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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 **April 28, 2022**. Due to the COVID-19 Pandemic, the meeting will be held virtually via communications media technology at **6:00 p.m.**

**DIAL IN NUMBER: Toll Free 1.888.585.9008**

**CONFERENCE CODE: 381 777 570**





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## AGENDA CLEARINGHOUSE COMMITTEE

Virtual Public Meeting  
Via Communications Media Technology  
Gainesville, Florida

April 28, 2022  
6:00 p.m.

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V. CITIZEN COMMENTS	
This agenda item provides an opportunity for citizens to address the Committee on any matter not included on the agenda. The comment period is limited to three minutes for each individual.	

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NORTH CENTRAL FLORIDA REGIONAL PLANNING COUNCIL  
CLEARINGHOUSE COMMITTEE  
MINUTES

Virtual Public Meeting  
Via Communications Media Technology

March 24, 2022  
6:00 p.m.

MEMBERS PRESENT

Patricia Bouie Hutchinson, Chair  
Robert Brown, Vice-Chair  
Jim Catron  
Reina Saco  
Donnie Waldrep  
Marihelen Wheeler

MEMBERS ABSENT

John Meeks  
James Tallman

STAFF PRESENT

Lauren Yeatter

Chair Bouie Hutchinson requested that Vice-Chair Robert Brown serve as the presiding officer for the meeting. Noting the presence of a quorum, the meeting was called to order by Vice-Chair Robert Brown at 6:05 p.m.

I. APPROVAL OF THE AGENDA

Vice-Chair Brown requested approval of the agenda as presented.

**ACTION: It was moved by Commissioner Catron and seconded by Commissioner Saco to approve the March 24, 2022 Clearinghouse Committee Agenda as presented. The motion carried unanimously.**

II. APPROVAL OF THE FEBRUARY 24, 2022 MEETING MINUTES

**ACTION: It was moved by Commissioner Bouie Hutchinson and seconded by Commissioner Saco to approve the February 24, 2022 Clearinghouse Committee meeting minutes as circulated. The motion carried unanimously.**

III. COMMITTEE-LEVEL REVIEW ITEMS

- #65 - Columbia County Comprehensive Plan Adopted Amendment (DEO No. 21-1ESR)
- #66 - City of Archer Comprehensive Plan Adopted Amendment (DEO No. 21-1ER)
- #67 - City of Waldo Comprehensive Plan Draft Amendment (DEO No. 22-1ESR)
- #68 - City of Starke Comprehensive Plan Adopted Amendment (DEO No. 21-1ER)
- #69 - City of Madison Comprehensive Plan Draft Amendment (DEO No. 22-1ER)

**ACTION: It was moved by Commissioner Bouie Hutchinson and seconded by Commissioner Wheeler to group Committee-Level Review Items #65, #66, #67, #68, and #69 for purpose of review. The motion carried unanimously.**

Lauren Yeatter, Senior Planner, 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 Saco and seconded by Commissioner Wheeler to recommend that the Council approve the staff reports as circulated. The motion carried unanimously.**

The meeting adjourned at 6:16 p.m.

---

Patricia Bouie Hutchinson, Chair

4/28/22  
Date

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

Regional Planning Council: North Central FL  
Review Date: 4/28/22  
Amendment Type: Draft Amendment

Regional Planning Council Item No.: 70  
Local Government: Dixie County  
Local Government Item No.: CPA 22-03  
State Land Planning Agency Item No.: 22-1ESR

Date Mailed to Local Government and State Land Planning Agency: 4/29/22

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

**DESCRIPTION OF AMENDMENT**

County item CPA 22-03 amends the County Future Land Use Map by reclassifying 140.00 acres from, Environmentally Sensitive Area, Very Low Density (less than or equal to 1 dwelling units per 40 acres) to Environmentally Sensitive Area, Low Density (less than or equal to 1 dwelling units per 10 acres) (see attached).

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

The subject property is not located within one-half mile of the Regional Road Network as identified and mapped in the North Central North Central Florida Strategic Regional Policy Plan, therefore significant adverse impacts are not anticipated to affect the Regional Road Network.

The subject property is located within a wetland, floodplain, and Ecological Greenway area as identified and mapped in the North Central Florida Strategic Regional Policy Plan. However, the County Comprehensive Plan contains adequate policy direction to prevent significant adverse impacts to the natural resources. Therefore, significant adverse impacts are not anticipated to occur to Natural Resources of Regional Significance as a result of the amendment.

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

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

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

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

Yes   X                        No \_\_\_\_\_  
Not Applicable \_\_\_\_\_



## **EXCERPTS FROM COUNTY COMPREHENSIVE PLAN AMENDMENT**



# Dixie County

Future Land Use Plan Map 2025



Miles  
1 0.5 1 2

PROPOSED AMENDMENT NO. CPA 22-03  
From: Environmentally Sensitive Areas -  
Very Low Density (≤ 1 d.u. per 40 acres)  
To: Environmentally Sensitive Areas -  
Low Density (≤ 1 d.u. per 10 acres)

## FUTURE LAND USE PLAN MAP CLASSIFICATIONS

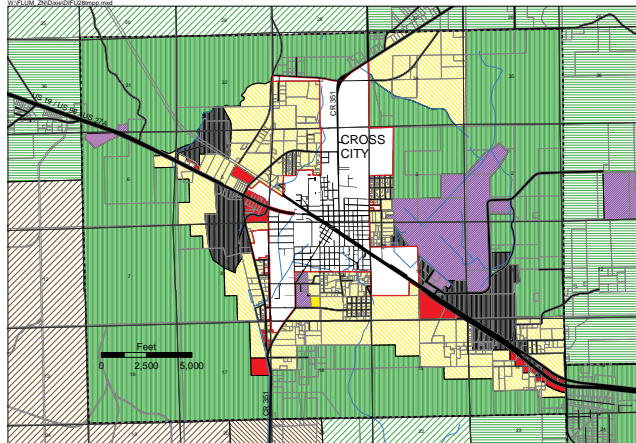
- County Boundary Line
- Conservation
- Recreation
- Public
- Environmentally Sensitive Areas - Very Low Density (≤ 1 d.u. per 40 acres)
- Environmentally Sensitive Areas - Low Density (≤ 1 d.u. per 10 acres)
- Environmentally Sensitive Areas - Moderate Density (≤ 1 d.u. per 5 acres)
- Agriculture - Very Low Density (≤ 1 d.u. per 40 acres)
- Agriculture - Low Density (≤ 1 d.u. per 10 acres)
- Agriculture - Moderate Density (≤ 1 d.u. per 5 acres)
- Residential - Low Density (≤ 2 d.u. per acre)
- Residential - Moderate Density (≤ 4 d.u. per acre)
- Residential - Medium Density (≤ 8 d.u. per acre)
- Residential - High Density (≤ 20 d.u. per acre)
- Commercial
- Industrial

## OTHER MAP FEATURES

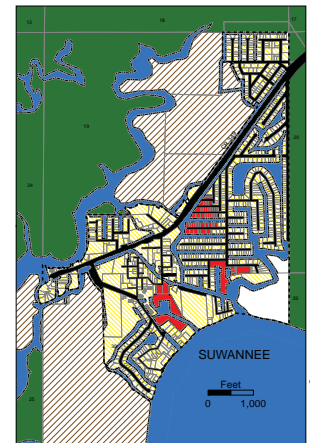
- County Boundary Line
- Unincorporated Area
- Designated Urban Development Area
- Lake
- Water or Stream
- Coastal High Hazard Area
- Category 1 Storm Surge Boundary (Based on Sea, Lake and Overland Surges from Hurricanes (SLOSH) Computerized Storm Surge Model)

Source: County Property Appraiser, 2017.

Inset Map "A"



Inset Map "B"



ADOPTED ON MARCH 15, 1990 BY ORDINANCE NO. 90-02  
AMENDED ON NOVEMBER 7, 1991 BY ORDINANCE NO. 91-06  
AMENDED ON DECEMBER 21, 1995 BY ORDINANCE NO. 95-14  
AMENDED ON NOVEMBER 7, 1996 BY ORDINANCE NO. 96-15  
AMENDED ON NOVEMBER 2, 2000 BY ORDINANCE NO. 00-05  
AMENDED ON FEBRUARY 1, 2001 BY ORDINANCE NO. 01-02  
AMENDED ON SEPTEMBER 15, 2001 BY ORDINANCE NO. 01-05  
AMENDED ON NOVEMBER 16, 2008 BY ORDINANCE NOS. 08-05  
AMENDED ON APRIL 2, 2013 BY ORDINANCE NOS. 12-02 AND 12-03  
AMENDED ON JUNE 5, 2014 BY ORDINANCE NO. 14-07  
AMENDED ON JANUARY 15, 2016 BY ORDINANCE NO. 16-05  
AMENDED ON APRIL 16, 2016 BY ORDINANCE NO. 16-05

AMENDED ON MAY 6, 2016 BY ORDINANCE NO. 16-05  
AMENDED ON MAY 19, 2016 BY ORDINANCE NO. 16-07  
AMENDED ON JULY 21, 2016 BY ORDINANCE NO. 16-10  
AMENDED ON JANUARY 19, 2017 BY ORDINANCE NO. 17-01  
AMENDED ON JULY 6, 2017 BY ORDINANCE NO. 17-12  
AMENDED ON AUGUST 17, 2017 BY ORDINANCE NO. 17-17  
AMENDED ON FEBRUARY 15, 2018 BY ORDINANCE NO. 18-02  
AMENDED ON APRIL 19, 2018 BY ORDINANCE NO. 18-08  
AMENDED ON AUGUST 16, 2018 BY ORDINANCE NO. 18-14  
AMENDED ON SEPTEMBER 25, 2018 BY ORDINANCE NO. 18-17  
AMENDED ON NOVEMBER 15, 2018 BY ORDINANCE NOS. 18-19 AND 18-21  
AMENDED ON JANUARY 21, 2019 BY ORDINANCE NO. 19-01  
AMENDED ON JUNE 20, 2019 BY ORDINANCE NOS. 19-06 AND 2019-08  
AMENDED ON MAY 21, 2020 BY ORDINANCE NO. 20-03  
AMENDED ON MAY 20, 2021 BY ORDINANCE NO. 2021-03

TRANSMITTED TO THE FLORIDA DEPARTMENT OF ECONOMIC  
OPPORTUNITY ON MARCH 17, 2022

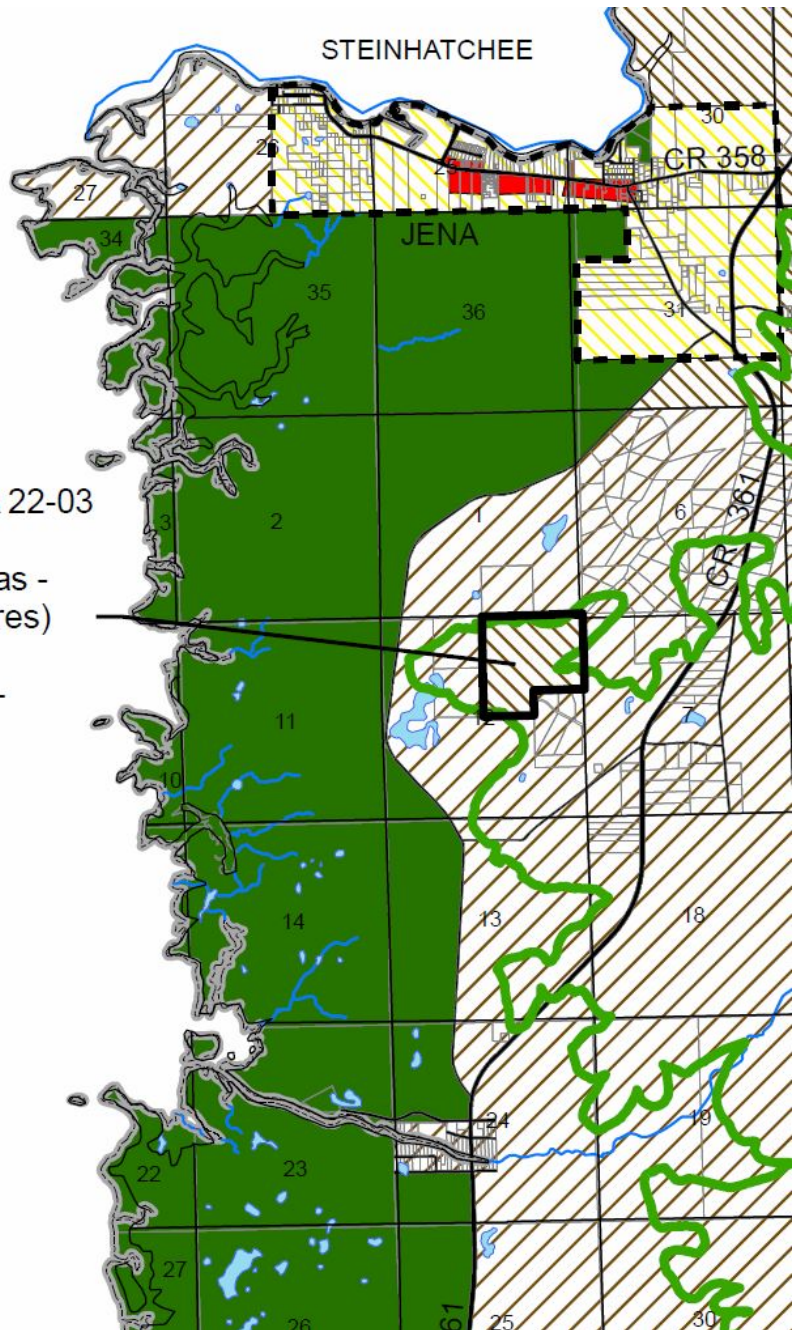




PROPOSED AMENDMENT NO. CPA 22-03

From: Environmentally Sensitive Areas -  
Very Low Density ( $\leq 1$  d.u. per 40 acres)

To: Environmentally Sensitive Areas -  
Low Density ( $\leq 1$  d.u. per 10 acres)





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

Regional Planning Council: North Central Fl

Review Date: 4/28/22

Amendment Type: Draft Amendment

Regional Planning Council Item No.: 71

Local Government: City of Jasper

Local Government Item No.: CPA 22-01

State Land Planning Agency Item No.: 22-1ESR

Date Mailed to Local Government and State Land Planning Agency: 4/29/22 (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 item amends the City's Comprehensive Plan to add a new Property Rights Element (see attached).

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

The City item is not anticipated to result in significant adverse impacts to regional facilities or Natural Resources of Regional Significance as the amendment is not anticipated to result in an increase in 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?**

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

Yes ☒X\_\_\_\_\_ No \_\_\_\_\_

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



**EXCERPTS FROM THE  
CITY COMPREHENSIVE PLAN AMENDMENT**



## X

### PROPERTY RIGHTS ELEMENT

#### INTRODUCTION

The following goal, objective and policies constitute the Property Rights Element, in accordance with the legislative intent expressed in Section 163.3161(10), Florida Statutes, as amended, and Section 187.101(3), Florida Statutes, as amended.

#### PROPERTY RIGHTS GOAL, OBJECTIVE AND POLICIES

##### GOAL X - RECOGNIZE AND RESPECT JUDICIALLY ACKNOWLEDGED AND CONSTITUTIONALLY PROTECTED PRIVATE PROPERTY RIGHTS.

OBJECTIVE X.1 In local decision making, the City shall consider the statement of rights as enumerated in Policy X.1.1, Policy X.1.2, Policy X.1.3, and Policy X.1.4.

Policy X.1.1 In local decision making, the City shall consider the right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.

Policy X.1.2 In local decision making, the City shall consider the right of a property owner to use, maintain, develop and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.

Policy X.1.3 In local decision making, the City shall consider the right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.

Policy X.1.4 In local decision making, the City shall consider the right of a property owner to dispose of his or her property through sale or gift.



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

Regional Planning Council: North Central Fl  
Review Date: 4/28/22  
Amendment Type: Draft Amendment

Regional Planning Council Item No.: 72  
Local Government: City of Lake City  
Local Government Item No.: CPA 22-01  
State Land Planning Agency Item No.: 22-1ER

Date Mailed to Local Government and State Land Planning Agency: 4/29/22 (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 and the Future Land Use Plan Map Series of the City Comprehensive Plan based on an evaluation completed by the City 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 Transportation Element; the Housing Element; the Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element; the Conservation Element; the Recreation and Open Space Element; the Intergovernmental Coordination Element; the Capital Improvements Element; the Public School Facilities Element; the Property Rights Element; and the Future Land Use Plan Map Series of the City Comprehensive Plan (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 regional transportation facilities or Natural Resources of Regional Significance as the amendment does not result in an increase in 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?**

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

Yes   X                        No             
Not Applicable





**EXCERPTS FROM THE  
CITY COMPREHENSIVE PLAN AMENDMENT**



## II

### TRANSPORTATION ELEMENT

#### INTRODUCTION

A transportation system which provides for the safe and efficient movement of people and goods is needed to support existing and future development. The purpose of this plan element is to identify the types, locations and extent of existing and proposed major thoroughfares and transportation routes in the City and establish a framework for making policy decisions in planning for future transportation needs. The data collected for this plan element and analysis of this data, contained in the Data and Analysis document, are not part of this plan element, but serve to provide a foundation and basis for this portion of the Comprehensive Plan.

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

In addition to the Future Land Use Element, the Transportation Element is coordinated and consistent with the remaining plan elements as required by the Community Planning Act. Further, the City's transportation system does not stop at political boundaries. Therefore, coordination between other local governments is a necessary prerequisite to a functional transportation system. The goal, objectives and policies of the Intergovernmental Coordination Element establish guidelines to be followed which provide for coordination between various governmental entities.

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

#### GOAL, OBJECTIVES AND POLICIES

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

**OBJECTIVE II.1**           The City shall establish a safe, convenient and efficient level of service standard which shall be maintained for all roadways.

**Policy II.1.1**           Establish the Service Standards as noted below at peak hour for the following roadway segments within the City as defined within the most recent version of the Florida Department of Transportation Quality/Level of Service Handbook.

ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	SEGMENT DISTANCE (IN MILES)	LEVEL OF SERVICE
1	U.S. 90 / S.R. 10 From Turner Rd. to Lake City Ave.	2-D	Arterial I	Transition	0.54	D
2	U.S. 90 / S.R. 10 From Lake City Ave. to C.R. 252.	4-D	Arterial I	Transition	0.28	D
3	U.S. 90 / Duval St. From C.R. 252 to I-75.	4-D	Arterial I	Transition	<del>0.50</del> <b>0.58</b>	D
4	U.S. 90 / Duval St. From I-75 to SW Bascom Norris Dr.	6-D	Arterial I	Transition	<del>0.90</del> <b>0.73</b>	D
5	U.S. 90 / Duval St. From SW Bascom Norris Dr. to S.R. 247.	6-D	Arterial I	Transition	0.53	D
6	U.S. 90 / Duval St. From S.R. 247 to Baya Ave.	6-D	Arterial I	Transition	1.13	D
7	U.S. 90 / Duval St. From Baya Ave. to U.S. 41	4-D	Arterial I	Transition	<del>0.75</del> <b>0.77</b>	D
8	U.S. 90 / Duval St. From U.S. 41 to U.S. 441	4-D	Arterial I	Transition	<del>0.14</del> <b>0.13</b>	C
9	U.S. 90 / Duval St. From U.S. 441 to Colburn Ave.	4-D	Arterial I	Transition	1.03	C
10	U.S. 41 / 1st St. From <u>Michigan St.</u> (City south limits) to <del>U.S. 90 / Duval St</del> <b>S.R. 47</b>	4-D	Principal Arterial	<del>Urban</del> <b>Transition</b>	<del>1.94</del> <b>1.00</b>	D
<b>11</b>	<b><u>U.S. 41 / 1st St.</u></b> <b><u>From S.R. 47 to Baya Ave.</u></b>	<b><u>4-D</u></b>	<b><u>Arterial</u></b>	<b><u>Transition</u></b>	<b><u>0.88</u></b>	<b><u>D</u></b>
<b>12</b>	<b><u>U.S. 41 / 1st St.</u></b> <b><u>From Baya Ave. to U.S. 90 / Duval St.</u></b>	<b><u>4-D</u></b>	<b><u>Arterial</u></b>	<b><u>Transition</u></b>	<b><u>0.42</u></b>	<b><u>D</u></b>
<del>113</del>	U.S. 41 / 1st St. From U.S. 90 / Duval St. to City north limits.	4-D	Principal Arterial	<del>Urban</del> <b>Transition</b>	1.20	C

ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	SEGMENT DISTANCE (IN MILES)	LEVEL OF SERVICE
<del>12</del> <u>14</u>	U.S. 441 / Marion <del>St.</del> <u>Ave.</u> From City south limits to S.R. 10A / Baya Ave.	2-D	Principal  Arterial	<del>Urban</del>  <u>Transition</u>	1.51	D
<del>13</del> <u>15</u>	U.S. 441 / Marion <del>St.</del> <u>Ave.</u> From S.R. 10A / Baya Ave. to U.S. 90 / Duval St.	2-U	Principal  Arterial	<del>Urban</del>  <u>Transition</u>	0.43	D
<del>14</del> <u>16</u>	U.S. 441 / Marion <del>St.</del> <u>Ave.</u> From U.S. 90 / Duval St. to <del>City-north</del> <u>limits C.R. 100A</u>	2-U	Principal  Arterial	<del>Urban</del>  <u>Transition</u>	1.06	D
<u>17</u>	<u>U.S. 441 / Marion</u> <u>Ave.</u> <u>From C.R. 100A to</u> <u>C.R. 25A</u>	<u>4-D</u>	<u>Arterial</u>	<u>Transition</u>	<u>0.41</u>	<u>D</u>
<u>18</u>	<u>U.S. 441</u> <u>From Tammy Ln. to</u> <u>I-10</u>	<u>4-D</u>	<u>Highway</u>	<u>Transition</u>	<u>0.89</u>	<u>D</u>
<u>19</u>	<u>U.S. 441</u> <u>From Tammy Ln. to</u> <u>I-10</u>	<u>2-D</u>	<u>Highway</u>	<u>Transition</u>	<u>0.24</u>	<u>D</u>
<del>15</del> <u>20</u>	I-75 From S.R. 247 to U.S. 90.	6-D	Intrastate Highway System	Urban	1.14	C
<del>16</del> <u>21</u>	I-75 From U.S. 90 to CSX Railroad.	6-D	Intrastate Highway System	Urban	1.88	C
<del>17</del> <u>22</u>	S.R. 10A / Baya Ave.  From U.S. 90 / Duval St. to U.S. 41 / 1st St.	4-D	Principal  Arterial	<del>Urban</del>  <u>Transition</u>	<del>0.84</del> <u>0.82</u>	D
<del>18</del> <u>23</u>	S.R. 10A / Baya Ave.  From U.S. 41 / 1st St. to <del>City-east limits</del> <u>U.S. 441.</u>	4-D	Principal  Arterial	<del>Urban</del>  <u>Transition</u>	<del>1.17</del> <u>0.14</u>	D
<u>24</u>	<u>S.R. 10A / Baya Ave.</u> <u>From U.S. 441 to</u> <u>East City Limits</u> <u>(Sycamore Ln.)</u>	<u>4-D</u>	<u>Arterial</u>	<u>Transition</u>	<u>1.03</u>	<u>D</u>

ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	SEGMENT DISTANCE (IN MILES)	LEVEL OF SERVICE
<del>19</del> <u>25</u>	S.R. 47  From <del>City SW</del> <u>Marvin Burnett Rd.</u> to U.S. 41 / 1st St.	4-D	Minor  Arterial	<del>Urban</del> <u>Transition</u>	<del>0.68</del> <u>0.71</u>	D
<u>26</u>	<u>S.R. 247</u> <u>From SW Zierke Dr.</u> <u>to SW Bascom Norris</u> <u>Dr.</u>	<u>2-U</u>	<u>Minor</u> <u>Arterial</u>	<u>Transition</u>	<u>1.04</u>	<u>D</u>
<del>20</del> <u>27</u>	S.R. 247  From <del>City west limits</del> <u>SW Bascom Norris</u> <u>Dr.</u> to U.S. 90 / S.R. 10.	2-U	Minor  Arterial	<del>Urban</del> <u>Transition</u>	<del>0.42</del> <u>0.46</u>	D
<del>21</del> <u>28</u>	C.R. 250 / N.W. Lake Jeffery Rd.  From City west limits to U.S. 90 / Duval St.	2-U	Urban Collector	Urban	0.98	D
<del>22</del> <u>29</u>	C.R. 100A / N.W. Bascom Norris Dr.  From U.S. 41 / 1st St. to U.S. 441 / S.R. 47.	2-U	<del>Urban</del> <u>Collector</u> <u>Arterial</u>	<del>Urban</del> <u>Transition</u>	0.36	D
<del>23</del> <u>30</u>	C.R. 100 A / N.E. Bascom Norris Dr.  From U.S. 441 / S.R. 47 to U.S. 90 / Duval St.	2-U	Urban Collector	Urban	2.61	D
<del>24</del> <u>31</u>	Washington St.  From N.W. Lake Jeffery Rd. to Patterson St.	2-U	Urban Collector	Urban	1.40	D
<del>25</del> <u>32</u>	Washington St.  From Patterson St. to C.R. 100A.	2-U	Urban Collector	Urban	1.26	D
<del>26</del> <u>33</u>	Patterson St.  From Washington St. to U.S. 90 / Duval St.	2-U	Urban Collector	Urban	0.38	D
<del>27</del> <u>34</u>	Ermine St.  From U.S. 90 / Duval St. to S.R. 10A / Baya Ave.	2-U	Urban Collector	Urban	0.40	D

ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	SEGMENT DISTANCE (IN MILES)	LEVEL OF SERVICE
<del>28</del> <u>35</u>	McFarlane Ave. / Malone St.  From S.R. 10A / Baya Ave. to U.S. 41 / 1st St.	2-U	Urban Collector	Urban	1.90	D
<del>29</del> <u>36</u>	Long St.  From C.R. 250 to U.S. 441.	2-U	Urban Collector	Urban	0.70	D
<del>30</del> <u>37</u>	C.R. 341 / Sisters Welcome Rd.  From City south limits to U.S. 90 / S.R. 10.	2-U	Urban Collector	Urban	0.90	D
<del>34</del> <u>38</u>	Gwen Lake Blvd.  From U.S. 90 / Duval St. to end of pavement.	2-U	Urban Collector	Urban	1.06	D

D - Divided roadway.

U - Undivided roadway.

- Policy II.1.2. The City shall control the number and frequency of connections and access points of driveways and roads to arterials and collectors by requiring access points for state roads to be in conformance with Chapter 14-96 and 14-97, Florida Administrative Code, and the following requirements for non-state roads:
1. Permitting 1 access point for ingress and egress purposes to a single property or development;
  2. Permitting 2 access points if the minimum distance between the two access points exceeds 20 feet;
  3. Permitting 3 access points if the minimum distance between each access point is at least 100 feet; or
  4. Permitting more than 3 access points where a minimum distance of 1,000 feet is maintained between each access point.
- Policy II.1.3. The City shall continue to require development to provide safe and convenient on-site traffic flow, which includes the provision for vehicle parking.
- Policy II.1.4. The City shall continue to require any development which is required to provide a site plan or any development requiring platting, include requirements for additional right-of-way width for bicycle and pedestrian ways to be provided for all proposed collector and arterial roadways, as integrated or parallel transportation facilities.
- Policy II.1.5 In accordance with Section 163.3180(5)(h)1.c. and 163.3180(5)(h)2. Florida Statutes, as amended, the City shall provide a means by which the landowner will be assessed a proportionate share of the cost of providing the transportation facilities necessary to serve the proposed development. However, the landowner shall not be held responsible for contributing to deficient transportation facilities.

- OBJECTIVE II.2 The City shall require that all traffic circulation system improvements be consistent with the land uses shown on the future land use plan map, limiting higher density and higher intensity land use locations to be adjacent to collector or arterial roads, as identified on the Future Traffic Circulation Map.
- Policy II.2.1 The City shall, as part of the capital improvement scheduling of roadway improvements, review all proposed roadway improvements to determine if such improvement will further the direction of the Future Land Use Plan Element. Where the roadway is operated and maintained by another jurisdictional authority, the City shall notify such jurisdiction, in writing, if any identified roadway improvement plan is not consistent with the provisions of the Future Land Use Plan Element.
- OBJECTIVE II.3 The City shall coordinate its traffic circulation planning efforts with the Florida Department of Transportation for consistency with the Department's Five-Year Transportation Plan.
- Policy II.3.1 The City shall, during the capital improvements planning process, review all proposed roadway improvements for consistency with the Florida Department of Transportation's Five-Year Transportation Plan.
- OBJECTIVE II.4 The City shall provide for the protection of existing and future right-of-ways from building encroachment by establishing right-of-way setback requirements for all structures along new or realigned collector and arterial roadways to be provided for by the developer or purchased as right-of-way.
- Policy II.4.1 The City shall maintain provisions which require all structures along new or realigned collector or arterial roadways to provide additional setbacks for the future need of additional right-of-way. Such right-of-way shall be provided by the developer of the land as part of the development review process or shall be purchased by the agency improving the road.
- Policy II.4.2 Properties under the same ownership or those consolidated for development shall be treated as one property for the purposes of access management and shall not receive the maximum potential number of access points for that frontage indicated under minimum access spacing standards.
- Policy II.4.3 Large commercial developments shall be required to provide and/or extend nearby local and collector streets and provide street connections with surrounding residential areas so residents may access the development without traveling on arterial streets.
- Policy II.4.4 Shopping centers shall be required to provide a unified access and circulation plan and require any out parcels to obtain access from the unified access and circulation system.
- Policy II.4.5 Existing lots unable to meet the access spacing standards for arterials shall obtain access from platted side streets, parallel streets, service roads, joint and cross-access or the provision of easements.
- Policy II.4.6 Adequate corner clearance shall be maintained at crossroad intersections with arterials.
- Policy II.4.7 The City shall encourage cross-access connections easements and joint driveways, where available and economically feasible.



## V

### CONSERVATION ELEMENT

#### INTRODUCTION

The following goal, objectives and policies constitute the Conservation Element providing for the promotion of the conservation, use and protection of the City's natural resources. The data collected for this plan element and analysis of this data, contained in the Data and Analysis document of the City, are not part of this plan element, but serve to provide a foundation and basis for the formulation of this portion of the Comprehensive Plan.

Conservation uses are defined as activities within land areas designated for the purpose of conserving or protecting natural resources or environmental quality and within this plan includes areas which are publicly owned and designated for such purposes as flood control, protection of quality or quantity of groundwater or surface water, floodplain management, or protection of vegetative communities or wildlife habitats.

The Future Land Use Plan map addresses conservation future land use as defined above. The conservation future land use category shown on the Future Land Use Plan map identifies public lands which have been designated "conservation" for the purpose of protecting natural resources or environmental quality. At present, there are no conservation uses within the City. Therefore, until such time as there are publicly owned areas which are designated for the protection of a natural resource, this category, although listed, will not be shown on the Future Land Use Plan Map.

The Future Land Use Plan map series includes the identification of flood prone areas, wetlands, existing and planned waterwells, rivers, bays, lakes, minerals and soils, which are land cover features, but are not land uses. Therefore, although these natural resources are identified within the Future Land Use Plan map series, they are not designated on the Future Land Use Plan map as conservation areas. However, the constraints on future land uses of these natural resources are addressed in the following goal, objective and policy statements.

#### GOAL, OBJECTIVES AND POLICIES

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

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

**Policy V.1.1** The City shall require that all appropriate air quality permits are obtained prior to the issuance of development orders, so that minimum air quality levels established by the Florida Department of Environmental Protection are maintained in the City.

**OBJECTIVE V.2** The City in order to protect the quality and quantity of current and projected water sources, hereby establishes a 500 foot wellfield protection area around community water system wells. In addition, the City in order to protect high ground water recharge areas shall 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 City shall as part of the development review process require the coordination of development plans with the Florida Department of Environmental Protection and the Water Management District to assist in monitoring uses which may impact the City's current and projected water sources.
- Policy V.2.2 The City shall protect the present water quality classification established by the Florida Department of Environmental Protection by prohibiting industrial uses, intensive commercial uses and intensive agricultural uses, such as milking barns and chicken houses, to be located adjacent to the City's surface water bodies.
- Policy V.2.3 The City shall identify and make recommendations, where appropriate, for the purchase of environmentally sensitive lands under the Conservation and Recreation Lands Program or Save Our Rivers Program.
- Policy V.2.4 The City shall continue to require a 35-foot natural buffer around all wetlands and prohibit the location of residential, commercial and industrial land uses within the buffer areas, but allow resource-based recreational activities within buffer areas.
- Policy V.2.5 The City 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 City shall continue to require all new development to maintain the natural functions of natural flood storage, pollution alternatives, in wetlands and 100-year floodprone areas.
- Policy V.2.7 The City 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 requirements. Further, the City shall require all structures 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-flood prone portion of a site exists, all structures, located in flood plains, 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 The City shall conserve wetlands by prohibiting, where the alternative of clustering all structures in the non-wetland portion of the site exists, any development or dredging and filling which would alter their natural functions. If no other alternative for development exists, the City shall allow only minimal residential development activity in those areas designated as wetlands within this Comprehensive Plan and that such development activity comply with the following density and performance standards:
- Residential dwelling units not more dense than 1 dwelling unit per 5 acres subject to the following minimum performance standards:
1. Residences and any support buildings shall be built on pilings of sufficient height to exceed by 1 foot the highest recorded flood level in the wetland. If there is no flooding data available, residences and any support buildings shall be built at least 2 feet above the highest seasonal water level;

2. Clearing or removal of native vegetation shall not exceed 1/2 acre per 5 acres. If dwelling units are clustered, a density of 1 dwelling unit per 5 acres shall be maintained on site and clearing or removal of native vegetation shall not exceed a total of 1/4 acre for each 5 acre area. Exotic vegetation may be removed without regard to this limitation provided that, if the area cleared of exotic vegetation exceeds the applicable 1/2 acre or 1/4 acre limitation, it is replanted with native wetland vegetation;
3. No dredging or filling (except for pilings to support the residence and support buildings or poles providing utility services) shall be allowed, except that a walking path or driveway to the residence may use permeable fill if it is designed with a sufficient number and size of culverts to allow the natural flow of water to continue;
4. Drainfields for septic tanks and gray water shall be located outside the wetland; and
5. If dwelling units are clustered, a density of 1 dwelling unit per 5 acres shall be maintained on site and the following provisions shall also apply;
  - (a) Clustering of units shall be located in the perimeter areas of the wetlands; and
  - (b) A restrictive or conservation easement to preserve open space shall be required.

For the purposes of this Comprehensive Plan "wetlands" means those areas that are inundated or saturated by surface water or groundwater at a frequency and a duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soils. Soils present in wetlands generally are classified as hydric or alluvial, or possess characteristics that are associated with reducing soil conditions. The prevalent vegetation in wetlands generally consists of facultative or obligate hydrophytic macrophytes that are typically adapted to areas having soil conditions described above. These species, due to morphological, physiological or reproductive adaptations, have the ability to grow, reproduce or persist in aquatic environments or anaerobic soil conditions. Florida wetlands generally include swamps, marshes, bayheads, bogs, cypress domes and strands, sloughs, wet prairies, riverine swamps and marshes, hydric seepage slopes, tidal marshes, mangrove swamps and other similar areas. Florida wetlands generally do not include longleaf or slash pine flatwoods with an understory dominated by saw palmetto.

Policy V.2.9      The City shall comply with the plans of the Water Management District for the emergency conservation of water sources through assisting the Water Management District with public information programs for any water use restrictions in the case of water shortage.

Policy V.2.10     The City's land development regulations shall require a 35-foot regulated natural buffer adjacent to all perennial rivers, streams and creeks and prohibit the location of residential, commercial and industrial land uses within the buffer areas, but allow resource-based recreational activities within buffer areas.

- Policy V.2.11 The City shall as part of the development review process limit development to low density and non-intensive uses in high groundwater aquifer recharge areas, designated by the Water Management District, in order to maintain the natural features of these areas.
- Policy V.2.12 The City shall as part of the development review process require the maintenance of the quantity and quality of surface water runoff within natural drainage basins by prohibiting any development which may diminish or degrade the quality and quantity of surfacewater runoff within the City.
- Policy V.2.13 The City, prior to granting approval of a site and development plan, for construction or expansion shall require that all hazardous waste generators and facilities are duly permitted as required by Chapter 403, Florida Statutes, as amended, by the Florida Department of Environmental Protection. In addition, the City, prior to the issuance of a certificate of land development regulation compliance, shall require that all existing hazardous waste facilities or uses which generates hazardous waste show proof of such permit prior to a change in occupancy.
- OBJECTIVE V.3 The City shall, as part of the development review, provide for the conservation, use and protection of soils, minerals, and native vegetative communities.
- Policy V.3.1 The City shall require any mining permit be coordinated with the Florida Department of Environmental Protection so that mineral resources are conserved and used appropriately.
- Policy V.3.2 The City shall review any comments provided by the Water Management District and the Department of Environmental Protection concerning proposed subdivision plats regarding topographic, hydrologic and vegetative cover factors during the development review process in order to protect and conserve the natural functions of soils.
- Policy V.3.3 The City shall require within the development review process that multiple use of forest resources where appropriate, be required to provide for recreation, wildlife habitat, watershed protection, erosion control and maintenance of water quality.
- Policy V.3.4 The City shall cooperate with adjacent local governments and other governmental entities, research and interest groups to conserve and protect, from destruction by development activities, unique vegetative communities located within the City and adjacent local government jurisdictions.
- OBJECTIVE V.4 The City shall continue to include within the site and development plan approval process, provisions for the location and use of screens and buffers to preserve wildlife and wildlife habitats, the identification and protection of 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 these natural resources from impacts of development by the use of the Florida Fish and Wildlife Conservation Commission Critical Wildlife Conservation Areas, 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 approval.

- Policy V.4.1 The City shall cooperate with the Florida Fish and Wildlife Conservation Commission in the monitoring and inventorying of wildlife and wildlife habitats within the City.
- Policy V.4.2 The City shall assist in the application and compliance with all Federal and state regulations which pertain to endangered and rare species in coordination with the Florida Fish and Wildlife Conservation Commission and the Florida Natural Areas Inventory.
- Policy V.4.3 The City shall consult with the Florida Fish and Wildlife 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.
- Policy V.4.4 The City shall cooperate with the Florida Department of Environmental Protection in the inventorying and monitoring aquaculture activities within the City.
- Policy V.4.5 The City 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, on the Future Land Use Plan Map 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.
- OBJECTIVE V.5 The City shall support the Water Management District in their conducting of water conservation programs by assisting with public information programs for water use restrictions in the case of a water shortage.
- Policy V.5.1 The City shall support the Water Management District in their conducting of water conservation programs by assisting with public information programs for water use restrictions in the case of a water shortage.
- Policy V.5.2 In an effort to conserve potable water, that at least 50 percent of the following required landscaped areas be comprised of vegetation native or indigenous to the north Florida area:
1. 10 percent of offstreet parking areas;
  2. 10 foot buffer between residential and commercial uses;
  3. 15 foot buffer between single family uses and multi-family uses or mobile home parks; and
  4. 25 foot buffer between residential and industrial uses.
- Policy V.5.3 The City shall require that faucets for private lavatories shall be designed, manufactured and installed to deliver water flow rate not to exceed 3.0 gallons per minute and further, that water closets, either flush tank or flushometer operated, shall be designed, manufactured and installed to be operable and adequately flushed with no more than 4.0 gallons per flushing cycle.

