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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 **August 25, 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

August 25, 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.

NORTH CENTRAL FLORIDA REGIONAL PLANNING COUNCIL
CLEARINGHOUSE COMMITTEE
MINUTES

Virtual Public Meeting
Via Communications Media Technology

July 28, 2022
6:00 p.m.

MEMBERS PRESENT

Patricia Bouie Hutchinson, Chair
James Catron
John Meeks, Vice-Chair
Daniel Riddick
Reina Saco
James Tallman
Stephen Witt

MEMBERS ABSENT

Donnie Waldrep
Marihelen Wheeler

STAFF PRESENT

Lauren Yeatter

Noting the presence of a quorum, the meeting was called to order by Chair Bouie Hutchinson at 6:02 p.m.

I. APPROVAL OF THE AGENDA

Chair Bouie Hutchinson requested approval of the agenda as presented.

ACTION: It was moved by Commissioner Meeks and seconded by Mayor Witt to approve the July 28, 2022 Clearinghouse Committee Agenda as presented. The motion carried unanimously.

II. APPROVAL OF THE JUNE 23, 2022 MEETING MINUTES

ACTION: It was moved by Commissioner Saco and seconded by Commissioner Tallman to approve the June 23, 2022 Clearinghouse Committee meeting minutes as circulated. The motion carried unanimously.

III. COMMITTEE-LEVEL REVIEW ITEMS

- #99 - City of High Springs Comprehensive Plan Adopted Amendment (DEO No. 22-1ER)
- #100 - City of Lake City Comprehensive Plan Adopted Amendment (DEO No. 22-1ER)
- #101 - City of Lake Butler Comprehensive Plan Draft Amendment (DEO No. 22-1ER)
- #102 - City of Archer Comprehensive Plan Adopted Amendment (DEO No. 22-1ESR)

ACTION: It was moved by Mayor Witt and seconded by Commissioner Saco to group Committee-Level Review Items #99, #100, #101 and #102 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 Meeks and seconded by Commissioner Tallman to recommend that the Council approve the staff reports as circulated. The motion carried unanimously.

The meeting adjourned at 6:19 p.m.

Patricia Bouie Hutchinson, Chair

8/25/22
Date

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

Regional Planning Council: North Central Fl
Review Date: 8/25/22
Amendment Type: Draft Amendment

Regional Planning Council Item No.: 106
Local Government: City of Newberry
Local Government Item No.: CPA 22-01
State Land Planning Agency Item No.: 22-3ESR

Date Mailed to Local Government and State Land Planning Agency: 8/26/22 (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 AMENDMENTS

City item CPA 22-01 proposes to amend the Future Land Use Element of the City’s Comprehensive Plan by deleting the Specific Location Sub Element Objective SP.1 and Policy SP 1.1 that places specific limits on the densities and intensities allowed in a previously approved Mixed-Use development (see attached).

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

The subject property is adjacent to U.S. Highway 41, which is identified and mapped in the North Central Florida Strategic Regional Policy Plan as part of the Regional Road Network. The data and analysis report prepared by the City indicates that the amendment will result in a net increase of vehicular trips generated from onsite uses, and any necessary modifications to U.S. Highway 41 will be assessed during Site/Development Plan review, and will be the responsibility of the developer.

Additionally, the subject property is located within an Area of High Recharge Potential to the Floridan Aquifer, a Natural Resource of Regional Significance as identified and mapped in the North Central Florida Strategic Regional Policy Plan. Nevertheless, significant adverse impacts are not anticipated to occur as a result of the amendment as the City Comprehensive Plan has adequate policy direction to mitigate adverse impacts to the Floridan Aquifer in a manner consistent with the goals and policies of the North Central Florida Strategic Regional Policy Plan.

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**

**SUPPORTING DATA AND ANALYSIS
FOR CPA 22-01
FUTURE LAND USE ELEMENT**

The following data and analysis are provided to support the transmittal of the below proposed comprehensive plan amendment:

CPA 22-01, an application by the City of Newberry, to amend the Future Land Use Element of the City of Newberry Comprehensive Plan by deleting the Specific Location Sub Element Objective SP.1 and Policy SP 1.1. The Specific Location Sub Element pertains to the Avalon Woods (formerly called Lexington Station) Mixed Use development, on ±205-acres, located on State Road 45 and identified by Alachua County Parcel Numbers 01874-000-000 through 01874-300-000, and 01897-000-000 through 01897-008-000.

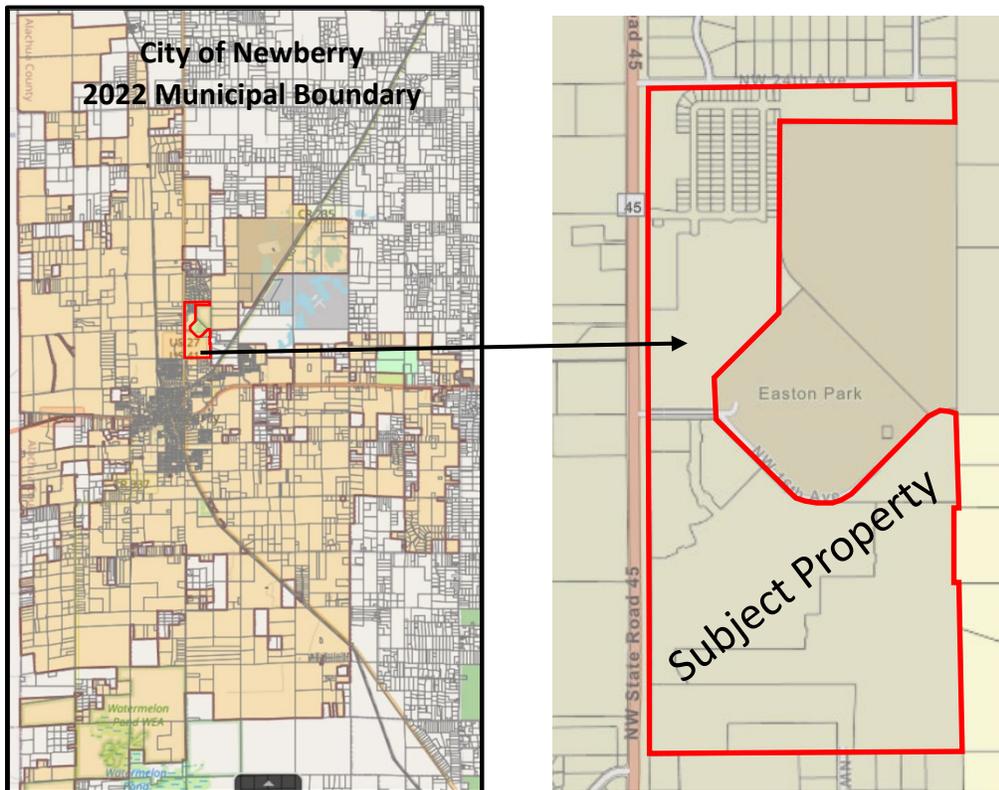


Figure 1: Location

ORDINANCE 2022-20

AN ORDINANCE OF THE CITY OF NEWBERRY, FLORIDA, AMENDING ORDINANCE NO. 4-91, AS AMENDED, RELATING TO THE FUTURE LAND USE ELEMENT, SPECIFIC LOCATION SUB ELEMENT, OF THE CITY OF NEWBERRY COMPREHENSIVE PLAN, UNDER THE EXPEDITED AMENDMENT PROCEDURES ESTABLISHED IN SECTIONS 163.3184 (2) AND (3), FLORIDA STATUTES, AND IN CONFORMANCE WITH SECTIONS 163.3161 THROUGH 163.3215, FLORIDA STATUTES; DELETING THE SPECIFIC LOCATIONS SUB ELEMENT OBJECTIVE SP.1 AND POLICY SP1.1, OF THE FUTURE LAND USE ELEMENT, PERTAINING TO CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF THE CITY OF NEWBERRY, FLORIDA, PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Section 166.021, Florida Statutes, as amended, empowers the City Commission of the City of Newberry, Florida, hereinafter referred to as the City Commission, to prepare, adopt and enforce land development regulations;

WHEREAS, Sections 163.3161 through 163.3215, Florida Statutes, as amended, the Local Government Comprehensive Planning and Land Development Regulation Act, requires the City Commission to prepare and adopt regulations concerning the use of land and water to implement the City of Newberry Comprehensive Plan, hereinafter referred to as the Comprehensive Plan;

WHEREAS, an application CPA 22-01 for an amendment, as described below, has been filed with the City;

WHEREAS, the Planning and Zoning Board of the City of Newberry, Florida, hereinafter referred to as the Planning and Zoning Board, has been designated as the Local Planning Agency of the City of Newberry, hereinafter referred to as the Local Planning Agency;

WHEREAS, pursuant to Section 163.3174, Florida Statutes, as amended, and the Land Development Regulations, as amended, the Planning and Zoning Board, serving also as the Local Planning Agency, held the required public hearing, with public notice having been provided, on said application for an amendment, as described below, and at said public hearing, the Planning and Zoning Board, serving also as the Local Planning Agency, reviewed and considered all comments received during said public hearing and the Concurrency Management Assessment concerning said application for an amendment, as described below, and recommended to the City Commission approval of said application for an amendment, as described below;

WHEREAS, pursuant to Section 166.041, Florida Statutes, as amended, the City Commission held the required public hearing, with public notice having been provided, on said application for an amendment, as described below, and at said public hearing, the City Commission reviewed and considered all comments received during said public hearing, including the recommendation of the Planning and Zoning Board, serving also as the Local

Planning Agency, concerning said application for an amendment, as described below; and

WHEREAS, the City Commission has determined and found that approval of said application for an amendment, as described below, would promote the public health, safety, morals, order, comfort, convenience, appearance, prosperity or general welfare.

NOW, THEREFORE, BE IT ORDAINED BY THE PEOPLE OF THE CITY OF NEWBERRY, FLORIDA, AS FOLLOWS:

Section 1. **Specific Locations Sub Element Amended.** Pursuant to an application, CPA 22-01, an application by the City of Newberry to amend the Future Land Use Element of the City of Newberry Comprehensive Plan by deleting Objective SP.1 and Policy SP1.1. from the Specific Location Sub Element:

ARTICLE I. CITY OF NEWBERRY FUTURE LAND USE ELEMENT

SPECIFIC LOCATIONS SUB ELEMENT

The following Objective and Policy applies to Future Land Use Plan Map Amendment CPA 03-5-

OBJECTIVE SP.1 Upon adoption of each designation on the Future Land Use Plan Map for CPA 03-5 (DCA 04-1), the following policy for each specifically classified land use shall apply to development which occurs on lands addressed within the above-stated amendment.

POLICY SP 1.1 Densities and intensities of uses identified within the Mixed Use Future Land Use Classifications for CPA 03-5, shall not exceed the following total square footage by classification and number of dwelling units listed as follows:

Category	Minimum Acreage	Percentage of Total Acreage	Total Dwelling Units (not to exceed)
Single Family Detached	41.2 ac	20.1%	214
Town homes	20.6 ac	10.04%	106
Apartments	10.3 ac	5.02%	120
Retail	20.6 ac	10.04%	249,750
Office	10.3 ac	5.02%	80,000
Recreation	10.3 ac	5.02%	N/A
Open Space	20.6 ac	10.04%	N/A

Section 2. Severability. If any provision or portion of this ordinance is declared by any court of competent jurisdiction to be void, unconstitutional or unenforceable, then all remaining provisions and portions of this ordinance shall remain in full force and effect.

Section 3. Conflict. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 4. Effective Date. This ordinance shall be adopted upon the date provided below as passed.

Section 5. Authority. This ordinance is adopted pursuant to the authority granted by Section 166.021, Florida Statutes, as amended, and Sections 163.3161 through 163.3215, Florida Statutes, as amended.

DONE THE FIRST READING, by the City Commission of the City of Newberry, Florida, at a regular meeting, this 28th day of March, 2022.

DONE, THE PUBLIC NOTICE, in a newspaper of general circulation in the City of Newberry, Florida, by the City Clerk of the City of Newberry, Florida on this ___ day of _____, 2022.

DONE THE SECOND READING, AND ADOPTED ON FINAL PASSAGE, by an affirmative vote of a majority of a quorum present of the City Commission of the City of Newberry, Florida, at a regular meeting, this _____ day of _____, 2022.

BY THE MAYOR OF THE CITY OF
NEWBERRY, FLORIDA

Honorable Jordan Marlowe, Mayor

ATTEST, BY THE CLERK OF THE
CITY COMMISSION OF THE CITY OF
NEWBERRY, FLORIDA:

Judy S. Rice, City Clerk

APPROVED AS TO FORM AND
LEGALITY:

City Attorney's Office

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

Regional Planning Council: North Central Fl
Review Date: 8/25/22
Amendment Type: Draft Amendment

Regional Planning Council Item No.: 109
Local Government: City of Newberry
Local Government Item No.: CPA 22-10
State Land Planning Agency Item No.: 22-4ESR

Date Mailed to Local Government and State Land Planning Agency: 8/26/22 (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 AMENDMENTS

City item CPA 22-10 reclassifies approximately 220.0 acres of land from Agriculture (less than or equal to one dwelling unit per five acres) to Planned Development (see attached).

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

The subject property is adjacent to State Road 26, which is identified and mapped in the North Central Florida Strategic Regional Policy Plan as part of the Regional Road Network. The data and analysis report prepared by the City indicates that the amendment will result in a net increase of vehicular trips generated from onsite uses, and any necessary modifications to State Road 26 will be assessed during Site/Development Plan review, and will be the responsibility of the developer.

Additionally, the subject property is located within an Area of High Recharge Potential to the Floridan Aquifer, a Natural Resource of Regional Significance as identified and mapped in the North Central Florida Strategic Regional Policy Plan. Nevertheless, significant adverse impacts are not anticipated to occur as a result of the amendment as the City Comprehensive Plan has adequate policy direction to mitigate adverse impacts to the Floridan Aquifer in a manner consistent with the goals and policies of the North Central Florida Strategic Regional Policy Plan.

