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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 **March 22, 2018**. 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.



1 inch = 500 feet

Holiday Inn
Hotel & Suites





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AGENDA

CLEARINGHOUSE COMMITTEE

Holiday Inn Hotel & Suites
Lake City, Florida

March 22, 2018
6:00 p.m.

PAGE NO.

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| II. | COMMITTEE-LEVEL REVIEW ITEMS | |
| | <u>Comprehensive Plan Amendments</u> | |
| | #20 - Union County Comprehensive Plan Draft Amendment (DEO No. 18-1ESR) | 9 |
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NORTH CENTRAL FLORIDA REGIONAL PLANNING COUNCIL
CLEARINGHOUSE COMMITTEE
MINUTES

Holiday Inn Hotel and Suites
Lake City, Florida

February 22, 2018
6:00 p.m.

MEMBERS PRESENT

Anthony Adams, Vice-Chair
Jim Catron
Charles Chestnut, IV
Thomas Demps
William Hunter
Daniel Riddick
Helen Warren

MEMBERS ABSENT

James Montgomery, Chair
Janice Mortimer

STAFF PRESENT

Steven Dopp

Noting the presence of a quorum, Vice-Chair Adams called the meeting to order at 6:00 p.m.

I. APPROVAL OF THE AGENDA

ACTION: It was moved by Commissioner Warren and seconded by Commissioner Demps to add Clearinghouse Item #19, Alachua County Comprehensive Plan Draft Amendment, to the agenda and to approve the February 22, 2018 Clearinghouse Committee Agenda as amended. The motion carried unanimously.

II. APPROVAL OF THE JANUARY 25, 2018 MEETING MINUTES

ACTION: It was moved by Commissioner Catron and seconded by Commissioner Chesnut to approve the January 25, 2018 meeting minutes as circulated. The motion carried unanimously.

III. COMMITTEE-LEVEL REVIEW ITEMS

- #16 - Alachua County Comprehensive Plan Draft Amendment (DEO No. 18-2ESR)
- #17 - Alachua County Comprehensive Plan Adopted Amendment (DEO No. 18-1ESR)
- #18 - Bradford County Comprehensive Plan Draft Amendment (DEO No. 18-1ESR)
- #19 - Alachua County Comprehensive Plan Draft Amendment (DEO No. 18-3ESR)

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 Warren and seconded by Commissioner Demps to approve the staff reports as circulated. The motion carried unanimously.

The meeting adjourned at 6:14 p.m.

James Montgomery, Chair

3/22/18

COMMITTEE-LEVEL ITEMS

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

Regional Planning Council: North Central Fl	Regional Planning Council Item No.: 20
Review Date: 3/22/18	Local Government: Union County
Amendment Type: Draft Amendment	Local Government Item No.: CPA 17-02
	State Land Planning Agency Item No.: 18-1ESR
Date Mailed to Local Government and State Land Planning Agency: 3/23/18 (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 the text and the Future Land Use Plan Map Series of its Comprehensive Plan by deleting Policy I.3.1 of the Future Land Use Element; by adding Objective I.3 and associated policies to regulate extraction activities; by amending the objectives and policies of the Suwannee River System 100-Year Floodplain Special Planning Area section of the Future Land Use Element to add the Santa Fe River and the New River; by amending Policy S.3.4 of the Suwannee River System 100-Year Floodplain Special Planning Area section of the Future Land Use Element to comply with buffer standards established for mining activities pursuant to the policies of Objective I.3 of the Future Land Use Element; by deleting Illustration A-X of the Future Land Use Plan Map Series, entitled Mining Areas; by amending Policies V.2.1 and V.2.6 of the Conservation Element to add mining activities; by amending Policy V.2.8 of the Conservation Element to replace mining operations within wetlands to prohibit mining operations within wetland; by amending Policy V.4.7 of the Conservation Element to add language to include the applicant, any proposed mining activity, and mining operation permits to the requirements of this policy (see attached).

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

The North Central Florida Strategic Regional Policy Plan identifies and maps the 100-year floodplains of the Suwannee and Santa Fe Rivers as Natural Resources of Regional Significance and contains policies calling for their protection. The amendment provides additional policies designed to protect these Natural Resources of Regional Significance from the adverse impacts of mining. Therefore, significant adverse impacts to these Natural Resources of Regional Significance are not anticipated as a result of the amendment.

The County is bisected by State Roads 18, 100, 121 and 238, all of which are identified in the North Central Florida Strategic Regional Policy Plan as Regional Transportation Facilities. No significant adverse impacts are anticipated to regional facilities 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 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

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

**EXCERPTS FROM THE
COUNTY COMPREHENSIVE PLAN AMENDMENT**

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I
FUTURE LAND USE ELEMENT
INTRODUCTION

This Future Land Use Element and Future Land Use Plan map designates the future general distribution, location and extent of the uses of land within the unincorporated areas of the County. It provides for the appropriate distribution of population densities and building and structural densities and intensities. Data collected for this plan element and its analysis, contained in the County's Data and Analysis document, are not part of this plan element but do provide a basis for its formulation.

The following goal, objectives and policies provide for allocation of future land uses as well as guidance for its distribution. The focal point around which this Future Land Use Element is centered is the relationship between urban development areas and rural areas of the County, and the uses and intensity of each of those areas. The rural character of the unincorporated areas of the County provides opportunity for guiding direction, location and concentration of future urban uses. The concentration of urban uses within urban development areas of the County will enable both public and private sectors to feasible plan for the public facilities and services needed to serve the residents of the County.

The following policies list uses for each of the land use classifications described in the Future Land Use Element. In addition to the uses there are also uses listed as special exceptions or special permits. A special exception or special permit is a use that would not be appropriate generally or without restriction throughout the land use classification, but if controlled as to number, area, or location would promote the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity or general welfare. Special exceptions or special permits, as all other development orders, shall only be issued in conjunction with a Certificate of Concurrency Compliance as provided within the Concurrency Management System found within this Comprehensive Plan.

FUTURE LAND USE GOAL, OBJECTIVES AND POLICIES

GOAL I - IN RECOGNITION OF THE IMPORTANCE OF CONSERVING THE NATURAL RESOURCES AND ENHANCING THE QUALITY OF LIFE IN THE COUNTY, DEVELOP IN AN ENVIRONMENTALLY ACCEPTABLE MANNER.

OBJECTIVES AND POLICIES FOR URBAN DEVELOPMENT AREAS

Urban development areas are those areas shown on the County's Future Land Use Plan Map. These areas are not urban service areas for public facilities, but are areas to which higher density agricultural, residential (single family, multi-family, and mobile homes) and commercial and industrial uses are to be directed so that at such time as public facilities may be provided, they can be done so in an efficient and economical manner.

- OBJECTIVE I.1 The County shall continue to coordinate future population growth and associated urban development to urban development areas through the establishment of such urban development areas within this Comprehensive Plan. The total area of all the County's urban development areas shall be limited to 10 percent of the total acreage within the County.
- Policy I.1.1 The location of higher density residential and high intensity commercial and industrial uses shall continue to be directed to arterial or collector roads identified in the County Future Traffic Circulation Map where public facilities are available to support such higher density or intensity.
- Policy I.1.2 The County shall allocate amounts and mixes of land uses for residential, commercial, industrial, public and recreation to meet the needs of the existing and projected future populations.

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development of an educational facility on the site;

4. There will be no adverse impacts on archaeological or historic sites or structures listed on the State of Florida Historic Master Site File, which are located on the site;
5. The proposed location is well drained and soils are suitable for development or are adaptable for development and outdoor educational purposes with drainage improvements;
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.1.8

The County 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 County's land development regulations.

OBJECTIVES AND POLICIES FOR RURAL AREAS

Rural areas are those areas located outside the designated urban development areas shown on the County's Future Land Use Plan Map.

OBJECTIVE I.2 The County shall continue to maintain the rural character of rural areas by limiting development activity to those uses and densities which are identified within the following policies.

Policy I.2.1 The County shall permit agricultural, conservation, recreation and public uses, the processing, storage and sale of agricultural products, professional and vocational services, conventional single family dwellings, mobile homes, churches and other houses of worship.

Policy I.2.2 The County's land development regulations shall be based on and be consistent with the following land use classifications and corresponding standards for densities and intensities within the rural area of the County. For the purpose of this policy and Comprehensive Plan, the phrase "other similar uses compatible with" shall mean land uses that can co-exist in relative proximity to other uses in a stable fashion over time such that no other uses within the same land use category are unduly negatively impacted directly or indirectly by the use.

AGRICULTURAL LAND USE

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Industrial uses shall be limited to an intensity of .25 floor area ratio.

Policy 1.2.2.(a) The property known as the Union County Industrial Park, containing approximately 795 acres, is hereby assigned a future land use designation of Industrial Land Use as defined in the Union County Comprehensive Plan pursuant to Ordinance No. 09-3 and as shown on the Future Land Use Map ("Union County Industrial Park").