- OBJECTIVE V.6 The City shall coordinate with the Water Management District to assess projected water needs and resources in order to project water needs and sources for a minimum 10-year period.
- Policy V.6.1 The City shall ensure sufficient capacity of safe water to serve the projected demands through the year ~~2025~~ 2032 and beyond by establishing standards for ongoing plant analysis.
- Policy V.6.2 The City shall coordinate with the Water Management District through the implementation of the District's Regional Water Supply Plan to ensure adequate water supplies for the City Service area through and beyond the year ~~2016~~ 2032.
- OBJECTIVE V.7 The City shall coordinate with the Water Management District to balance the needs of reasonable and beneficial water use with the needs and protection of natural systems.
- Policy V.7.1 The City shall coordinate with the Water Management District and other appropriate agencies to protect the natural systems from the impacts of groundwater contamination.
- OBJECTIVE V.8 The City, 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 ~~October 27, 2011~~ August 23, 2018, hereby adopts the following maps as they apply to the City as part of the Future Land Use Map Series of this Comprehensive Plan;
1. Regionally Significant Natural Resources - Ground Water Resources, dated ~~October 27, 2011~~ August 23, 2018;
  2. Regionally Significant Natural Resources - Natural Systems, dated ~~October 27, 2011~~ August 23, 2018;
  3. Regionally Significant Natural Resources - Planning and Resource Management Areas, dated ~~October 27, 2011~~ August 23, 2018;
  4. Regionally Significant Natural Resources - Planning and Resource Management Areas (Surface Water Improvement Management Water Bodies), ~~October 27, 2011~~ August 23, 2018; and
  5. Regionally Significant Natural Areas - Surface Water Resources, dated ~~October 27, 2011~~ August 23, 2018.
- The following policies provide direction for the use of these maps in applying the referenced policies of this Comprehensive Plan.
- Policy V.8.1 The map entitled Regionally Significant Natural Resources - Ground Water Resources, dated ~~October 27, 2011~~ August 23, 2018, 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.8.2 The map entitled Regionally Significant Natural Resources - Natural Systems, dated ~~October 27, 2011~~ August 23, 2018, 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.

- Policy V.8.3      The maps entitled Regionally Significant Natural Resources - Planning and Resource Management Areas, dated ~~October 27, 2011~~ August 23, 2018, included within the Future Land Use Map Series, identifies publicly owned regionally significant lands for application of the provisions of the conservation land use policy of the Future Land Use Element of this Comprehensive Plan.
- Policy V.8.4      The maps entitled Regionally Significant Natural Resources - Planning and Resource Management Areas (Surface Water Improvement Management Water Bodies), dated ~~October 27, 2011~~ August 23, 2018, included within the Future Land Use Map Series, identifies surface water management improvement water bodies for the application of the provisions of the surface water runoff policy of this element.
- Policy V.8.5      The map entitled Regionally Significant Natural Areas - Surface Water Resources, dated ~~October 27, 2011~~ August 23, 2018, included within the Future Land Use Map Series, identifies surface water resources for the application of the provisions of the surface water protection policy of this element.





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

Regional Planning Council: North Central FL  
Review Date: 4/28/22  
Amendment Type: Adopted Amendment

Regional Planning Council Item No.: 73  
Local Government: City of Alachua  
Local Government Item No.: Ord. Nos. 22-03, 22-04  
State Land Planning Agency Item No.: 22-1 ESR

Date Mailed to Local Government and State Land Planning Agency: 4/29/22 (estimated)

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

**DESCRIPTION OF AMENDMENT**

The amendment adds a new Property Rights Element to the City's Comprehensive Plan and reclassifies approximately 160.2 acres from Commercial (25.4 acres), Community Commercial (16.3 acres), High Density Residential (16.1 acres), and Moderate Density Residential (102.5 acres) to Corporate Park (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 U.S. Highway 441 which is identified and mapped in the regional plan as part of the Regional Road Network. The City Transportation 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 is located in a Stream to Sink area and an Area of High Recharge Potential to the Floridan Aquifer, identified and mapped as a Natural Resource of Regional Significance in the North Central Florida Strategic Regional Policy Plan. Nevertheless, no significant adverse impacts to Natural Resources of Regional Significance are anticipated as the City Comprehensive Plan contains adequate policy direction to prevent significant 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 amendment?**

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

Yes _____	No _____
Not Applicable	_____X_____

**EXCERPTS FROM THE  
CITY COMPREHENSIVE PLAN AMENDMENT**



adopted a Private Property Rights Element within its Comprehensive Plan before DEO will review any transmitted Comprehensive Plan Amendments. This has the effect of prohibiting the City from adopting any future Comprehensive Plan Amendments until the Property Rights Element has been adopted by the City and is officially part of the City's Comprehensive Plan. By adopting the proposed element, the City will henceforth consider its goals, objectives and policies when reviewing various land use actions for consistency with the Comprehensive Plan.

The language of the proposed Property Rights Element to be added to the City of Alachua Comprehensive Plan is as follows:

### PROPERTY RIGHTS ELEMENT

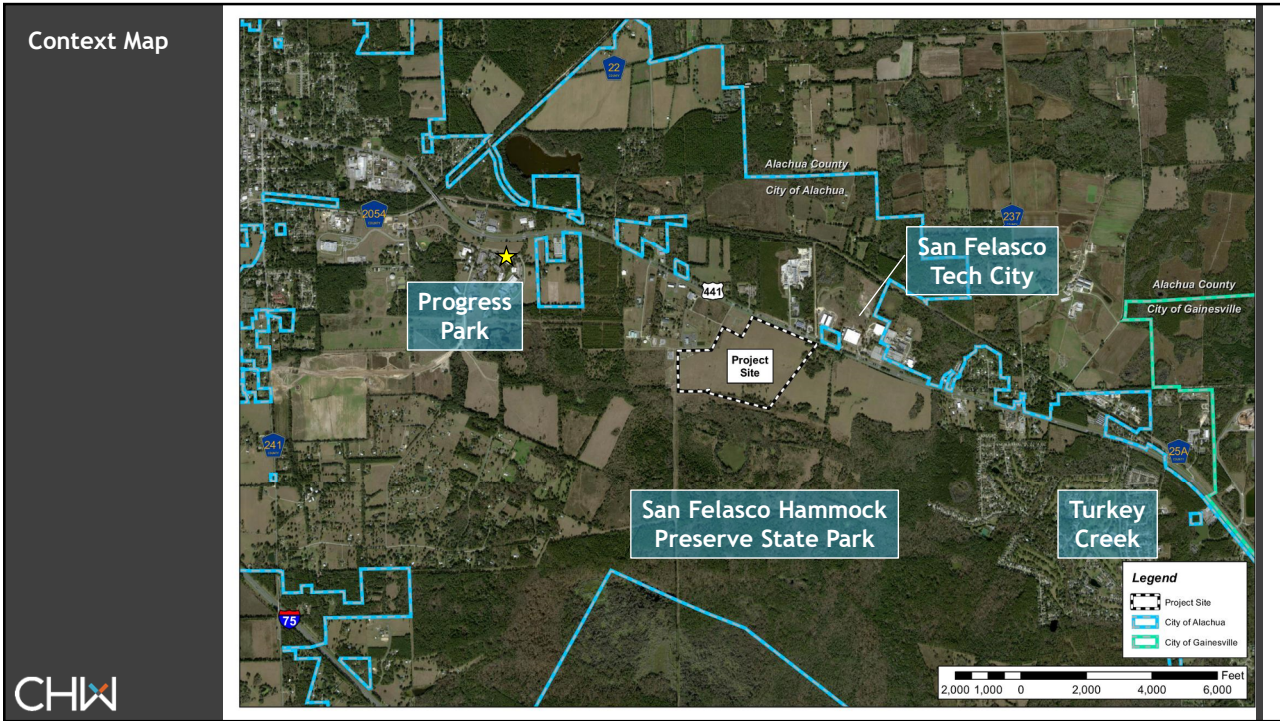
Goal 1: The City of Alachua will respect constitutionally-protected and judicially acknowledged private property rights.

Objective 1.1: The City of Alachua will consider private property rights as part of the local decision-making process.

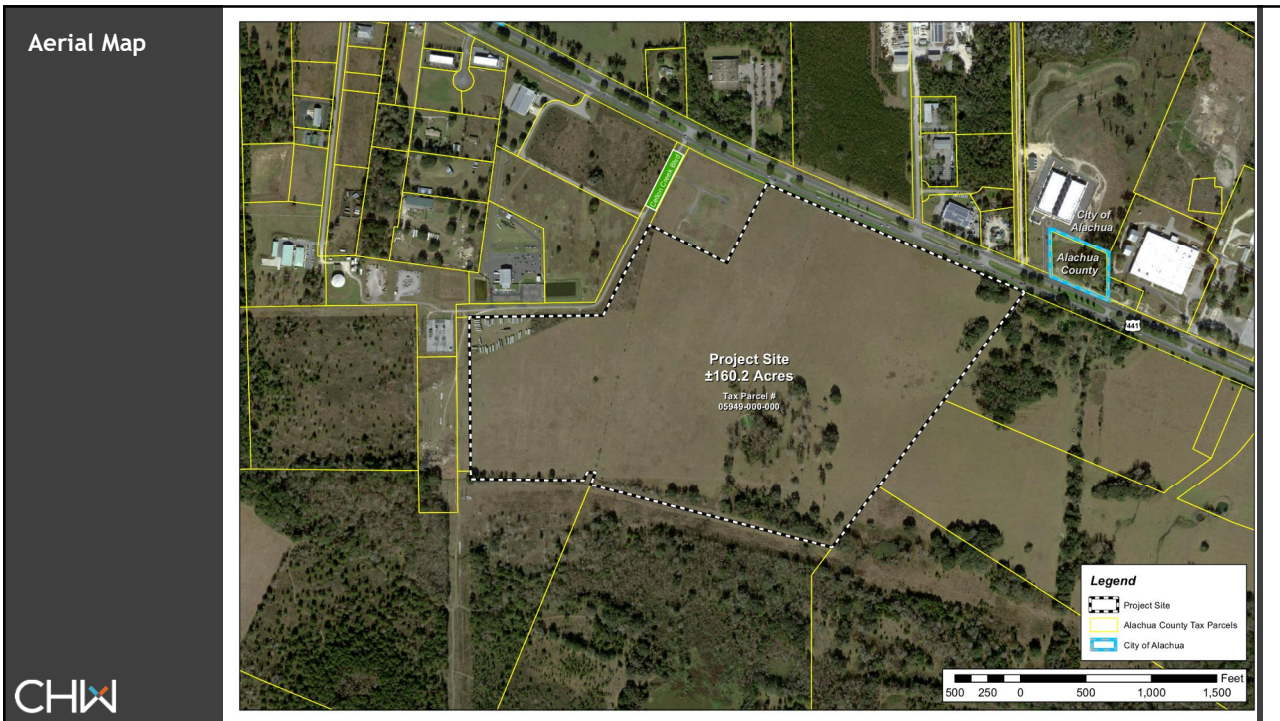
Policy 1.1.a: The following rights shall be considered in local decision-making:

1. The right of a property owner to physically possess and control his or her interests in the property, including easement, leases and mineral rights.
2. The right of a property owner to use, maintain, develop and improve his or her property for personal use or for the use of any person, subject to state law and local ordinances.
3. The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.
4. The right of a property owner to dispose of his or her property through sale or gift.



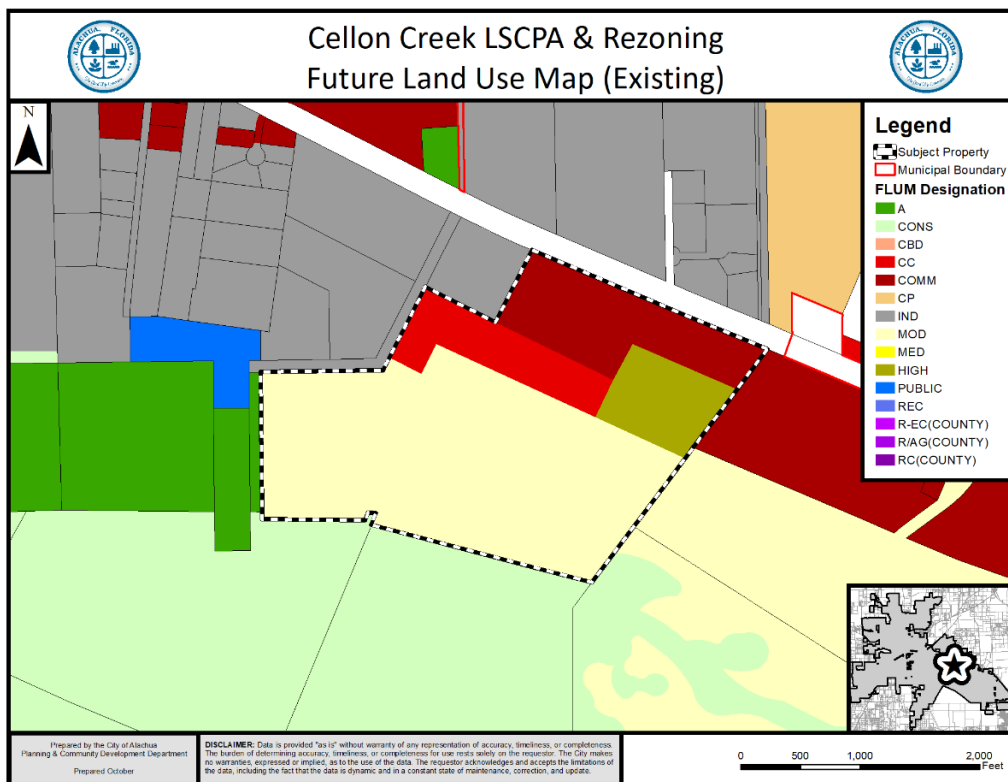


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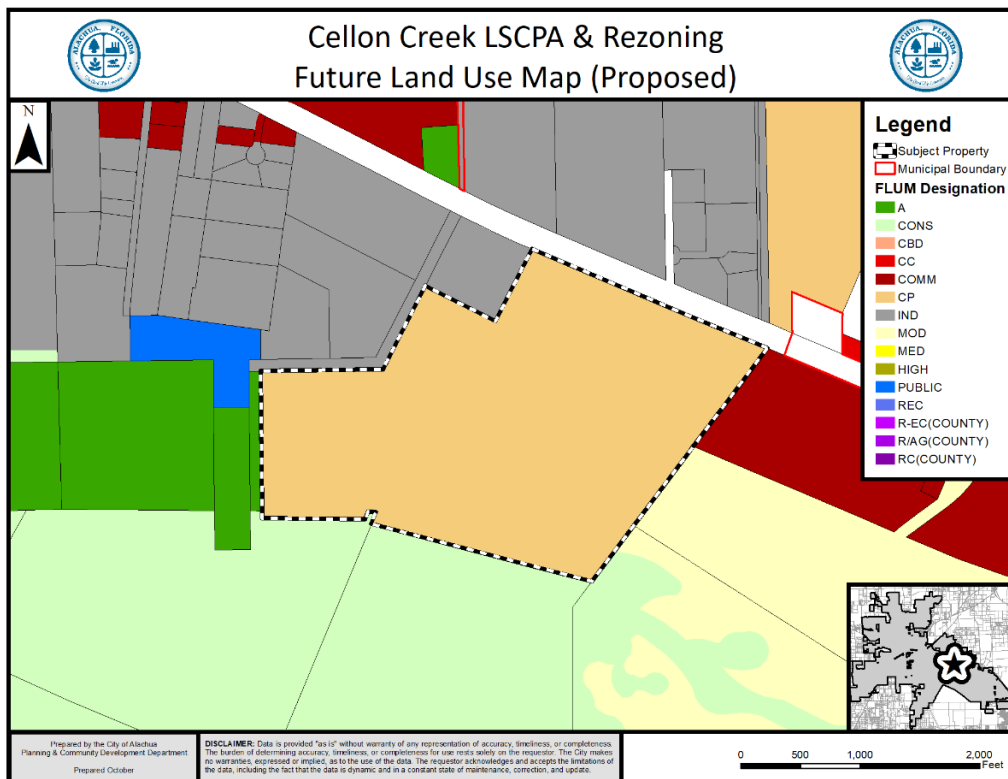


8

Map 1. Existing Future Land Use Map with Subject Property



Map 2. Proposed Future Land Use Map with Subject Property





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

Regional Planning Council: North Central FL  
Review Date: 4/28/22  
Amendment Type: Draft Amendment

Regional Planning Council Item No.: 74  
Local Government: City of Alachua  
Local Government Item No.: Ord. No. 22-08  
State Land Planning Agency Item No.: 22-2 ESR

Date Mailed to Local Government and State Land Planning Agency: 4/29/22 (estimated)

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

**DESCRIPTION OF AMENDMENT**

The amendment reclassifies approximately 121.1 acres from Commercial (48.4 Acres) and Agriculture (72.7 acres) to Commercial (14.4 acres), High Density Residential (17.8 acres), Moderate Density Residential (53.2 acres) and Conservation (35.7 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 U.S. Highway 441 which is identified and mapped in the regional plan as part of the Regional Road Network. However, the staff report states that there are no transportation facilities that would be deficient as a result of this amendment. Therefore, adverse transportation impacts to the Regional Road Network are not anticipated as a result of the amendment.

The subject property has some wetland areas mapped as a Natural Resource of Regional Significance in the North Central Florida Strategic Regional Policy Plan. Nevertheless, no significant adverse impacts to Natural Resources of Regional Significance are anticipated as those areas are proposed to be classified as Conservation.

