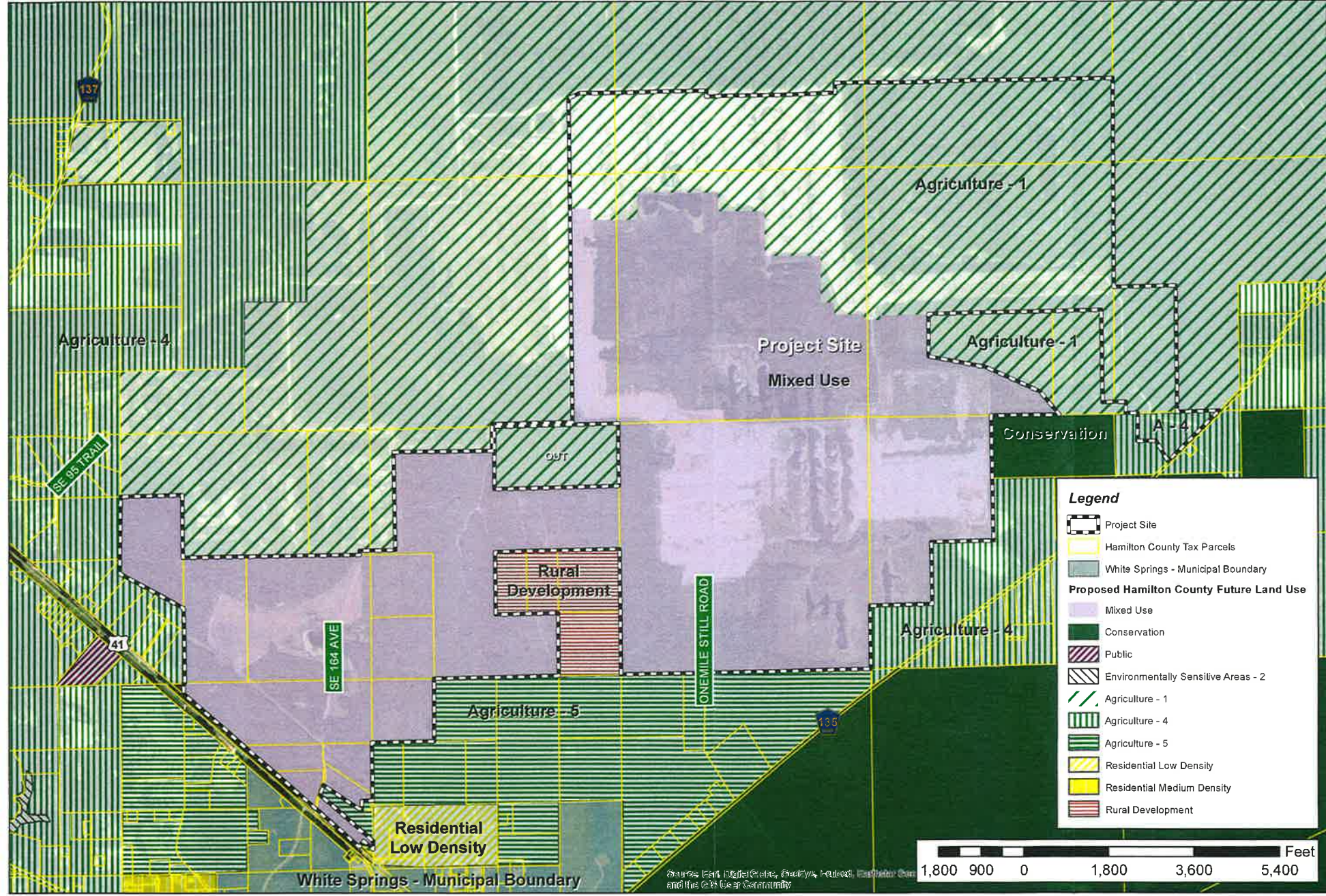
Request a copy of the adopted version of the amendment?

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 COUNTY COMPREHENSIVE PLAN AMENDMENT



White Springs Development, LLC &
Roaring Creek Plantation, LLC
Planning Amendments

Text Amendment

The Future Land Use Element of the County's Comprehensive Plan is amended as follows to add the following site-specific policy language (in ~~strike-~~though/underline format):

Policy I.2.7. An approximate 2483.51 acre site ("Site") located in a portion of section 36, township 1 south, range 15 east, a portion of section 1, township 2 south, range 15 east, a portion of sections 19, 20, 21, 27, 28, 29, 30, 31, 33, 34 and all of section 32, township 1 south, range 16 east, and a portion of section 6, township 2 south, range 16 east, in Hamilton County, Florida, on County Road 135 and State Road 41, as more particularly described in the ordinance adopting this policy, shall be designated Mixed-Use District on the Future Land Use Map. The development of land on the Site, located outside of any conservation easement area, shall be approved for a mixed-use development subject to the following additional criteria and conditions:

- a. A maximum of 2,100 residential units providing a mix of housing types are allowed. All residential development occurring on the property shall be age restricted subject to recorded covenant or deed restrictions prohibiting the permanent occupancy by residents under the age of 55 verified in accordance with the Housing for Older Persons Act of 1995, 24 CFR Part 100 and/or transient housing or seasonal resort housing licensed under Chapter 509 Florida Statutes (2015), or a combination of these housing types, determined at the time of development approval, unless the applicant demonstrates under subparagraph h below that school capacity exists to serve the residential uses proposed for development, or the applicant provides a legally binding commitment to provide mitigation for schools proportionate to the demand created by the proposed development.
- b. A maximum of 200,000 square feet of commercial, retail, or community/public non-residential uses are allowed.
- c. A minimum of fifty percent (50%) of the gross acreage of the Site shall be set aside for open space, conservation, or recreational uses.
- d. The distribution of uses in the development shall be consistent with the mixed-use standards for the mixed-use land use category.
- e. Central water and sewer service shall be coordinated with the City of White Springs. Recreational vehicle (RV) sites need not be served with central water or sewer services.
- f. Any development order may include a conversion matrix to allow the conversion of uses that may include other uses not listed above, provided the use of a conversion matrix shall not increase the maximum residential

development set forth in paragraph a above and shall not increase the non-residential limit established for the mixed-use land use category.

g. The development may be developed in phases or sub-phases.

h. At the time of submittal of an application for vertical development of any phase or sub-phase of development, in addition to all other requirements regarding concurrency, the applicant shall provide data and analysis that:

1. Analyzes the impacts on transportation facilities and school facilities for the phase or sub-phase in accordance with a methodology agreed to by the Florida Department of Transportation and Hamilton County School District, respectively; and

2. Analyzes any additional transportation facilities and school facilities needed to serve the phase or sub-phase and meet adopted level of service standards according to a methodology agreed to by the Florida Department of Transportation and Hamilton County School District respectively; and

3. Demonstrates that the costs of any additional transportation facilities and school facilities needed to serve the phase or sub-phase of development and meet adopted level of service standards will be adequately funded or included in the five (5) year Capital Improvements Plan. All funds identified as necessary to improve particular state roadway segments shall be set aside by the County and expended only to improve such roadway segment unless otherwise directed by the Florida Department of Transportation.

4. Copies of the data and analysis regarding transportation shall be provided to the Florida Department of Transportation. Copies of the data and analysis regarding schools shall be provided to the Florida Department of Education and the Hamilton County School District, which may consult with the Florida Department of Education on the impacts of development on educational facilities.

5. These provisions shall not relieve any person of compliance with any requirement of Hamilton County Concurrency Management System of this Comprehensive Plan.