



Serving Alachua
Bradford • Columbia
Dixie • Gilchrist • Hamilton
Lafayette • Levy • Madison
Suwannee • Taylor • Union Counties

2009 NW 67th Place, Gainesville, FL 32653-1603 • 352.955.2200

MEETING NOTICE

CLEARINGHOUSE COMMITTEE

There will be a meeting of the Clearinghouse Committee of the North Central Florida Regional Planning Council on **January 26, 2023**. Due to the COVID-19 Public Health Emergency, the meeting will be a hybrid meeting in-person at the **Holiday Inn Hotel and Suites, Suwannee Room, 213 Southwest Commerce Boulevard, Lake City, Florida**, and via Communications Media Technology at **6:00 p.m.**

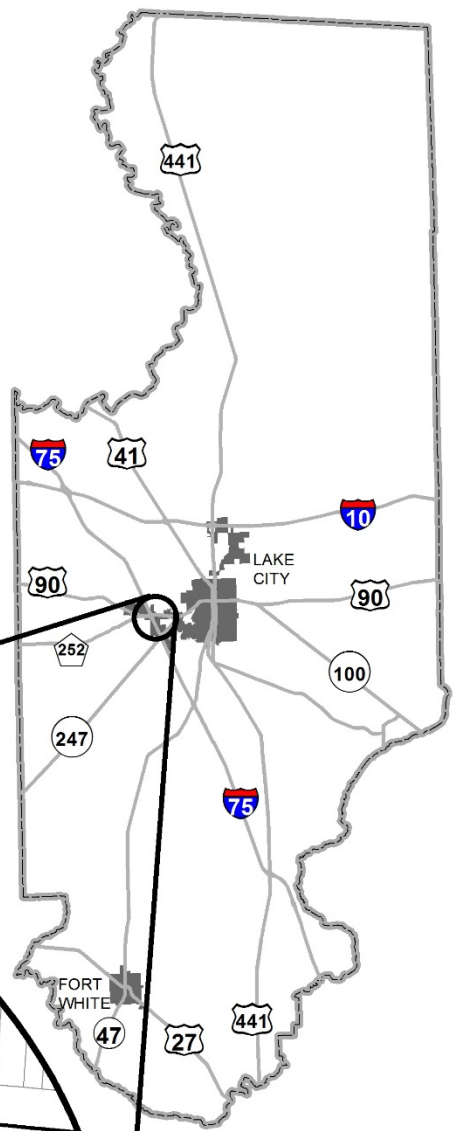
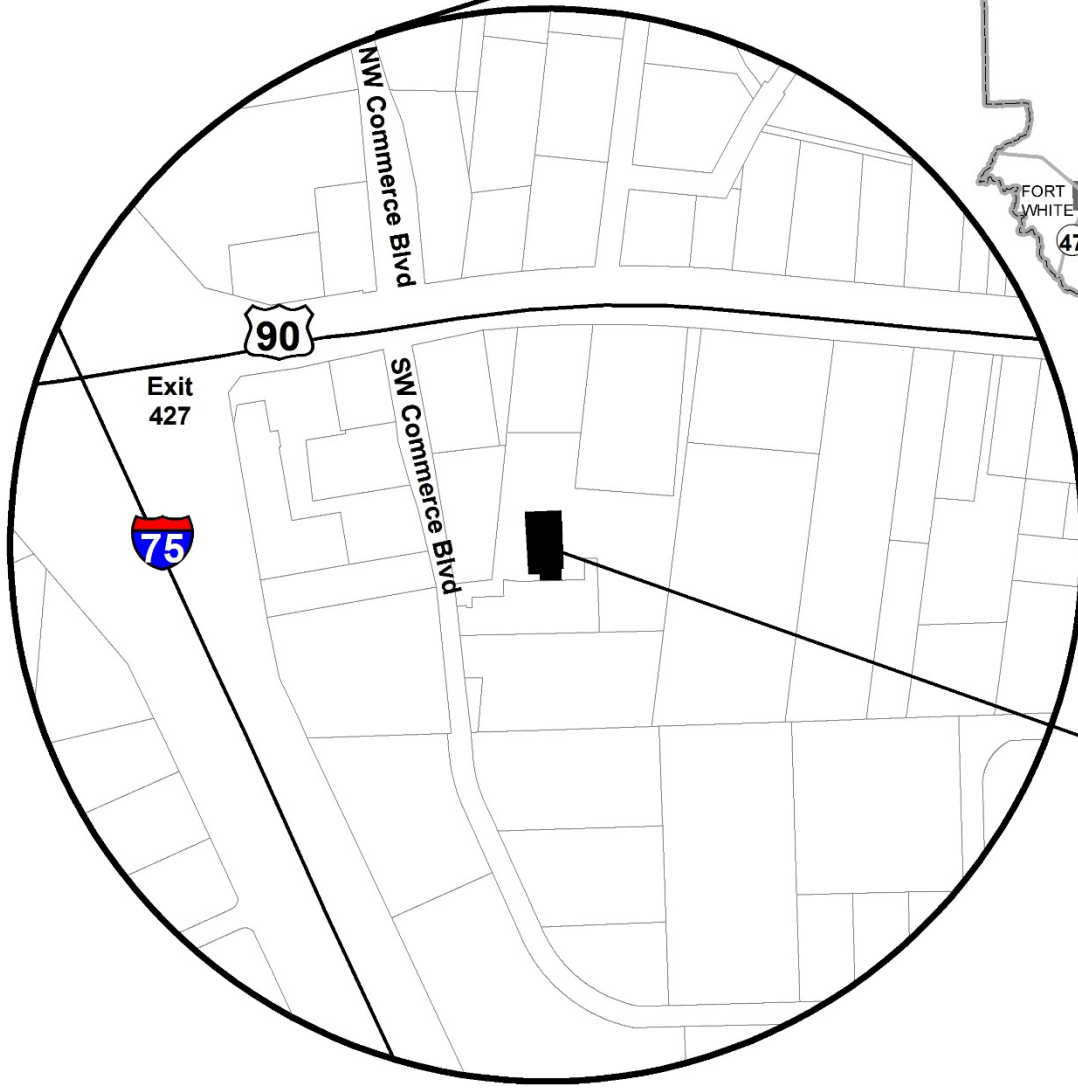
DIAL IN NUMBER: Toll Free 1.888.585.9008