**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?**

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

Yes   X   No           

Not Applicable



**EXCERPTS FROM THE  
CITY COMPREHENSIVE PLAN AMENDMENT**



# Schmidt Farms Planned Development: Closed Topographic Depressions

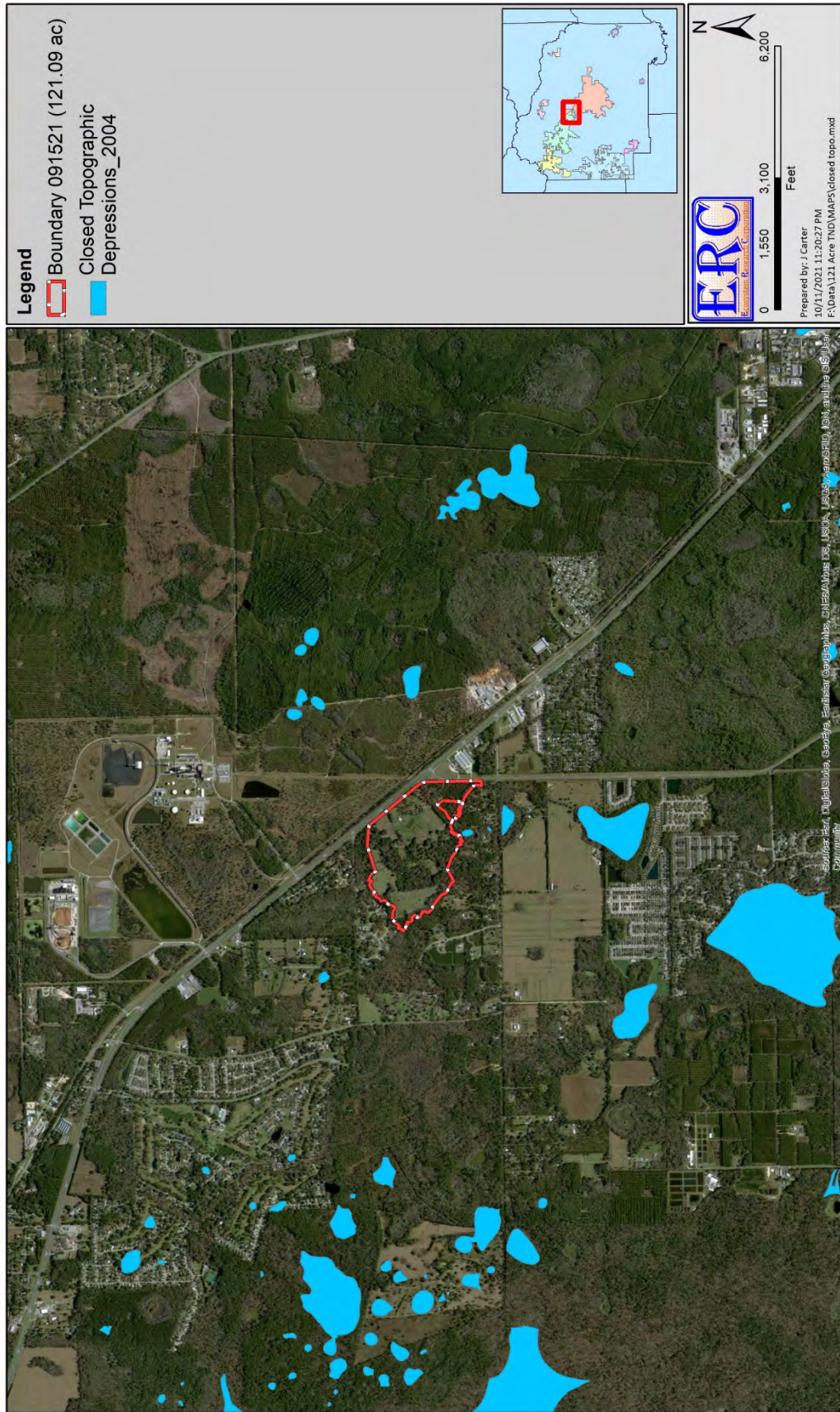
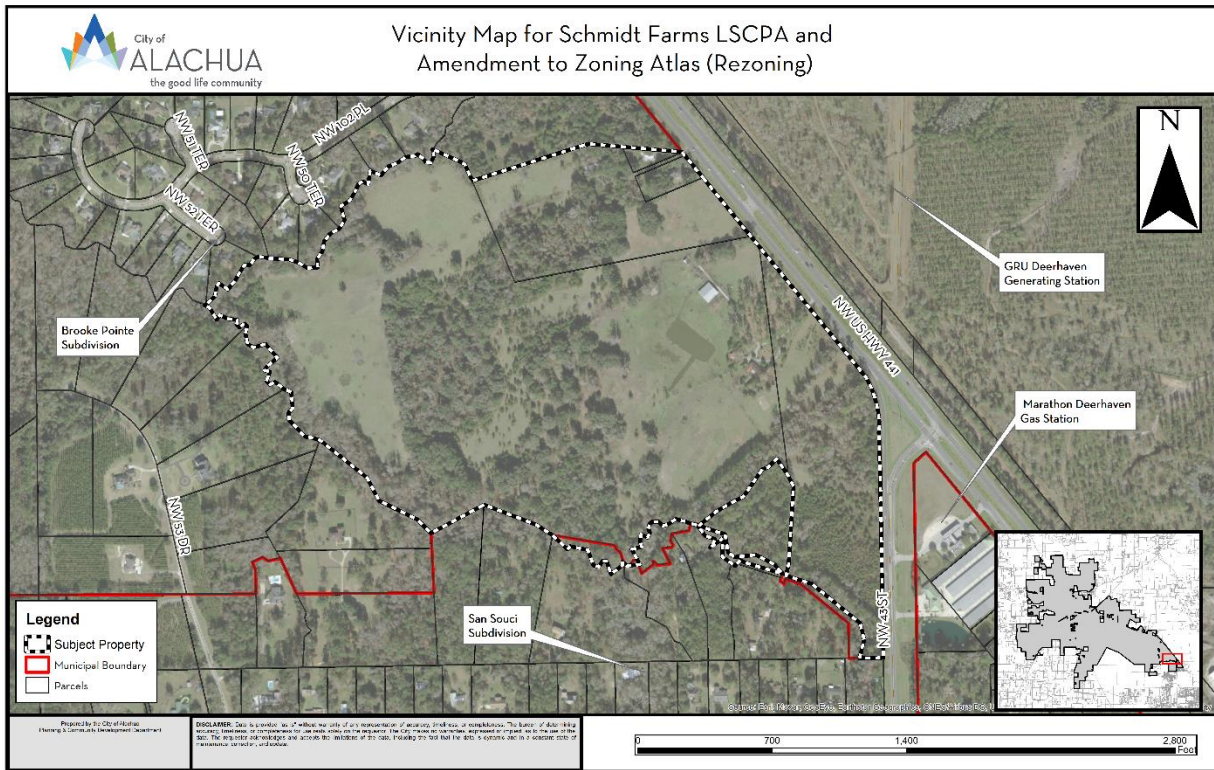


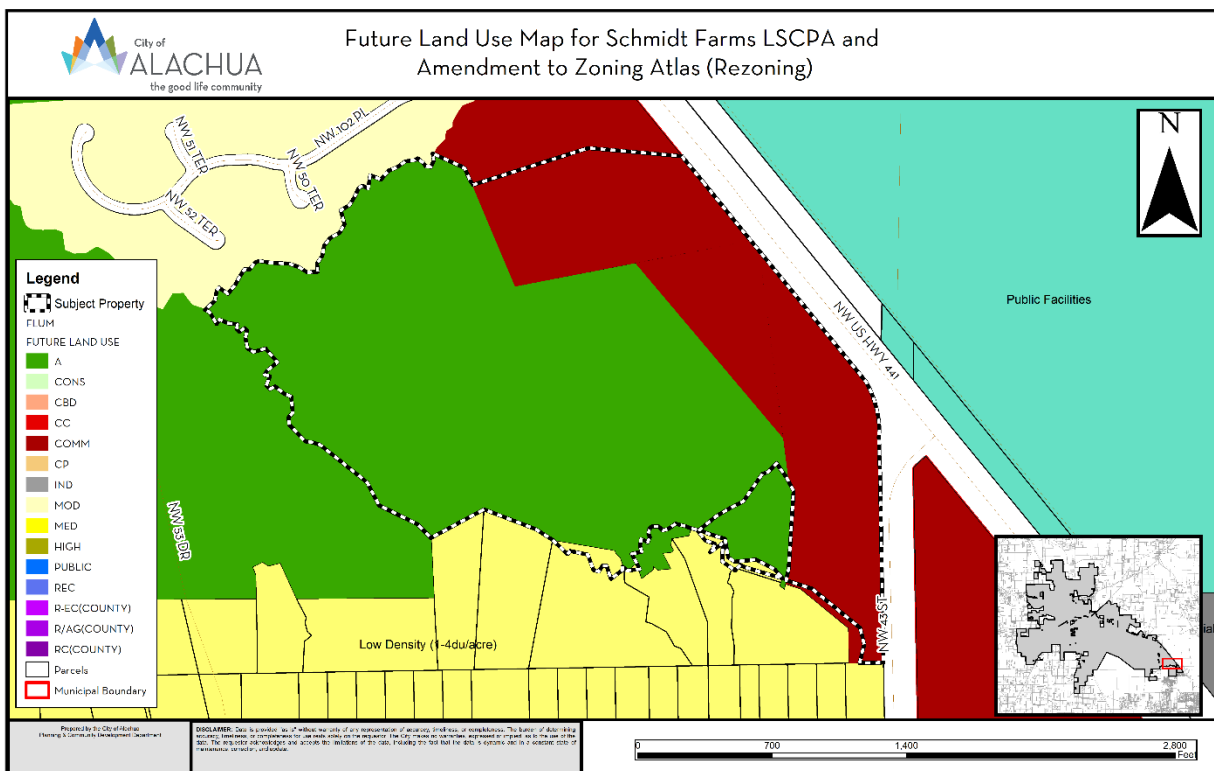
Figure 6. Closed topographic depressions shown in relation to the Planning Parcel and surrounding area.



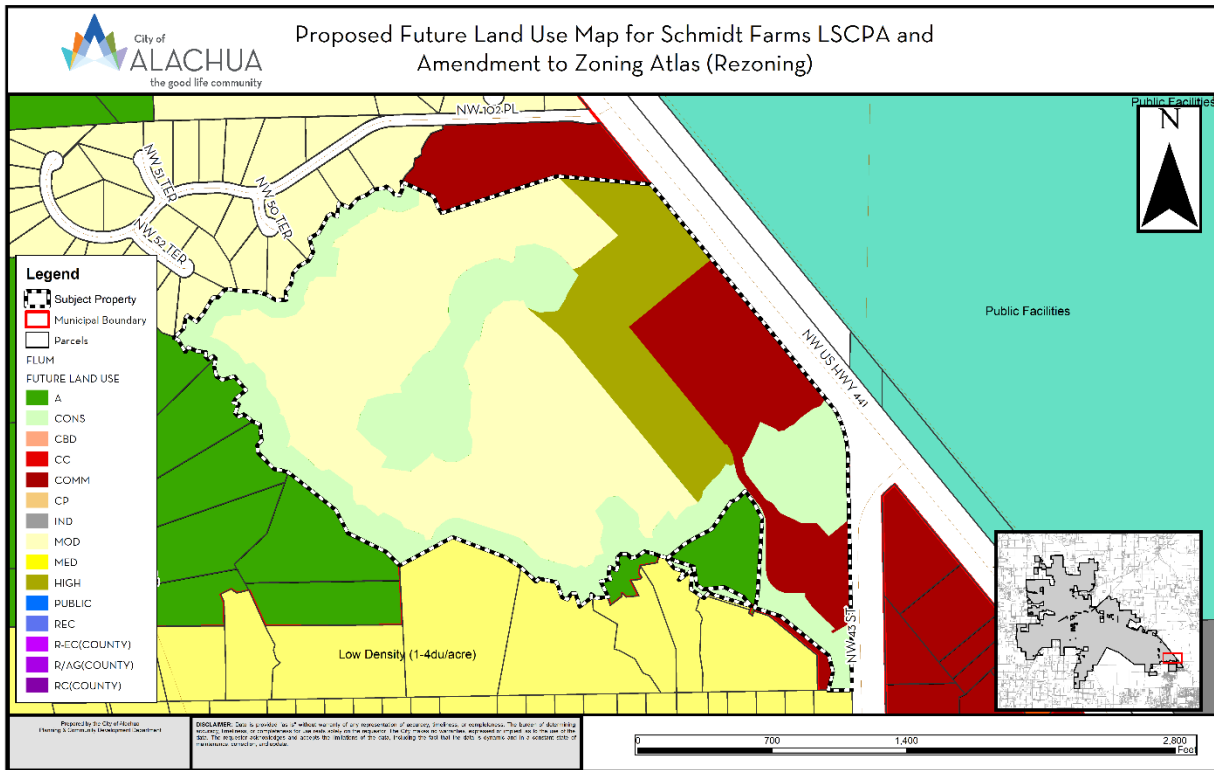
Map 1. Vicinity Map



Map 2. Future Land Use Map with Subject Property



### Map 3. Proposed Amendment to the Future Land Use Map



Policy 1.3.b. of the City of Alachua Comprehensive Plan Future Land Use Element (FLUE) establishes the Commercial FLUM Designation, and states the following:

**Policy 1.3.b: Commercial:** The Commercial land use category is established to provide for general commercial uses, as well as more intense commercial and highway commercial uses. This is the land use category in which large-scale, regional commercial uses may locate. The following uses are allowed within the Commercial land use category:

1. Retail sales and services;
2. Personal services;
3. Financial institutions;
4. Outdoor recreation and entertainment;
5. Tourist-related uses;
6. Hotels and motels;
7. Commercial shopping centers;
8. Auto-oriented uses;
9. Traditional Neighborhood Planned Developments;
10. Employment Center Planned Developments;
11. Commercial recreation centers;
12. Office/business parks;
13. Limited industrial services; and,





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

Regional Planning Council: North Central Fl	Regional Planning Council Item No.: 76
Review Date: 4/28/22	Local Government: Town of Fort White
Amendment Type: Adopted Amendment	Local Government Item No.: CPA 22-01
	State Land Planning Agency Item No.: 22-1ESR

Date Mailed to Local Government and State Land Planning Agency: 4/29/22 (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 item amends the Town's Comprehensive Plan to add a new Property Rights Element (see attached).

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

The Town item is not anticipated to result in significant adverse impacts to regional facilities or Natural Resources of Regional Significance as the amendment is not anticipated to result in an increase in density or intensity of use.

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

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

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

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

Yes _____	No _____
Not Applicable	_____X_____



**EXCERPTS FROM THE  
TOWN COMPREHENSIVE PLAN AMENDMENT**



## **GOAL OF PRIVATE PROPERTY RIGHTS (PPR) ELEMENT**

*The inclusion of this property rights element is intended to protect private property rights and to ensure they are considered in local decision-making.*

**PPR Objective 1.** *Decisions by the Fort White Town Council will consider the protection of the right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.*

**PPR Policy 1.1** *Vested rights provisions shall be included within the Land Development Code to consider common law, statutory and prescriptive vesting standards.*

**PPR Policy 1.2** *The provisions of Lucas v. South Carolina Coastal Council (1992) shall be the measure of land use regulation related to a taking, whereby owners are entitled to compensation only if regulations restrict uses to a point where all value is lost.*

**PPR Objective 2.** **The Town Council shall** *Establish policies to protect the right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person subject to state law and local ordinances.*

**PPR Policy 2.1** *Property owner's rights under Article 5 and 14 of the United States Constitution shall not be abridged, by regulations that are not supported by statutory or case law.*

**PPR Policy 2.2** **The Town Council shall** ~~P-prohibit~~ *requiring notices, applications, approvals, permits, fees, or mitigation for pruning, trimming, or removal of trees on residential property.*

**PPR Objective 3.** **The Town Council establishes the following** ~~policies are established~~ *to protect the right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.*

**PPR Policy 3.1** *The decisions of the Town Council shall recognize the property owners right to privacy and the ability to exclude others from the property to protect the owner's possessions and property.*

**Objective 4.** *Ensure that Town regulations will protect the right of a property owner to dispose of his or her property through sale or gift.*

**PPR Policy 4.1** *The Land Development Code shall exempt the transfer of property through testate succession from the definition of a subdivision and therefore exempt from the requirements of the subdivision regulations.*

**PPR Policy 4.2** *The provisions of future land use and zoning shall be attached to the land and not the property owner. This provision does not preclude sunset provisions to be required for the establishment of conditional uses.*

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

Regional Planning Council: North Central Fl  
Review Date: 4/28/22  
Amendment Type: Draft Amendment

Regional Planning Council Item No.: 78  
Local Government: City of High Springs  
Local Government Item No.: CPA 21-01  
State Land Planning Agency Item No.: 22-1ER

Date Mailed to Local Government and State Land Planning Agency: 4/29/22 (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 and the Future Land Use Plan Map Series of the City Comprehensive Plan based on an evaluation completed by the City to reflect changes in state requirements and local conditions pursuant to Section 163.3191, Florida Statutes. More specifically, the amendment amends the text of the Land Use Element; the Transportation Element; the Housing Element; the Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element; the Conservation Element; the Recreation and Open Space Element; the Intergovernmental Coordination Element; the Capital Improvements Element; the Public School Facilities Element; the Future Land Use Plan Map Series of the City Comprehensive Plan; and adds a new Property Rights 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 regional transportation facilities or Natural Resources of Regional Significance as the amendment does not result in an increase in 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?**

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

Yes ☒ No ☐  
Not Applicable ☐





**EXCERPTS FROM THE  
CITY COMPREHENSIVE PLAN AMENDMENT**



# PROPERTY RIGHTS ELEMENT

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## GOAL, OBJECTIVE AND POLICY

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*PR GOAL 1 - To ensure that private property rights are protected and considered in the City's decision-making processes.*

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**PR OBJECTIVE 1**      **The City shall protect and preserve private property rights.**

**PR Policy 1.1**      **Property rights.** The owner of real property shall have private property rights protected and preserved as follows in accordance with Florida Statutes:

- a) The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.
- b) The right of a property owner to use, maintain, develop, and improve his or her property for personal use or the use of any other person, subject to state and local ordinances.
- c) The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.
- d) The right of a property owner to dispose of his or her property through sale or gift.



# TRANSPORTATION ELEMENT

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## GOALS, OBJECTIVES AND POLICIES

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*TR GOAL 1 - To establish and maintain a safe, convenient, and efficient multimodal transportation system, capable of moving people and goods throughout the City.*

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### **TR OBJECTIVE 1      Integrate land use and transportation planning for enhanced quality of life.**

**TR Policy 1.1      Connectivity.** The City shall provide effective multi-modal connections within and between existing and developing neighborhoods, and mixed-use centers, schools, corridors, parks, and City facilities.

**TR Policy 1.2      Livability.** The City shall emphasize pedestrian and bicycle connectivity and a broader mix of uses and higher densities than may exist today in all mixed use centers and along corridors to enhance community livability and expand transportation options.

**TR Policy 1.3      Transportation Services.** The City shall continue coordination among transportation providers, human service agencies, and nonprofit organizations to fund accessible and affordable transportation options serving older adults, transit-dependent populations, and others with special transportation needs.

**TR Policy 1.4      Safe Routes to Schools.** The City shall encourage programs that enhance transit, bicycle, and pedestrian connections to and from schools to provide safe and healthy options for students and to reduce vehicular congestion in school zones.

**TR Policy 1.5      Transportation Facility Design.** The City shall mitigate the impact of transportation facilities on noise, light, and air pollution, safety hazards, and aesthetics through appropriate traffic control, facility design and site design on both public and private property adjacent to transportation facilities. The includes working with adjacent neighborhoods to balance transportation needs and facility design with neighborhood character when widening or constructing new roadways.

**TR Policy 1.6      Preserve Right-of-Way for Future Connections and Access.** Rights-of-way shall be maintained for a variety of modes of travel to the maximum extent feasible to preserve opportunities for future connections and access.

**TR Policy 1.7 Vacation of City Rights-of-Way.** City right-of-way should be vacated only after careful consideration of all other public uses for the space.

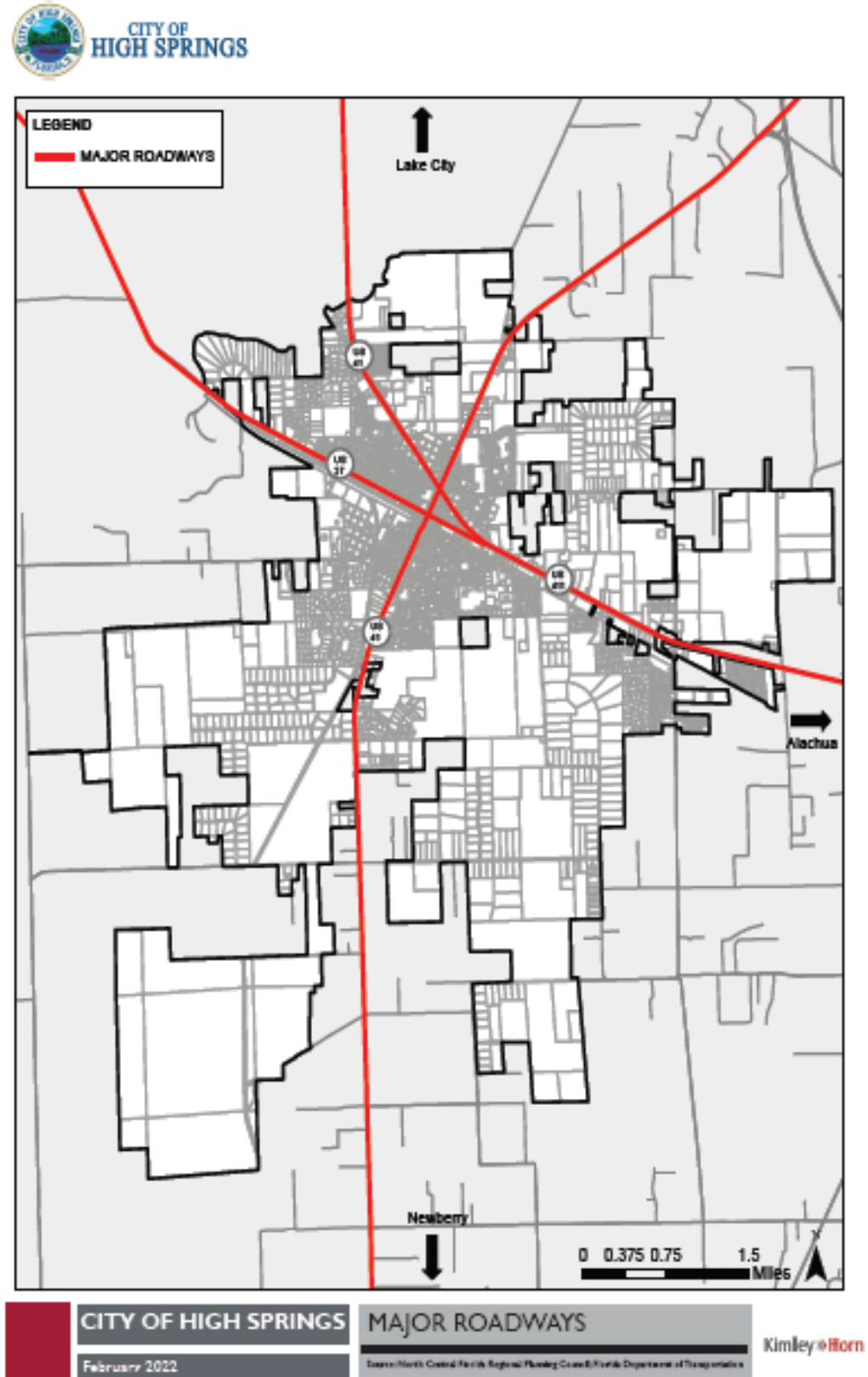
**TR OBJECTIVE 2 Provide an equitable and inclusive safe, healthy, and reliable mobility system.**

**TR Policy 2.1 Integrated transportation system.** The City shall seek to design a citywide transportation system that encourages the use of multiple modes of travel that:

- a) Creates a safe environment for active transportation modes such as bicycling and walking; and
- b) Creates an efficient and linked network for a variety of travel modes.