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**

**SUPPORTING DATA AND ANALYSIS
FOR CPA 22-10
FUTURE LAND USE MAP AMENDMENT**

The following data and analysis are provided to support the transmittal of the below proposed large scale comprehensive plan amendment:

CPA 22-10 (formerly **CPA 21-12** as heard by the City of Newberry Planning and Zoning Board at their November 1, 2021 regular meeting), an application by Causseaux, Hewett, and Walpole, Inc. dba CHW, Agent for Tanglewood Properties of Gainesville, LLC, Owners, to amend the Future Land Use Plan Map of the City of Newberry Comprehensive Plan by changing the future Land Use Classification from AGRICULTURE to PLANNED DEVELOPMENT on ±220-acres, located on West Newberry Road and identified by Alachua County Parcel Numbers 01923-008-000; 01923-000-000; 01923-007-001; 01923-009-000; and 01923-004-000.

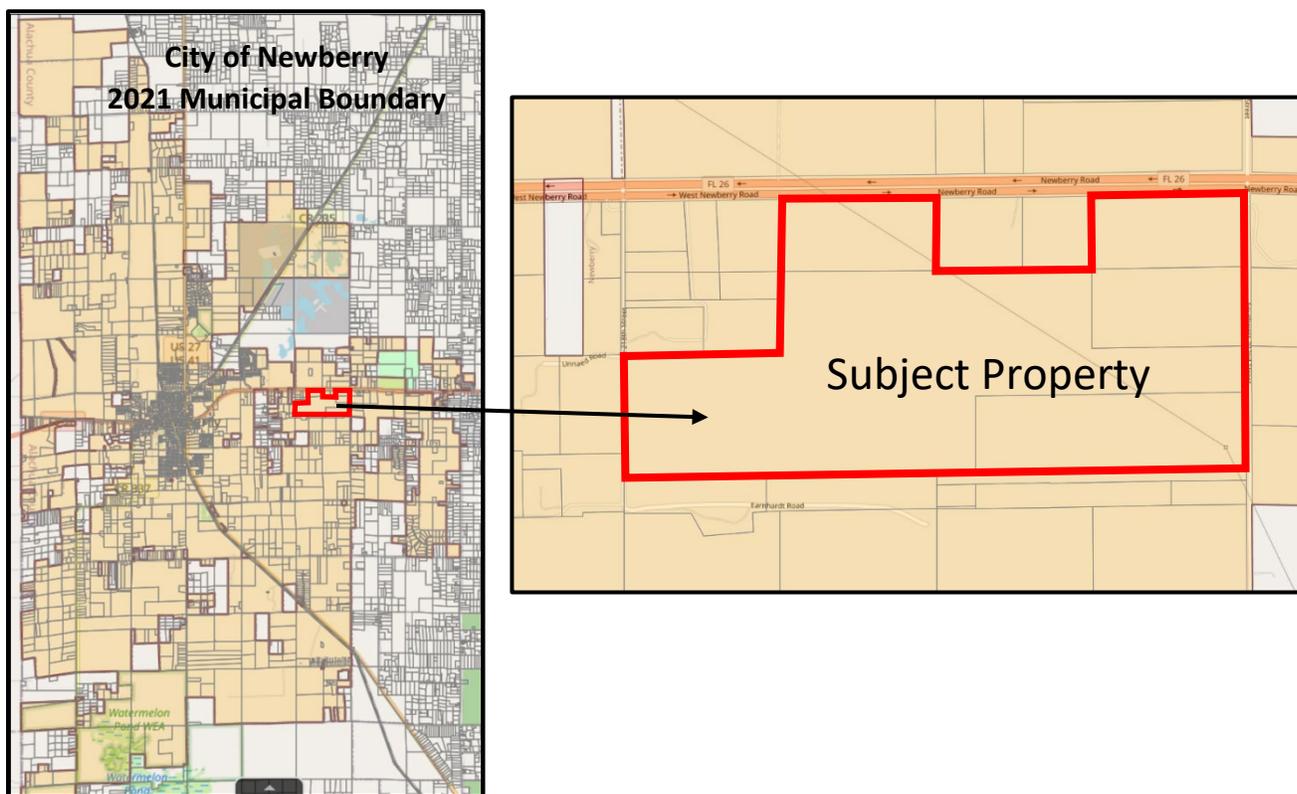


Figure 1: Location

SUMMARY

CPA 21-12 is an application for a large-scale amendment to the Future Land Use Plan Map of the City of Newberry Comprehensive Plan. The amendment would change the current Future Land Use classification on approximately 220 acres, located on the south side of West Newberry Road, from “Agriculture,” to “Planned Development”. The subject property is south of Newberry Road/State Road

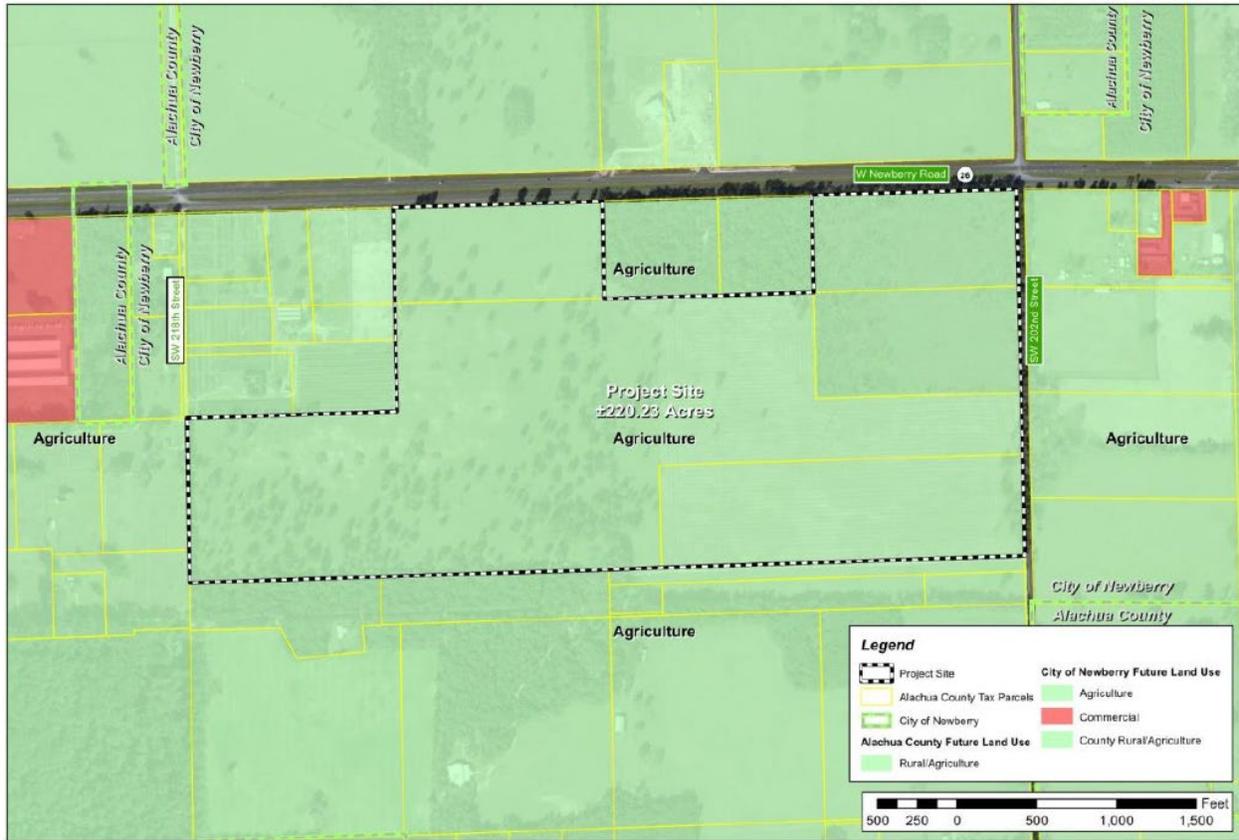


Figure 3: Current Future Land Use Map

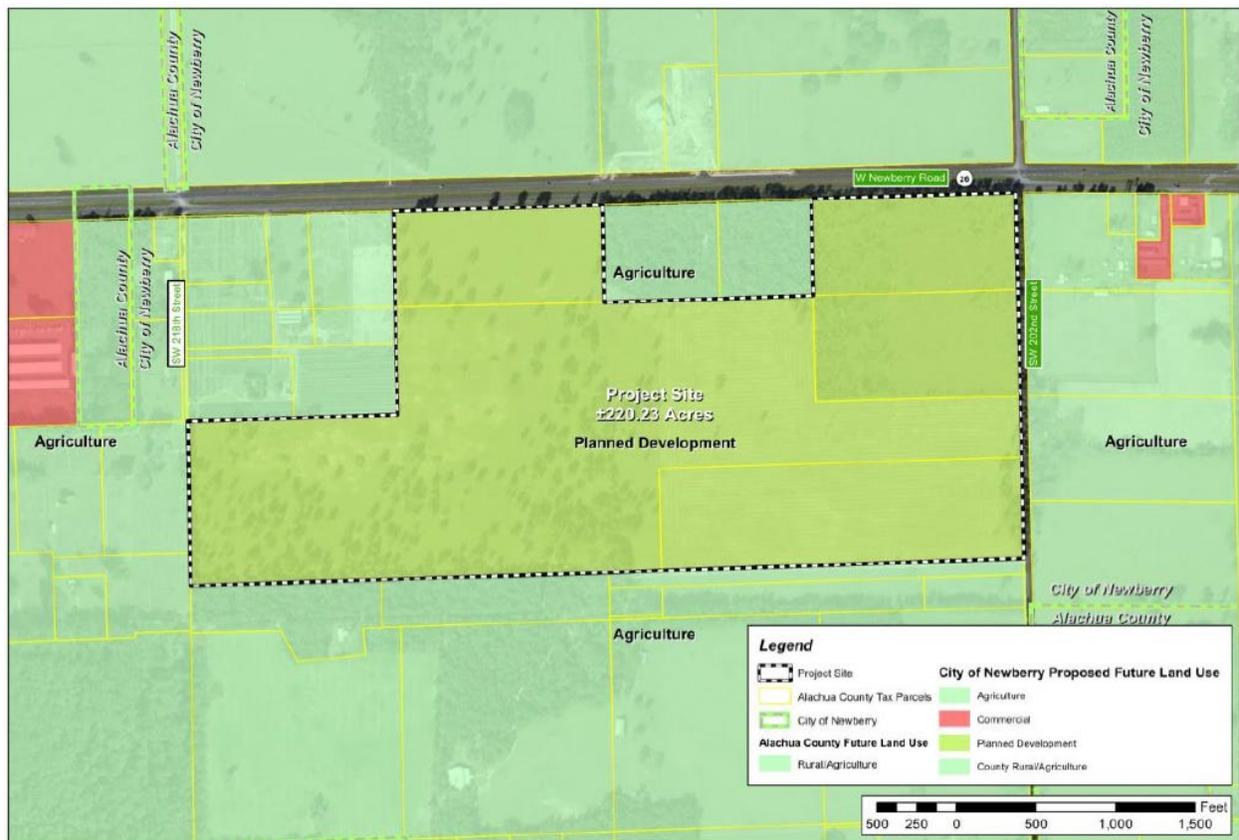


Figure 4: Proposed Future Land Use Map

2. STATEMENT OF PROPOSED CHANGE

This Large-scale Comprehensive Plan Amendment (Ls-CPA) application requests entitlement for a mixed-use development on ±220 acres (Alachua County Tax Parcels 01923-000-000, 01923-004-000, 01923-007-001, 01923-008-000, and 01923-009-000) within the City of Newberry. The project site is located south of Newberry Road/State Road 26 (SR 26) and west of SW 202nd Street. **Figure 1**, an aerial map shows the site's location and multiple adjacent businesses.

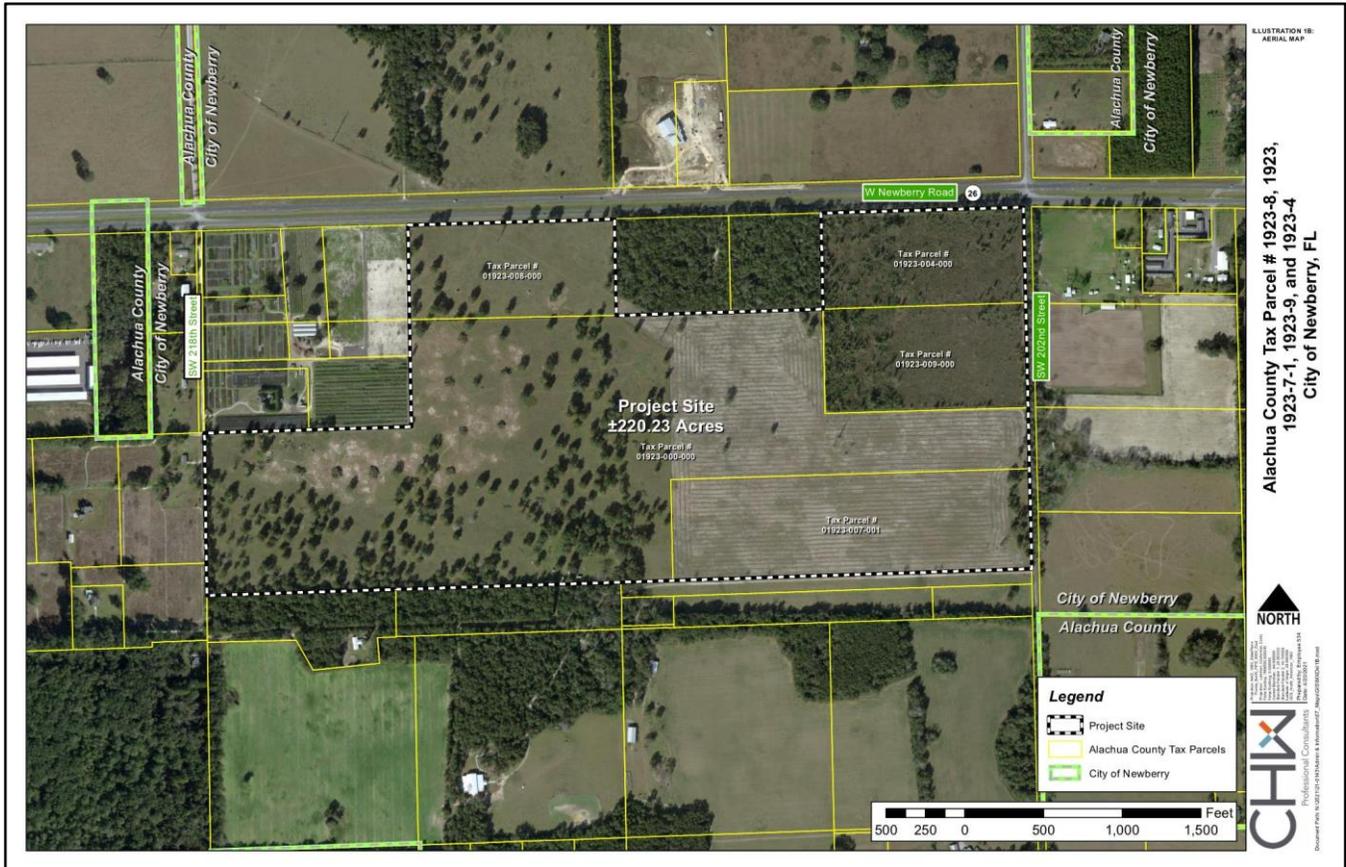


Figure 1: Aerial Map

The site has Agriculture Future Land Use (FLU) and Agriculture (A) Zoning District designations. The proposed PD FLU and Zoning District (requested per a corresponding Rezoning application) will permit a mix of both commercial and residential uses. Neighborhood-scale commercial uses are proposed along the SR 26 frontage while the site's remainder will be a single-family detached subdivision. The mix of uses are intended to complement each other and adjacent properties.