The Union County Industrial Park, as more particularly described in Ordinance No. 09-3, shall be limited to the following maximum levels of development and special conditions which are subject to the availability of adequate public facilities and services at the adopted levels of service:

1. The maximum square footage for all development of this parcel shall not exceed 6,100,000 square feet of industrial use. Any proposed changes to increase the allowable density or intensity of development on the subject property shall be subject to the provisions of Chapter 163, Florida Statutes, regarding large scale amendments to a comprehensive plan.
2. An initial level of development shall be allowed consisting of 2,500,000 square feet of industrial uses. This initial development is the maximum amount of development which would be allowed through 2013.
3. A minimum of 10 percent of the parcel shall remain as undisturbed open space.
4. Potable water and sanitary sewer utilities will be provided by a centralized community or regional level water and sewage system capable of serving all proposed uses within the parcel at the time of development. Potable water and wastewater will be provided by a private entity.
5. Industrial uses and/or development will be prohibited within all preserved wetlands and wetlands buffers.

Policy I.2.3 Notwithstanding the vesting rights policy contained within this plan element, the County shall allow the use of a parcel of property solely as a homestead by an individual who is the grandparent, parent, stepparent, adopted parent, sibling, child, stepchild, adopted child, or grandchild of the person who conveyed the parcel to said individual, notwithstanding the density or intensity of use assigned to the parcel in the Plan. Such a provision shall apply only once to any individual.

Policy I.2.4 The County shall regulate the location of resource based activities, such as bottled water manufactures, or activities which may be a threat to public safety, such as ammunition manufacturers, as special exceptions or special permits.

Policy I.2.5 All parcels of record at the adoption of the Comprehensive Plan shall be allowed to be developed at a maximum of twenty percent (20%) of gross area into lots having a minimum of one acre per home and in accordance with the County's subdivision ordinance.

Policy I.2.6 Parcels of land under individual ownership may be sold for purposes of residential dwelling units at a maximum rate of two 1-acre tracts per year and will be exempt from requirements to plat.

OBJECTIVE I.3 **Regulate extraction activities so that they do not adversely affect the quality of air, groundwater, surface water, land and wildlife.**

Policy I.3.1 **The County shall prohibit mining operations in wetlands and adjacent to lakes, rivers, streams and creeks.**

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- Policy I.3.2 The County shall develop a comprehensive approach to mineral resources. Existing land development regulations that address mineral resources shall be reviewed, consolidated, and revised to provide for comprehensive natural resource protection. Revisions shall include the following:
1. Prohibition of mining and excavation in designated environmentally sensitive areas and conservation areas identified on the Future Land Use Map.
 2. Provisions for avoidance, minimization and mitigation of adverse impacts, including but not limited to impacts related to noise, lighting, traffic, wildlife habitat, listed species, air, surface water and groundwater quality and quantity.
 3. Standards for reclamation and reuse that provide for restoration of the functions of natural systems.
- Policy I.3.3 The land development regulations shall address mining, land excavation and filling activities, and shall include provisions for reclamation and reuse, and assure successful completion of approved reclamation and reuse plans. Mining, land excavation and filling activities shall be consistent with the land development regulations which shall provide for permit requirements and standards for site location, site design, environmental protection and reclamation.
- Policy I.3.4 The quality and quantity of ground and surface waters shall not be significantly altered through extraction operations. Potential groundwater impacts shall be evaluated by the applicant prior to commencement of mining activities as part of the permitting process. Water quality and quantity monitoring activities at extraction sites shall be reviewed by the County. Costs for providing water quality and quantity monitoring at extraction sites shall be borne by the extractor.
- Policy I.3.5 Extraction operations shall minimize potential adverse impacts to surrounding areas and use specific mitigation criteria to minimize air, noise and traffic impacts.
- Policy I.3.6 Buffer zones shall be established adjacent to surface waters and wetlands and existing parks and preserves so that they will not be adversely impacted by extraction activities.
- Policy I.3.7 Mining activities shall be prohibited in recorded subdivisions, established residential areas, or in designated environmentally sensitive areas and conservation areas identified on the Future Land Use Map. New residential developments shall be restricted in the vicinity of operating mines or shall provide for adequate buffers and noise abatement. Areas containing sources of commercially valuable minerals, in areas determined suitable by the County for mining and where a mining operation permit has been approved by the County, shall be protected from the encroachment of incompatible land uses.

OBJECTIVES AND POLICIES

FOR BOTH URBAN DEVELOPMENT AREAS AND RURAL AREAS

- OBJECTIVE I.34** The County shall continue to include within the site plan review process that adjacent land uses shall not be adversely impacted by any change in land use by requiring a landscaped buffer of not less than 10 feet along the affected rear and/or side yards which abut lands within a residential land use category.

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Policy I.~~3~~**4**.1 Neighborhood commercial activities are small scale retail service establishments which will serve the convenience needs of adjacent areas within the designated urban development areas and the rural areas of the County. Neighborhood Commercial activities are not shown on the Future Land Use Plan Map; rather these commercial activities should be accommodated throughout the County as market forces determine the need according to the following criteria:

1. Neighborhood commercial uses are intended to be oriented to and compatible with the area to be served. Such uses shall include retail commercial outlets for the sale of food, hardware or drugs, professional and vocational services 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 neighborhood commercial uses may be allowed as special exceptions or special permits and be subject to an intensity .25 floor area ratio.
2. Neighborhood commercial uses shall be located within one quarter mile of the intersection of an arterial road and an arterial road or the intersection of an arterial road and a collector road;
3. Neighborhood commercial uses shall be limited to an intensity of .25 floor area ratio;
4. Floor area for each individual outlet or establishment shall not exceed 5,000 square feet;
5. Sale, display, preparation and storage shall be conducted completely within an enclosed building and no more than 20 percent of the floor area shall be devoted to storage;
6. Neighborhood commercial uses shall be required to provide a landscaped buffer of not less than 20 feet in width, where such uses abut residential or agricultural land use classifications; and
7. Neighborhood commercial uses shall be limited to a maximum lot coverage for buildings not to exceed 40 percent of the site.

~~Policy I.3.2~~ ~~The County shall require that mining operations be limited to those areas shown in Appendix A of the Future Land Use Map Series of this Comprehensive Plan entitled Mining Areas, provided no mining or borrow pit operations shall be allowed within a recorded subdivision. An amendment of this Comprehensive Plan shall be required to add or delete mining areas from this illustration. All such mining activities shall be conducted in accordance with the following criteria:~~

- ~~1. The filing of a mining master plan with the Board of County Commissioners, which shall:
 - ~~a. Describe the boundaries of the areas of proposed mining;~~
 - ~~b. Describe the location of existing or proposed processing facilities, highways and railroads;~~
 - ~~c. Provide a topographic map of the area and its relationship to watersheds, drainage ways, floodways, streams, rivers and lakes;~~
 - ~~d. Describe the mining process to be conducted; and~~~~

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- e. ~~Describe the reclamation process to be conducted after mining, including the delineation of areas to be restored.~~
2. ~~Upon review of the mining master plan the Board of County Commissioners may approve, approve with conditions or deny an operating permit to commence the activities stated within the master plan, subject to all areas mined or disturbed by mining operations be reclaimed. Land and water areas shall be considered reclaimed if they include the following, when applicable:~~
 - a. ~~Land areas not less than 3 feet above the ground water table, that have been graded to a level, gently rolling, sloping or terraced topography, with major continuous slopes no steeper than 4 horizontal to 1 vertical and in a way to minimize erosion due to rainfall, break up long uninterrupted slopes and make the surface suitable for vegetation. Vegetation shall be appropriately planted to prevent erosion and promote the future land use of the reclaimed area.~~
 - b. ~~Water areas shall have a diversity of shallow and deep areas to enhance lake productivity for fish and wildlife habitat. Subaqueous slopes shall be no steeper than 4 horizontal to 1 vertical out to 6 foot depth at design elevation. Water quality shall be satisfactory for fish production and other wildlife. Such water quality shall not be degraded below the existing water quality classification established by the Florida Department of Environmental Protection.~~
 - c. ~~Reclamation shall commence on mined areas, not used for waste settling areas, within 18 months after mining is completed in the area. Progress shall be according to a time schedule established prior to commencing work and reported upon annually as the reclamation accomplished during the preceding calendar year.~~
 - d. ~~Other standards set forth in Chapter 62C-16, Florida Administrative Code, Mine Reclamation, in effect on January 1, 2003, shall be applied in this policy. Nothing in this policy shall be in conflict with Chapter 62C-16, Florida Administrative Code, in effect on January 1, 2003.~~
 - e. ~~Mining shall be prohibited which will result in an adverse effect on environmentally sensitive lands, such as surface water and groundwater resources, wetlands, floodplains endangered, threatened, or species of special concern wildlife habitats, as designated by the Florida Fish and Wildlife Conservation Commission within the publication entitled Critical Wildlife Conservation Areas, and rare or unique vegetative communities which cannot be restored, based upon competent and substantial scientific evidence presented to the County at the time the master mining plan is reviewed by the Board of County Commissioners. Environmentally sensitive lands, such as wetlands, floodplains, endangered, threatened, or species of special concern wildlife habitats, as designated by the Florida Fish and Wildlife Conservation Commission within the publication entitled Critical Wildlife Conservation Areas, and rare or unique vegetative communities, which can be restored, shall be restored to the same type, nature and function ecosystem.~~

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f. Mining operations shall provide a minimum of a 200 foot buffer from adjacent properties.