**TR Policy 2.2 Regional Connections and Collaboration.** The City shall work with surrounding cities and counties to strengthen the transportation connections between High Springs and adjacent jurisdictions and employment centers, with an emphasis on alternative modes of transportation.

Map 11 Major Roadways



Map 12 Major Roadways Existing and Proposed

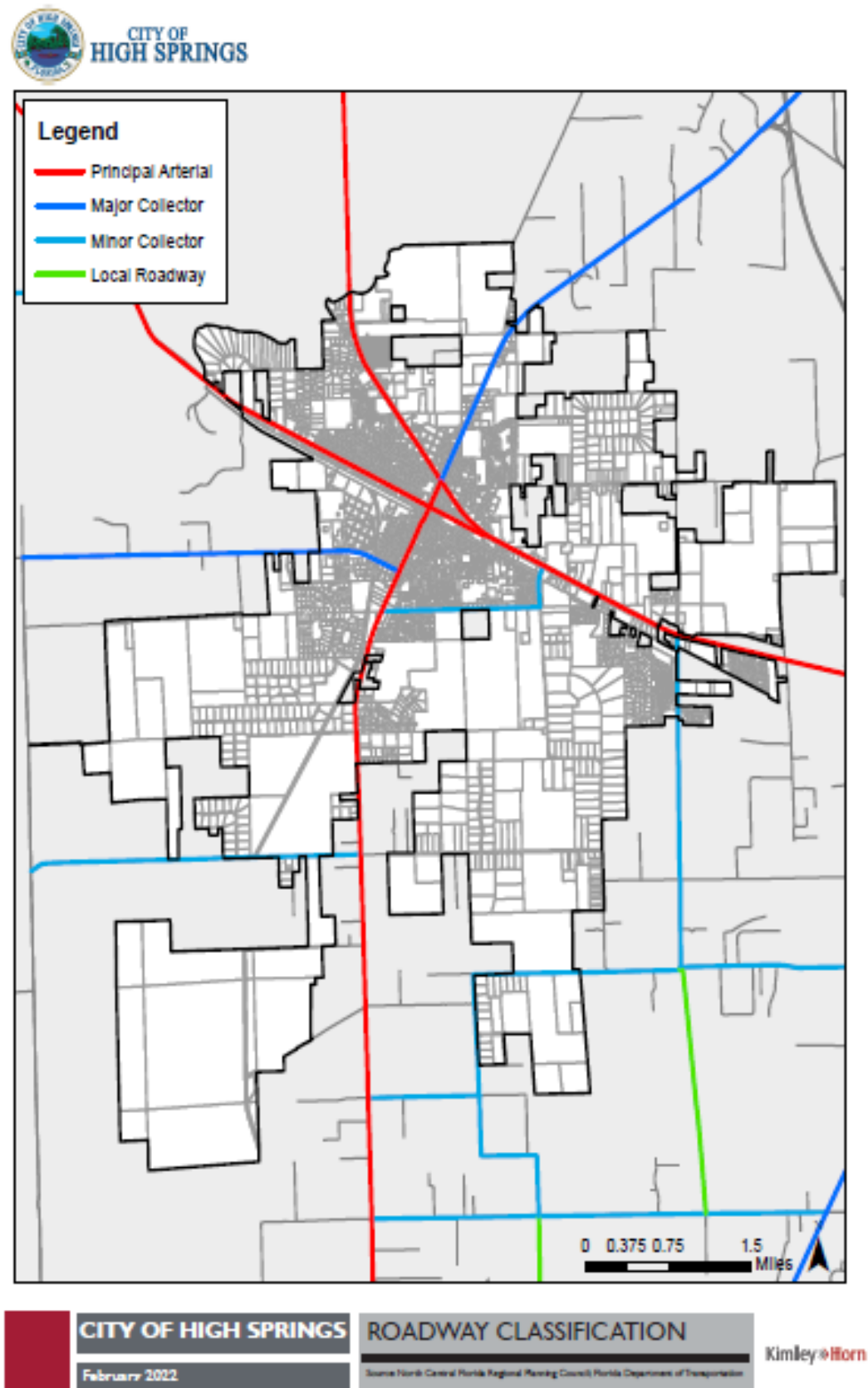




**TR Policy 2.3 Roadway Classification Map.** The City hereby adopts **Map 13** as its Roadway Classification Map that establishes a network of roadways adequate to serve the existing community and accommodate the transportation needs required to implement the Future Land Use Plan. The road classifications include:

- a) Principal Arterial Interstate
- b) Principal Arterial
- c) Major Collectors
- d) Minor Collectors
- e) Residential Collectors (Local Roadways)

Map 13: Roadway Classification Map



**TR Policy 2.4 Efficient Roadway System.** The City shall strive to provide a safe and efficient roadway system that:

- a) Encourages the use of arterial streets for travel;
- b) Encourages the use of collector roads to channel traffic between neighborhoods and arterial streets;
- c) Discourages the use of local streets for through traffic; and
- d) Provides efficient regional travel connections to other jurisdictions and employment centers in the region.

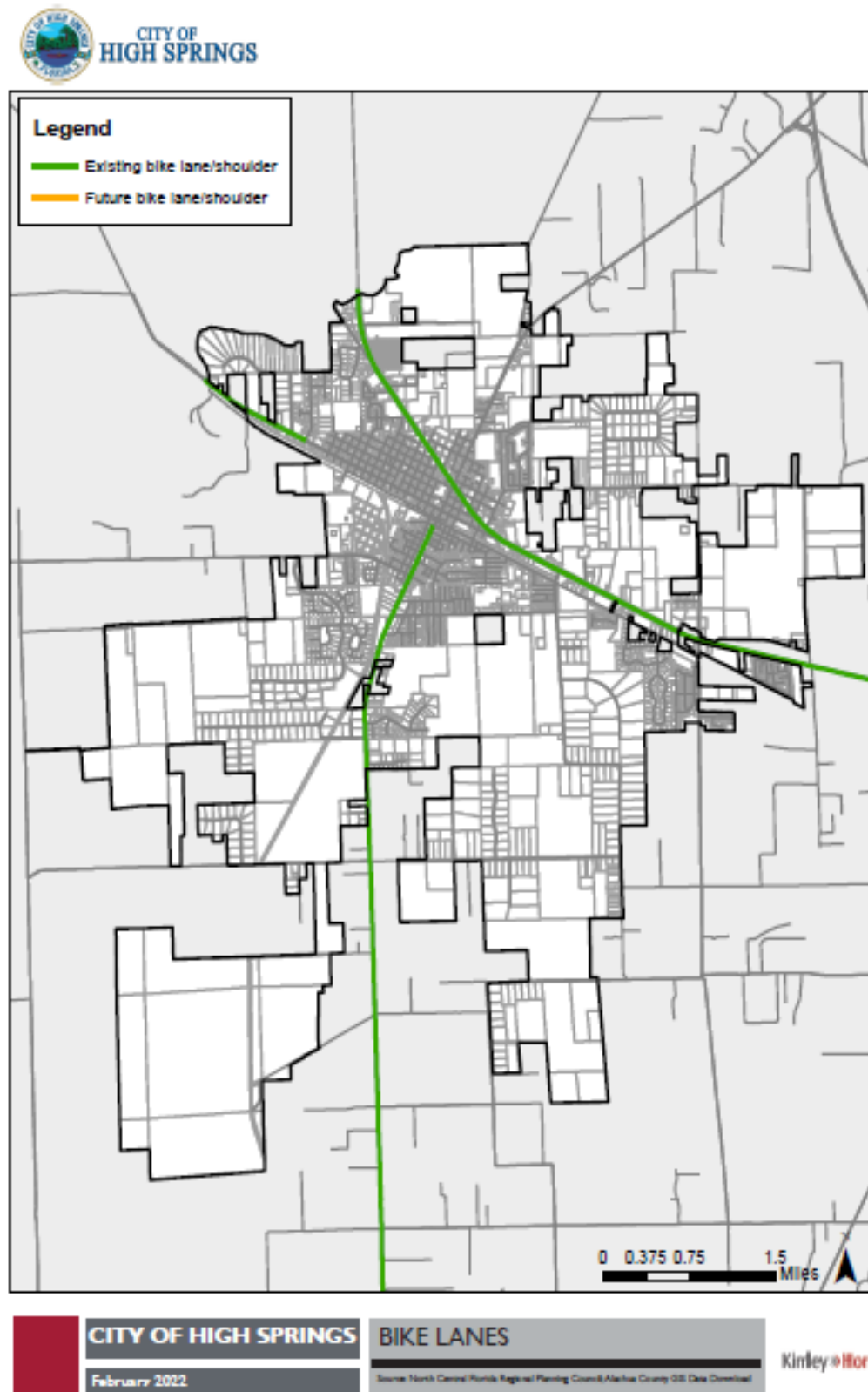
**TR Policy 2.5 Arterial Street System.** The City shall monitor, maintain, and improve the City's arterial street system at an adequate Level of Service to reflect its importance as the primary structure of the City's transportation system for all modes of travel. This may include modifying current street standards, where appropriate, to safely accommodate motor vehicles, bicycles, pedestrians, and public transit on all streets.

**TR Policy 2.6 Transit Service.** The City shall coordinate with regional transit providers to improve and expand transit service and frequency to serve existing and developing employment centers outside of the City limits.

**TR Policy 2.7 Bicycle System.** The City shall work to create an integrated system of on-street and off-street bicycle facilities to provide safe and convenient cycling opportunities for users of all types and abilities by:

- a) Identifying and addressing gaps in the current bicycle system including barriers to cycling for varying populations;
- b) Requiring bicycling parking with new development;
- c) Promoting bicycle sharing opportunities at strategic locations to support cycling as a viable means of active transportation;
- d) Improving bicycling areas that, due to frequency and severity of accidents, are considered unsafe; and
- e) Providing facilities which meet standards set by the FDOT, American Association of State Highway Transportation Officials, and local regulating agencies, and that are well marked, signed, and designed for ease of maintenance.

Map 14: Bicycle Lane Map



### **FLUE Policy 17.7**

**TR Policy 2.8 Pedestrian System.** The City shall continue to provide sidewalks and paths to accommodate pedestrians throughout the City by focusing on:

- a) Developing accessible pedestrian facilities in key areas of the City where pedestrian activity is high or is anticipated to be high in the future, such as downtown, around schools and other community facilities, and within mixed use developments;
- b) Identifying and addressing gaps in sidewalk linkages and the need for pedestrian crossings especially at major streets; and
- c) Enhancing the existing pedestrian system in older neighborhoods by improving existing facilities.

**TR Policy 2.9 Pedestrian Facility Design.** Design pedestrian facilities for designated roadways in urban and suburban areas to include the following considerations:

- a) Continuous sidewalks, free of obstruction, buffered from traffic by landscape or setbacks, and shaded where appropriate;
- b) Clearly marked crosswalks at intersections, with handicapped provisions;
- c) Traffic control signals with safe crossing time for pedestrians; and
- d) Street furnishings, including benches, trash receptacles, bus shelters, and lighting, as appropriate to the surroundings.

**TR Policy 2.10 Multi-Use Facilities.** The City shall integrate the transportation system and the trails system to continue to provide recreational opportunities for a wide variety of users including but not limited to walkers, joggers, runners, skate boarders, cyclists, Segway's, and other trail users, while still allowing for the transportation function of these facilities. Design shall consider handicapped accessibility.

### **TR OBJECTIVE 3 Vehicular Level of Service Standards**

**TR Policy 3.1 Vehicular Level of Service Standards.** Vehicular Level of Service Standards shall be adopted and maintained to maximize the efficient use and safety of roadway facilities and to coordinate capital improvement planning with land use decisions to meet the requirement that adequate roadway facilities be available concurrent with the impacts of development in accordance with the latest version of the Level of Service Handbook developed by the Florida Department of Transportation Systems Planning Office.

**TABLE 2: HIGH SPRINGS VEHICULAR LEVELS OF SERVICE**

DESIGNATION OR CLASSIFICATION	LEVEL OF SERVICE STANDARD
State Highways	C
County Maintained Roadways	D
City Maintained Arterials	D
City Maintained Major Collectors	D
City Maintained Collectors	D

**TR Policy 3.2 Level of Service.** The City shall monitor current and projected vehicular LOS through data provided by the Florida Department of Transportation such that it is not exceeded.

**TR Policy 3.3 Alachua County Corridor Design Manual.** The City hereby adopts the County Corridor Design Manual by reference. New construction and reconstruction of roadways within the City shall conform to the guidelines and standards prescribed in the County Corridor Design Manual. The City shall incorporate the standards and guidelines prescribed in the County Corridor Design Manual into the City's Manual of Development and Design Standards.

**TR OBJECTIVE 4 Improve Economic Vitality.**

**TR Policy 4.1 Capital Improvement Program (CIP).** The City shall maintain existing and useful infrastructure by reflecting the City's priorities for multimodal transportation needs as defined by the Goals, Objectives, and Policies of this Plan in the annual CIP.

**TR Policy 4.2 Intergovernmental Coordination.** The City shall work closely with state agencies, Alachua County, the Gainesville Metropolitan Transportation Planning Organization, and adjacent municipalities to prioritize the interjurisdictional transportation improvements and work to develop coalitions to finance and implement needed improvements. This shall include continuing to seek state and federal multi-modal grants to reduce the financial burden of transportation projects on the City.

**TR Policy 4.3 Innovative and Emerging Transportation Technologies.** The City shall use pilot projects and emerging technologies to test new and innovative concepts, such as ride-sharing or other private transportation options, for improvements to streets, pedestrian ways, bicycle, and transit facilities where appropriately and fiscally responsible manner.

**TR Policy 4.4 Transportation System and Demand Management.** The City shall implement transportation system management and traffic control measures that result in a more efficient use of transportation facilities and reduce travel demand, air pollution, energy consumption, infrastructure needs, and operational costs.

**TR Policy 4.5 Access Management.** The City shall permit the appropriate access needed for each business in a way which does not diminish the capacity of the street to carry traffic, and which allows for landscape and safe sidewalks. The City is not responsible for the costs of such improvements. Access shall be accomplished by:

- a) Limiting the placement of median openings;
- b) Limiting the spacing of roadway connections for private property;
- c) Restricting curb cuts around the intersection for major streets, or within the intersection of secondary streets;
- d) Requiring regular spacing for all other curb cuts;
- e) Allowing adjacent properties to share entrances at curb cuts;
- f) Aligning curb cuts with median breaks; and
- g) In instances in which the configuration of property lines does not permit joint access, allowing a single curb cut for each affected property.

**TR Policy 4.6 City Control of Connections and Access Points.** The City shall control the number and frequency of connections and access points of driveways and roads to arterial and collector roads. For State Roads, the number and frequency of connections and access points shall be in conformance with Chapter 14-97 and 17-97, Florida Administrative Code, as amended.

**TR Policy 4.7 Cross-Property Access.** Cross-property access across property lines which will allow the users of commercial properties to travel between uses without returning to the roadway shall be encouraged. This pattern shall utilize the following:

- a) Interconnect parking areas on separate properties to accommodate potential cross traffic;
- b) Where the building placement is standard, require access across property lines in front of the building line; and
- c) Where reverse frontage building placement is used, require cross access at the rear of the property line.

**TR Policy 4.8 Access Management Standards.** The City will continue to maintain access management standards that implement the policies of this plan in the Land Development Code.

## **TR OBJECTIVE 5 Major Corridor Appearance Enhancement**

**TR Policy 5.1 Enhancing the Appearance of Major Corridors.** The City will establish Highway Enhancement Zones at each entrance to the City to protect the visual character of major roadway corridors. These buffer zones will have additional sign restrictions, landscape requirements, special setbacks, architectural controls, and specified green-space requirements. The Highway Enhancement Zone will exist as an overlay to these areas and is distinct from the land-use designation for the area. These buffer zones will apply to all Future Land Use designations that fall within the overlay.

**TR Policy 5.2 Highway Enhancement Zone.** The Highway Enhancement Zone overlay will apply to the roads listed below. The full range of controls (i.e., green space, setbacks, landscaping, signs, and architectural controls) will apply to the entrance portion of the arterials. Closer into the downtown, the range of controls will be adjusted (i.e., landscaping, signs, and architectural controls). The Highway Enhancement Zone will extend 300 feet from each side of the right-of-way of the highway. The following roads constitute the entrances to the City:

- a) US 441 from Alachua;
- b) US 41/441 from US 27 from Columbia County;
- c) US 27/41 from Newberry; and
- d) CR 340/Poe Springs Road from Gilchrist County CR 236.

**TR Policy 5.3 Architectural Controls for Highway Enhancement Zone.** The City will establish architectural controls for future development and for renovations to commercial and industrial facilities in the areas affected by the Highway Enhancement Zone overlay and for facilities in the Historic District. These architectural controls will apply to single-family and two-family residences in the Historic District but not elsewhere in the Highway Enhancement Zone.

**TR Policy 5.4 Scenic Corridors.** The City shall designate scenic corridors with input from the City Commission, Plan Board, citizen groups, and pertinent agencies. Criteria for selecting specific corridors for further consideration should include the following:

- a) Protect and enhance corridors which are predominantly residential;
- b) Protect roadways with significant tree cover;
- c) Protect roadways with significant environmental sensitivity;
- d) Preserve roadways with predominantly rural character; and
- e) Unify and connect different neighborhoods.



**TR Policy 5.5 Scenic Corridors and Community and Neighborhood Planning.** Undertake planning for scenic corridors together with community or neighborhood planning where appropriate.

**TR Policy 5.6 Preservation of Natural and Historic Features.** Natural and historic features shall be preserved in the process of improving existing roadways or building new facilities, and in the process of developing adjacent properties.

**TR Policy 5.7 Tree Preservation.** Existing stands of trees shall be preserved, and new tree plantings shall be provided with any roadway expansion or new construction.

**TR Policy 5.8 Gateway Character.** Provide design standards to emphasize the gateway character of designated roadways at the entrances to the City.

**TR Policy 5.9 Guidelines for New Development.** The City shall provide guidelines for new development in designated corridors, to deal with such design features as access management, parking and building placement, and landscape in the Land Development Code.

**TR Policy 5.10 Pedestrians and Scenic Corridors.** Pedestrians shall be given preferential treatment over vehicles on scenic corridors.

## **TR OBJECTIVE 6 Plan for Roadway Improvements**

**TR Policy 6.1 Roadway Improvements.** The City shall, as part of the capital improvement scheduling of roadway improvements, review all proposed roadway improvements to determine if such improvement will further the direction of the Future Land Use Plan Element. Where the roadway is operated and maintained by another jurisdictional authority, the City shall notify such jurisdiction, in writing, if any identified roadway improvement plans are not consistent with the provisions of the Future Land Use Plan Element.