CONFERENCE CODE: 381 777 570

Holiday Inn Hotel & Suites

213 SW Commerce Blvd
Lake City, Florida 32025

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



1 inch = 500 feet

Holiday Inn
Hotel & Suites





Serving Alachua
Bradford • Columbia
Dixie • Gilchrist • Hamilton
Lafayette • Levy • Madison
Suwannee • Taylor • Union Counties

2009 NW 67th Place, Gainesville, FL 32653-1603 • 352.955.2200

AGENDA CLEARINGHOUSE COMMITTEE

Hybrid Public Meeting
Holiday Inn & Suites
213 Southwest Commerce Boulevard
Lake City, Florida and
Via Communications Media Technology

January 26, 2023
6:00 p.m.

PAGE NO.

- | | | |
|------|--|---|
| I. | APPROVAL OF THE AGENDA | 3 |
| II. | APPROVAL OF THE DECEMBER 8, 2022 MEETING MINUTES | 5 |
| III. | COMMITTEE-LEVEL REVIEW ITEMS | |

Comprehensive Plan Amendments

- | | | |
|-----|---|----|
| | #14 - City of Fanning Springs Comprehensive Plan Adopted Amendment (DEO No. 22-1ER) | 7 |
| | #15 - Town of Mayo Comprehensive Plan Adopted Amendment (DEO No. 22-1ER) | 21 |
| | #16 - Madison County Comprehensive Plan Adopted Amendment (DEO No. 22-1ESR) | 33 |
| | #17 - City of Trenton Comprehensive Plan Adopted Amendment (DEO No. 22-1ER) | 43 |
| | #18 - Madison County Comprehensive Plan Draft Amendment (DEO No. 22-2ESR) | 55 |
| | #19 - Madison County Comprehensive Plan Draft Amendment (DEO No. 22-3ESR) | 61 |
| | #20 - Union County Comprehensive Plan Adopted Amendment (DEO No. 22-1ER) | 67 |
| IV. | STAFF-LEVEL REVIEW ITEMS | |
| | #21 - City of Lake Butler - Community Development Block Grant-
MITIGATION MIT-118 Environmental Review | 85 |
| 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

Hybrid Meeting
Holiday Inn Hotel & Suites
Lake City, Florida and
Via Communications Media Technology

December 8, 2022
6:00 p.m.