~~For the purposes of this Comprehensive Plan "restoration" when used in conjunction with mining operations shall mean the recontouring and revegetation of lands, which will return the type, nature, and function of the ecosystem to the condition in existence immediately prior to mining operations. The County shall recognize technological limitations and economic considerations concerning the methods and practices to be used to restore environmentally sensitive lands, such as wetlands, floodplains, endangered, threatened, or species of special concern wildlife habitats, as designated by the Florida Fish and Wildlife Conservation Commission within the publication entitled Critical Wildlife Conservation Areas, and rare or unique vegetative communities. However, such considerations shall not result in environmentally sensitive lands, such as wetlands, floodplains, endangered, threatened, or species of special concern wildlife habitats, as designated by the Florida Fish and Wildlife Conservation Commission within the publication entitled Critical Wildlife Conservation Areas, and rare or unique vegetative communities, not being restored to the same type, nature and function ecosystem. For example, restoration shall be considered accomplished when immature trees are used; mature trees are not required to be replanted in areas where mature trees were removed to allow for mining.~~

~~For the purposes of this Comprehensive Plan "revegetation" when used in conjunction with mining operations in reclaimed areas means a cover of vegetation consistent with land form created and the future land uses. In restored areas, it means a cover of vegetation that is designed to return the restored area to the condition in existence prior to mining operations.~~

Policy I.**34.32** Convenient on site traffic flow and needed vehicle parking shall be accomplished through the requirements of Chapter 14-96 and 14-97, Florida Administrative Code, Rules of the Florida Department of Transportation and the Florida Department of Transportation's Access Management Manual in effect on January 1, 2003.

Policy I.**34.43** The County shall limit the intensity of development by requiring that the average length of lots less than 5 acres in size does not exceed 3 times the average width of lots for the location of dwelling units within all land use classifications which permit dwelling units. In addition, within all new subdivisions, Planned Residential Developments and Planned Rural Residential Developments, containing more than eight lots any of which lots are equal to or less than ten acres in size, the County shall require that all roads be paved to County standards. Within all new subdivisions, Planned Residential Developments and Planned Rural Residential Developments, containing eight or less lots any of which are equal to or less than ten acres in size, the County shall require that all roads be stabilized to County standards. This policy shall not apply to an existing County maintained road located outside of a new subdivision, Planned Residential Development or Planned Rural Residential Development.

Policy I.**34.54** The County shall participate in the National Flood Insurance Program and regulate development and the installation of utilities in flood hazard areas in conformance with the program's requirements.

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SUWANNEE RIVER SYSTEM
100-YEAR FLOODPLAIN SPECIAL PLANNING AREA

OVERALL GOAL TO PROTECT AND MAINTAIN THE NATURAL FUNCTIONS OF THE SUWANNEE RIVER SYSTEM (DEFINED AS THAT PART OF THE 100 YEAR FLOOD PLAIN OF THE SANTA FE RIVER AS SHOWN ON THE FUTURE LAND USE MAP) INCLUDING FLOODWATER STORAGE AND CONVEYANCE, WATER QUALITY ASSURANCE, AND FISH AND WILDLIFE HABITAT, WHILE ALLOWING FOR THE APPROPRIATE USE AND DEVELOPMENT OF THE LAND.

- OBJECTIVE S.1 To help ensure that proposed subdivision wholly or partially within that part of the 100-year floodplain of the Suwannee River system, **including the Santa Fe River and the New River,** as shown on the Future Land Use map are conducted in accordance with the physical limitations of this environmentally sensitive area, the County shall continue coordination provisions between the County and all agencies with jurisdiction within this area. Such coordination provisions shall provide a mechanism for all such agencies to review and make comment on such proposals or activities.
- Policy S.1.1 The County shall request the Suwannee River Management District to provide a complete set of topographic maps delineating the 100-year and 10-year flood elevations within the County's jurisdiction along the Suwannee River system, **including the Santa Fe River and the New River.**
- Policy S.1.2 The County shall have the Suwannee River Water Management District notified of preliminary subdivision plats, site and development plans, rezoning or reclassification of lands, and special exception or special permit hearings within that part of the 100-year floodplain of the Suwannee River system, **including the Santa Fe River and the New River,** as shown on the Future Land Use Map. The purpose of such notification is to provide opportunity for the District to coordinate, among appropriate agencies, the review and commenting on the potential impact of such plans or proposals on the natural resources of the Suwannee River system.
- Policy S.1.3 The review of preliminary subdivision plats and site and development plans within that part of the 100 year flood plain of the Suwannee River system, **including the Santa Fe River and the New River,** as shown on the Future Land Use map shall be based on the best available information regarding the physical characteristics of the site, including floodplain and wetlands delineation, soil conditions, vegetative cover, and critical wildlife habitat areas.
- OBJECTIVE S.2 The County shall continue to take the actions identified within the following policies to protect unique natural areas within the Suwannee River system, **including the Santa Fe River and the New River,** including but not limited to springs and spring runs, critical habitat areas for fish and wildlife, unique vegetative communities, and public recreation areas.
- Policy S.2.1 The County shall provide for the evaluation of unique natural areas within that part of the 100-year floodplain of the Suwannee River system, **including the Santa Fe River and the New River,** as shown on the Future Land Use Map during the development review process. The identification of such areas shall be based on the best available information provided by the Suwannee River Water Management District or other appropriate sources, including but not limited to land cover and vegetative mapping.

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- Policy S.2.2 The County shall require a 10 foot undisturbed regulated buffer along the property lines of public lands within the 100-year floodplain of the Suwannee River system for the purposes of visual screening, stormwater runoff and erosion control, public safety, and buffering potentially incompatible land uses. Variations in the width of this buffer shall be made only for cases of undue hardship and on a site-specific review.
- Policy S.2.3 The County shall monitor the use of County-owned facilities on or within the 100-year floodplain of the Suwannee River system, **including the Santa Fe River and the New River,** to ensure that the public use of these facilities does not threaten the facility or adjacent natural resources. Such facilities shall be maintained in order to prevent any potential adverse impacts to the Suwannee River system, **including the Santa Fe River and the New River,** such as erosion, release of inadequately treated stormwater or wastewater, or the accumulation of trash and debris.
- Policy S.2.4 The County shall designate publicly owned springs, spring runs, unique vegetative communities and critical habitats within the Suwannee River system, **including the Santa Fe River and the New River,** as conservation on the Future Land Use Plan Map.
- OBJECTIVE S.3 The County shall continue to regulate land use types, densities and intensities for all lands within that part of the 100 year flood-plain of the Suwannee River System, **including the Santa Fe River and the New River,** as shown on the Future Land Use map
- Policy S.3.1 The County hereby designates those lands within the County's jurisdiction lying within that part of the 100 year flood-plain of the Suwannee River System, **including the Santa Fe River and the New River,** as shown on the Future Land Use map as an Environmentally Sensitive Area.
- Policy S.3.2 The areas within that part of the 100 year flood-plain of the Suwannee River System, **including the Santa Fe River and the New River,** as shown on the Future Land Use map which are located outside the designated urban development areas shall conform with the densities specified within the Environmentally Sensitive Areas-1 and Environmentally Sensitive Areas- 3 categories, provided that within the Environmentally Sensitive Areas-3 category, dwelling units may be clustered on smaller lots with no lot being less than 2.5 acres, if the site is developed as a Planned Residential Development and a density of 1 dwelling unit per 10 acres be maintained on site in accordance with the criteria listed in the land use classification policy of this element. All lots within Environmentally Sensitive Areas shall have a average length to average width ratio no greater than 3 to 1. In addition, the County shall prohibit the location of intensive agriculture (the term intensive agriculture means all areas of concentrated animal density generally associated with milking barns, feedlots, chicken houses and holding pens).
- Policy S.3.3 The County shall, inside designated urban development areas within that part of the 100 year flood plain of the Suwannee River System, **including the Santa Fe River and the New River,** as shown on the Future Land Use map, limit dwelling unit density of residential uses to no greater than 1.0 dwelling units per 5 acres in areas not served by centralized potable water systems and sanitary sewer systems and 4.0 dwelling units per acre, provided a centralized potable water system and sanitary sewer system exists and each individual parcel conforms to all applicable state and County regulations. This higher density shall require approval of an amendment to the Future Land Use Plan Map to establish a district which allows 4.0 dwelling units per acre.

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- Policy S.3.4 The County shall prohibit development on the river berm by requiring a minimum undisturbed, vegetated buffer of 75 feet measured from the generally recognized river bank of the Santa Fe River **and the New River**, be maintained for all single-family residential and agricultural uses and silvicultural activities. **Mining activities shall comply with buffer standards established pursuant to the policies of Objective I.3.** All other permitted land uses shall conform to the variable buffer requirements contained in Rule 40B-4.3030~~(4)~~ **(15)**, Florida Administrative Code, as administered by the Water Management District, ~~in effect on January 1, 2003 as amended~~. Exceptions shall be made for the provision of reasonable access to the river; and resource-based recreational activities within buffer areas. Reasonable access shall mean the minimum amount of clearing necessary for access not to exceed 25 feet in width.
- OBJECTIVE S.4 The County shall ensure that all development and redevelopment occurring in that part of the 100 year flood plain of the Suwannee River System, **including the Santa Fe River and the New River**, as shown on the Future Land Use map meet the building and design standards of the National Flood Insurance Program, the County, and the Suwannee River Water Management Districts.
- Policy S.4.1 The County shall conform to the National Flood Insurance Program requirements for construction activities undertaken in that part of the 100 year flood plain of the Suwannee River System, **including the Santa Fe River and the New River**, as shown on the Future Land Use map.
- Policy S.4.2 The County shall require all habitable structures be elevated no less than 1 foot above the 100-year flood elevation without the use of fill materials in the regulatory floodway of the Suwannee River system, **including the Santa Fe River and the New River**.
- Policy S.4.3 The County shall require all road construction and improvement projects within that part of the 100 year flood plain of the Suwannee River System, **including the Santa Fe River and the New River**, as shown on the Future Land Use map be designed in such a manner as to avoid any increase in floodway obstruction, any increase in the peak rate or volume of stormwater runoff, and any increase in pollutant loading to the receiving waters.