Table 1 and Figures 2-5 show the existing FLU and Zoning designations adjacent to the project site.

Table 1: Surrounding Future Land Use and Zoning Designations

Direction	Future Land Use Designation	Zoning Designation
North	Agriculture / SR 26 ROW	A / SR 26 ROW
East	Agriculture / SW 202 nd St ROW	A / SW 202 nd St ROW
South	Agriculture	A
West	Agriculture / SW 218 th St (Private)	A / SW 218 th St (Private)

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

Regional Planning Council: North Central FL Regional Planning Council Item No.: 118
Review Date: 8/25/22 Local Government: City of Alachua
Amendment Type: Adopted Amendment Local Government Item No.: Ord. No. 22-06
State Land Planning Agency Item No.: 22-3 ESR

Date Mailed to Local Government and State Land Planning Agency: 8/26/22 (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 162.5 acres from Agriculture to Community Commercial (7.0 acres), Low Density Residential (115.5 acres), and Moderate Density Residential (40.0 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 41 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 is located in 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.

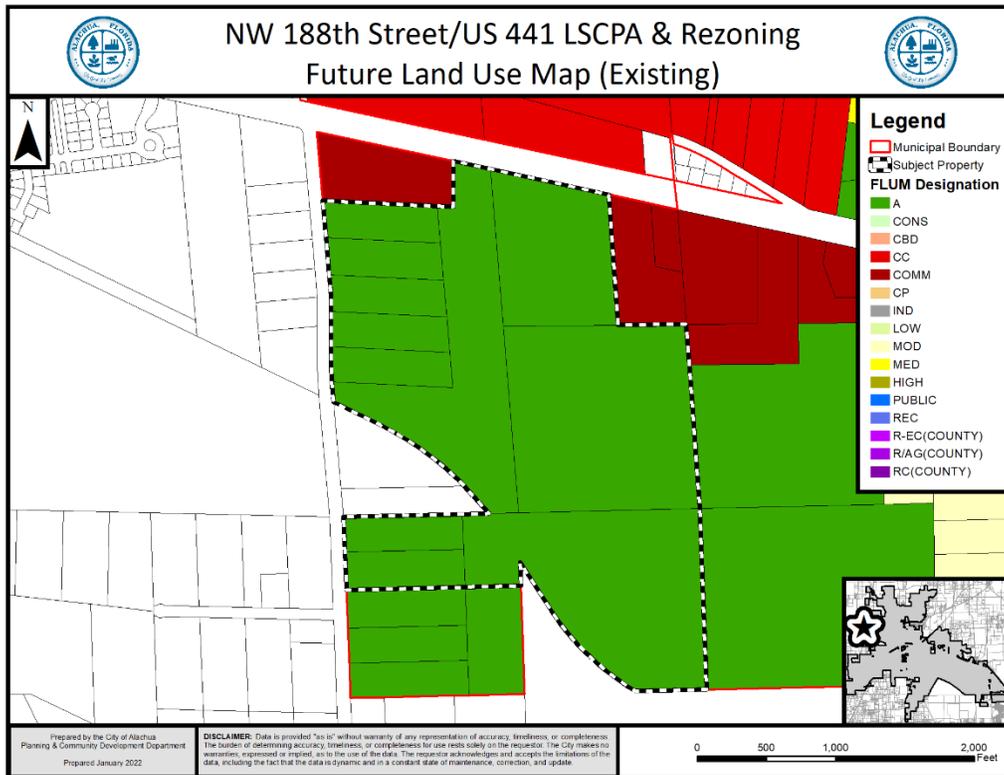
Request a copy of the adopted version of the amendment?

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

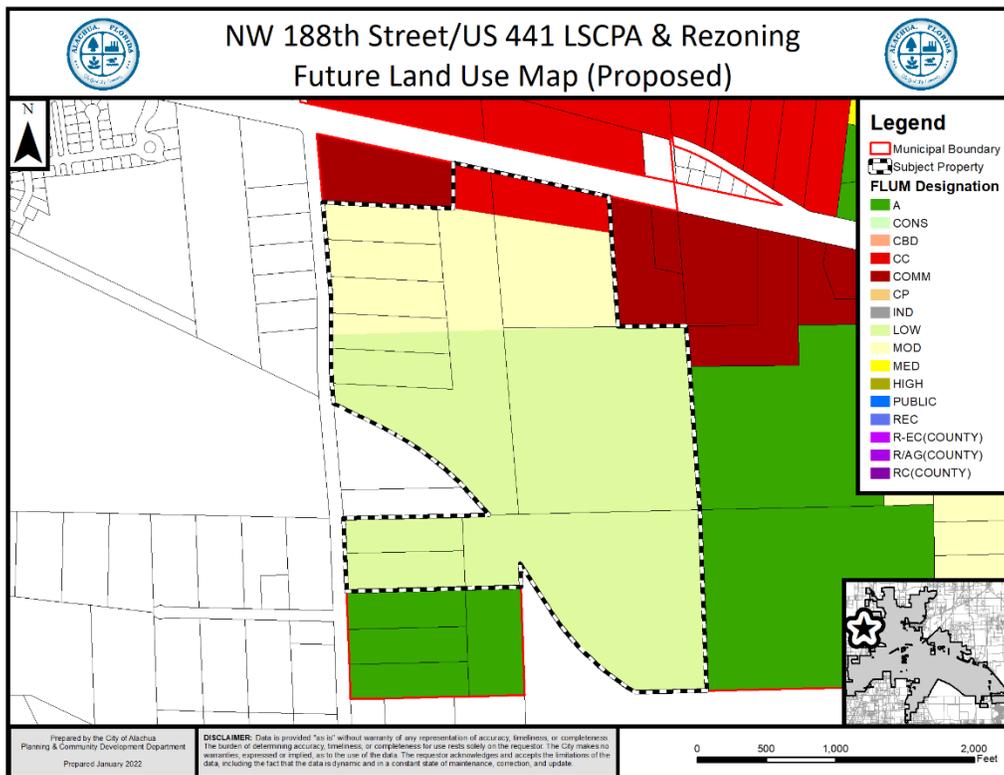
Yes _____	No _____
Not Applicable	_____X_____

**EXCERPTS FROM THE
CITY COMPREHENSIVE PLAN AMENDMENT**

Map 1. Existing Future Land Use Map with Subject Property



Map 2. Proposed Future Land Use Map with Subject Property



EXISTING USES

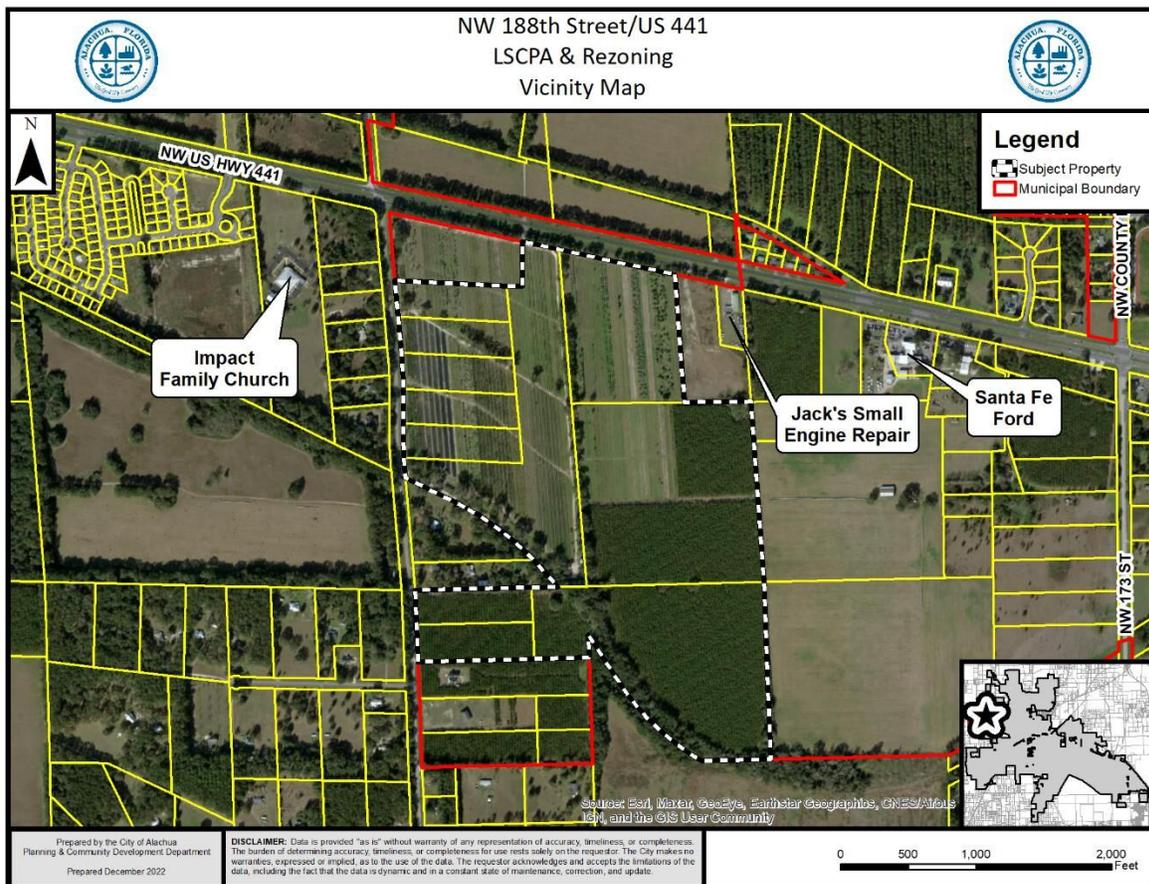
The property is undeveloped and is primarily comprised of lands used as a tree farm and planted pine.

SURROUNDING USES

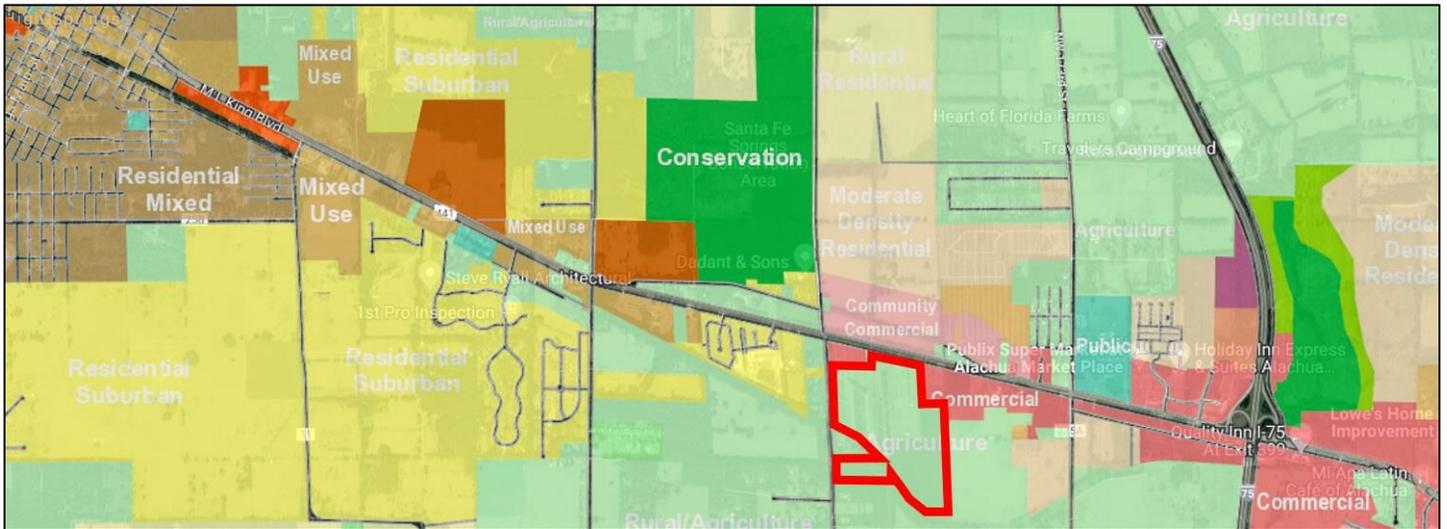
The existing uses, FLUM Designations, and zone districts of the surrounding area are identified in Table 1. Map 3 provides an overview of the vicinity of the subject property.

NOTE: The information below is intended to provide a general overview of the area surrounding the subject property and to generally orient the reader. It is not intended to be all-inclusive, and may not identify all existing uses, FLUM Designations, and/or zoning districts surrounding the subject property.