MEMBERS PRESENT IN PERSON

Patricia Bouie Hutchinson, Chair
James Catron
Daniel Riddick
James Tallman

MEMBERS ABSENT

Reina Saco
Donnie Waldrep
Marihelen Wheeler
Stephen Witt

MEMBERS PRESET VIA

STAFF PRESENT

Lauren Yeatter

COMMUNICATIONS

MEDIA TECHNOLOGY

John Meeks, Vice-Chair

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

I. APPROVAL OF THE AGENDA

Chair Bouie Hutchinson requested approval of the agenda as presented.

ACTION: It was moved by Commissioner Catron and seconded by Commissioner Riddick to approve the December 8, 2022 Clearinghouse Committee Agenda as presented. The motion carried unanimously.

II. APPROVAL OF THE OCTOBER 27, 2022 MEETING MINUTES

ACTION: It was moved by Commissioner Tallman and seconded by Commissioner Meeks to approve the October 27, 2022 Clearinghouse Committee meeting minutes as circulated. The motion carried unanimously.

III. COMMITTEE-LEVEL REVIEW ITEMS

- #6 - City of Gainesville Comprehensive Plan Adopted Amendment (DEO No. 22-3ESR)
- #7 - City of Newberry Comprehensive Plan Draft Amendment (DEO No. 22-7ESR)
- #12 - City of Lake Butler Comprehensive Plan Draft Amendment (DEO No. 22-2ER)
- #13 - City of Hampton Comprehensive Plan Adopted Amendment (DEO No. 22-1ESR)

ACTION: It was moved by Commissioner Tallman and seconded by Commissioner Riddick to group Committee-Level Review Items #6, #7, #12 and #13 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 Catron and seconded by Commissioner Riddick to recommend that the Council approve the staff reports for Items #6, #7, #12 and #13 as circulated. The motion carried unanimously.

The meeting adjourned at 6:18 p.m.

Patricia Bouie Hutchinson, Chair

1/26/23
Date

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

Regional Planning Council: North Central Fl Regional Planning Council Item No.: 14
Review Date: 1/26/23 Local Government: City of Fanning Springs
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: 1/27/23 (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 _____	No _____
Not Applicable	_____ <u>X</u> _____

**EXCERPTS FROM THE
CITY COMPREHENSIVE PLAN AMENDMENT**

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

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.

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

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.

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

- 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.

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

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.

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

- 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.

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

- 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.
- 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.

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

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.

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.

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

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.

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

Regional Planning Council: North Central Fl Regional Planning Council Item No.: 15
Review Date: 1/26/23 Local Government: Town of Mayo
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: 1/27/23 (estimated)

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

DESCRIPTION OF AMENDMENT

The Town is amending the text and the Future Land Use Plan Map of the Town Comprehensive Plan based on an evaluation completed by the Town to reflect changes in state requirements pursuant to Section 163.3191, Florida Statutes. More specifically, the amendment amends the text of the Future Land Use Element; the Traffic Circulation Element; the Housing Element; the Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element; the Conservation Element; the Intergovernmental Coordination Element; the Capital Improvements Element; 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 Town is bisected by U.S. Highway 27 and State Road 51, both of which are identified in the North Central Florida Strategic Regional Policy Plan as Regional Transportation Facilities. Additionally, the Town is located within an Area of High Recharge Potential to the Floridan Aquifer, which is identified and mapped as a Natural Resource of Regional Significance in the Regional Plan. Nevertheless, significant adverse impacts are not anticipated to 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 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**

II

TRAFFIC CIRCULATION 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 foundation and 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 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.

Words bolded and underlined are added
~~Words bolded and struck through are deleted~~

ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	LEVEL OF SERVICE
1	U.S. 27/S.R. 20 (from Town northwest limits (1,800 feet of Bloxham St. NW to S.R. 51))	2-U	Principal Arterial	Community	D
2	U.S. 27/S.R. 20 (from S.R. 51 to east Town limits)	2-U	Principal Arterial	Community	D
3	S.R. 51 (from Town north limits to U.S. 27/S.R. 20)	2-U	Minor Arterial	Rural	D
4	S.R. 51 (from U.S. 27/S.R. 20 to Palmetto St.)	2-U	Minor Arterial	Community	D
5	S.R. 51 (from Palmetto St. to south Town limits)	2-U	Minor Arterial	Community	D
6	C.R. 251A (from Town west limits to U.S. 27/S.R. 20)	2-U	Minor Collector	Rural	D
7	C.R. 355 (from S.R. 51 to Town east limits)	2-U	Minor	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~~ **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 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 1000 feet is maintained between each access point.