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V

CONSERVATION ELEMENT

CONSERVATION GOAL, OBJECTIVES AND POLICIES

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

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

Policy V.1.1 The County shall require that all appropriate air quality permits necessary for the activity to be identified prior to the issuance of the development order, so that minimum air quality levels established by the Florida Department of Environmental Protection are maintained in the County.

OBJECTIVE V.2 The County, in order to protect the quality and quantity of current and projected water sources, shall require a 500-foot wellfield protection areas around community water system wells. In addition, the County in order to protect high groundwater aquifer recharge areas as designated by the Water Management District and depicted in Appendix A of this Comprehensive Plan shall continue to limit development in these areas as specified in the high groundwater aquifer recharge protection policy of the Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element of this Comprehensive Plan.

Policy V.2.1 The County, as part of the development review process, shall require the coordination of development plans **and mining activities** with the Florida Department of Environmental Protection and the Water Management District to assist in the monitoring uses which may impact the current and projected water sources of the County.

Policy V.2.2 The County shall protect the present water quality classification established by the Florida Department of Environmental Protection by prohibiting industrial uses, commercial uses and intensive agricultural uses, such as milking barns and chicken houses, to be located adjacent to the County's surface water bodies. For the purpose of this Comprehensive Plan "surface water" means water above the surface of the ground whether or not flowing through definite channels, and including:

1. A natural or artificial pond, lake, reservoir, or other area which ordinarily or intermittently contains water and which has a discernible shoreline; or
2. A natural or artificial stream, river, creek, channel, ditch, canal, conduit culvert, drain, waterway, gully, ravine, street, roadway swale or wash in which water flows in a definite direction, either continuously or intermittently and which has a definite channel, bed or banks; or
3. Any wetland.

Policy V.2.3 The County shall review and comment on proposals for the purchase of environmentally sensitive lands as part of the Florida Forever Program as listed by the Acquisition and Restoration Council for the Board of Trustees of the Internal Improvement Trust Fund, Water Management District, or U.S. Government, under the programs administered by the U.S. Department of Interior, Florida Department of Environmental Protection or the land acquisition programs of the Water Management District.

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- Policy V.2.4 The County shall require a 35-foot natural buffer around all wetlands and prohibit the location of agriculture, residential, commercial and industrial land uses within the buffer areas, but allow resource-based recreational activities within buffer areas and silviculture activities within buffer areas subject to the provisions of the silviculture policies of this element.
- Policy V.2.5 The County shall, through the development review process, require that post-development runoff rates and pollutant loads do not exceed pre-development conditions.
- Policy V.2.6 The County shall require all new development, **and mining activity**, to maintain the natural functions of wetlands and 100-year floodplains so that the long term environmental integrity and economic and recreational value of these areas is maintained.
- Policy V.2.7 The County shall regulate development within that part of the 100-year floodplain of the Santa Fe River as shown on the Future Land Use map by establishing these areas as Environmentally Sensitive in accordance with the land use classification policy contained within the Future Land Use Element of this Comprehensive Plan. In addition, in order to maintain the flood-carrying and flood storage capacities of the floodplains and reduce the risk of property damage and loss of life, the County shall adopt flood damage prevention regulations and in the interim shall continue to enforce the provisions of the National Flood Insurance Program and regulate all development and the installation of utilities in the County within flood hazard areas in conformance with the program requirements. Further, the County shall require all structures in the County to be clustered on the non-floodprone portion of a site. Where the entire site is in a floodprone area or an insufficient buildable area on the non-floodprone portion of a site exists, all structures, located in floodplains, shall be elevated no lower than 1 foot above base flood elevation. Non-residential structures located in floodplains may be flood proofed in lieu of being elevated provided that all areas of the structure below the required elevation are water tight. In addition, where the entire site is in a floodprone area or an insufficient buildable area on the non-floodprone portion of site exists, all structures located in areas of shallow flooding shall be elevated at least two feet above the highest adjacent grade.
- Policy V.2.8 Where the alternative of clustering all structures on the non-wetland portion of a site exists, the County shall conserve wetlands by prohibiting any development, which alters the natural function of wetlands and ~~regulating~~ **prohibiting** mining operations within wetlands as provided for in the mining ~~policy~~ **ies** contained in the Land Use Element of this Comprehensive Plan. Mitigation efforts shall be required for activities which alter the natural functions of wetlands in accordance with Chapter 40B-400, Florida Administrative Code, in effect on January 1, 2003. Such mitigation shall result in no net loss of wetlands and all restored or created wetlands shall be of the same ecological type, nature and function.
- Where the alternative of clustering all structures on the non-wetland portion of a site does not exist, the County shall allow only minimal residential development activity in those areas defined as wetlands within this Comprehensive Plan and such development activity shall conform to the density requirement for the land use classification applicable to the location of the wetland. However, in no case shall residential dwelling unit density be greater than 1 dwelling unit per 5 acres. In addition, such development activity shall comply with the following densities and performance standards:
1. Residences and any support buildings shall be elevated no lower than 1 foot above the highest recorded flood level in the wetland. If flooding data is not available, residences and any support buildings shall be built at least 2 feet above the highest seasonal water level.

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- Policy Plan Regionally Significant Natural Resources map series to identify habitats which potentially contain endangered, threatened or species of special concern, and rare or unique vegetative communities prior to granting development approval.
- Policy V.4.1 The County shall cooperate in the application and compliance with all Federal and state regulations which pertain to endangered and rare species.
- Policy V.4.2 The County shall consult with the Florida Fish and Wildlife Conservation Commission prior to the issuance of a development order where there is an indication that such issuance would result in an adverse impact to any endangered or rare species. All new development will maintain the natural functions of environmentally sensitive areas, including but not limited to wetlands and 100-year floodplains so that the long term environmental integrity and economic impact and recreation value of these areas is maintained.
- Policy V.4.3 The County shall address, during the development review process, the mitigation of development activities within environmentally sensitive areas, which include but are not limited to those areas identified as environmentally sensitive areas, within Appendix A of this Comprehensive Plan to ensure that the possible impacts created by the proposed development activity will not significantly alter the natural functions of these significant natural resources. All new development will maintain the natural functions of environmentally sensitive areas, including but not limited to wetlands and 100-year floodplains so that the long term environmental integrity and economic impact and recreation value of these areas is maintained.
- Policy V.4.4 The County shall initiate, contingent upon State-provided funding, development and implementation of a local wildlife habitat protection and management program, and shall coordinate with state and federal wildlife programs.
- Policy V.4.5 The County shall implement, contingent upon State-provided funding, a public education program on the need to protect and manage the habitat of threatened and endangered species and species of special concern.
- Policy V.4.6 The County shall request the assistance of the Florida Fish and Wildlife Conservation Commission to conduct inventories of State and federally protected plant and animal species in the County.
- Policy V.4.7 The developer of any proposed development **or the applicant for any proposed mining activity which is** equal to or greater than 20 acres and located within areas identified by the Florida Fish and Wildlife Conservation Commission as Critical Wildlife Conservation Areas shall be required to evaluate the impacts to endangered, threatened or species of special concern and rare or unique vegetative communities; provided, however, if competent and substantial scientific evidence demonstrating that an endangered, threatened or species of special concern, wildlife habitat or rare and unique vegetative community is located within the area of any proposed development **or proposed mining activity** which is equal to or greater than 20 acres is presented to the County at the time of a preliminary plat, ~~or~~ site and development plan, **or mining operation permit** is reviewed by the County, the developer **or applicant** shall evaluate the impacts on such habitats or communities. As a condition of permit approval of any proposed development **or any proposed mining activity** within these areas, such evaluation shall consist of a survey of the development site **or mining activity area** conducted by the developer **or applicant** to identify the presence of any state and federally protected plant and animal species.

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If protected species are found on the site/area or would be affected by the development **or mining activity**, a specific management plan shall be required from the developer **or applicant**, including necessary modifications to the proposed development **or proposed mining activity**, to ensure the preservation of the protected species and their habitat. The County shall require the use of best management practices for the conservation, appropriate use and protection of fisheries, wildlife and wildlife habitats, identify and protect native wildlife and their habitats, including state and federally protected plant and animal species (endangered, threatened and species of special concern), within proposed development sites **or proposed mining activity area** and protect these natural resources from the impacts of development **or mining activity** by the use of the Florida Fish and Wildlife Conservation Commission Strategic Habitat Conservation Areas maps, Florida Natural Areas Inventory, and North Central Florida Strategic Regional Policy Plan Regionally Significant Natural Resources map series to identify habitats which potentially contain endangered, threatened or species of special concern, and rare or unique vegetative communities prior to granting development **or mining activity** approval. Both the survey and the management plan shall be done in consultation with the Florida Fish and Wildlife Conservation Commission, but the final approval of the management plan shall be by the County.