Map 3. Vicinity Map



in the immediate vicinity of the parcel. As indicated on the combined future land use maps for Alachua & High Springs, almost all properties abutting US 441 have an urban designation and not an agricultural designation:



Urban Sprawl Analysis

Urban Sprawl Indicators

This amendment has been analyzed to determine whether the plan amendment incorporates a development pattern or urban form that achieves four of the following criteria indicating that it discourages urban sprawl.

1. Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.

Response: This proposed land use map amendment to Community Commercial, Moderate & Low Density Residential is in a geographic area that has all necessary urban service available to serve development on the property (water, sewer, police, fire, etc.) along a state arterial highway (US 441) and proximity to Interstate 75. In addition, future development in the future shall comply with the regulations applicable to the protection of natural resources.

2. Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

Response: The subject property is currently served by existing roadways for either full or emergency access (US Highway 441 & NW 188th Street). Existing public utilities are also available to serve the site and connections to such utilities will be provided by the private

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

Regional Planning Council: North Central Fl Regional Planning Council Item No.: 120
Review Date: 8/25/22 Local Government: City of Alachua
Amendment Type: Draft Amendment Local Government Item No.: Ord. No. 22-18
State Land Planning Agency Item No.: 22-4 ESR

Date Mailed to Local Government and State Land Planning Agency: 8/26/22 (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 51.7 acres from Agriculture and Rural/Agriculture (Alachua County) to Moderate Density Residential (City) (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 Interstate 75, 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 is located in an Area of High Recharge Potential to the Floridan Aquifer and a Stream-to-Sink Watershed area, 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.

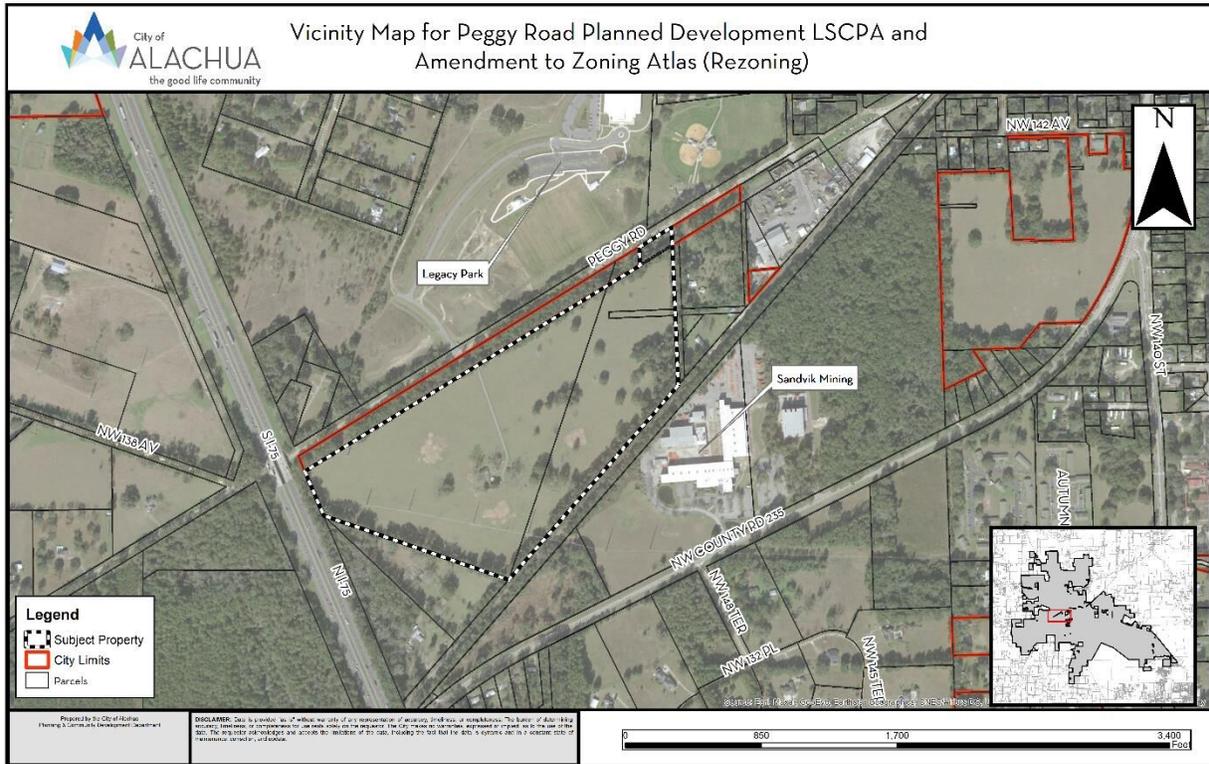
Request a copy of the adopted version of the amendment?

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

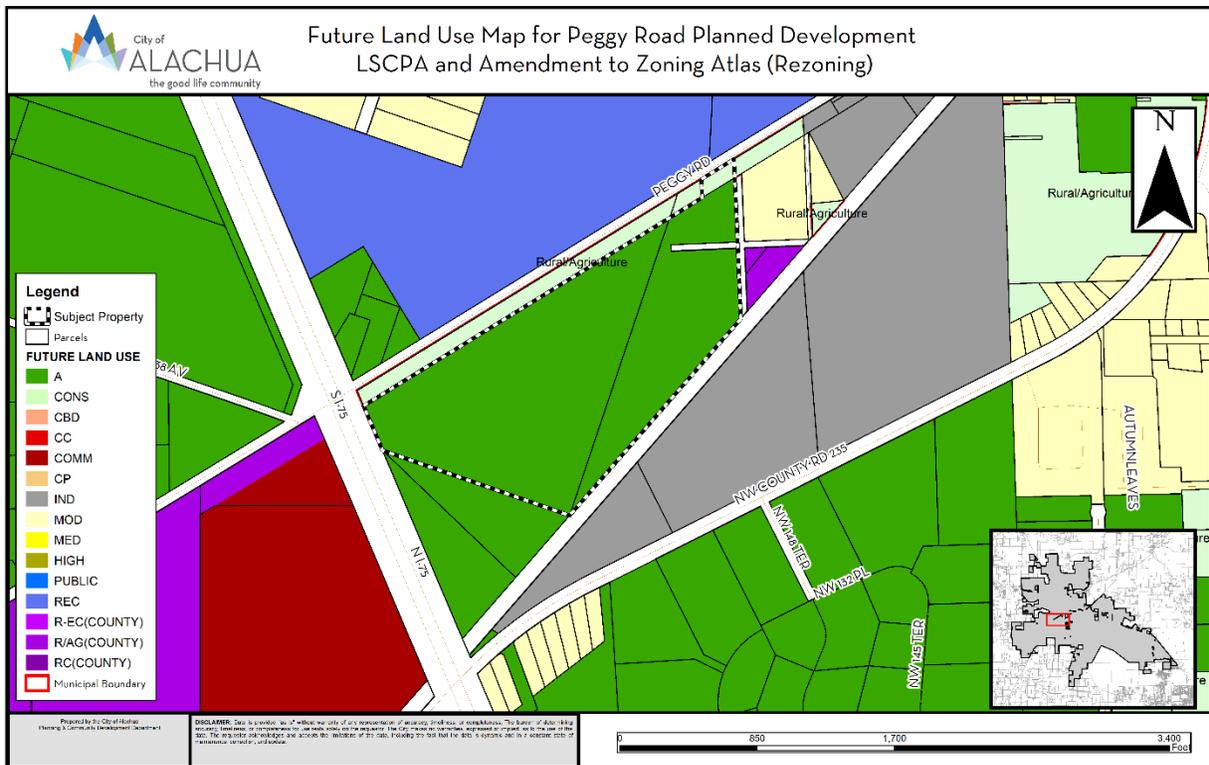
Yes <u> X </u>	No _____
Not Applicable _____	_____

**EXCERPTS FROM THE
CITY COMPREHENSIVE PLAN AMENDMENT**

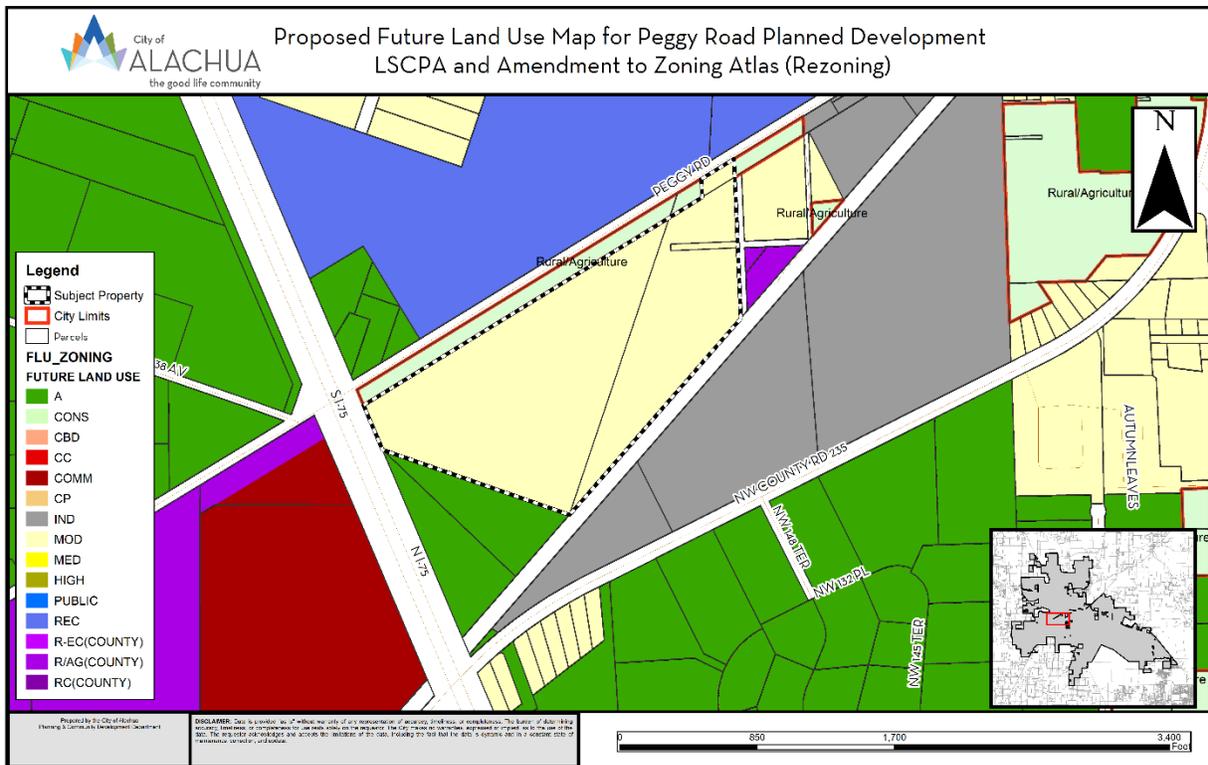
Map 1. Vicinity Map



Map 2. Future Land Use Map with Subject Property



Map 3. Proposed Amendment to the Future Land Use Map



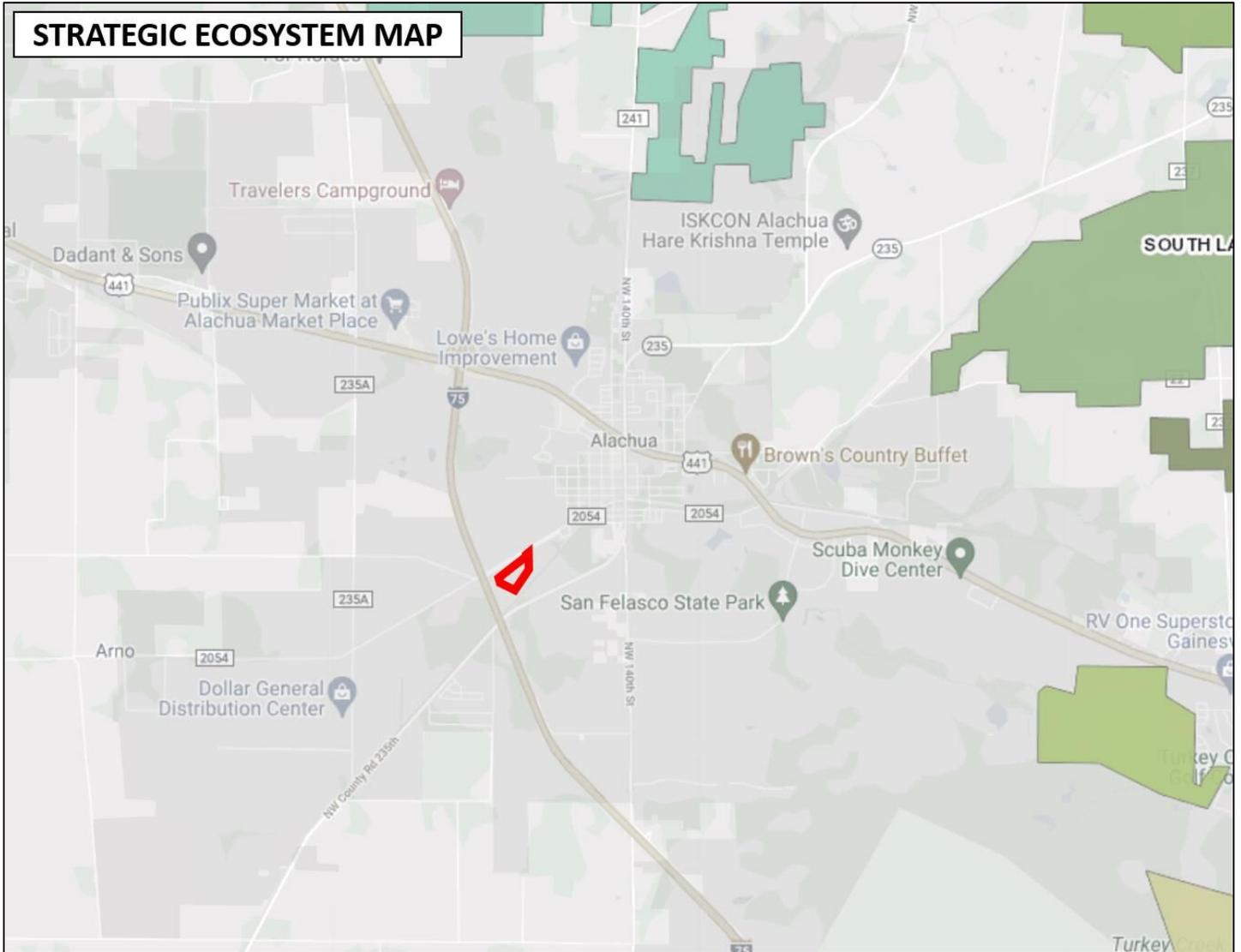
Policy 1.2.a of the City of Alachua Comprehensive Plan Future Land Use Element (FLUE) establishes the Moderate Density Residential FLUM Designation, and states the following:

Policy 1.2.a: Moderate density residential (0 to 4 dwelling units per acre): The moderate density residential land use category allows residential development at a maximum density of 4 dwelling units per acre. The following uses are allowed in the moderate density residential land use category:

1. Single family, conventional dwelling units;
2. Accessory dwelling units;
3. Manufactured or modular homes meeting certain design criteria
4. Mobile homes only within mobile home parks;
5. Duplexes and quadplexes;
6. Townhomes;
7. Residential Planned Developments;
8. Supporting community services, such as schools, houses of worship, parks, and community centers

Strategic Ecosystems:

The subject property is not located within a Strategic Ecosystem overlay as indicated in the figure below:



Soils:

Soils on the site are indicated in the narrative and exhibit below. Based on the soil information analysis, the proposed land use application is not in conflict with Future Land Use Element Objective 5.1 and its sub-policy concerning soils (Policy 5.1.b.).