Words bolded and underlined are added
~~Words bolded and struck through are deleted~~

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

Words bolded and underlined are added
~~Words bolded and struck through are deleted~~

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 analysis of this data, contained in the Town'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 Town. 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 TOWN TO MAINTAIN THE INTEGRITY OF NATURAL FUNCTIONS.

OBJECTIVE V.1 The Town's land development regulations 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 areas 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.

Words bolded and underlined are added
~~**Words bolded and struck through are deleted**~~

- Policy V.2.2 The Town shall protect the present water quality classification established by the Florida Department of Environmental Protection by prohibiting industrial uses, commercial uses and intensive agricultural uses, such as milking barns and chicken houses, to be located adjacent to the Town's surface water bodies.
- Policy V.2.3 The Town shall identify and make recommendations, where appropriate, for the purchase of environmentally sensitive lands under the Conservation and Recreation Lands Program or Save Our Rivers Program.
- Policy V.2.4 The Town 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 Town 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 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 non-flood prone portion of a site or where the entire site is in a flood prone area, structures shall be elevated at least 2 feet above the highest adjacent grade.
- Policy V.2.8 The Town shall conserve wetlands by prohibiting, where alternatives for development exist, any development or dredging and filling which would alter their natural functions. If no other alternative for development exists, mitigation will be considered as a last resort using criteria established within the rules of the Florida Department of Environmental Protection.
- Policy V.2.9 The Town shall support the Water Management District in their conducting of water conservation programs by assisting with public information programs for water use restrictions in the case of a water shortage.
- Policy V.2.10 The Town shall comply with the plans of the Water Management District for the emergency conservation of water sources through assisting the Water Management District with public information programs for any water use restrictions in the case of water shortage.
- Policy V.2.11 The Town shall, as part of the development review process, prohibit the use of drainage wells and sinkholes for stormwater disposal in prime aquifer recharge areas, designated by the Water Management District, in order to maintain the natural features of these areas.
- Policy V.2.12 The Town shall as part of the development review process require the maintenance of the quantity and quality of surface water runoff within natural drainage basins by prohibiting any development which may diminish or degrade the quality and quantity of surfacewater runoff within the Town.

Words bolded and underlined are added
~~Words bolded and struck through are deleted~~

- 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 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, for the multiple uses of recreation, wildlife habitat, watershed protection, erosion control and maintenance of water quality.
- OBJECTIVE V.4 The Town shall identify as provided in Policy V.4.3, and protect native wildlife and their habitats, including state and federally protected plant and animal species (endangered, threatened and species of special concern), within proposed development sites and protect these natural resources from impacts of development.
- Policy V.4.1 The Town shall cooperate with the Florida Fish and Wildlife Conservation Commission in the monitoring and inventorying of wildlife and wildlife habitats within the Town.
- Policy V.4.2 The Town shall assist in the application and compliance with all Federal and state regulations which pertain to endangered and rare species.
- Policy V.4.3 For land use areas designated Agriculture on the Future Land Use Plan Map ~~2011~~, the land development regulations shall require the evaluation of impacts to endangered, threatened, or species of special concern wildlife and rare or unique vegetative communities 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. The Town will coordinate with the Florida Game and Freshwater Fish Commission and the United States Fish and Wildlife Service to develop criteria for the conduct of such surveys as well as criteria to mitigate adverse impacts to such listed species of plants and animals in order that habitat diversity and populations of listed vegetation and wildlife are maintained in the Town. Such criteria shall be included in the Town's land development regulations.

Words bolded and underlined are added

~~**Words bolded and struck through are deleted**~~

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.

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

Regional Planning Council: North Central Fl
Review Date: 1/26/23
Amendment Type: Adopted Amendment

Regional Planning Council Item No.: 16
Local Government: Madison County
Local Government Item No.: CPA 22-01 & CPA 22-02
State Land Planning Agency Item No.: 22-1ESR

Date Mailed to Local Government and State Land Planning Agency: 1/27/23 (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

County item CPA 22-01 amends the County’s Comprehensive Plan to add a new Property Rights Element (see attached).
County item CPA 22-02 reclassifies 33.36 acres from Commerce Park to Mixed Use (up to 8 dwelling units per 1 acre) (see attached).

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

CPA 22-01 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.