OBJECTIVE V.5 The County, in order to protect significant natural resources in a manner which is in conformance with and furthers the North Central Florida Strategic Regional Policy Plan, as amended February 27, 2003, hereby adopts the following maps as they apply to the unincorporated areas of the County as part of the Future Land Use Map Series of this Comprehensive Plan;

1. Regionally Significant Natural Resources - Ground Water Resources, dated July 17, 2001;
2. Regionally Significant Natural Resources - Natural Systems, dated July 17, 2001;
3. Regionally Significant Natural Resources - Planning and Resource Management Areas, dated July 17, 2001;
4. Regionally Significant Natural Resources - Planning and Resource Management Areas (Surface Water Improvement Management Water Bodies), dated July 17, 2001; and
5. Regionally Significant Natural Areas - Surface Water Resources, dated July 17, 2001.

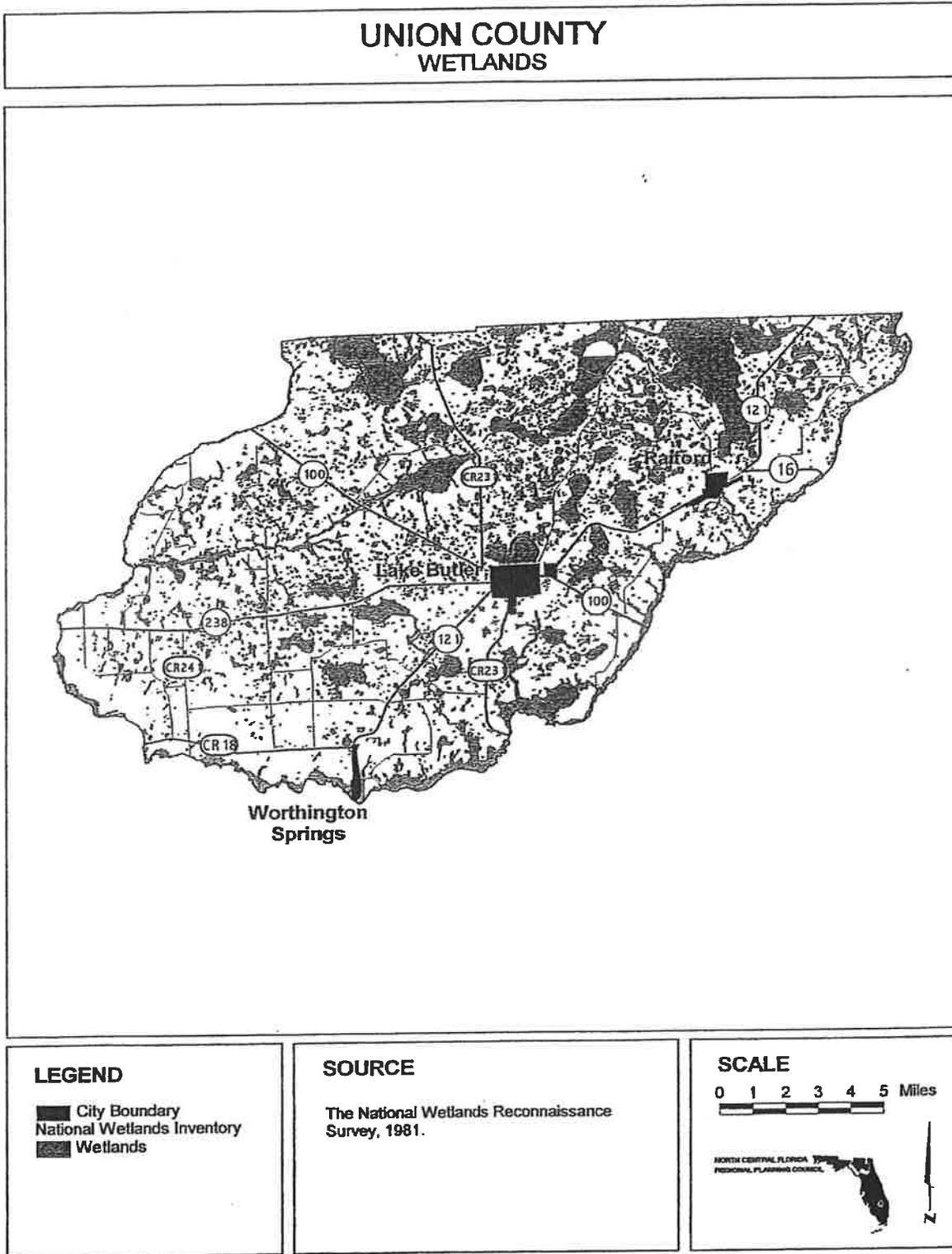
The following policies provide direction for the use of these maps in applying the referenced policies of this Comprehensive Plan.

Policy V.5.1 The map entitled Regionally Significant Natural Resources - Ground Water Resources, dated July 17, 2001, included within the Future Land Use Map Series, identifies groundwater resources for the application of the provisions of the high groundwater aquifer protection policy of the Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element of this Comprehensive Plan.

Policy V.5.2 The map entitled Regionally Significant Natural Resources - Natural Systems, dated July 17, 2001, included within the Future Land Use Map Series, identifies listed species for the application of the provisions the critical wildlife habitat policy of this element.