According to the *Soil Survey of Alachua County Florida*, Arredondo fine sand, 0 to 5 percent slopes consists of nearly level to gently sloping, fairly well drained soils. This soil has only slight limitations as

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

Regional Planning Council: North Central Fl Regional Planning Council Item No.: 121
Review Date: 8/25/22 Local Government: Gilchrist County
Amendment Type: Adopted Amendment Local Government Item No.: Not Provided
State Land Planning Agency Item No.: 21-1ER

Date Mailed to Local Government and State Land Planning Agency: 8/26/22 (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 County is amending the text of the County Comprehensive Plan based on an evaluation completed by the County 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 and the text of the Capital Improvements Element (see attached excerpts).

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

The County is bisected by U.S. Highways 19/98 and 129 as well as State Roads 26 and 47, all of which are identified in the North Central Florida Strategic Regional Policy Plan as Regional Transportation Facilities. Additionally, the County contains Areas of High Recharge Potential to the Floridan Aquifer, the Suwannee and Santa Fe Rivers, Blue Springs, Ginnie Springs, Hart Springs, Otter Springs and Wacassassa Flats, which are identified and mapped as Natural Resources of Regional Significance in the regional plan. Nevertheless, significant adverse impacts are not anticipated to regional facilities or Natural Resources of Regional Significance as the amendment does not result in an increase in allowable density or intensity of use.

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

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

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 _____	No _____
Not Applicable	_____X_____

**EXCERPTS FROM THE
COUNTY COMPREHENSIVE PLAN AMENDMENT**

NOTICE OF ENACTMENT OF ORDINANCE

BY THE BOARD OF COUNTY COMMISSIONERS

OF GILCHRIST COUNTY, FLORIDA

NOTICE IS HEREBY GIVEN that an ordinance, which title herein appears, will be considered for enactment by the Board of County Commissioners of Gilchrist County, Florida, at a public hearing at the regular meeting on December 14, 2021 scheduled for 4:00 P.M., or as soon thereafter as the matter can be heard, in the Gilchrist County Board of County Commissioners meeting facility, located at 210 South Main Street, Trenton, Florida. Copies of said ordinance may be inspected by any member of the public at the Office of the County Clerk, Gilchrist County Courthouse, located at 112 South Main Street, Trenton, Florida during regular business hours. On the date, time and place first above mentioned, all interested persons may appear and be heard with respect to the ordinance.

ORDINANCE NO. 2021-03

AN ORDINANCE OF GILCHRIST COUNTY, FLORIDA, AMENDING THE TEXT OF THE GILCHRIST COUNTY COMPREHENSIVE PLAN, UNDER THE AMENDMENT PROCEDURES ESTABLISHED IN SECTIONS 163.3161 THROUGH 163.3215, FLORIDA STATUTES, AS AMENDED, AMENDING THE TEXT OF THE GILCHRIST COUNTY COMPREHENSIVE PLAN TO UPDATE VARIOUS SECTIONS IN ACCORDANCE WITH EVALUATION AND APPRAISAL REPORT DATED AUGUST 2, 2021 AND ADOPTING THE SAME; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING FOR AUTHORITY; AND PROVIDING AN EFFECTIVE DATE.

The public hearing may be continued to one or more future dates. Any interested party shall be advised that the date, time and place of any continuation of the public hearing shall be announced during the public hearing and that no further notice concerning the matter will be published.

"Persons with disabilities requesting reasonable accommodations to participate in this proceeding should contact (352) 463-3169 (Voice & TDD) or via Florida Relay Service (800) 955-8771."

All persons are advised that, if they decide to appeal any decisions made at the public hearing, they will need a record of the proceedings and, for such purpose, they may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based.

Publish: November 18, 2021

Ordinance No. 2021-03

AN ORDINANCE OF GILCHRIST COUNTY, FLORIDA, AMENDING THE TEXT OF THE GILCHRIST COUNTY COMPREHENSIVE PLAN, UNDER THE AMENDMENT PROCEDURES ESTABLISHED IN SECTIONS 163.3161 THROUGH 163.3215, FLORIDA STATUTES, AS AMENDED, AMENDING THE TEXT OF THE GILCHRIST COUNTY COMPREHENSIVE PLAN TO UPDATE VARIOUS SECTIONS IN ACCORDANCE WITH EVALUATION AND APPRAISAL REPORT DATED AUGUST 2, 2021 AND ADOPTING THE SAME; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING FOR AUTHORITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Section 125.01, Florida Statutes, as amended, empowers the Board of County Commissioners of Gilchrist County, Florida, hereinafter referred to as the Board of County Commissioners, to prepare, adopt and implement a comprehensive plan; and

WHEREAS, Sections 163.3161 through 163.3215, Florida Statutes, as amended, the Community Planning Act, empower and require the Board of County Commissioners to prepare, adopt and implement a comprehensive plan; and

WHEREAS, pursuant to the Community Planning Act the Gilchrist County Board of County Commissioners has adopted the Gilchrist County Comprehensive Plan; and

WHEREAS, the Planning and Zoning Board of Gilchrist County, Florida, hereinafter referred to as the Planning and Zoning Board, has been designated as the Local Planning Agency of Gilchrist County, Florida, hereinafter referred to as the Local Planning Agency; and

WHEREAS, pursuant to Section 163.3174, Florida Statutes, as amended, and Land Development Regulations, the Planning and Zoning Board, serving also as the Local Planning Agency, held the required public hearing, with public notice having been provided, on said application for an amendment, as described below, and at said public hearing, the Planning and Zoning Board, serving also as the Local Planning Agency, reviewed and considered all comments received during said public hearing and the Concurrency Management Assessment concerning said application for an amendment, as described below and recommended to the Board of County Commissioners approval of said application for an amendment, as described below; and

WHEREAS, the Board of County Commissioners held the required public hearings, with public notice having been provided, under the procedures established in Section 125.66, Florida Statutes, and Sections 163.3161 to 163.3215, Florida Statutes, as amended, on said application for an amendment, as described below, and at said public hearings, the Board of County Commissioners reviewed and considered all comments received during said public hearings, including the recommendation of the Planning and Zoning Board, serving also as the Local Planning Agency, and the Concurrency Management Assessment, concerning said application for an amendment, as described below; and

WHEREAS, the Board of County Commissioners has reviewed the report submitted to it by the State Land Planning Agency and the written comments submitted to it by state agencies; and

WHEREAS, pursuant to the report and written comments issued by the state agencies, the applicant proposed modifications to the application for amendment to address the concerns of the state agencies; and

WHEREAS, the Board of County Commissioners has determined and found said application for an amendment to be compatible with the goals, objectives and policies, and those other affected elements of the Comprehensive Plan; and

WHEREAS, the Board of County Commissioners has determined and found that approval of said application for an amendment, as described below, would promote the public health, safety, morals, order, comfort, convenience, appearance, prosperity or general welfare.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF GILCHRIST COUNTY, FLORIDA, AS FOLLOWS:

Section 1. Text Amendment. The County's Comprehensive Plan is hereby amended as follows (~~strikethrough~~ and underline format): See attached Evaluation and Appraisal Report dated August 2, 2021.

Section 2. Severability. If any provision or portion of this ordinance is declared by any court of competent jurisdiction to be void, unconstitutional or unenforceable, then all remaining provisions and portions of this ordinance shall remain in full force and effect.

Section 3. Conflict. All ordinances or portions of ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict.

Section 4. Effective Date. Pursuant to Section 125.66, Florida Statutes, as amended, a certified copy of this ordinance shall be filed with the Florida Department of State by the Clerk of the Board of County Commissioners within ten (10) days after enactment by the Board of County Commissioners. This ordinance shall become effective upon filing of this ordinance with the Florida Department of State and upon satisfaction of the additional criteria stated herein below.

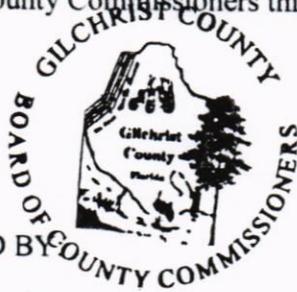
The effective date of this plan amendment shall be the latter of:

- (a) Thirty-one (31) days after the Department of Economic Opportunity notifies Gilchrist County that the plan amendment is complete; or
- (b) If the plan amendment is challenged, the date a final order is issued by the Department of Economic Opportunity or the Administration Commission finding the amendment in compliance in accordance with Section 163.3184(1)(b), Florida Statutes, whichever is applicable.

No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the Florida Department of Economic Opportunity, Division of Community Planning, Plan Processing Team. An adopted amendment whose effective date is delayed by law shall be considered part of the adopted plan until determined to be not in compliance by final order of the Administration Commission. Then, it shall no longer become part of the adopted plan unless the local government adopts a resolution affirming its effectiveness in the matter provided by law.

Section 5. Authority. This ordinance adopted is pursuant to the authority granted by Section 125.01, Florida Statutes, as amended, and Sections 163.3161 through 163.3215, Florida Statutes, as amended.

PASSED AND DULY ADOPTED in regular session with a quorum present and voting by the Board of County Commissioners this 14th day of December 2021.



BOARD OF COUNTY COMMISSIONERS OF
GILCHRIST COUNTY, FLORIDA

Bill Martin
William "Bill" Martin, Chairman

ATTESTED BY COUNTY COMMISSIONERS
Todd Newton
Todd Newton, Clerk

This ordinance was submitted to the Secretary of State, State of Florida on the 15th day of December 2021.

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

Regional Planning Council: North Central Fl
Review Date: 8/25/22
Amendment Type: Adopted Amendment

Regional Planning Council Item No.: 122
Local Government: Dixie County
Local Government Item Nos.: CPA 22-04
State Land Planning Agency Item No.: 22-2ER

Date Mailed to Local Government and State Land Planning Agency (estimated): 8/26/22

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 AMENDMENTS

The County is amending its comprehensive plan based on an evaluation completed by the County to reflect changes in state requirements pursuant to Section 163.3191, Florida Statutes. More specifically, the item amends the Future Land Use Map as well as the text of the Future Land Use Element; the Transportation Element; the Housing Element; the Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element; the Conservation Element; the Recreation and Open Space Element; the Intergovernmental Coordination Element; the Capital Improvements Element; the Coastal Management Element; the Public School Facilities Element; and the Property Rights Element (see attached excerpts).

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

The amendment does not result in a change in allowable uses or intensity of use. Therefore, no significant adverse impacts are anticipated to occur to regional facilities or Natural Resources of Regional Significance.

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

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

Request a copy of the adopted version of the amendments?

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

Yes _____	No _____
Not Applicable	_____X_____

**EXCERPTS FROM THE
COUNTY COMPREHENSIVE PLAN AMENDMENTS**

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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 County 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 Local Government Comprehensive Planning and Land Development Regulation Act. Further, the County'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 County.

TRANSPORTATION GOAL, OBJECTIVES AND POLICIES

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

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

Policy II.1.1 Establish the Service Standard as noted below at peak hour for the following roadway segments within the County as defined within the **most recent version of the** Florida Department of Transportation "~~2013~~ Quality/Level of Service Handbook".