The CPA 22-02 subject property is located within one-half mile of Interstate Highway 10, which is part of the Regional Road Network as identified and mapped in the North Central Florida Strategic Regional Policy Plan. Data and analysis calculating the proposed amendment’s impact on level of service was not provided by the County. It is recommended that the County provide a transportation analysis of impacts to the Regional Road Network or add new policies to the County Transportation Element which prevent or mitigate any identified adverse impacts or identify how existing policies contained in the County Comprehensive Plan to prevent adverse impacts to the Regional Road Network. The Regional Plan Transportation Element Policy 5.1.3 states that areas outside municipalities, urban service areas, and urban development areas where local government comprehensive plans include goals and policies implementing Transportation Planning Best Practices, local government comprehensive plans and plan amendments shall be subject to a regional planning council determination of Regional Road Network and extrajurisdictional impacts based on the minimum level of service standard of E as determined by the Florida Department of Transportation Quality/Level of Service Handbook. Therefore, it is undetermined if adverse impacts on the Regional Road Network will occur.

The subject property is located within a Stream to Sink Watershed, a Natural Resource of Regional Significance identified and mapped in the regional plan. Nevertheless, adverse impacts are not anticipated to occur to Natural Resources of Regional Significance as the County Comprehensive Plan includes maps of all Natural Resources of Regional Significance contained in the regional plan, therefore assuring consistency between mapped areas.

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

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

Request a copy of the adopted version of the amendment?

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**

ORDINANCE NO. CPA 2022- 250

AN ORDINANCE OF MADISON COUNTY FLORIDA, RELATING TO AMENDING THE TEXT OF THE COUNTY OF MADISON'S COMPREHENSIVE PLAN, PURSUANT TO AN APPLICATION, CPA 22-01, BY THE BOARD OF COUNTY COMMISSIONERS, UNDER THE AMENDMENT PROCEDURES ESTABLISHED IN SECTIONS 163.3161 THROUGH 163.3248, FLORIDA STATUTES, AS AMENDED; PROVIDING FOR ADDING A PROPERTY RIGHTS ELEMENT TO THE COMPREHENSIVE PLAN PER SECTION 163.3161(10), FLORIDA STATUTES, AS AMENDED AND SECTION 187.101(3), FLORIDA STATUTES, AS AMENDED; PROVIDING SEVERABILITY, REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Section 166.021, Florida Statutes, as amended empowers the Board of County Commissioners of Madison County, Florida, hereinafter referred to as the Board of County Commissioners, to prepare, adopt, and implement a comprehensive plan;

WHEREAS, Sections 163.3161 through 163.3217, Florida Statutes, as amended, the Community Planning Act empowers and requires the Board of County Commissioners to prepare, adopt and implement a comprehensive plan;

WHEREAS, an application for an amendment, as described below, has been filed by the County;

WHEREAS, the Planning and Zoning Board of Madison County, Florida, hereinafter referred to as the Planning and Zoning Board, has been designated as the Local Planning Agency of Madison County, Florida, 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 concerning said application for an amendment, as described below, and recommended to the Board of County Commissioners approval of said application for amendment, as described below;

WHEREAS, the Board of County Commissioners held the required public hearings, with public notice having been provided, under the procedures established in Section 163.3161 to 163.3248, Florida Statutes, as amended, on said application for 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, concerning said application for an amendment, as described below; and

WHEREAS, the Board of County Commissioners has determined and found that approval of said application for an amendment, as described below, to be consistent with the Land Use Element objectives and policies, and those of 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 MADISON COUNTY, FLORIDA, AS FOLLOWS:

Section 1. Pursuant to an application, CPA 22-01 by the Board of County Commissioners, to amend the text of the Comprehensive Plan, a Property Rights Element is hereby adopted to read, as follows:

XI

PROPERTY RIGHTS ELEMENT

INTRODUCTION

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

PROPERTY RIGHTS GOAL, OBJECTIVE, AND POLICIES

GOALS XI – RECOGNIZE AND RESPECT JUDICIALLY ACKNOWLEDGED AND CONSTITUTIONALLY PROTECTED PRIVATE PROPERTY RIGHTS.

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

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

POLICY XI.1.2 In local decision making, the County shall consider the rights of property owner to use, maintain, develop, and improve his

or her property for personal use or for the use of any other person, subject to state law and local ordinances.

POLICY X1.1.3 In local decision making, the County shall consider the right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.

POLICY X1.1.4 In local decision making, the County shall consider the right of a property owner to dispose of his or her property through sale or gift.

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. This ordinance shall become effective upon adoption. The effective date of this plan amendment, if the amendment is not timely challenged, shall be thirty-one (31) days after the State Land Planning Agency notifies the local government that the plan amendment package is complete. If the amendment is timely challenged, this amendment shall become effective on the date the State Land Planning Agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance.