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ILLUSTRATION A - VI



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ILLUSTRATION A-X

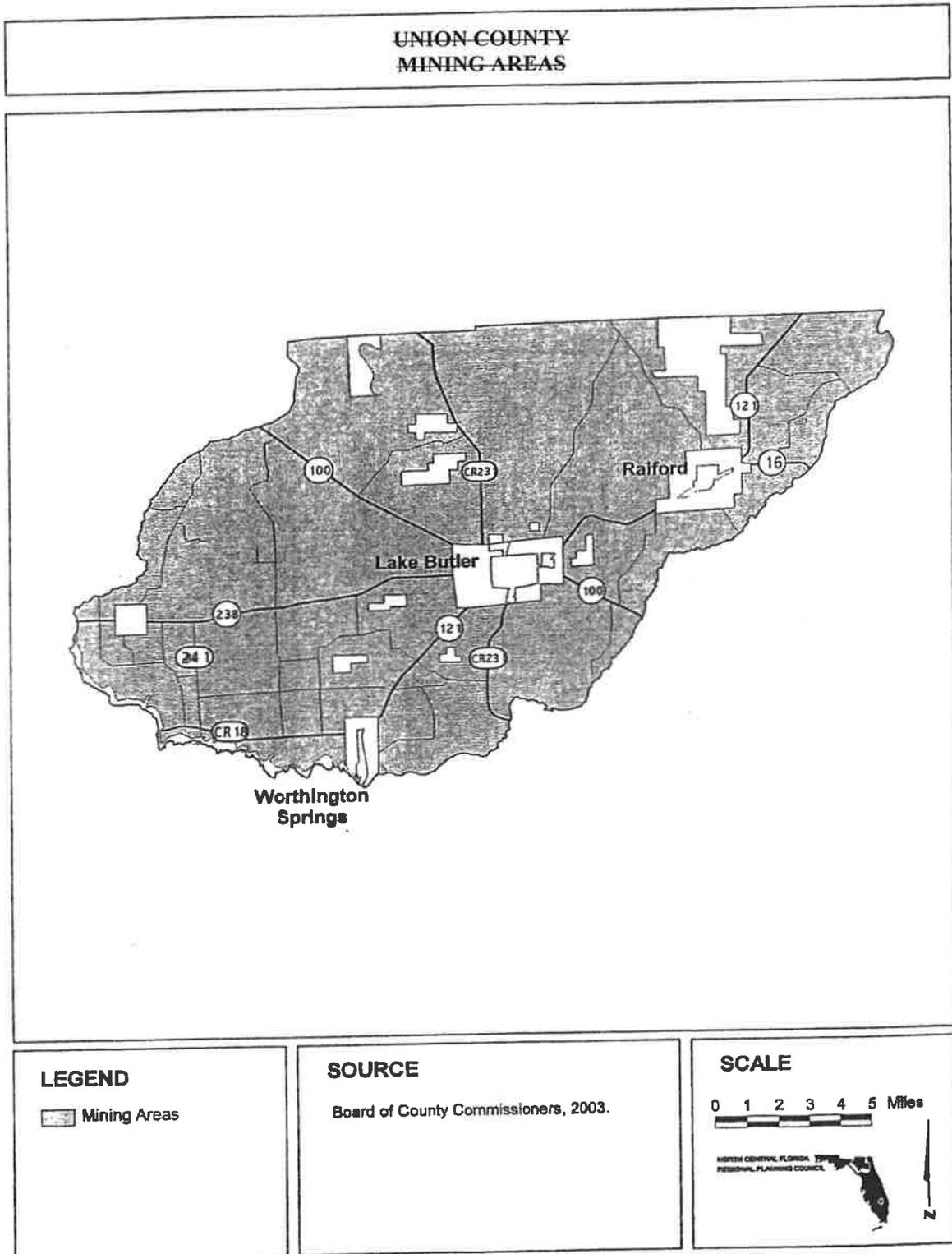


ILLUSTRATION A - XIId

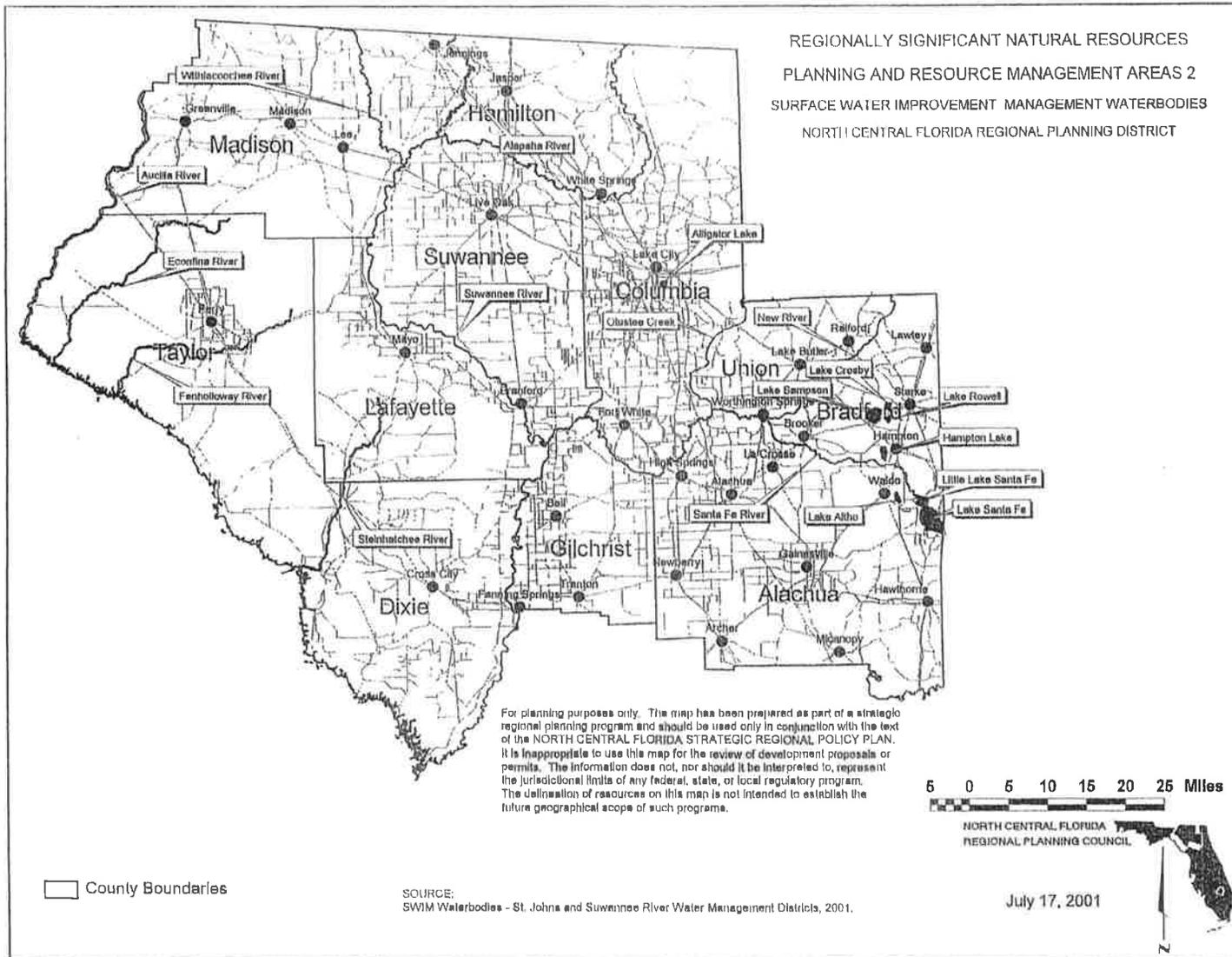
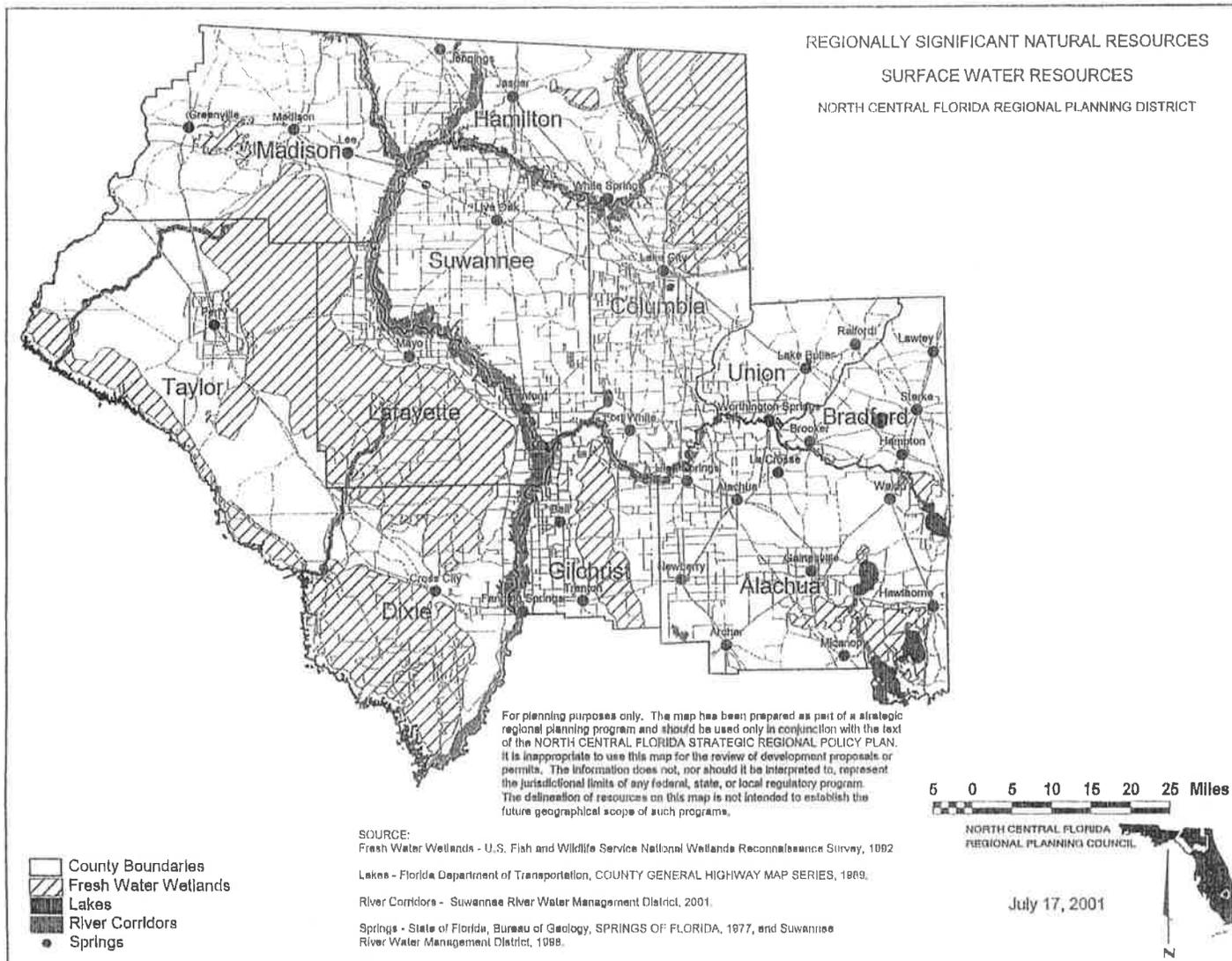


ILLUSTRATION A - XIe



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

Regional Planning Council: North Central Fl
Review Date: 3/22/18
Amendment Type: Adopted Amendment

Regional Planning Council Item No.: 21
Local Government: Columbia County
Local Government Item Nos.: CPA226 & CPA17-01
State Land Planning Agency Item No.: 18-1ESR

Date Mailed to Local Government and State Land Planning Agency (estimated): 3/23/18

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

CPA 226 amends the Designated Urban Development Area as depicted on the Future Land Use Plan Map of the Comprehensive Plan (see attached). CPA 17-1 amends the text of Goal 1 and Policy I.1.3 of the Future Land Use Element of the Comprehensive Plan to revise the definition of the Designated Urban Development Area (see attached).

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

The subject property of CPA 226 is located within an Area of High Recharge Potential to the Floridan Aquifer and a Stream-to-Sink Watershed both of which are Natural Resources of Regional Significance as identified and mapped in the North Central Florida Strategic Regional Policy Plan. The subject property of CPA 226 is located adjacent to Interstate Highway 75 and U.S. Highway 90 both of which are identified and mapped in the North Central Florida Strategic Regional Policy Plan as part of the Regional Road Network. Neither CPA 226 nor CPA 17-1 results in an increase in intensity or density of use. Thus, significant adverse impacts are not anticipated to occur as a result of the amendment as it does not result in an increase in intensity or density of use.

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

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.