**TR Policy 6.2 Coordination of Roadway Improvements.** The City will prepare an annual list of roadway improvements for the Metropolitan Transportation Planning Organization and the Alachua County Department of Public Works, for forwarding to Florida Department of Transportation for inclusion in the five-year plan, and present them at their annual workshops. The City will maintain close contact with these organizations such that these projects are placed in the five-year plan. The City Manager shall designate one City representative to represent the City at these meetings.

**TR Policy 6.3 Roadways and the Capital Improvements Program.** Roadway projects shall be evaluated and ranked for inclusion in the Capital Improvement Program in order of priority generally according to the following guidelines, taking into account restrictions on use of different funding sources according to guidelines determined by the City.

**TR Policy 6.4 Development to Bear Costs of Improvements.** The City shall require that new development bear the full cost of all internal transportation improvements of new development.

**TR Policy 6.5 Alternative Sources of Funding.** The City will investigate alternative sources of funding for road and street construction.

**TR Policy 6.6 Traffic Calming.** The City shall incorporate traffic calming into new road and street design. New development shall incorporate traffic calming in road and street design for review during the site plan and/or subdivision approval process.

**TR Policy 6.7 Roundabouts.** Roundabouts are the preferred design for the design of intersections and shall take precedence over four-way stops or signalization for the management of traffic at converging roadways. The City will continue to maintain design standards for roundabouts in the Land Development Code.

**TR Policy 6.8 Off-Street Parking.** The City shall require that adequate off-street parking is provided and that parking areas are designed to adequately serve the land uses the areas support. Standards for off-street parking shall be included in the Land Development Code.

**TR Policy 6.9 Downtown Parking Plan.** The City shall strive to adopt a parking plan for the downtown core that is consistent with the Land Development Code.

# CONSERVATION ELEMENT

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## GOALS, OBJECTIVES AND POLICIES

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*CON GOAL 1 - The City will guide urban and rural development in such a way as not to adversely affect the community's natural resources, and thus, strive for the highest environmental quality.*

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### **CON OBJECTIVE 1      Protect Air Quality.**

**CON Policy 1.1      Air Quality Standards.** The City shall meet or exceed the minimum air quality standards established by the Florida Department of Environmental Protection (FDEP).

**CON Policy 1.2      Improve Air Quality.** The City shall strive to improve air quality and reduce citywide greenhouse gas emissions by increasing compliance with all applicable pollution standards, promoting efficient development patterns, and expanding multimodal transportation options.

**CON Policy 1.3      Air Quality Permits.** The City's Land Development Code will continue to require that all appropriate air quality permits be obtained prior to the issuance of final development permit so that minimum air quality levels established by the FDEP are maintained in the City.

**CON Policy 1.4      Air Emissions.** All new development must meet State and Federal guidelines for air emissions.

**CON Policy 1.5      Air Emission Non-Compliance.** Owners of facilities that become sources of emissions in non-compliance will be required to correct the problem.

**CON Policy 1.6      Vegetative Buffer Strips.** The City shall reduce the impact of automobile emissions and noise by requiring vegetative buffer strips as required by the Land Development Code.

**CON Policy 1.7      Road Paving.** The City will develop and implement a plan for paving those roads that are considered an air quality problem.

**CON OBJECTIVE 2      Minimize Noise, Odors, and Light**

**CON Policy 2.1      Noise, Light, and Odors.** Minimize exposure to excessive and disturbing noise, light, and unpleasant odors.

**CON OBJECTIVE 3      Mitigate Resource Extraction**

**CON Policy 3.1      Subsurface Resource Extraction.** Encourage the economically feasible extraction of subsurface resources prior to development or annexation into the City, in accordance with state, county, and local laws and community priorities. Require mitigation of undesirable impacts to the natural environment and to the community as a result of extraction activities and cooperate with other jurisdictions to develop programs that address the community's interests regarding mineral extraction activity and reclamation plans within High Springs.

**CON OBJECTIVE 4      Conserve Energy**

**CON Policy 4.1      Conservation and Efficient Energy Usage.** The City shall promote the conservation and efficient use of energy by engaging residents, businesses, and City staff in developing and reaching energy efficiency goals; and promoting the expanded use of renewable energy resources in both public buildings and operations and private development.

**CON OBJECTIVE 5      Reuse and Recycling**

**CON Policy 5.1      Waste Disposal.** The City shall develop a waste disposal management program for the proper collection, recycling, storage, and disposal of solid waste.

**CON Policy 5.2      Reduce Solid Waste.** The City shall reduce the amount of solid waste produced in the community, especially waste that is disposed of in a landfill, through programs and initiatives that:

- a) Encourage a shift from landfilling solid waste to alternatives that minimize landfill volume and conserve and/or generate energy;
- b) Continue to provide source separation recycling programs, such as curbside recycling, for households and businesses;
- c) Educate the community about the economic, social, and environmental benefits of waste reduction;
- d) Encourage the innovative reuse of "green waste," and promote composting and mulching, building on current initiatives; and
- e) Encourage the beneficial reuse of composted wastewater sludge (biosolids).

## **CON OBJECTIVE 6      Promote Sustainable Development Practices**

**CON Policy 6.1      Creative and Sustainable Development Practices.** The City shall encourage the creative use of sustainable development practices in all public and private development projects, focusing on practices with the ability to minimize the short and long-term impacts of future growth on the natural environment and improve the efficiency of City operations in measurable ways, such as:

- a) Expanded use of active and passive solar, and other renewable energy sources;
- b) Use of Low Impact Development (LID) principles;
- c) Promoting the use of LEED or other green building standards; and
- d) Other techniques as applicable to new construction or the rehabilitation of existing buildings or facilities.

## **CON OBJECTIVE 7      Protect Potable Water Supply**

**CON Policy 7.1      Water Supply.** The City shall maintain a quality renewable water supply to meet the long-term needs of the community.

**CON Policy 7.2      Water Rights.** The City shall designate domestic use of the City's water rights as superior to any other use, while managing and monitoring open space water rights for the purpose of supporting agricultural land uses and local food production.

**CON Policy 7.3      Water Quality.** The City shall work with local governments, the FDEP, the Suwannee River Water Management District (SRWMD), and others to maintain and protect the quality and integrity of the City's water supply.

**CON Policy 7.4      Water Conservation.** The City shall expand efforts to actively promote water conservation in both the public and private sectors by:

- a) Encouraging multiple uses of untreated water where such uses will not compromise the quality or supply of water available for treatment for domestic use or the health and safety of residents;
- b) Promoting the most efficient use of treated and untreated water resources and wastewater effluent;
- c) Encouraging the use of native and drought tolerant landscape materials and water conserving irrigation systems; and

- d) Considering use of untreated water and grey water for irrigation when it proves to be an efficient and environmentally acceptable alternative to treated water and does not pose a threat to the health and safety of residents or vegetation irrigated with this water.

**CON Policy 7.5      Surface Water Withdrawals.** Surface water withdrawals shall not reduce surface water levels below the minimums established by the Suwannee River Water Management District.

**CON Policy 7.6      Water Supply Planning.** The City shall coordinate with all applicable local, State, and Federal agencies regarding its water supply planning.

**CON Policy 7.7      Coordination.** The City shall coordinate its water supply planning with the SRWMD, and Alachua County and other local jurisdiction's water suppliers as may be appropriate.

**CON Policy 7.8      Exchange of Information.** The City will exchange water supply and demand information, including population projections, with the SRWMD, NCFRC, the County's water suppliers, and local jurisdictions through water supply planning workgroups and through meetings on an as-needed basis. In addition, the City will monitor and participate in its water suppliers' water supply planning processes, including updates to any water supply facilities work plans and consumptive use permits, to ensure that the water suppliers account for and meet the City's current and future water needs.

**CON Policy 7.9      North Florida Regional Water Supply Plan.** The City will participate in the updates of the North Florida Regional Water Supply Plan, and in other water supply development-related initiatives facilities by the SRWMD that affect the City, to enable the City to continue to have an effective water supply plan.

**CON Policy 7.10      High Springs Water Supply Facility Work Plan.** The City hereby adopts the High Springs Water Supply Facility Work Plan by reference dated [to be updated following the adoption of the Comprehensive Plan] prepared by the City of High Springs.

**CON Policy 7.11      Update to High Springs Water Supply Facility Work Plan.** The City commits to updating the High Springs Water Facility Work Plan within the statutory time frame after any updates to the North Florida Regional Water Supply Plan is adopted by the SRWMD.

**CON Policy 7.12      Anti-degradation.** The City shall prohibit uses within or adjacent to the water resources of the City which would violate water quality anti-degradation rules established by the FDEP.

- a) The City shall identify and make recommendations for the purchase of environmentally sensitive lands under available conservation programs such as those administered by the FDEP and the SRWMD.
- b) The City will adopt and adhere to the SRWMD stormwater regulations contained in Rule 40B-4 and 40B-400, Florida Administration Code, as amended.
- c) The City shall require all new developments to manage stormwater runoff in accordance with the SRWMD regulations in accordance with this Comprehensive Plan.
- d) The City shall require management practices, as determined by state and federal regulations, for agriculture, commercial, and domestic Future Land Uses to reduce runoff and soil erosion.
- e) The City will review all development and road construction for proper consideration and routing of stormwater runoff.

**CON OBJECTIVE 8      Protect Floodplains**

**CON Policy 8.1      Floodplain Protection.** The City shall protect the natural functions of the 100-year floodplain so that the flood carrying and flood storage capacities are maintained. These functions will be maintained in accordance with the established policies and regulations of the SRWMD contained in Rule 40B-4 and 40B-400, Florida Administration Code, as amended.

**CON Policy 8.2      Land Development Code 100-Year to 25-Year Floodplain Regulations.** The City's Land Development Code shall continue to regulate development within the 100-year to 25-year riverine floodplain. The following standards shall apply for the protection of this area:

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

systems), industrial waste, toxic, bio-hazardous, or hazardous materials or radioactive materials; and

- e) Industrial uses shall not be permitted.

**CON Policy 8.3 Land Development Code 10-Year to 25-Year Floodplain Regulations.** The City's Land Development Code shall regulate development within the 10- to 25-year floodplain. The following standards shall apply:

- a) Residential densities may be considered at a maximum density of one dwelling unit per 2.5 acres. Inhabited floors shall be elevated above the level of the 100-year floodplain;
- b) Industrial uses shall not be permitted;
- c) Commercial uses other than recreation oriented business shall not be allowed; and
- d) The uses not allowed in CON Policy 8.4 (d) and (e) of this Plan will not be allowed in the 25- to 10-year floodplain.

**CON Policy 8.4 Land Development Code Below 10-Year Floodplain Regulations.** The City's Land Development Code shall continue to contain regulations for protection of the area below the 10-year floodplain. The following standards shall apply below the 10- year floodplain:

- a) The annual floodplain shall be left in its natural state;
- b) Permitted uses include passive recreation (with no impervious surfaces except existing boat ramps), forestry and non-animal agricultural pursuits, open space, and other low intensity uses which maintain the function of the floodplain;
- c) Commercial and industrial uses shall not be permitted;
- d) The City shall prohibit the location of any structure, other than permitted docks, piers, or walkways within a wetland; and
- e) Protect Groundwater resources.

**CON Policy 8.5 Groundwater Resource Degradation.** The quality and quantity of the City's groundwater resources shall not be degraded.

**CON Policy 8.6 Groundwater Resource Protection.** Protect and conserve the quality and quantity of groundwater resources for the long-term public health and safety, potable water supplies from surficial, intermediate, and Floridian aquifers, and the ecological integrity of natural resources.



**CON Policy 8.7 High Aquifer Recharge Area Identification.** The City shall use data provided by Alachua County and the SRWMD to identify areas of high aquifer recharge potential within the City. The current mapping shows the entire City as an area of high aquifer recharge potential.

**CON Policy 8.8 Regional Aquifer Recharge Protection.** The City shall work with the County and the SRWMD to achieve regional aquifer recharge protection. The City shall follow guidelines consistent with accepted engineering practices that require:

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

**CON Policy 8.9 Aquifer Protection Regulation Revisions.** The City shall revise its Land Development Regulations in accordance with revisions to the SRWMD regional aquifer protection requirements for the protection of the aquifer from degradation from stormwater runoff.

**CON Policy 8.10 Wellhead Protection.** The City will maintain a wellhead protection ordinance for existing and future public water wells in accordance with the Future Land Use Element of this Comprehensive Plan.

**CON Policy 8.11 Sinkholes and Ponds.** Proposed development around sinkholes and/or ponds shall be subject to special review procedures in order to protect their function as recharge areas. Direct stormwater runoff into sinkholes shall not be permitted. No clearing or filling of sinkholes will be allowed without review and approval by the City Manager or designee.

**CON Policy 8.12 Stormwater Drainage.** The stormwater drainage regulations shall be in accordance with the SRWMD policies and require retention of stormwater runoff to maximize groundwater recharge while protecting areas of high aquifer recharge potential.

**CON OBJECTIVE 9 Identify and protect geologic features.**

**CON Policy 9.1 Natural Geologic Feature Protection.** The City will protect and maintain significant natural geologic features such as special Karst features- springs, caves, and sinkholes in their natural condition.

**CON Policy 9.2 Natural Geologic Feature Identification and Evaluation.** Significant geologic features, such as springs, caves, sinkholes, and other karst features shall be identified and evaluated for their importance to the overall natural resource system of the City, Alachua County, and region.

**CON Policy 9.3**      **Acquisition of Outstanding Geologic Features.** Outstanding geologic features such as certain springs, sinkholes, and caves shall be considered for acquisition, provided appropriate protective management can be assured.

**CON Policy 9.4**      **Geologic Features as Habitats.** In instances where geologic features function as habitats for listed species, special protection will be provided commensurate with the character of the habitat.

**CON Policy 9.5**      **Geologic Features and Development Proposals.** Significant geologic features shall be accurately identified on development proposals. The Development Review Committee shall require strategies for protecting these features during construction and after development. These strategies shall address:

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

**CON Policy 9.6**      **Intergovernmental Coordination.** The City shall cooperate with Alachua County, neighboring municipalities, and State agencies as appropriate, on:

- a) The protection of groundwater within any watershed having the Florida aquifer exposed in sinks or open pits to potentially harmful deposition of atmospheric and other non-point source surface pollution where citizens of the County may be affected;
- b) The establishment of management strategies for sinkholes and sinkhole prone areas that protect water quality, hydrologic integrity, and ecological value; and
- c) The acquisition, in fee simple or less-than-fee simple title, lands within the City for the preservation of natural resources and ecological integrity.

**CON OBJECTIVE 10**    **Minimize Soil erosion.**

**CON Policy 10.1**      **Minimize Soil Erosion.** The City shall eliminate, where practical, Future Land Use practices that result in soil erosion.

**CON Policy 10.2 Off-Road Vehicles and Soil Erosion.** The City shall prohibit the use of off-road recreational vehicles in areas that are susceptible to erosion.

**CON Policy 10.3 Revegetation of Cleared Areas.** Areas cleared of vegetation for development shall be re-vegetated to prevent wind or water erosion within ninety days of initial land clearing activity when no approved landscape plan exists or no active development permit has been issued.

**CON Policy 10.4 Tree Clear Cuts.** Tree clear cutting of lots shall not be permitted within the City limits. All tree removal shall be reviewed and approved subject to the regulations in the Land Development Code.

**CON Policy 10.5 Intergovernmental Coordination and Soil Erosion.** The City will work with state and regional agencies regarding protections from soil erosion.

**CON OBJECTIVE 11 Protect flora and fauna.**

**CON Policy 11.1 Flora and Fauna Protection.** Working with Federal, State, and regional agencies, the City will protect endangered and threatened flora and fauna from adverse impacts due to loss of critical habitat through the use of conservation easements, transfer of development rights, fees, simple acquisition, and zoning in accordance with state and federal regulations.

**CON Policy 11.2 Natural Areas and Wildlife.** Actively pursue the preservation of High Springs' unique natural areas, areas of environmental significance, and important wildlife habitat by:

- a) Coordinating with neighboring jurisdictions and the counties on the protection of open space areas with unique natural features including, but not limited to, wildlife habitat, wetlands, rare plant communities, and high-quality lakes, ponds, and streams;
- b) Managing and enhancing wildlife habitat and migration corridors and incorporating techniques to mitigate development impacts on wildlife and their habitat;
- c) Encouraging wetlands preservation and minimizing development's impact on wetlands by requiring appropriate mitigation measures, including appropriate setbacks from riparian areas;
- d) Encouraging the use of native plants in landscaping, as well as plants that provide habitat, food, and other resources to wildlife; and
- e) Supporting volunteer programs that promote appreciation for High Springs' natural resources, land stewardship ethics, and a sense of community pride.

**CON Policy 11.3 Natural Habitat Protection.** The City shall protect those areas containing endangered plant or animal species by requiring the natural habitat be protected. The City shall follow the guidelines established by the FDEP as they apply to the protection of endangered species.

**CON Policy 11.4 Land Clearing and Landscaping.** The City will maintain a tree preservation and landscaping regulations in the Land Development Code to help protect threatened flora and to maintain the native species. Protection of flora and fauna will be in accordance with all local, state, and federal requirements.

**CON Policy 11.5 Endangered Plant or Animal Species Survey Required.** The City shall identify those areas containing endangered plant or animal species through the requirement of a site-specific environmental survey of undeveloped parcels by the developer prior to development. This survey will be part of the site and development plan review process.

**CON OBJECTIVE 12 Protect Regionally Significant Resources.**

**CON Policy 12.1 North Central Florida Strategic Regional Policy Plan.** The City, 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 (dated August 23, 2018), as amended, hereby adopts the following maps as they apply to the City as part of the Future Land Use Map Series of this Comprehensive Plan:

1. Regionally Significant Natural Resources – Ground Water Resources, dated August 23, 2018;
2. Regionally Significant Natural Resources – Natural Systems, dated August 23, 2018;
3. Regionally Significant Natural Resources – Planning and Resource Management Areas, dated August 23, 2018;
4. Regionally Significant Natural Resources – Planning and Resource Management Areas (Surface Water Improvement Management Water Bodies), dated August 23, 2018; and
5. Regionally Significant Natural Areas – Surface Water Resources, dated August 23, 2018.

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

**CON Policy 12.2 Regionally Significant Natural Resources - Ground Water Resources.** The map entitled Regionally Significant Natural Resources - Ground Water Resources, dated August 23, 2018, 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.

**CON Policy 12.3      Regionally Significant Natural Resources – Natural Systems.** The map entitled Regionally Significant Natural Resources - Natural Systems, dated August 23, 2018, 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.

**CON Policy 12.4      Regionally Significant Natural Resources – Planning Resource Management Areas.** The map entitled Regionally Significant Natural Resources - Planning and Resource Management Areas, dated August 23, 2018, included within the Future Land Use Map Series, identifies state owned regionally significant lands for application of the provisions of the conservation land use policy of the Future Land Use Element of this Comprehensive Plan.

**CON Policy 12.5      Regionally Significant Natural Resources – Planning Resource Management Areas (Surface Water Improvement Management Water Bodies).** The map entitled Regionally Significant Natural Resources - Planning and Resource Management Areas (Surface Water Improvement Management Water Bodies), August 23, 2018, included within the Future Land Use Map Series, identifies surface water management improvement water bodies for the application of the provisions of the surface water runoff policy of this element.

**CON Policy 12.6      Regionally Significant Natural Resources – Surface Water Resources.** The map entitled Regionally Significant Natural Areas - Surface Water Resources, dated August 23, 2018, included within the Future Land Use Map Series, identifies surface water resources for the application of the provisions of the surface water and riverbank protection policies of this element.



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

Regional Planning Council: North Central Fl

Review Date: 4/28/22

Amendment Type: Draft Amendment

Regional Planning Council Item No.: 79

Local Government: Town of Micanopy

Local Government Item No.: CPA 22-01

State Land Planning Agency Item No.: 22-1ER

Date Mailed to Local Government and State Land Planning Agency: 4/29/22 (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 Series 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 Land Use Element; the Transportation Element; the Infrastructure Element; the Conservation Element; the Conservation Element; the Parks, Recreation and Open Space Element; The Housing; the Historic Preservation Element; the Community Economy Element; the Intergovernmental Coordination Element; the Capital Improvements Element; the Public School Facilities Element; the Property Rights Element; and the Future Land Use Plan Map Series of the Town Comprehensive Plan. (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 regional transportation facilities or Natural Resources of Regional Significance as the amendment does not result in an increase in density or intensity of use.