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ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	LEVEL OF SERVICE
1	U.S. 19/98/27A/S.R. 55 from County west boundary to Cross City west limits	4-D	Principal Arterial - Other Highway	Rural	B
2	U.S. 19/98/27A/S.R. 55 from Cross City east limits to S.R. 349	4-D	Principal Arterial - Other Highway	Rural	B
3	U.S. 19/98/27A/S.R. 55 from 349 to County east boundary	4-D	Principal Arterial - Other Highway	Rural	B
4	S.R. 349 from U.S. 19/98/27A/S.R. 55 to County north boundary	2-U	Minor Arterial <u>Highway</u>	Rural	D
5	S.R. 51 from County west boundary to County north boundary	2-U	Minor Arterial <u>Highway</u>	Rural	D
6	C.R. 358 from County north boundary to C.R. 361	2-U	Major Collector	Rural	D
7	C.R. 358 from C.R. 361 to U.S. 19/98/27A/S.R. 55	2-U	Major Collector	Rural	D
8	C.R. 351 from Horseshoe Beach north limits to Cross City south limits	2-U	Major Collector	Rural	D
9	C.R. 351 from Cross City north limits to S.R. 349	2-U	Major Collector	Rural	D
10	C.R. 349 from County west boundary to U.S. 19/98/27A/S.R. 55	2-U	Major Collector	Rural	D
11	C.R. 340 from S.R. 349 to County east boundary	2-U	Major Collector	Rural	D

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ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	LEVEL OF SERVICE
12	Unnamed County Road from County west boundary to C.R. 357	2-U	Minor Collectors	Rural	D
13	Tiger Ridge Road from C.R. 357 to C.R. 353	2-U	Minor Collector	Rural	D
14	C.R. 357 from County north boundary to Tiger Ridge Road	2-U	Minor Collector	Rural	D
15	C.R. 357 from Tiger Ridge Road to C.R. 358	2-U	Minor Collector	Rural	D
16	C.R. 358 from U.S. 19/98/27A/ S.R. 55 to C.R. 357	2-U	Minor Collector	Rural	D
17	C.R. 358 from C.R. 357 to U.S. 19/98/27A/ S.R. 55	2-U	Minor Collector	Rural	D
18	C.R. 353 from Tiger Ridge Road to S.R. 349	2-U	Minor Collector	Rural	D
19	C.R. 353 from C.R. 351 to Tiger Ridge Road	2-U	Minor Collector	Rural	D
20	C.R. 351A from C.R. 351 to S.R. 349	2-U	Minor Collector	Rural	D
21	C.R. 351A from C.R. 351 to U.S. 19/98/27A/S.R. 55	2-U	Minor Collector	Rural	D
22	C.R. 351 from U.S. 19/98/27A/ S.R. 55 to C.R. 351	2-U	Minor Collector	Rural	D
23	C.R. 361 from C.R. 358 to Unnamed County Road	2-U	Minor Collector	Rural	D

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ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	LEVEL OF SERVICE
24	C.R. 361 from Unnamed County Road to County west boundary	2-U	Minor Collector	Rural	D
25	Unnamed County Road from C.R. 361 to C.R. 351	2-U	Minor Collector	Rural	D
26	Unnamed County Road from C.R. 351 to C.R. 357	2-U	Minor Collector	Rural	D
27	C.R. 357 from C.R. 351 to Unnamed County Road	2-U	Minor Collector	Rural	D
28	C.R. 357 from Unnamed County Road to County west boundary	2-U	Minor Collector	Rural	D
29	C.R. 55A from U.S. 19/98/27A/S.R. 55 to C.R. 349	2-U	Minor Collector	Rural	D
30	C.R. 346A from C.R. 349 to C.R. 317	2-U	Minor Collector	Rural	D
31	C.R. 317 from U.S. 19/98/27A/S.R. 55 to C.R. 346A	2-U	Minor Collector	Rural	D

D = Divided
 U = Undivided

Note: U.S. 19/98/27A is a Strategic Intermodal System facility.

Policy II.1.2

The County shall continue to control the number and frequency of connections and access points of driveways and roads to arterial and collector roads to be in conformance with Chapter 14-96 and 14-97, Florida Administrative Code, ~~in effect on January 1, 2003, as amended~~, 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 2 access points exceeds 20 feet;
3. Permitting 3 access points if the minimum distance between each access point is at least 100 feet; or

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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 County shall require the provision of safe and convenient on-site traffic flow, which includes the provision for vehicle parking.
- Policy II.1.4. The County shall, for any development which is required to provide a site plan or any development requiring platting, include requirements for additional right-of-way width for bicycle and pedestrian ways to be provided for all proposed collector and arterial roadways, as integrated or parallel transportation facilities.
- Policy II.1.5 In accordance with Section 163.3180(5)(h)1.c., Florida Statutes, as amended, the County 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, in accordance with Section 163.3180(5)(h)2., Florida Statutes, as amended, the landowner shall not be held responsible for contributing to deficient transportation facilities.
- OBJECTIVE II.2 The County shall continue to require that all traffic circulation system improvements be consistent with the land uses shown on the future land use plan map by limiting higher density and higher intensity land use locations to be adjacent to collector or arterial roads.
- Policy II.2.1 The County 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 County 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 County shall continue to coordinate its traffic circulation planning efforts with the Florida Department of Transportation for consistency with the Department's 5-Year Transportation Plan.
- Policy II.3.1. The County shall, during the capital improvements planning process, review all proposed roadway improvements for consistency with the Florida Department of Transportation's 5-Year Transportation Plan.
- OBJECTIVE II.4 The County shall continue to 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 either the developer or purchased as additional right-of-way.
- Policy II.4.1 The County 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 additional 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 roadway.

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- 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 County shall encourage cross-access connections easements and joint driveways, where available and economically feasible.
- Policy II.4.8 The County shall encourage closure of existing excessive, duplicative, unsafe curb cuts or narrowing of overly wide curb cuts at the development site.

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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 County's natural resources. The data collected for this plan element and analysis of this data, contained in the County's Data and Analysis document, 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 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.

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 COUNTY TO MAINTAIN THE INTEGRITY OF NATURAL FUNCTIONS.

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

Policy V.1.1 The County shall require that all appropriate air quality permits 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 County.

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

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- Policy V.2.1 The County as part of the development review process shall 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 current and projected water sources of the County.
- Policy V.2.2 The County shall protect the present water quality classification established by the Florida Department of Environmental Protection by prohibiting industrial uses, commercial uses and intensive agricultural uses, such as milking barns and chicken houses, to be located adjacent to the County’s surface water bodies. For the purpose of this Comprehensive Plan “surface water” means water above the surface of the ground whether or not flowing through definite channels, and including:
1. A natural or artificial pond, lake, reservoir, or other area which ordinarily or intermittently contains water and which has a discernible shoreline; or
 2. A natural or artificial stream, river, creek, channel, ditch, canal, conduit culvert, drain, waterway, gully, ravine, street, roadway swale or wash in which water flows in a definite direction, either continuously or intermittently and which has a definite channel, bed or banks; or
 3. Any wetland.
- Policy V.2.3 The County shall review and comment on proposals for the purchase of environmentally sensitive lands by the State of Florida, as part of the Florida Forever Program as listed by the Acquisition and Restoration Council for the Board of Trustees of the Internal Improvement Trust Fund, Water Management District, or U.S. Government, under the programs administered by the U.S. Department of the Interior, Florida Department of Community Florida Department of Environmental Protection or the land acquisition programs of the Water Management District.
- Policy V.2.4 The County shall 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 agriculture, silviculture and resource-based recreational activities within buffer areas subject to best management practices.
- Policy V.2.5 The County shall, through the development review process, require that post-development runoff rates and pollutant loads do not exceed pre-development conditions.
- Policy V.2.6 The County shall require all new development to 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 and recreational value of these areas is maintained.
- Policy V.2.7 The County shall provide for the regulation of development within 100-year floodplains in order to maintain the flood-carrying and flood storage capacities of the floodplains and reduce the risk of property damage and loss of life.

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- Policy V.2.8 The County shall provide for the conservation of wetlands through prohibiting any development or dredging and filling, which would significantly alter their natural functions and by only allowing non-intensive agricultural, aquaculture and silviculture consistent with best management practices manuals developed by the Florida Forest Service and the Florida Department of Agriculture. 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 County shall support the Water Management District in their conducting of water conservation programs.
- Policy V.2.10 The County shall coordinate with the plans of the Water Management District for the emergency conservation of water sources.
- Policy V.2.11 The County shall, as part of the developmental review process, limit development to low density and non- intensive uses in high groundwater aquifer recharge areas designated by the Water Management District and depicted in Appendix A of this Comprehensive Plan, in accordance with the requirements stipulated in the high groundwater aquifer recharge policy contained in the Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element of this Comprehensive Plan in order to maintain the natural features of these areas.
- Policy V.2.12 The County as part of the development review process shall require the maintenance of the quantity and quality of surface water runoff within natural drainage basins.
- Policy V.2.13 The County as part of the development review process shall require that all hazardous waste generators properly manage their own wastes and require that new hazardous waste generators comply with all applicable federal and state permitting requirements before approving any development plans.
- Policy V.2.14 The County shall require a 75-foot regulated natural buffer adjacent to all perennial rivers, streams and creeks identified as regionally significant areas within Appendix A of this Comprehensive Plan and prohibit the location of residential, commercial and industrial land uses within the buffer areas, but allow agriculture, silviculture and resource-based recreational activities within buffer areas subject to best management practices.

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- Policy V.2.15 The County shall require a 35-foot regulated natural buffer adjacent to all other perennial rivers, streams and creeks and prohibit the location of residential, commercial and industrial land uses within the buffer areas, but allow agriculture, silviculture and resource-based recreational activities within buffer areas subject to best management practices.
- Policy V.2.16 The County hereby expands the title of its existing Shores and Estuarine Systems Map in its Comprehensive Plan, Illustration A-II to also represent the County’s Ecological Corridor Map covering the upland areas within a 1/4 mile of the Steinhatchee River and Suwannee River located in its jurisdiction to further the environmental protection goals prepared by the Suwannee River Water Management District, Federal, State or other local governments.
- Policy V.2.17 The County shall establish and maintain a conservation land management program aimed at increasing protection or enhancement of surface water quality by coordinating with regulatory agencies, and enhancing non-point pollution treatment on public lands to require swales in road rights-of-way, install retention areas designed in a park like setting along new roadways, and design future facilities and structures to drain toward natural holding areas for pre-treatment.
- OBJECTIVE V.3 The County shall continue to require special mining permits and that such permits be coordinated with the Florida Department of Environmental Protection; require that all subdivision plats be approved in a manner which will protect and conserve the natural functions of soils; and establishing a coordination process by which adjacent local governments, other governmental entities and research and interest groups have input into the identification and preservation of unique vegetative communities.
- Policy V.3.1 The County shall require that any mining permit be coordinated with the Florida Department of Environmental Protection so that areas disturbed by mining activities are reclaimed to productive and beneficial use.
- Policy V.3.2 The County shall submit proposed subdivision plats to the Soil and Water Conservation District and request the District's review and comments 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 County shall require, during the development review process that multiple use of forest resources, where appropriate, be required to provide for timber production, recreation, wildlife habitat, watershed protection, erosion control and maintenance of water quality.
- Policy V.3.4 The County shall cooperate with adjacent local governments, other governmental entities, research and interest groups to conserve and protect unique vegetative communities located within the County and adjacent local government jurisdictions.

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- OBJECTIVE V.4 The County shall continue to implement measures to identify and protect native wildlife and their habitats, including state and federally protected plant and animal species (endangered, threatened and species of special concern), within proposed development sites and protect these natural resources from the 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 County shall cooperate with the Florida Fish and Wildlife Conversation Commission in the monitoring and inventorying of wildlife and wildlife habitats within the County.
- Policy V.4.2 The County 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 County shall consult with the Florida Fish and Wildlife Conservation Commission prior to the issuance of a development order where there is an indication that such issuance would result in an adverse impact to any endangered or rare species. All new development will maintain the natural functions of environmentally sensitive areas, including but not limited to wetlands and 100-year floodplains so that the long term environmental integrity and economic impact and recreation value of these areas is maintained.
- Policy V.4.4 The County shall cooperate with the Florida Department of Environmental Protection in inventorying and monitoring aquaculture activities within the County.
- Policy V.4.5 The County shall address during the development review process the mitigation of development activities within environmentally sensitive areas, which include but are not limited to those areas identified as regionally significant areas, within Appendix A of this Comprehensive Plan to ensure that the possible impacts created by the proposed development activity will not significantly alter the natural functions of the these significant natural resources. All new development will maintain the natural functions of environmentally sensitive areas, including but not limited to wetlands and 100-year floodplains so that the long term environmental integrity and economic impact and recreation value of these areas is maintained.
- Policy V.4.6 The County shall initiate development and implementation of a local wildlife habitat protection and management program, and shall coordinate with state and federal wildlife programs.
- Policy V.4.7 The County shall implement a public education program on the need to protect and manage the habitat of threatened and endangered species and species of special concern.
- Policy V.4.8 The County shall request the assistance of the Florida Fish and Wildlife Conservation Commission to conduct inventories of State and federally protected plant and animal species in the County.

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- Policy V.4.9 The developer of any proposed development which is equal to or greater than 20 acres and located within areas identified by the Florida Fish and Wildlife Conservation Commission as Strategic Habitat Conservation Areas shall be required to evaluate the impacts to endangered, threatened, or species of special concern and rare or unique vegetative communities; provided, however, if competent and substantial scientific evidence demonstrating that an endangered, threatened or species of special concern, wildlife habitat or rare and unique vegetative community is located within the area of any proposed development which is equal to or greater than 20 acres is presented to the County at the time of a preliminary plat or site and development plan is reviewed by the County, the developer shall evaluate the impacts on such habitats or communities. As a condition of permit approval of any proposed development within these areas, such evaluation shall consist of a survey of the development site conducted by the developer to identify the presence of any state and federally protected plant and animal species.
- If protected species are found on the development site or would be affected by the development, a 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 County shall require the use of best management practices for the conservation, appropriate use and protection of fisheries, wildlife and wildlife habitats, identify and protect native wildlife and their habitats, including state and federally protected plant and animal species (endangered, threatened and species of special concern), within proposed development sites and protect these natural resources from the impacts of development by the use of the Florida Fish and Wildlife Conservation Commission Strategic Habitat Conservation Areas maps, Florida Natural Areas Inventory, and North Central Florida Strategic Regional Policy Plan Regionally Significant Natural Resources map series to identify habitats which potentially contain endangered, threatened or species of special concern, and rare or unique vegetative communities prior to granting development approval. Both the survey and the management plan shall be done in consultation with the Florida Fish and Wildlife Conservation Commission, but the final approval of the management plan shall be by the County.
- Policy V.4.10 The County shall coordinate with Federal, State and local agencies or nonprofit environmental organizations in managing natural areas and open spaces.
- Policy V.4.11 The County shall develop and implement, in coordination with regulatory agencies and the North Central Florida Regional Planning Council, a Comprehensive Management Plan for public lands to restore or enhance the site's natural hydrology, degraded natural areas or removal of non-native vegetation.
- Policy V.4.12 The County shall continue to implement a program and set of standards to protect natural vegetative communities and listed species habitat from the adverse impacts of development.

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OBJECTIVE V.5 The County, in order to protect significant natural resources in a manner which is in conformance with and furthers the North Central Florida Strategic Regional Policy Plan, as amended ~~October 27, 2011~~ **August 23, 2018**, hereby adopts the following maps as they apply to the unincorporated areas of the County as part of the Future Land Use Map Series of this Comprehensive Plan:

1. Regionally Significant Natural Resources - Ground Water Resources, dated ~~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), dated ~~October 27, 2011~~ **August 23, 2018**;
5. Regionally Significant Natural Areas - Surface Water Resources, dated ~~October 27, 2011~~ **August 23, 2018**; and
6. Regionally Significant Natural Resources - Coastal and Marine 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.5.1 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.5.2 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.5.3 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.5.4 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.