**EXCERPTS FROM THE
COUNTY COMPREHENSIVE PLAN AMENDMENTS**

Designed Urban Development Area (“DUDA”) Expansion Summary

The Columbia County Designed Urban Development Boundary (“DUDA”) is established via Goal I and Objective I.1 of the Future Land Use Element of the Comprehensive Plan, as depicted on the Future Land Use Map. The purpose of the DUDA is to limit urban development to areas which are served, or could be served, by public utilities (i.e. Centralized Potable Water, Centralized Sanitary Sewer, Arterial and Collector Roads, and etc.).

When the original DUDA was created, the DUDA provided for reasonable growth within a 20-year horizon; however, Columbia County has experienced extensive growth over the past decade and the existing DUDA no longer provides for reasonable growth and land use patterns within certain areas of the county. Further, over the past decade, utility services have been expanded to a majority of the areas proposed to be amended. Other areas lie within areas where it is foreseeable that urban services could be expanded to in a 20-year horizon.

There are five areas included in the proposed DUDA expansion. These areas are described below.

- 1) U.S. Highway 90 from existing DUDA to west of SW Birley Road and SW Birley Road from north of U.S. Highway 90 to SW Pinemount Road: This area has seen rapid commercial and residential growth over the past decade. The trend of commercial growth in the county is westerly along U.S. Highway 90 with very little remaining commercial properties available for development. Centralized Potable Water currently exists within the proposed DUDA expansion in this area. Further, Centralized Potable Water existing along Birley Road from U.S. 90 to just north of SW Pinemount Road. There are existing legal nonconforming urban development in this area that would have the potential to become legal conforming lots.
- 2) SW Birley Road from SW Pinemount Road to SW Stevens Street: This area is partially within the existing DUDA. There is an area just south of SW Pinemount Road on the east side of SW Birley Road to SW Tompkins Road that is in the DUDA. It is not clear why this area is within the existing DUDA; however, the proposed expansion was not. This area does not currently contain Centralized Potable Water; however, it is foreseeable that existing water line along SW Birley Road north of SW Pinemount Road could be expanded within the next 20-years to loop into an existing potable water line along SW County Road 242 at the intersection of SW State Road 247 (Branford Highway). This area contains subdivision and developments which are partially within the DUDA and partially outside the DUDA. Expansion of the DUDA in this area would provide more uniformity in land uses and complement existing developments in the area.
- 3) SW County Road 242 from SW Birley Road to existing DUDA: This area contains existing urban development and Centralize Potable Water. This area contains many existing legal nonconforming urban developments. Maybe of which would have the potential to become legal conforming after the DUDA expansion. There are also existing commercial developments in the areas and would provide for additional commercial opportunities in the area.
- 4) U.S. Highway 90 east of existing DUDA: This area is a very small expansion; however, includes existing industrial and urban developments. This area is adjacent to existing industrial land use and has Centralized Potable Water. The proposed expansion in this area would allow for existing legal nonconforming uses to become conforming.

Designed Urban Development Area (“DUDA”) Expansion Summary

- 5) Ellisville: The Ellisville area has been rapidly growing over the past five years. The County has developed Centralized Potable Water and Centralized Sanitary Sewer in the Ellisville area. While this area is currently outside of the County’s DUDA, the area is located at the intersection of U.S. Highway 441 and Interstate Highway 75 (“I-75”) and has commercial land use and zoning. Since the inception of the County utilities in the Ellisville area, the area has rapidly been growing with several new businesses, including Wendy’s, S&S Food Store, Love’s Travel Stop, Dunkin Donuts, and more. The County has also adopted an Ellisville Overlay District for the area to improve the quality of development and promote a vibrant community. Creating a DUDA for the Ellisville area will help foster the County’s vision for the Ellisville (US Highway 441/I-75 Corridor) community.



Designated Urban Development Area Existing vs Proposed



Legend

- Lake City Limits
- DUDA (EXISTING)
- DUDA (PROPOSED)

Parcels

FLUM

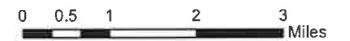
- Conservation
- Agriculture - 1
- Agriculture - 2
- Agriculture - 3
- Environmentally Sensitive Areas - 1
- Residential - Very Low
- Residential - Low
- Residential - Moderate
- Residential - Medium
- Residential - High
- Residential - High
- Commercial
- Highway Interchange
- Light Industrial
- Industrial
- Mixed Use Development
- Public
- Recreation



Prepared By: Brandon M. Stubbs
Columbia County Building & Zoning Department

Prepared on July 2017

DISCLAIMER: The data is provided "as is" without warranty of any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, timeliness, or completeness for use is the sole responsibility of the requestor. Columbia County makes no warranties, expressed or implied, as to the use of the data. The requestor acknowledges and accepts the limitations of the data, including the fact that the data is dynamic and in a constant state of maintenance, correction, and update.





Designated Urban Development Area Ellisville



Legend

- Lake City Limits
- DUDA (PROPOSED)
- Ellisville Utility Boundary
- Parcels

FLUM

- Conservation
- Agriculture - 1
- Agriculture - 2
- Agriculture - 3
- Environmentally Sensitive Areas - 1
- Residential - Very Low
- Residential - Low
- Residential - Moderate
- Residential - Medium
- Residential - Medium-High
- Residential - High
- Commercial
- Highway Interchange
- Light Industrial
- Industrial
- Mixed Use Development
- Public
- Recreation



Prepared By: Brandon M. Stubbs
Columbia County Building & Zoning Department
Prepared on July 2017

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

Regional Planning Council: North Central Fl
Review Date: 3/22/18
Amendment Type: Adopted Amendment

Regional Planning Council Item No.: 22
Local Government: City of Newberry
Local Government Item No.: CPA 17-03
State Land Planning Agency Item No.: 17-IESR

Date Mailed to Local Government and State Land Planning Agency: 3/23/18

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 17-03 amends the text of the Future Land Use Element. The amendment deletes the prohibition on concrete and asphalt batch plants within the Materials-Oriented Industrial and the Industrial land use categories and adds a provision to allow concrete and asphalt batch plants within the Material-Orientated Industrial and the Industrial land use categories by special use permit. The item also amends requirements for special use permits as specified in Future Land Use Element Policy URI 1.1 (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 of 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 of 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 (see attached).

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

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

Request a copy of the adopted version of the amendment?

Yes _____ 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

FUTURE LAND USE GOAL, OBJECTIVES AND POLICIES

GOAL I.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 & URBAN SERVICE AREA SUB ELEMENT

OBJECTIVE ~~URI.1.1.6.4~~ 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.1.1.6.4.1~~ 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).

Agricultural land use classifications consist of areas 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),

Any designation of sites within one of the above stated classifications shall be accompanied by policies addressing standards for the specific type of industrial resource based use or activity, its scale and intensity and other conditions related to matters such as environmental issues, compatibility with surrounding uses, infrastructure and the specific form of subsequent development orders that will be required to proceed with development of the site. These policies may include requirements for any necessary additional special studies to be carried out by or for the City at the expense of the applicant.

Special Use Permit for Uses within Industrial Resource Based Use Classifications:

All uses or activities to be located within any of the Industrial Resource Based use classifications shall require a special use permit review and approval prior to commencement of the use or activity.

The City Commission, when reviewing the special use permit, shall require the applicant to provide substantial and competent evidence to demonstrate that the development will comply with the adopted policies addressing standards for the Material-Oriented Industrial Development, Intensive Agricultural, or Mining Activities classifications.

To receive a special use permit for mining uses or activities, the applicant shall provide a mining master plan which shall indicate the approximate acreage of the areas that have been filled and reclaimed at the time of each special use permit approval. The mining master plan shall also outline and indicate areas that are planned for excavation, fill or reclamation during the period approved by the special use permit. Wherever possible, fill shall be placed in a contiguous manner. Upon filling of 5 acres of the site, a soil cap shall be placed and permanent vegetative cover shall be established so that no more than 10 acres of the site is being actively filled. For areas that are not planned for filling in the time established by the special use permit, a 1:4(rise:run) slope shall be created. Under no circumstances shall landfills, as the term is defined

in Chapter 62-701.200(64) of the Florida Administrative Code, effective on May 27, 2001, be permitted within the City.

The City of Newberry may consider standards stricter than state and federal standards to minimize the adverse impact of Industrial Resource based activities on the environment and to protect existing air and water quality. Further, the City of Newberry shall review any application for Industrial Resource based activities in relation to the Code of Ordinances. To the extent allowed by state or federal law, all existing and future uses and activities as identified as any of those listed as Industrial Resource Based uses or activities whether or not they are shown on the Future Land Use Plan Map shall conform to the performance requirements described below:

Reports.

The applicant for a special use permit for industrial based uses or activities shall submit information specifying expected air emissions, surface and groundwater emissions, noise levels, truck traffic volumes (including time-of-day level(s), odor levels, and glare impacts, and the compatibility of these emissions and impact levels with other properties, uses and neighborhoods within 2,000 feet. The report shall indicate that these impacts will not violate local, regional, state, or federal limits. The report shall also indicate that "best available technology" is being used to control impacts from the industrial based use or activity. (Ordinance 2017-15)

Fire and explosion hazards.

All uses shall comply with applicable standards set forth in the rules and regulations of the State Fire Marshal.

Smoke, dust, dirt, visible emissions, and open burning.

Regulations controlling smoke, dust, dirt, or visible Emissions shall be the same as those contained in Chapter 62-296, Florida Administrative Code.