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

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

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

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

Yes   X                        No             
Not Applicable





**EXCERPTS FROM THE  
TOWN COMPREHENSIVE PLAN AMENDMENT**



## II

### TRANSPORTATION ELEMENT

**GOAL 1: A SAFE, CONVENIENT, AND EFFICIENT MOTORIZED AND NON-MOTORIZED TRANSPORTATION SYSTEM THAT IS COORDINATED WITH THE TOWN'S LAND USES SHALL BE AVAILABLE FOR ALL RESIDENTS AND VISITORS TO THE TOWN.**

**OBJECTIVE 1.1** The Town shall establish safe, convenient, and efficient level of service standards, capital improvement priorities, and access management standards.

**Policy 1.1.1** The Town hereby follows the following peak hour Level of Service Standards for each listed facility type:

**Criteria**

- A. Arterial Roadways - Level of Service Standard of "C"
- B. Collector Roadways - Level of Service Standard of "C"
- C. Limited Access Facilities - Level of Service Standard of "C"

**Policy 1.1.2** The Town adopts the following peak hour Level of Service for specific roadway facility segments indicated below, as defined within the most recent version of the Florida Department of Transportation Quality/Level of Service Handbook:

Roadway Segment	Lower Level of Service Standards
East Entrance on U.S. Highway 441	C
West Entrance on CR 234	C
SW Entrance on CR 25A	C
North Entrance on CR 234	C

**Policy 1.1.3** Proposed future roadway projects shall be evaluated and ranked in order of priority according to the following criteria:

**Criteria:**

- 1. Whether the project is needed to protect public health and safety.
- 2. To fulfill the Town's legal commitment to provide facilities and services, or to preserve or achieve full use of existing facilities.
- 3. Whether the project increases efficiency of use of existing facilities, prevent or reduces future improvement cost, provides service to developed areas lacking full service, or promotes "infill" development.
- 4. Whether the project represents a logical extension of facilities and services within a designated urban service area.

**Policy 1.1.4** The Town shall emphasize any new roadway projects needed to address existing deficiencies, dependent upon the availability of public funds.

- Policy 1.1.5 The Town shall adopt minimum right-of-way requirements for new roadways containing the following criteria:  
Criteria:
1. Arterial Roadways - 242 foot right-of-way
  2. Collector Roadways - 100 foot right-of-way
  3. Local Roadways - 50-foot right-of-way with curb & gutter
- Policy 1.1.6 The Town shall control the number and frequency of connections and access points of driveways and roads to arterial and collector roads. For arterial and collector roads that are County or State owned and maintained facilities, the Town shall regulate access points and connections consistent with County and State regulations, Chapter 14-96 and 14-97, Florida Administrative Code, as amended.
- Policy 1.1.7 The Town shall regulate access points or curb beaks as follows:
1. 1 curb break permitted for a single property;
  2. 2 curb breaks with a minimum distance of 75 feet between curb breaks;
  3. 3 curb breaks with a minimum distance of 150 feet between curb breaks; and,
  4. More than 3 curb breaks with a minimum distance of 300 feet between curb breaks.
- Policy 1.1.8 In accordance with Section 163.3180(5)(h)1.c. and 163.3180(5)(h)2. Florida Statutes, as amended, the Town shall provide a means by which the landowner will be assessed a proportionate share of the cost of providing the transportation facilities necessary to serve the proposed development. However, the landowner shall not be held responsible for the additional cost of reducing or eliminating deficient transportation facilities.
- OBJECTIVE 1.2 The Town will regulate bicycle and pedestrian ways.
- Policy 1.2.1 The Town shall review all proposed development for its accommodation of bicycle and pedestrian traffic needs.
- Policy 1.2.2 The Town shall, for any development which is required to provide a site plan or any development requiring platting, include requirements for additional right-of-way width for bicycle and pedestrian ways to be provided for all proposed collector and arterial roadways, as integrated or parallel transportation facilities.
- OBJECTIVE 1.3 The Town will require adequate parking for all new developments.
- Policy 1.3.1 The Town will require off-street parking for all new development in the downtown business district.
- OBJECTIVE 1.4 The Town will emphasize safety and aesthetics for its transportation system.
- Policy 1.4.1 The Town shall maintain design criteria for architectural design, landscaping and signs along commercial corridors.
- Policy 1.4.2 The Town shall provide for the protection of existing and future rights-of-way from building encroachment by establishing right-of-way setback requirements for all structures along new or realigned collector and arterial roadways.

- Policy 1.4.3      The Town shall, for any development which is required to provide a site plan or any development requiring platting, include requirements for additional right-of-way width for motorized and non-motorized traffic for all arterial and collector roadways.
- OBJECTIVE 1.5      The Town shall provide for the integration of traffic in future subdivisions into the overall traffic flow of the Town.
- Policy 1.5.1      The Town shall require that new subdivisions, over ten acres shall dedicate in their plats a minimum 50-foot rights-of-way that shall connect with existing roads at the time of subdivision or at a later date when the need for alternate routes become clear.
- OBJECTIVE 1.6      The Town shall coordinate its traffic circulation planning efforts with the Florida Department of Transportation and the County for consistency with their five-year transportation plans.
- Policy 1.6.1      The Town shall during its capital improvement planning process for roadway improvements, review the State and County's five-year plan so that such capital improvements are compatible with the State and County plans.
- Policy 1.6.2      The Town shall evaluate the effect of the capital improvement on the concurrency management system.
- Policy 1.6.3      The Town shall establish U.S. Highway 441 as its gateway corridor. In order to ensure that U.S. Highway 441 is integrated into the Town, the Town will work with the Florida Department of Transportation to incorporate traffic calming features, appropriately-scaled lighting, and sidewalks along the roadway. The Town also supports the location of crosswalks at functional locations, such as the intersection of U.S. Highway 441 and Chokolka Boulevard.



## IV

### CONSERVATION ELEMENT

GOAL 1: TO CONSERVE, PROTECT, MANAGE AND RESTORE THE NATURAL AND ENVIRONMENTAL RESOURCES OF THE TOWN BY EMPHASIZING STEWARDSHIP AND UNDERSTANDING THAT ENVIRONMENTAL ISSUES TRANSCEND POLITICAL AND GEOGRAPHICAL BOUNDARIES.

OBJECTIVE 1.1 The Town shall provide additional protection to particularly sensitive natural resources, habitats, and ecosystems by establishing a conservation land use category, with specific uses, buffers and management protocol.

Policy 1.1.1 The Town shall create a conservation land use category for publicly-owned lands on which certain identifiable features, such as flowing surface water bodies, wetlands, flood plains, wellfield protection areas, unique geologic characteristics, and listed plant and wildlife habitat require enhanced oversight and regulatory protection. Land use regulations for designated conservation areas will consider the vulnerability of susceptible features and vary accordingly.

Policy 1.1.2 The Town shall cooperate with external agencies responsible for managing specific conservation areas to ensure that development activities work in concert with protection and conservation strategies.

Policy 1.1.3 The Town shall coordinate with federal, state, and local government agencies to appropriately incorporate conservation areas into the Town's Recreation Program.

OBJECTIVE 1.2 The Town shall preserve and protect native communities and ecosystems, particularly those considered endangered or threatened.

Policy 1.2.1 The Town shall ensure that land use designations, development practices, and regulations protect native communities and ecosystems, and environmentally sensitive lands.

Policy 1.2.2 The Town shall utilize resources of the County and/or other appropriate agencies for an inventory of native communities, ecosystems, and environmentally sensitive lands.

Policy 1.2.3 The Town shall encourage the acquisition, protection, and maintenance of environmentally sensitive lands through measures such as land banking, conservation easements, grants and matching funds, land donations, and local, state and federal land acquisition funds.

Policy 1.2.4 The Town shall coordinate with the County to ensure the protection of native communities and ecosystems that exist across jurisdictional boundaries.

Policy 1.2.5 The Town shall require the removal of invasive exotic plant species, and whenever possible, recommend their replacement with native plant species alone, or in conjunction with other erosion control techniques. The Town shall refer to the Pest Plant List provided by the Florida Exotic Pest Plant Council for guidance.

Policy 1.2.6 The Town shall promote the Florida Friendly Landscaping program and incorporate the program's best management practices into requirements for landscaping.

Policy 1.2.7 The Town shall, as a condition of development, prohibit the planting of Pest Plant Species, and require perpetual maintenance of preserved and landscaped areas to eradicate invasive exotics.

Policy 1.2.8	The Town shall protect regulated, heritage, and champion trees.
OBJECTIVE 1.3	The Town shall protect species listed by state and federal agencies as endangered, threatened, or of special concern, and their habitats.
Policy 1.3.1	The Town shall ensure that its ordinances, regulations, and policies protect listed species and their habitats.
Policy 1.3.2	The Town shall obtain data from the Florida Fish and Wildlife Conservation Commission, the County Environmental Protection Department, Florida Department of Environmental Protection, to maintain a periodically updated inventory of listed species and habitats located within Town limits or immediately adjacent to Town limits. The Town will use the Florida Natural Areas Inventory as a base inventory.
Policy 1.3.3	The Town shall require prior to development approval, an inventory of listed species for all new developments in areas identified as known habitat for listed species. The inventory shall include detailed information regarding type, quantity, location, and habitat requirements for any listed species identified.
OBJECTIVE 1.4	The Town shall institute the following measures to maintain air quality at the levels established in the National Ambient Air Quality Standards
Policy 1.4.1	The Town shall support the Florida Department of Environmental Protection in their enforcement of air quality standards.
Policy 1.4.2	The Town shall request notification from the State of Florida Division of Forestry, Florida Department of Environmental Protection, St. Johns Water Management District and any private conservation entities for advance notice of prescribed burns scheduled to take place within Town limits or on lands adjacent to the Town. Educational materials should be available to residents and businesses regarding prescribed burns.
Policy 1.4.3	The Town shall promote the creation of bicycle and pedestrian pathways to reduce automotive air quality impacts.
Policy 1.4.4	The Town shall promote mixed use and compact development to promote pedestrian, golf cart and bicycle traffic and reduce automobile dependency.
OBJECTIVE 1.5	The Town shall protect soil resources through erosion and sedimentation control, by requiring proper design criteria on specific soils.
Policy 1.5.1	The Town shall ensure soil protection and intervention measures are included in the development review process.
Policy 1.5.2	The Town shall require development to adhere to techniques which minimize soil erosion, minimize removal of native and noninvasive trees and vegetation, and protect champion and designated heritage trees. After clearing, soils shall be stabilized in accordance with best management practices identified in "The Florida Stormwater, Erosion, and Sedimentation Control Inspector's Manual", Chapters 4, 5, and 6.
Policy 1.5.3	The Town shall protect the natural topography, including steep and seepage slopes, by requiring new development to include techniques to minimize negative impacts on the natural terrain. An emphasis will be placed on retaining the natural function of seepage slopes during development. Additionally, retention of existing native vegetation will be encouraged as one method of protecting slopes.



- OBJECTIVE 1.6 The Town shall ensure that extraction activities do not pose a threat to natural resources, protected habitats and ecosystems, and human health.
- Policy 1.6.1 The Town shall prohibit commercial mineral extraction in areas within the Town limits.
- OBJECTIVE 1.7 The Town shall protect and preserve wetland values and functions from adverse, human caused, physical, and hydrologic disturbances.
- Policy 1.7.1 The Town shall utilize statewide wetland delineation methodology in accordance with Florida Administrative Code and regulations adopted by the Florida Department of Environmental Protection and the St. Johns Water Management District.
- Policy 1.7.2 The Town shall conserve wetlands by prohibiting, where the alternative of clustering all structures in the non-wetland portion of the site exists, any development or dredging and filling which would alter their natural functions.
- Policy 1.7.3 The Town shall require all wetland mitigation and monitoring proposals to be reviewed by St. Johns Water Management District and any other applicable agencies.
- Policy 1.7.4 The Town shall encourage the dedication of conservation easements for wetland preservation.
- Policy 1.7.5 The Town shall require natural vegetative buffers around wetlands to protect the fragile ecosystems they sustain. Buffers, measured from the outer edge of the wetland, shall be created as established in the following table.

Wetlands	Required Buffer
Wetlands less than or equal to 0.5 acre	50 feet average 35 feet minimum
Wetlands greater than 0.5 acre	75 feet average 50 feet minimum

- Policy 1.7.6 As an alternative to Policy 1.7.5, where scientific data is available, specific buffering requirements will vary according to the nature of the individual wetland and the proposed land use, but in no case will the buffer be less than 35 feet. Buffering requirements will be based on the best available science regarding impacted ecosystems, listed species, wetland function, and hydrologic considerations.
- OBJECTIVE 1.8 The Town shall work to preserve native ecosystems and the natural aesthetic beauty and charm of the Town by ensuring the provision of open spaces and green linkages throughout the Town, designed for the enjoyment of the citizenry.
- Policy 1.8.1 The Town shall offer incentives to developers to include open green spaces beyond the required minimums in new developments. These open spaces may be either interior or on the perimeter of the development and may be used to serve passive recreational purposes. Ideally, open spaces may be linked throughout the Town, providing greenways for pedestrian and bicycle travel.

OBJECTIVE 1.9 The Town shall protect and conserve the quantity and quality of water resources, not only for the benefit of residents of the Town, but for all in North Florida who depend on the Floridan Aquifer for drinking water, and for the benefit of all connected springs, streams, and rivers which may be impacted by the Town's land use and development practices.

Policy 1.9.1 The Town shall require the following buffer for development along surface water bodies. Buffers shall be measured from the outer edge of the water body, and created as established in the following table.

Required Buffer
75 feet average
50 feet minimum

Policy 1.9.2 The Town shall protect the natural function of floodplains, recognizing the role of flood patterns in maintaining water quality and quantity. Flood plain regulations will be based on Federal Emergency Management Agency Flood Insurance Rate Maps.

Policy 1.9.3 The Town shall work with Federal Emergency Management Agency, St. Johns Water Management District, Florida Department of Environmental Protection and the County to strictly regulate development within the 100-year flood hazard zone established by the Federal Emergency Management Agency,. The Town will require development activity to occupy only the non-floodplain portion of a site when feasible; allow dredging and filling within floodplains only if it preserves the natural function of the floodplain and adequately provides for stormwater management; require the lowest floor elevation of any structure to be at least one foot above the Flood Insurance Rate Maps base flood elevation; and will prohibit the storage of hazardous materials or waste within the floodplain, and development activity that threatens to raise the 100-year base flood elevation.

Policy 1.9.4 The Town shall cooperate with the St. Johns Water Management District, Florida Department of Environmental Protection, and the County Environmental Protection Department, to ensure that Town water resource practices are in compliance with all federal, state and local laws and regulations.

Policy 1.9.5 The Town shall coordinate with the St. Johns Water Management District. to review plans for new stormwater retention and detention basins, and to monitor existing basins.

Policy 1.9.6 The Town shall protect groundwater resources by minimizing impervious surface requirements for new development through the use of environmentally beneficial techniques and materials, such as pervious materials for parking lots, water reclamation practices, and high filtration landscape design.

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

Regional Planning Council: North Central Fl

Review Date: 4/28/22

Amendment Type: Draft Amendment

Regional Planning Council Item No.: 80

Local Government: Town of LaCrosse

Local Government Item No.: CPA 22-01

State Land Planning Agency Item No.: 22-1ER

Date Mailed to Local Government and State Land Planning Agency: 4/29/22 (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 Series 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 Land Use Element; the Transportation Element; the Housing Element; the Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element; the Conservation Element; the Recreation and Open Space Element; the Intergovernmental Coordination Element; the Capital Improvements Element; the Public School Facilities Element; the Future Land Use Plan Map Series of the Town Comprehensive Plan; and adds a new Property Rights 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 regional transportation facilities or Natural Resources of Regional Significance as the amendment does not result in an increase in density or intensity of use.

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

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

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

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

Yes ☒ No ☐  
Not Applicable ☐



**EXCERPTS FROM THE  
TOWN COMPREHENSIVE PLAN AMENDMENT**



## II TRANSPORTATION ELEMENT

### INTRODUCTION

A traffic circulation system which provides for the safe and efficient movement of people and goods is needed to support existing and future development. The purpose of this plan element is to identify the types, locations and extent of existing and proposed major thoroughfares and transportation routes in the Town and establish a framework for making policy decisions in planning for future transportation needs. The data collected for this plan element and its analysis contained in the Data and Analysis document, are not part of this plan element, but provide a basis for its formulation.

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

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

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

### TRANSPORTATION GOAL, OBJECTIVES AND POLICIES

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

**OBJECTIVE II. 1**      The Town shall establish a safe, convenient and efficient level of service standard which shall be maintained for all roadways.

**Policy II.1 1**      Establish the Level of Service Standards as noted below at peak hour for the following roadway segments within the Town as defined within the most recent version of the Florida Department of Transportation Quality/Level of Service Handbook.

ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	LEVEL OF SERVICE
1	S.R. 121 (from Town's north limits - 1,350 feet north of C.R. 1493 to S.R. 235 North)	2 U	Arterial	Community	D
2	S.R. 121 (from S.R. 235 South to S.R. 235 North)	2 U	Arterial	Community	D
3	S.R. 121 (from Town's south limits (4,200 feet south of S.R. 235) to S.R. 235 South)	2 U	Arterial	Community	D
4	C.R. 237 (from S.R. 121 to Town's north limits)	2 U	Minor Collector	Rural	D
5	S. R. 235/231 (from S.R. 121 to Town's northeast limits - 1,600 feet south of 206th Lane)	2 U	Arterial	Community	D
6	S.R. 235 (from S.R. 121 to Town's southwest limits - 1,720 feet of S.R. 121)	2 U	Arterial	Community	D
7	C.R. 231 (from Town's south limits to Town's north limits)	2 U	Minor Collector	Rural	D

U - Undivided roadway

#### Policy II.1.2

The Town shall control the number and frequency of connections and access points of driveways and roads to arterial and collector roads by requiring access points for state roads to be in conformance with Chapter 14-96 and 14-97, Florida Administrative Code, in effect upon adoption of this Comprehensive Plan and the following requirements for County roads:

1. Permitting 1 access point for ingress and egress purposes to a single property or development;



2. Permitting 2 access points if the minimum distance between the two access points exceeds 20 feet;
3. Permitting 3 access points if the minimum distance between each access point is at least 100 feet; or
4. Permitting more than 3 access points where a minimum distance of 1,000 feet is maintained between each access point.

Policy II.1.3	The Town shall require the provision of safe and convenient on-site traffic flow, which includes the provision for vehicle parking, which shall be located on the same lot or parcel of land the parking, is intended to serve. Each off-street parking space, with the exception of handicapped parking spaces, shall be a minimum of 10 feet by 20 feet in size. Each handicapped parking space shall be a minimum of 12 feet by 20 feet in size. The Town may allow the establishment of such off-street parking facilities within 300 feet of the premises they are intended to service when the practical difficulties prevent the placing of the facilities on the same lot as the premises they are designed to serve.
Policy II.1.4	The Town shall, for any development which is required to provide a site plan or any development requiring platting, include requirements for an additional 10 foot right-of-way width for bicycle and pedestrian ways to be provided for all proposed collector and arterial roadways, as integrated or parallel transportation facilities.
Policy II.1.5	In accordance with Section 163.3180(5)(h)1.c. and 163.3180(5)(h)2. Florida Statutes, as amended, the Town shall provide a means by which the landowner will be assessed a proportionate share of the cost of providing the transportation facilities necessary to serve the proposed development. However, the landowner shall not be held responsible for contributing to deficient transportation facilities.
OBJECTIVE II.2	The Town shall require that all traffic circulation system improvements be consistent with the land uses shown on the future land use plan map.
Policy II.2.1	The Town shall, as part of the capital improvement scheduling of roadway improvements, review all proposed roadway improvements to determine if such improvement will further the direction of the Future Land Use Plan Element.
OBJECTIVE II.3	The Town shall coordinate all comprehensive planning and land development activities with the Florida Department of Transportation for consistency with the Department's 5-Year Transportation Plan.
Policy II.3.1	The Town shall review all comprehensive plan and land development activity for consistency with the Florida Department of Transportation's 5-Year Transportation Plan.
OBJECTIVE II.4	The Town shall provide for the protection of future right-of-ways from building encroachment by establishing right-of-way setback requirements as provided in Policy II.4.1 for all structures along new or realigned collector and arterial roadways.
Policy II.4.1	The Town shall require all structures along new or realigned collector or arterial roadways to provide an additional setback of 75 feet, as measured from the centerline of the right-of-way, for the future need of additional right-of-way.