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- Policy V.5.5 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 and riverbank protection policies of this element.
- Policy V.5.6 The map entitled Regionally Significant Natural Resources - Coastal and Marine Resources, dated ~~October 27, 2011~~ **August 23, 2018**, included within the Future Land Use Map Series, identifies coastal and marine resources for the application of the provisions of the coastal management policies of the Coastal Management Element.
- OBJECTIVE V.6 The County shall protect the most sensitive resources within the springshed, including the principal areas of ground water contribution and recharge, sinkholes, depressions and stream to sink features, the area immediately adjacent to the spring and spring run.
- Policy V.6.1 The County shall use acquisition funding programs such as the Florida Forever Program, Florida Community Trust, Rural and Family Land Protection Program and other to acquire fee simple or less than fee ownership through conservation easements on land within the delineated springshed that has been identified as critical or sensitive resources.
- Policy V.6.2 The County shall use other innovative approaches to protect sensitive resources, such as the transfer of development rights, performance zoning, open space zoning, on site density transfer and other techniques to maximize the establishment of open space areas.
- OBJECTIVE V.7 The County shall define and delineate environmental overlay protection zones to protect the springshed and spring system resources and designate appropriate land uses in these zones.
- Policy V.7.1 The County shall designate low density and intensity land uses, including conservation lands and recreation areas, on the Future Land Use Plan Map of the Comprehensive Plan in and around critical springshed resources and sensitive springshed areas. Following the preparation and issuance of springshed maps for magnitude one springs by the Florida Geological Survey of the Florida Department of Environmental Protection, the County shall adopt a springshed overlay protection zone map that designates critical springshed resources and sensitive springshed areas for magnitude one springs. The County will also implement structural and nonstructural best management practices for these designated critical springshed resources based on the publication Protecting Florida’s Springs: Land Use Planning Strategies and Best Management Practices, November 2002; as follows:
1. Limit impervious surfaces by size of residential lots and for non-residential use;
 2. Develop a list of native and drought tolerant plants and require a percentage of these plants in landscape plans;
 3. Require a protection zone around sinkholes with direct connection to the aquifer;
 4. Require a site analysis for structure location if sinkholes or karst features are present on site;

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5. Require swales where appropriate;
6. Use alternative stormwater treatment systems such as bio-retention areas that are designed to better treat stormwater in springshed protection zones; and
7. Use best management practices for residential development consistent with the Florida Yards and Neighborhood Program.

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

Regional Planning Council: North Central Fl Regional Planning Council Item No.: 123
Review Date: 8/25/22 Local Government: Town of Micanopy
Amendment Type: Adopted Amendment 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: 8/26/22 (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 _____	No _____
Not Applicable	_____X_____

**EXCERPTS FROM THE
TOWN COMPREHENSIVE PLAN AMENDMENT**

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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.

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- 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.

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- 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.

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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.

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- 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.

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- 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.

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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: 8/25/22
Amendment Type: Draft Amendment

Regional Planning Council Item No.: 124
Local Government: City of Gainesville
Local Government Item No.: LD22-000038 TCH
State Land Planning Agency Item No.: 22-3ESR

Date Mailed to Local Government and State Land Planning Agency: 8/26/22 (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

City item LD22-000038 TCH amends Policy 4.1.1 of the City’s Comprehensive Future Land Use Element by eliminating the Single Family classification (up to 8 dwelling units per acre) and changing the Future Land Use Plan Map designation of all property currently designated Single Family (up to 8 dwelling units per acre) to Residential Low Density (up to 15 dwelling units per acre) (See attached.)

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

City item LD22-000038 TCH is a city-wide amendment. Interstate 75, U.S. Highway 441, State Road 20, State Road 24, State Road 24A, State Road 26, State Road 26A, State Road 120, State Road 121, State Road 222, State Road 226 and State Road 331 located within the city limits are part of the Regional Road Network as identified and mapped in the North Central Florida Strategic Regional Policy Plan. The City Transportation Mobility Element contains objectives and policies which implement one or more practices consistent with Transportation Planning Best Practices contained in the North Central Florida Strategic Regional Policy Plan. Regional Plan Transportation Element Policy 5.1.1 states that within municipalities where local government comprehensive plans contain goals and policies which implement Transportation Planning Best Practices, adverse impacts to the Regional Road Network are adequately mitigated and local government plans and plan amendments are not subject to a Regional Planning Council determination impacts to the Regional Road Network. Therefore, significant adverse transportation impacts to the Regional Road Network are adequately mitigated.

Significant adverse impacts are not anticipated to occur to Natural Resources of Regional Significance, as the City Comprehensive Plan contains adequate policy direction consistent with the regional plan to mitigate adverse impacts to 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 <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Not Applicable <input type="checkbox"/>	<input type="checkbox"/>

**EXCERPTS FROM THE
CITY COMPREHENSIVE PLAN AMENDMENTS**

26 **WHEREAS**, this ordinance, which was noticed as required by law, will amend the Future Land Use
27 Element and Map of the Comprehensive Plan; and

28 **WHEREAS**, the City Plan Board, which acts pursuant to the authority granted in Section 4.02 of
29 the Charter Laws of the City of Gainesville and which acts as the Local Planning Agency pursuant
30 to Section 163.3174, Florida Statutes, held a public hearing on June 6, 2022, and voted to make
31 a recommendation to the City Commission regarding the subject of this ordinance; and

32 **WHEREAS**, an advertisement no less than two columns wide by ten inches long was placed in a
33 newspaper of general circulation and provided the public with at least seven days' advance notice
34 of this ordinance's first public hearing (i.e., transmittal hearing) to be held by the City Commission
35 in the City Hall Auditorium, located on the first floor of City Hall in the City of Gainesville; and

36 **WHEREAS**, after the first public hearing, the City of Gainesville transmitted copies of this
37 proposed amendment to the reviewing agencies and any other local government unit or state
38 agency that requested same; and

39 **WHEREAS**, a second advertisement no less than two columns wide by ten inches long was placed
40 in the aforesaid newspaper and provided the public with at least five days' advance notice of this
41 ordinance's second public hearing (i.e., adoption hearing) to be held by the City Commission; and

42 **WHEREAS**, public hearings were held pursuant to the notice described above at which hearings
43 the parties in interest and all others had an opportunity to be and were, in fact, heard; and

44 **WHEREAS**, prior to adoption of this ordinance, the City Commission has considered any written
45 comments received concerning this Future Land Use Element and Map amendment.

46 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF GAINESVILLE,**

47 **FLORIDA:**

48 **SECTION 1.** Policy 4.1.1 of the Future Land Use Element of the City of Gainesville
49 Comprehensive Plan is amended as follows. Except as amended herein, the remainder of Policy
50 4.1.1 remains in full force and effect.

51 **Single-Family (SF): up to 8 units per acre**

52
53 ~~This land use category shall allow single family detached dwellings at densities up to 8 dwelling~~
54 ~~units per acre. The Single-Family land use category identifies those areas within the City that,~~
55 ~~due to topography, soil conditions, surrounding land uses and development patterns, are~~
56 ~~appropriate for single family development. Land development regulations shall determine the~~
57 ~~performance measures and gradations of density. Land development regulations shall specify~~
58 ~~criteria for the siting of low intensity residential facilities to accommodate special need~~
59 ~~populations and appropriate community level institutional facilities such as places of religious~~
60 ~~assembly, public and private schools other than institutions of higher learning, and libraries. Land~~
61 ~~development regulations shall allow home occupations in conjunction with single family~~
62 ~~dwellings under certain limitations.~~

63
64 **SECTION 2.** The Future Land Use Map of the City of Gainesville Comprehensive Plan is
65 amended by changing the land use category of all property currently designated Single-Family
66 (SF) to Residential Low-Density (RL). The amendment and location of the property that is the
67 subject of this ordinance is shown on **Exhibit A** for visual reference. A detailed Future Land Use
68 Map is available for inspection on the City's website or in the City's Department of Sustainable
69 Development.

70 **SECTION 3.** It is the intent of the City Commission that the provisions of Sections 1 and 2 of
71 this ordinance will become and be made a part of the City of Gainesville Comprehensive Plan
72 and that the sections and paragraphs of the Comprehensive Plan may be renumbered in order
73 to accomplish such intent.

74 **SECTION 4.** The City Manager or designee is authorized and directed to make the necessary
75 changes to the City of Gainesville Comprehensive Plan in order to fully implement this ordinance.

76 The City Manager or designee is authorized to correct any typographical errors that do not affect
77 the intent of this ordinance.

78 **SECTION 5.** Within ten working days of the transmittal (first) hearing, the City Manager or
79 designee is authorized and directed to transmit this Future Land Use Map amendment and
80 appropriate supporting data and analyses to the reviewing agencies and to any other local
81 government or governmental agency that has filed a written request for same with the City.
82 Within ten working days of the adoption (second) hearing, the City Manager or designee is
83 authorized and directed to transmit this amendment to the state land planning agency and any
84 other agency or local government that provided comments to the City regarding the
85 amendment.

86 **SECTION 6.** If any word, phrase, clause, paragraph, section, or provision of this ordinance or
87 the application hereof to any person or circumstance is held invalid or unconstitutional, such
88 finding will not affect the other provisions or applications of this ordinance that can be given
89 effect without the invalid or unconstitutional provision or application, and to this end the
90 provisions of this ordinance are declared severable.

91 **SECTION 7.** As of the effective date of this amendment to the Comprehensive Plan as
92 described in Section 8 of this ordinance, all ordinances or parts of ordinances in conflict herewith
93 are to the extent of such conflict hereby repealed.

94 **SECTION 8.** This ordinance will become effective immediately upon adoption; however, the
95 effective date of this amendment to the City of Gainesville Comprehensive Plan, if the
96 amendment is not timely challenged, will be 31 days after the state land planning agency notifies
97 the City that the plan amendment package is complete in accordance with Section 163.3184,

98 Florida Statutes. If timely challenged, this Comprehensive Plan amendment will become effective
99 on the date the state land planning agency or the Administration Commission enters a final order
100 determining the amendment to be in compliance with Chapter 163, Florida Statutes. No
101 development orders, development permits, or land uses dependent on this Comprehensive Plan
102 amendment may be issued or commenced before this amendment has become effective.

103 **PASSED AND ADOPTED** this _____ day of _____, 2022.

104

105

106

LAUREN POE

107

MAYOR

108

109 Attest:

Approved as to form and legality:

110

111

OMICHELE D. GAINEY

DANIEL M. NEE

113 CITY CLERK

CITY ATTORNEY

114

115 This ordinance passed on transmittal (first) reading this ____ day of _____, 2022.

116

117 This ordinance passed on adoption (second) reading this ____ day of _____, 2022.



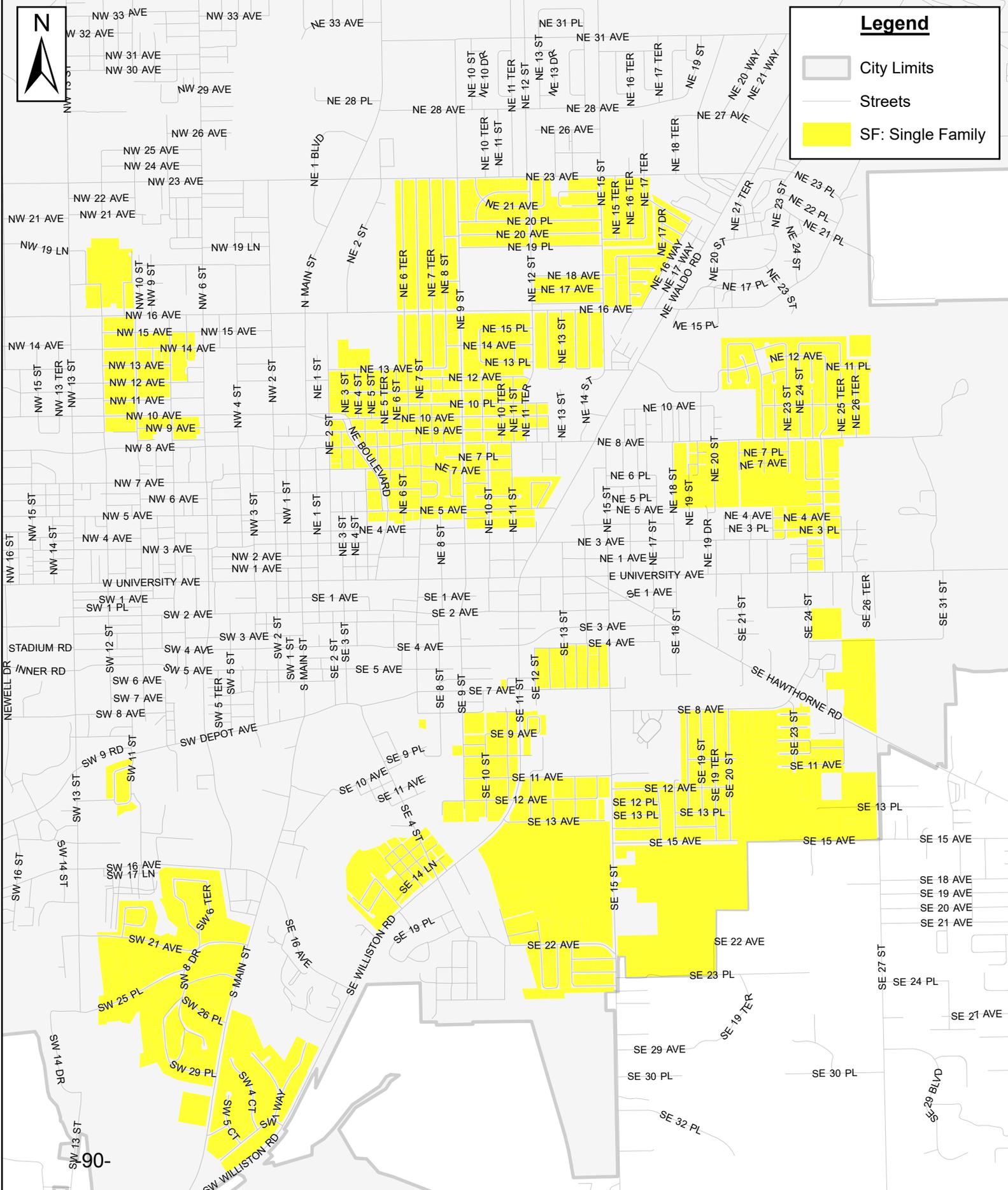
Q4 Existing Single Family (SF) Land Use

June 2022



Legend

- City Limits
- Streets
- SF: Single Family



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

Regional Planning Council: North Central Fl Regional Planning Council Item No.: 125
Review Date: 8/25/22 Local Government: Town of LaCrosse
Amendment Type: Adopted Amendment 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: 8/26/22 (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	_____X_____

**EXCERPTS FROM THE
TOWN COMPREHENSIVE PLAN AMENDMENT**

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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.