Regulations controlling open burning shall be the same as those contained in Chapter 62-256, Florida Administrative Code.

Fumes, vapors, and gases. Regulations controlling the emissions of any fumes, vapors, or gases of a noxious, toxic, or corrosive nature shall be the same as those contained in Chapter 62-296, Florida Administrative Code.

Activities shall be conducted in a manner which minimize adverse impacts on the temperature, motion or humidity of the atmosphere beyond the lot line.

Noise.

The permitted level of noise or sound emission at the property line shall not at any time exceed the decibel level for commercial uses as prescribed within the City of Newberry Code of Ordinances

Odor.

Regulations controlling the emission of objectionable odorous gases or other odorous matter, except those associated with Normal agricultural practices, shall be the same as those contained in Chapter 62-296, Florida Administrative Code.

Glare.

There shall be no direct glare visible from any residential district caused by unshielded floodlights or other sources of high intensity lighting.

Hazardous Materials and Hazardous Waste Management. Regulations controlling the storage, handling, record keeping, and discharge reporting for hazardous materials and hazardous wastes shall be the same as those

contained in Chapter 62-730, Florida Administrative Code, and Article II, Section 353.20, Alachua County Code in effect at the time of adoption of this amendment.

Material-Oriented Industrial Development

Material-Oriented Industrial development shall be defined herein as development, which is dependent on natural resources found in the agriculturally classified areas of the City, or is based on raw agricultural products, materials, or activities at or proximate to the site. The applicant shall ensure that the proximity of the particular industrial resource based use or activity to natural resources or raw materials is so significant a factor that location of the use or conduction of the activity would be inappropriate at a remote location. Further, the applicant shall ensure that the location of the use or conduction of the activity outside of centralized potable water and sanitary sewer service areas is appropriate.

The applicant shall ensure that all uses for activities shall be located or conducted in a manner that minimizes adverse impact on the surface or groundwater quality and quantity of the City and region.

Further, the applicant shall ensure that the location or conduction of such use or activity will be conducted in a manner that minimizes adverse impact on the community due to noise, odors, dust, smoke, dirt, vibration and/or glare.

Material-Oriented Industrial uses shall be limited to the following listed intensities:

.25 floor area ratio – for the first 20 acres of structural development;

.10 floor area ratio – for structural development on the next 20 acres and all subsequent acreage not to exceed 100 acres.

OBJECTIVE I.6.14 The City, upon adoption of this Comprehensive Plan, shall coordinate with agencies responsible for the implementation of any regional resource planning and management plan prepared pursuant to Chapter 380, Florida Statutes.

Policy I.6.14.1 The City's land development regulations 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.6.15 The City 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.6.15.1 The City's land development regulations shall include 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 City.

OBJECTIVE 1.6.16 The Map entitled Recharge Potential of the Floridan Aquifer System, Alachua County, Florida, prepared by the Suwannee River Water Management District, as of December 2004. is hereby adopted, and included within Appendix A of this Comprehensive Plan, to identify areas of recharge potential to the Floridan Aquifer. In addition the following policy shall be applied to areas identified on said map as High Groundwater Aquifer Recharge as an overlay protection zone to protect groundwater resources and designate appropriate land uses in this zone.

Policy ~~URI.13-11.6.16.1~~ The following uses shall be prohibited if they are located within areas designated as High Groundwater Aquifer Recharge as identified on the map entitled Recharge Potential of the Floridan Aquifer System, Alachua County, Florida, prepared by the Suwannee River Water Management District, as of December 2004, and included by reference within ~~Appendix A~~ of this Comprehensive Plan:

1. Wrecking yards (including automobile wrecking yard); junk yards; or yards used for scrap, salvage, second-hand building materials, junk automotive vehicles, or second-hand automotive parts.
2. Bulk storage yards including bulk storage of flammable liquids, subject to provisions of local and state fire codes.
3. Chemical and fertilizer manufacture.
4. Paint, oil (including linseed), shellac, turpentine, lacquer or varnish manufacture.
5. Paper and pulp manufacture.
6. Petroleum refining.
7. Rendering plant.
8. Storage, sorting, collecting or baling of rags, iron or junk (except for a recycling use conducted completely within an enclosed building).
9. Hazardous waste disposal sites.
10. Electric or gas generating plants.

11. Asphalt or concrete batch plants, except by Special Use Permit in Materials Oriented Industrial Land Use and Industrial Land Use areas on the Future Land Use Plan Map, and as outlined in Section 14.7 of the City of Newberry Land Development Regulations. (Ordinance 2017-15)

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

Regional Planning Council: North Central Fl
Review Date: 3/22/18
Amendment Type: Adopted Amendment

Regional Planning Council Item No.: 23
Local Government: City of Newberry
Local Government Item No.: CPA 17-04
State Land Planning Agency Item No.: 17-2ESR

Date Mailed to Local Government and State Land Planning Agency: 3/23/18

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 17-04 reclassifies properties previously annexed into the City from Alachua County Rural/Agriculture (less than or equal to one dwelling unit per five acres) to City Agricultural (less than or equal to one dwelling unit per five acres). (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. Additionally, 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 a result of the amendment as it does not result in an increase in intensity or density of use.

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

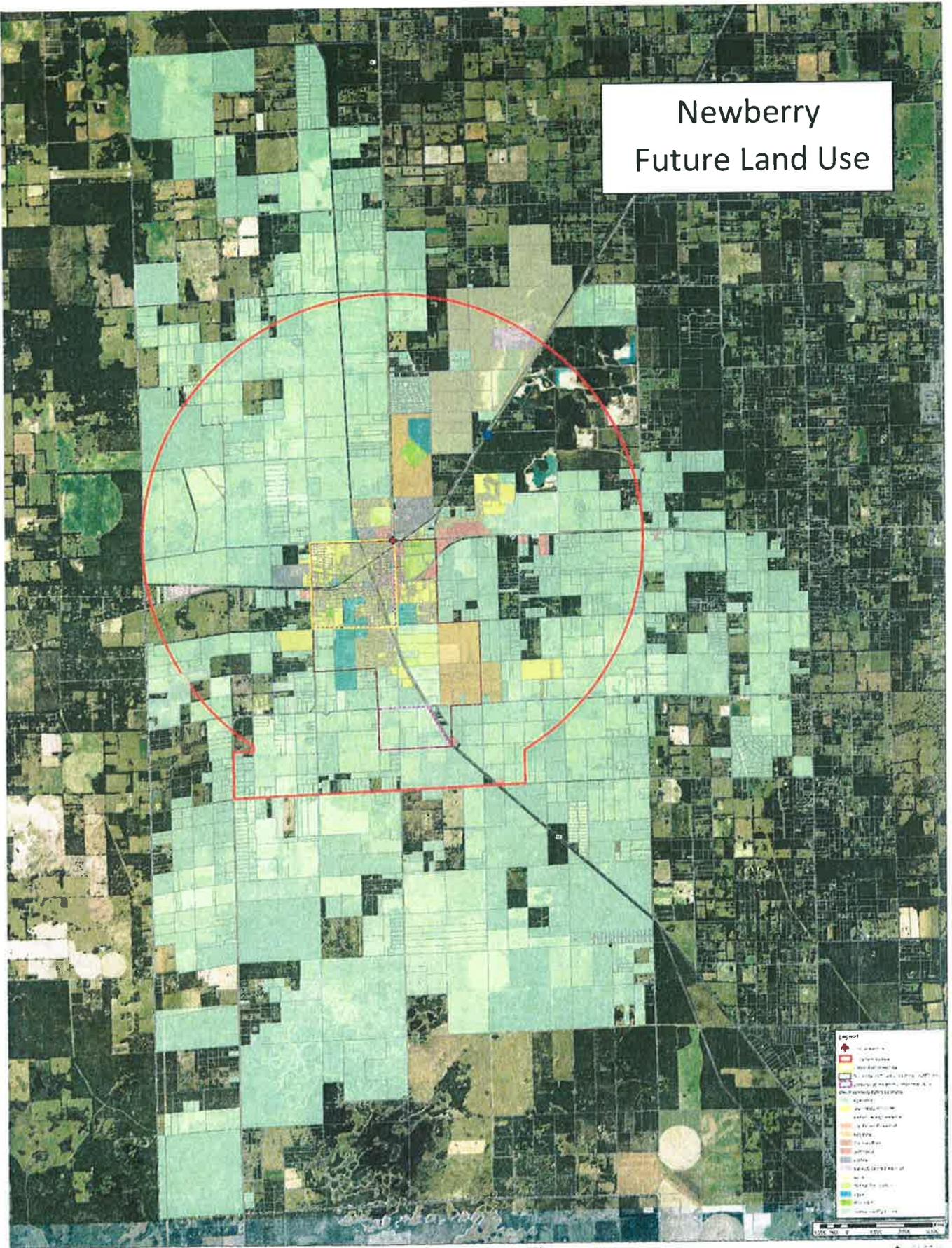
Significant adverse impacts are not anticipated to occur to adjoining local governments as a result of the amendment (see above).

Request a copy of the adopted version of the amendment?

Yes _____	No _____
Not Applicable _____	<u> X </u>

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

Newberry Future Land Use



**City of Newberry, FL
Future Land Use Map**

CPA 17-04 Comp Plan Update Adopted by Ordinance No. 2017-34