<u>Policy II.4.2</u>	<u>Properties under the same ownership or those consolidated for development shall be treated as one property for the purposes of access management and shall not receive the maximum potential number of access points for that frontage indicated under minimum access spacing standards.</u>
<u>Policy II.4.3</u>	<u>Large commercial developments shall be required to provide and/or extend nearby local and collector streets and provide street connections with surrounding residential areas so residents may access the development without traveling on arterial streets.</u>
<u>Policy II.4.4</u>	<u>Shopping centers shall be required to provide a unified access and circulation plan and require any out parcels to obtain access from the unified access and circulation system.</u>
<u>Policy II.4.5</u>	<u>Existing lots unable to meet the access spacing standards for arterials shall obtain access from platted side streets, parallel streets, service roads, joint and cross-access or the provision of easements;</u>
<u>Policy II.4.6</u>	<u>Adequate corner clearance shall be maintained at crossroad intersections with arterials.</u>
<u>Policy II.4.7</u>	<u>The Town shall encourage cross-access connections easements and joint driveways, where available and economically feasible.</u>

## V

### CONSERVATION ELEMENT

#### INTRODUCTION

The following goal, objectives and policies constitute the Conservation Element providing for the promotion of the conservation, use and protection of the Town's natural resources. 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.

Conservation uses are defined as activities within land areas designated for the purpose of conserving or protecting natural resources or environmental quality and within this plan includes areas designated for such purposes as flood control, protection of quality or quantity of groundwater or surface water, floodplain management, or protection of vegetative communities or wildlife habitats.

The Future Land Use Plan map addresses conservation future land use as defined above. The conservation future land use category shown on the Future Land Use Plan map identifies lands which have been designated "conservation" for the purpose of protecting natural resources or environmental quality. At present, there are no conservation uses within the Town. Therefore, until such time as there are areas designated for the protection of a natural resource, this category, although listed, will not be shown on the Future Land Use Plan Map.

The Future Land Use Plan map series includes the identification of flood prone areas, wetlands, existing and planned waterwells, rivers, bays, lakes, minerals and soils, which are land cover features, but are not land uses. Therefore, although these natural resources are identified within the Future Land Use Plan map series, they are not designated on the Future Land Use Plan map as conservation areas. However, the constraints on future land uses of these natural resources are addressed in the following goal, objective and policy statements.

#### CONSERVATION GOAL, OBJECTIVES AND POLICIES

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

**OBJECTIVE V.1** The land development regulations of the Town shall continue to protect air quality through the appropriate siting of development and associated public facilities.

**Policy V.1.1** The Town shall require that all appropriate air quality permits are obtained prior to the issuance of development orders, so that minimum air quality levels established by the Florida Department of Environmental Protection are maintained in the Town.

**OBJECTIVE V.2** The Town, in order to protect the quality and quantity of current and projected water sources, hereby establishes a 300 foot wellfield protection area around community water system wells. In addition, the Town in order to protect prime water recharge areas shall limit development in these areas as specified in Policy IV.5.5 of this Comprehensive Plan.

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

**Policy V.2.2** The Town 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 Town's surface water bodies.

Policy V.2.3

The Town shall identify and make recommendations, where appropriate, for the purchase of environmentally sensitive lands under the Conservation and Recreation Lands Program or Save Our Rivers Program.

Policy V.2.4

Wetlands means those areas that are inundated or saturated by surface water or ground water at a frequency and a duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soils. Soils present in wetlands generally are classified as hydric or alluvial, or possess characteristics that are associated with reducing soil conditions. The prevalent vegetation in wetlands generally consists of facultative or obligate hydrophytic macrophytes that are typically adapted to areas having soil conditions described above. These species, due to morphological, physiological or reproductive adaptation, have the ability to grow, reproduce, or persist in aquatic environments or anaerobic soil conditions. Florida wetlands generally include swamps, marshes, bayheads, bogs, cypress domes and strands, sloughs, wet prairies, riverine swamps and marshes, hydric seepage slopes, tidal marshes, mangrove swamps and other similar areas. Florida wetlands generally do not include longleaf or slash pine flatwoods with an understory dominated by saw palmetto.

1. Buffer width shall be determined on a case-by-case basis depending on what is demonstrated to be scientifically necessary to protect natural ecosystems from significantly adverse impacts. This determination shall be made in consideration of at least the following factors:
  - a. Type of development and associated potential for adverse site-specific and offsite impacts;
  - b. Natural community type associated hydrologic management requirements;
  - c. Buffer area characteristics and function; and,
  - d. Presence of listed species of plants and animals.
2. Absent scientific information which demonstrates that a larger or smaller buffer width is appropriate, the following buffer widths shall apply for the resources set forth in the table below:

Protected Resource	Buffer Distance (feet)
Surface waters and wetlands less than or equal to 0.5 acre that do not include Outstanding Florida Waters or listed animal species as described elsewhere in this table.	50 average, 35 minimum
Surface waters and wetlands greater than 0.5 acre that do not include Outstanding Florida Waters or listed animal species as described elsewhere in this table.	75 average, 50 minimum
Areas where federally and/or state regulated vertebrate wetland/aquatic dependent animal species have been documented within 300 feet of a surface water or wetland;	100 average, 75 minimum
Outstanding Florida Waters	150 average, 100 minimum

Policy V.2.5	<p>The Town shall, through the development review process, require that post-development runoff rates and pollutant loads do not exceed pre-development conditions.</p> <p>Mitigation</p> <p>The Town shall review wetland mitigation and monitoring proposals to allow limited development activity in wetlands and wetland buffers. Application must prove the following steps have been taken in order:</p> <ol style="list-style-type: none"> <li>1. The applicant has attempted every reasonable measure to avoid adverse impacts;</li> <li>2. The applicant has taken every reasonable measure to minimize unavoidable adverse impacts; and,</li> <li>3. The applicant has provided adequate mitigation at a ratio of 1:1 as compensation for wetland impacts. The property owner shall incur any and all expenses associated with wetland mitigation.</li> </ol>
Policy V.2.6	The Town shall require all new development to maintain the natural functions of natural flood storage, pollution attenuation, in wetlands and 100-year flood prone areas.
Policy V.2.7	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 nonflood prone portion of a site or where the entire site is in a flood prone area, structures shall be elevated at least 2 feet above the highest adjacent grade.
Policy V.2.8	The Town shall conserve wetlands by prohibiting, where alternatives for development exist, any development or dredging and filling which would alter their natural functions. If no other alternative for development exists, mitigation will be considered as a last resort using criteria established within the rules of the Florida Department of Environmental Protection.
Policy V.2.9	The Town shall support the Water Management District in their conducting of water conservation programs by assisting with public information programs for water use restrictions in the case of a water shortage.
Policy V.2.10	The Town shall comply with the plans of the Water Management District for the emergency conservation of water sources through assisting the Water Management District with public information programs for any water use restrictions in the case of water shortage.
Policy V.2.11	The Town shall, as part of the development review process, prohibit the use of drainage wells and sinkholes for stormwater disposal in prime aquifer recharge areas, designated by the Water Management District, in order to maintain the natural features of these areas.
Policy V.2.12	The Town shall as part of the development review process require the maintenance of the quantity and quality of surface water runoff within natural drainage basins by prohibiting any development which may diminish or degrade the quality and quantity of surfacewater runoff within the Town.

- Policy V.2.13      The Town prior to granting approval of a site and development plan for construction or expansion shall require that all hazardous waste generators and facilities are duly permitted as required by Chapter 403, Florida Statutes, as amended, by the Florida Department of Environmental Protection. In addition, the Town, prior to the issuance of a certificate of land development regulation compliance, shall require that all existing hazardous waste facilities or uses which generates hazardous waste show proof of such permit prior to a change in occupancy.
- OBJECTIVE V.3    The Town shall include within the land development regulations for development review, provisions as for the conservation, use and protection of soils, minerals, and native vegetative communities.
- Policy V.3.1        The Town shall require within the land development regulations that any mining permit be coordinated with the Florida Department Environmental Protection so that mineral resources are conserved and used appropriately.
- Policy V.3.2        The Town shall review topographic, hydrologic and vegetative cover factors during the development review process in order to protect and conserve the natural functions of soils.
- Policy V.3.3        The Town shall require that forest resources be managed as provided in Silviculture Best Management Practices Manual, published by the Florida Department of Agriculture and Consumer Services, Florida Forest Service 2008 for the multiple uses of recreation, wildlife habitat, watershed protection, erosion control and maintenance of water quality.
- Policy V.3.4        The Town shall encourage water conservation by the implementation of xeric or native landscaping techniques.
- OBJECTIVE V.4    The Town shall identify as provided in Policy V.4.3 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 and protect these natural resources from impacts of development.
- Policy V.4.1        The Town shall cooperate with the Florida Fish and Wildlife Conservation Commission in the monitoring and inventorying of wildlife and wildlife habitats within the Town.
- Policy V.4.2        The Town shall assist in the application and compliance with all Federal and state regulations which pertain to endangered and rare species.
- Policy V.4.3        The Town shall require the evaluation of impacts to endangered, threatened, or species of special concern by requiring as a condition of permit approval of all proposed subdivisions of land into 25 or more lots and multi-family, commercial and industrial developments of 50 acres or more a survey of the site for the presence of state and federally protected plant and animal species. In addition, if protected species are found on the site or would be affected by the development. a specific management plan shall be required from the developer, including necessary modifications to the proposed development, to ensure the preservation of the protected species and their habitat. The inventory and 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 Town.

Policy V.4.4      The Town shall address, during the development review process, the mitigation of development activities within environmentally sensitive areas by prohibiting any development or dredging and filling which would alter their natural functions. If no other alternative for development exists, mitigation will be considered as a last resort using criteria established within the rules of the Florida Department of Environmental Protection and the Suwannee River Water Management District.

**OBJECTIVE V.5    The Town, 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 August 23, 2018, hereby adopts the following maps as they apply to the Town as part of the Future Land Use Map Series of this Comprehensive Plan;**

- 1.    Regionally Significant Natural Resources - Ground Water Resources, dated August 23, 2018;**
- 2.    Regionally Significant Natural Resources - Natural Systems, dated August 23, 2018;**
- 3.    Regionally Significant Natural Resources - Planning and Resource Management Areas, dated August 23, 2018;**
- 4.    Regionally Significant Natural Resources - Planning and Resource Management Areas (Surface Water Improvement Management Water Bodies), dated August 23, 2018; and**
- 5.    Regionally Significant Natural Areas - Surface Water Resources, dated August 23, 2018.**

**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 August 23, 2018, 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 August 23, 2018, 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.**

**Policy V.5.3      The maps entitled Regionally Significant Natural Resources - Planning and Resource Management Areas, dated August 23, 2018, included within the Future Land Use Map Series, identifies publicly owned regionally significant lands for application of the provisions of the conservation land use policy of the Future Land Use Element of this Comprehensive Plan.**

**Policy V.5.4      The maps entitled Regionally Significant Natural Resources - Planning and Resource Management Areas (Surface Water Improvement Management Water Bodies), dated August 23, 2018, included within the Future Land Use Map Series, identifies surface water management improvement water bodies for the application of the provisions of the surface water runoff policy of this element.**

**Policy V.5.5      The map entitled Regionally Significant Natural Areas - Surface Water Resources, dated August 23, 2018, included within the Future Land Use Map Series, identifies surface water resources for the application of the provisions of the surface water protection policy of this element.**





**#75**

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## REGIONAL CLEARINGHOUSE INTERGOVERNMENTAL COORDINATION AND RESPONSE

Date: 4/28/22

### PROJECT DESCRIPTION

#75 - City of Lawtey - Community Development Block Grant - Disaster Recovery  
for Hurricane Irma #IR018 - Environmental Review

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TO: Florida State Clearinghouse

XC: Small Cities CDBG  
Florida Department of Economic Opportunity  
107 E. Madison Street, MSC-400  
Tallahassee, FL 32399-6508

Ronald M. VanZant  
Jordan & Associates  
P.O. Box 65579  
Orange Park, FL 32065

       **COMMENTS ATTACHED**

  **X**   **NO COMMENTS REGARDING THIS PROJECT**

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IF YOU HAVE ANY QUESTIONS REGARDING THESE COMMENTS, PLEASE CONTACT  
LAUREN YEATTER, SENIOR PLANNER AT THE NORTH CENTRAL FLORIDA REGIONAL  
PLANNING COUNCIL AT 352.955.2200, EXT 113

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## CDBG Disaster Recover – Grant Agreement IR018 – City of Lawtey

The City of Lawtey intends to use funds received from the Florida Department of Economic Opportunity's Disaster Recovery program to provide the following improvements:

- Drainage improvements to the culvert crossing at Jones Lane and Linwood Avenue.
- Drainage improvements to the culvert crossing at Olive and Jackson Street.
- Drainage improvements to the culvert crossing at Jones Lane and Linwood Avenue.
- Drainage improvements to the culvert crossing at Olive and Jackson Street.
- Drainage improvements excluded include any work within CSX right-of-way.

Further, the City, through their contracted Engineering Firm – Mittauer & Associates, has determined that the permit application from the following entities may be required:

- St. Johns River Water Management District (SJRWMD) Environmental Resource Permit (ERP) Application for the construction of drainage improvements;
- Florida Department of Transportation (FDOT) Utility Permit Application for construction of utility lines within the FDOT right-of-way;
- Army Corps of Engineers (ACOE) Programmatic General Permit.





**#77**

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## REGIONAL CLEARINGHOUSE INTERGOVERNMENTAL COORDINATION AND RESPONSE

Date: 4/28/22

### PROJECT DESCRIPTION

#77 - City of Lake Butler - Community Development Block Grant -  
Neighborhood Revitalization -  
Concurrent Notice of Finding Of No Significant Impact and  
Notice Of Intent to Request Release of Funds  
DEO Contract No. 22DB-OP-03-73-02-N06

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TO: Florida State Clearinghouse

XC: Small Cities CDBG  
Florida Department of Economic Opportunity  
107 E. Madison Street, MSC-400  
Tallahassee, FL 32399-6508

Fred D. Fox  
Fred Fox Enterprises  
P.O. Box 840338  
St. Augustine, FL 32080-0338

       **COMMENTS ATTACHED**

  **X**   **NO COMMENTS REGARDING THIS PROJECT**

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IF YOU HAVE ANY QUESTIONS REGARDING THESE COMMENTS, PLEASE CONTACT  
LAUREN YEATTER, SENIOR PLANNER AT THE NORTH CENTRAL FLORIDA REGIONAL  
PLANNING COUNCIL AT 352.955.2200, EXT 113

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## Project Narrative — G-2

Describe the proposed project using the guidelines in the instructions. Specific directions for Commercial Revitalization and Economic Development application narratives can be found in the instructions. Use additional pages as needed.

### Service Area #1 Water Works Lift Station Replacement Service Area:

**Sewer Line Replacement** - The existing sanitary sewer lift station located at the NW corner of SW 6<sup>th</sup> Avenue (SR 231) and SW 5<sup>th</sup> Street is failing and beyond its useful life and in need of replacement. The scope of the project is to replace the Water Works pumping station with a new modern pumping station. The new pumping station will be constructed on City-owned property located at the NW corner of SW 6<sup>th</sup> Avenue (SR 231) and SW 5<sup>th</sup> Street. The activity proposed in Service Area #1 involves the replacement of the existing Lift Station including a new valve, concrete top, new electrical service, a new pump control panel, new pumps, rails, lifting chair with cables, new water service and a new instrument panel.

The beneficiaries for the activity proposed in Service Area #1 are those people living in the dwelling units whose effluent travels thru the Water Works Lift Station. Currently 83 occupied households are located within Service Area #1. The individuals residing in the dwelling units in Service Area #1 will have less of a chance of the lift station failing with the lift station being replaced. The 83 households in the service area contain 230 people; 122 of these people, or 53.04% are VLI, 220 of the people living in the service area, or 95.65% are LMI and 10 of the people living in the service area, or 4.35% have household incomes above the LMI income limits.

Thus, National Objective #1, Benefit to Low Moderate-Income Persons is realized by this activity.

Activity #	Activity	Description	CDBG Amount	Local Match
03J	Sewer Line Replacement	Replace the NW 8TH Avenue Lift Station	\$537,400.00	\$50,000.00

Service Area #1 is bound on the north by the rear property lines of the homes on the south side of SW 3<sup>rd</sup> Street between SW 12<sup>th</sup> Avenue and SW 5<sup>th</sup> Avenue; on the south by the front property lines of the residences located on the south side of SW 6<sup>th</sup> Street between SW 12<sup>th</sup> Avenue and SW 6<sup>th</sup> Avenue/SR 231; on the east side by the rear property lines of the homes on the SW 5<sup>th</sup> Avenue between SW 2<sup>nd</sup> Street and SW 4<sup>th</sup> Street, and on the west by the rear property line of the homes and apartment complexes located on the west side of SW 12<sup>th</sup> Avenue.

The City anticipates it will take approximately thirty (30) months for the project to be complete including completion of the environmental review, bidding, construction and grant closeout.

None of the work in Service Area #1 will take place within a floodplain. Without the assistance of CDBG funding the City of Lake Butler will not be able to address this project at this time. The sources and uses of funds for the project are as follows:

## Project Narrative — G-2 (cont):

Activities		CDBG	Match	Total
03J – Sewer Line Replacement/Lift Station		\$ 537,400.00	\$ 50,000.00	\$ 587,400.00
21B - Engineering		\$ 106,600.00	\$ 0.00	\$ 106,600.00
21A - Administration		\$ 56,000.00	\$ 0.00	\$ 56,000.00
<b>Total</b>		<b>\$ 700,000.00</b>	<b>\$ 50,000.00</b>	<b>\$ 750,000.00</b>

### UNMET NEED #1:

Service Area #2 Jetts Lift Station Replacement Service Area:

Sewer Line Replacement - The existing sanitary sewer lift station located on the west side of NW 7<sup>th</sup> Avenue just north of the apartment located at 216 W. Main Street is failing and beyond its useful life and in need of replacement. The scope of the project is to replace Jetts pumping station with a new modern pumping station. The new pumping station will be constructed on City owned property located at the site of the current lift station. The activity proposed in Service Area #2 involves the replacement of the existing Lift Station including a new valve, concrete top, new electrical service, a new pump control panel, new pumps, rails, lifting chair with cables, new water service and a new instrument panel.

The beneficiaries for the activity proposed in Service Area #2 are those people living in the dwelling units whose effluent travels thru Water Works Lift Station. Currently, 71 occupied households are located within Service Area #2. The individuals residing in the dwelling units in Service Area #2 will have less of a chance of the lift station failing with the lift station being replaced. The 71 households in the service area contain 177 people. 106 of these people, or 59.89% are VLI, 157 of the people living in the service area, or 88.70% are LMI and 20 of the people living in the service area, or 11.30% have household incomes above the LMI income limits.

Thus, National Objective #1, Benefit to Low Moderate-Income Persons is realized by this activity.

Activity #	Activity	Description	CDBG Amount	Local Match
03J	Sewer Line Replacement	Replace the NW 8TH Avenue Lift Station	\$537,400.00	\$ 0.00

Service Area #2 is bound on the north by the City limits; on the south by the front property lines of the residences located on the north side of SR 100/W Main Street; on the east side by NW 7th Avenue, and on the west by the City limits.