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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:

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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.

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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.

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 Town shall encourage cross-access connections easements and joint driveways, where available and economically feasible.**

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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,

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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:

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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 The Town shall, through the development review process, require that post-development runoff rates and pollutant loads do not exceed pre-development conditions.

Mitigation

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:

1. The applicant has attempted every reasonable measure to avoid adverse impacts;
2. The applicant has taken every reasonable measure to minimize unavoidable adverse impacts; and,
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.

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.

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- 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.

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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.

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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.**

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

Regional Planning Council: North Central Fl Regional Planning Council Item No.: 126
Review Date: 8/25/22 Local Government: City of Fanning Springs
Amendment Type: Draft Amendment 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: 8/26/22 (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

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 <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Not Applicable <input type="checkbox"/>	<input type="checkbox"/>

**EXCERPTS FROM THE
CITY COMPREHENSIVE PLAN AMENDMENT**

Words **bolded and underlined** have been added.
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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 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 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 City.

TRANSPORTATION 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 prepared by the Florida Department of Transportation, Systems Planning Office.

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ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	LEVEL OF SERVICE
1	S. R. 26 (from City's north limits to S.R. 55/U.S. 19)	2-U	Minor Arterial	Highway Developed Community	C
2	<u>State Road 55 / U.S. 19/27 A/98 (from Suwannee River Levy County line to State Road 26 Gilchrist/Levy County Line)</u>	<u>4-D</u>	<u>Principal Arterial</u>	<u>Highway Developed Community</u>	<u>C</u>
23	State Road 55 / U.S. 19/27A/98 (from City's west limits Dixie County line to City's south limits <u>173rd Place</u>)	4-D	Principal Arterial	Highway Developed Community	C
	<u>State Road 55 / U.S. 19/27A/98 (from 173rd Place to City's south limits/160th Street)</u>	<u>4-D</u>	<u>Principal Arterial</u>	<u>Highway Developed Community</u>	<u>C</u> -

U - Undivided roadway.

Policy II.1.2 The City shall ~~maintain provisions to~~ 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, as amended, and the following requirements for City roads:**

- 1. Permitting one access point for ingress and egress purposes to a single property or development;**
- 2. Permitting two access points if the minimum distance between the two access points exceeds 20 feet;**
- 3. Permitting three access points if the minimum distance between each access point is at least 100 feet; or**
- 4. Permitting more than three access points where a minimum distance of 1,000 feet is maintained between each access point.**

Policy II.1.3 The City shall require the provision of safe and convenient on-site traffic flow, which includes the provision for vehicle parking.

Policy II.1.4 The City shall, for any development which is required to provide a site plan or any development requiring platting, require 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.

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- 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.
- 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.
- 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.
- 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.

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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 City's Data and Analysis document, 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 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.

CONSERVATION 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 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 shall maintain provisions to provide for the conservation, use and protection of the quality and quantity of current and projected water sources, water recharge areas and potable water wells.
- 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.

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- Policy V.2.2 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 Florida Department of Environmental Protection.
- 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 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 require all new development to 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 and recreational value of these areas is maintained.
- Policy V.2.7 The City shall regulate development within 100-year floodplains in order to maintain the flood-carrying and flood storage capacities of the floodplains and reduce the risk of property damage and loss of life.
- Policy V.2.8 The City shall conserve wetlands 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.
- Policy V.2.9 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.2.10 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.2.11 The City shall require a 50-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.2.12 The City shall, as part of the development review process, limit development to low density and non-intensive uses in prime aquifer recharge areas, designated by the Water Management District, in order to maintain the natural features of these areas.
- Policy V.2.13 The City shall as part of the development review process require the maintenance of the quantity and quality of surface water runoff within freshwater stream to sink watersheds by prohibiting any development which may diminish or degrade the quality and quantity of surface water runoff within the City.

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- Policy V.2.14 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 include within the land development regulations for development review, provisions for the conservation, use and protection of soils, minerals, and native vegetative communities.
- Policy V.3.1 The City shall require within the land development regulations that 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 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 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.
- 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.
- Policy V.4.3 The City shall consult with the Florida Fish and Wildlife Conservation Commission prior to the issuance of a development order where there is an indication that such issuance would result in an adverse impact to any endangered or rare species.
- Policy V.4.4 The City shall cooperate with the Florida Department of 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 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 Part IV of Chapter 373, Florida Statutes, as amended.

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OBJECTIVE V.5 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.5.1 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.5.2 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.5.3 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 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.

Policy V.5.4 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.5.5 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 and riverbank protection policies of this element.



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**REGIONAL CLEARINGHOUSE
INTERGOVERNMENTAL COORDINATION AND RESPONSE**

Date: 8/18/22

PROJECT DESCRIPTION

#103 - Town of Fort White - Fiscal Year 2020 and Fiscal Year 2021 Community Development Block Grant - Housing Rehabilitation- Application

TO: Florida State Clearinghouse

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

Connie Brecheen, Town Clerk
Town of Fort White
P.O. Box 129
Fort White, FL 32038-0129

Andy Easton
Andy Easton & Associates
203 Ridgeland Road
Tallahassee, FL 32312-1916

 COMMENTS ATTACHED

 X **NO COMMENTS REGARDING THIS PROJECT**

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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**REGIONAL CLEARINGHOUSE
INTERGOVERNMENTAL COORDINATION AND RESPONSE**

Date: 8/18/22

PROJECT DESCRIPTION

#104 - Town of White Springs - Fiscal Year 2020 and Fiscal Year 2021 Community Development Block Grant - Housing Rehabilitation- Application

TO: Florida State Clearinghouse

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

Vanessa George, Town Clerk
Town of White Springs
P.O. Drawer D
White Springs, FL 32096-0278

Ronald Vanzant
Jordan & Associates
P.O. Box 65579
Orange Park, FL 32065-0010

 COMMENTS ATTACHED

 X **NO COMMENTS REGARDING THIS PROJECT**

**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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**REGIONAL CLEARINGHOUSE
INTERGOVERNMENTAL COORDINATION AND RESPONSE**

Date: 8/18/22

PROJECT DESCRIPTION

#105 - City of Lawtey - Fiscal Year 2020 and Fiscal Year 2021 Community Development Block Grant - Neighborhood Revitalization- Application

TO: Florida State Clearinghouse

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

Lisa Harley, City Clerk
City of Lawtey
P.O. Drawer G
Lawtey, FL 32058-0709

Ronald Vanzant
Jordan & Associates
P.O. Box 65579
Orange Park, FL 32065-0010

 COMMENTS ATTACHED

 X **NO COMMENTS REGARDING THIS PROJECT**

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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**REGIONAL CLEARINGHOUSE
INTERGOVERNMENTAL COORDINATION AND RESPONSE**

Date: 8/18/22

PROJECT DESCRIPTION

#107 - City of Starke - Fiscal Year 2020 and Fiscal Year 2021 Community Development Block Grant - Neighborhood Revitalization- Application

TO: Florida State Clearinghouse

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

Russell Mullins, City Manager
City of Starke
P.O. Drawer C
Starke, FL 32091-1287

Andy Easton
Andy Easton & Associates
203 Ridgeland Road
Tallahassee, FL 32312-1916

 COMMENTS ATTACHED

 X **NO COMMENTS REGARDING THIS PROJECT**

**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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**REGIONAL CLEARINGHOUSE
INTERGOVERNMENTAL COORDINATION AND RESPONSE**

Date: 8/18/22

PROJECT DESCRIPTION

#108 - City of Hampton - Fiscal Year 2020 and Fiscal Year 2021 Community Development Block Grant - Neighborhood Revitalization- Application

TO: Florida State Clearinghouse

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

Mary Lou Hildreth, City Administrator
City of Hampton
P.O. Drawer 250
Hampton, FL 32044-0250

Andy Easton
Andy Easton & Associates
203 Ridgeland Road
Tallahassee, FL 32312-1916

 COMMENTS ATTACHED

 X **NO COMMENTS REGARDING THIS PROJECT**

**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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**REGIONAL CLEARINGHOUSE
INTERGOVERNMENTAL COORDINATION AND RESPONSE**

Date: 8/18/22

PROJECT DESCRIPTION

#110 - Suwannee County - Fiscal Year 2020 and Fiscal Year 2021 Community Development Block Grant - Housing Rehabilitation- Application

TO: Florida State Clearinghouse

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

Randy Harris, County Administrator
Suwannee County
13150 80th Terrace
Live Oak, FL 32060-8822

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

 COMMENTS ATTACHED

 X **NO COMMENTS REGARDING THIS PROJECT**

**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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**REGIONAL CLEARINGHOUSE
INTERGOVERNMENTAL COORDINATION AND RESPONSE**

Date: 8/18/22

PROJECT DESCRIPTION

#111 - Town of Branford - Fiscal Year 2020 and Fiscal Year 2021 Community Development Block Grant - Neighborhood Revitalization- Application

TO: Florida State Clearinghouse

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

Donna Hardin, Town Clerk
Town of Branford
P.O. Box 577
Branford, FL 32008-0577

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

 COMMENTS ATTACHED

 X **NO COMMENTS REGARDING THIS PROJECT**

**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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**REGIONAL CLEARINGHOUSE
INTERGOVERNMENTAL COORDINATION AND RESPONSE**

Date: 8/18/22

PROJECT DESCRIPTION

#112 - Town of Bronson - Fiscal Year 2020 and Fiscal Year 2021 Community Development Block Grant - Neighborhood Revitalization- Application

TO: Florida State Clearinghouse

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

Susan Beaudet, Town Clerk
Town of Bronson
P.O. Box 266
Bronson, FL 32621-0266

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

 COMMENTS ATTACHED

 X **NO COMMENTS REGARDING THIS PROJECT**

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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**REGIONAL CLEARINGHOUSE
INTERGOVERNMENTAL COORDINATION AND RESPONSE**

Date: 8/18/22

PROJECT DESCRIPTION

#113 - City of Chiefland - Fiscal Year 2020 and Fiscal Year 2021 Community Development Block Grant - Neighborhood Revitalization- Application

TO: Florida State Clearinghouse

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

Laura Cain, City Manager
City of Chiefland
214 East Park Avenue
Chiefland, FL 32626-0902

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

 COMMENTS ATTACHED

 X **NO COMMENTS REGARDING THIS PROJECT**

**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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**REGIONAL CLEARINGHOUSE
INTERGOVERNMENTAL COORDINATION AND RESPONSE**

Date: 8/18/22

PROJECT DESCRIPTION

#114 - City of Hawthorne - Fiscal Year 2020 and Fiscal Year 2021 Community Development Block Grant - Neighborhood Revitalization- Application

TO: Florida State Clearinghouse

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

Wendy Sapp, City Manager
City of Hawthorne
P.O. Box 1270
Hawthorne, FL 32640-1270

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

 COMMENTS ATTACHED

 X **NO COMMENTS REGARDING THIS PROJECT**

**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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**REGIONAL CLEARINGHOUSE
INTERGOVERNMENTAL COORDINATION AND RESPONSE**

Date: 8/18/22

PROJECT DESCRIPTION

#115 - City of Jasper - Fiscal Year 2020 and Fiscal Year 2021 Community Development Block Grant - Neighborhood Revitalization- Application

TO: Florida State Clearinghouse

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

Marcus Collins, City Manager
City of Jasper
208 West Hatley Street
Jasper, FL 32052-8707

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

 COMMENTS ATTACHED

 X **NO COMMENTS REGARDING THIS PROJECT**

**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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**REGIONAL CLEARINGHOUSE
INTERGOVERNMENTAL COORDINATION AND RESPONSE**

Date: 8/18/22

PROJECT DESCRIPTION

#116 - Town of Otter Creek - Fiscal Year 2020 and Fiscal Year 2021 Community Development Block Grant -
Neighborhood Revitalization- Application

TO: Florida State Clearinghouse

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

Mary DeGroot, Town Manager
Town of Otter Creek
P.O. Box 65
Otter Creek, FL 32683-0065

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

 COMMENTS ATTACHED

 X **NO COMMENTS REGARDING THIS PROJECT**

**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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**REGIONAL CLEARINGHOUSE
INTERGOVERNMENTAL COORDINATION AND RESPONSE**

Date: 8/18/22

PROJECT DESCRIPTION

#117 - City of Williston - Fiscal Year 2020 and Fiscal Year 2021 Community Development Block Grant - Neighborhood Revitalization- Application

TO: Florida State Clearinghouse

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

Jackie Gorman, City Manager
City of Williston
P.O. Box 160
Williston, FL 32696-0160

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

 COMMENTS ATTACHED

 X **NO COMMENTS REGARDING THIS PROJECT**

**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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**REGIONAL CLEARINGHOUSE
INTERGOVERNMENTAL COORDINATION AND RESPONSE**

Date: 8/18/22

PROJECT DESCRIPTION

#119 - City of Waldo - Fiscal Year 2020 and Fiscal Year 2021 Community Development Block Grant - Neighborhood Revitalization- Application

TO: Florida State Clearinghouse

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

Kimberly Worley, City Manager
City of Waldo
14450 NE 148th Avenue
Waldo, FL 32694-4123

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

 COMMENTS ATTACHED

 X **NO COMMENTS REGARDING THIS PROJECT**

**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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