Section 5. Codifier. All text shown in ~~bold and strike through~~ is to be deleted. All text shown in **bold and underline** is adopted.

Section 6. Authority. This ordinance is adopted pursuant to the authority granted by Section 166.021, Florida Statutes, as amended, and Sections 163.3161 through 163.3248, Florida Statutes, as amended.

PASSED AND DULY ADOPTED, in special session, with a quorum present and voting, by the Board of County Commissioners this 16th day of November 2022.

BOARD OF COUNTY COMMISSIONERS
OF MADISON COUNTY, FLORIDA

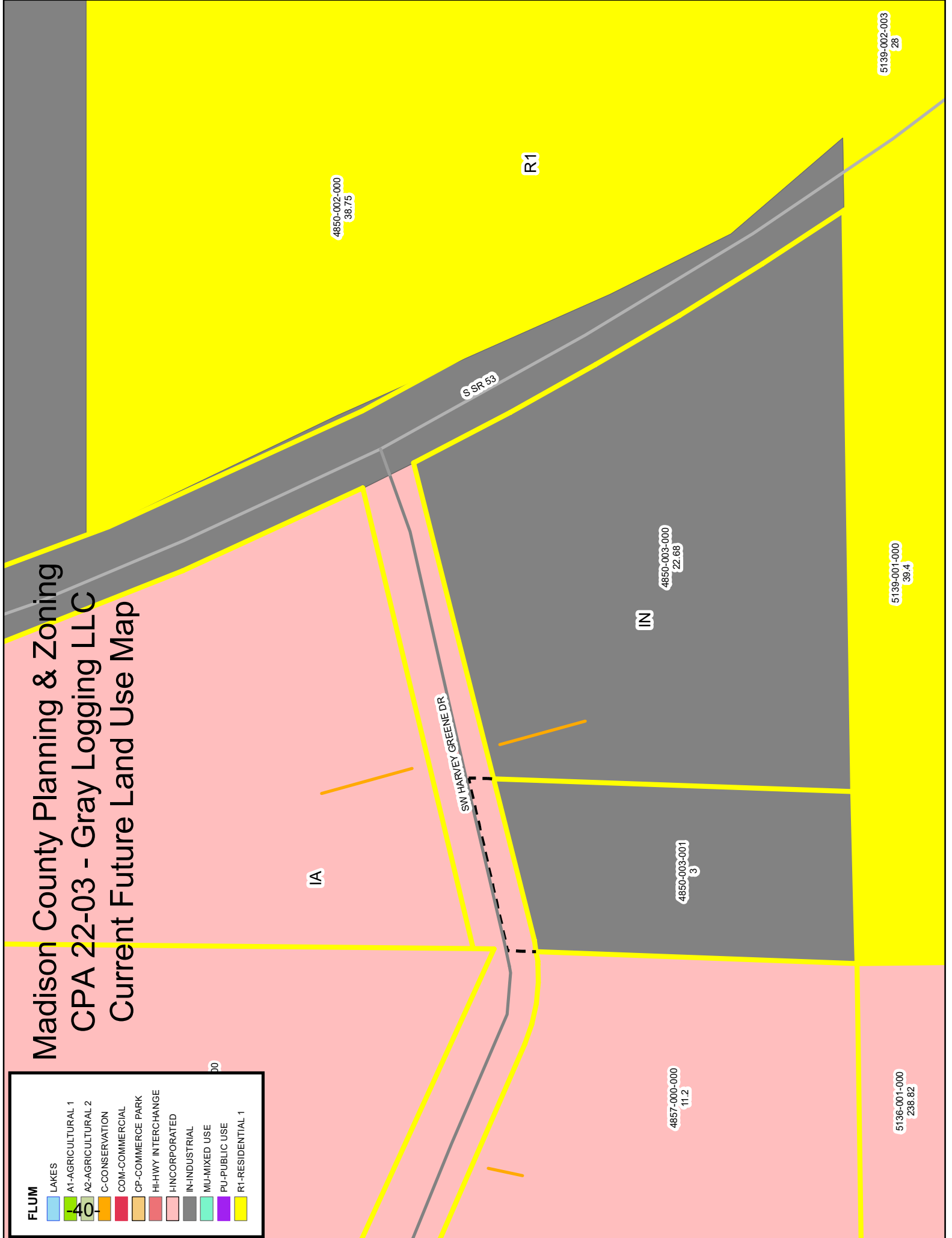
Attest:


William Washington, County Clerk


Alfred Martin, Chairman

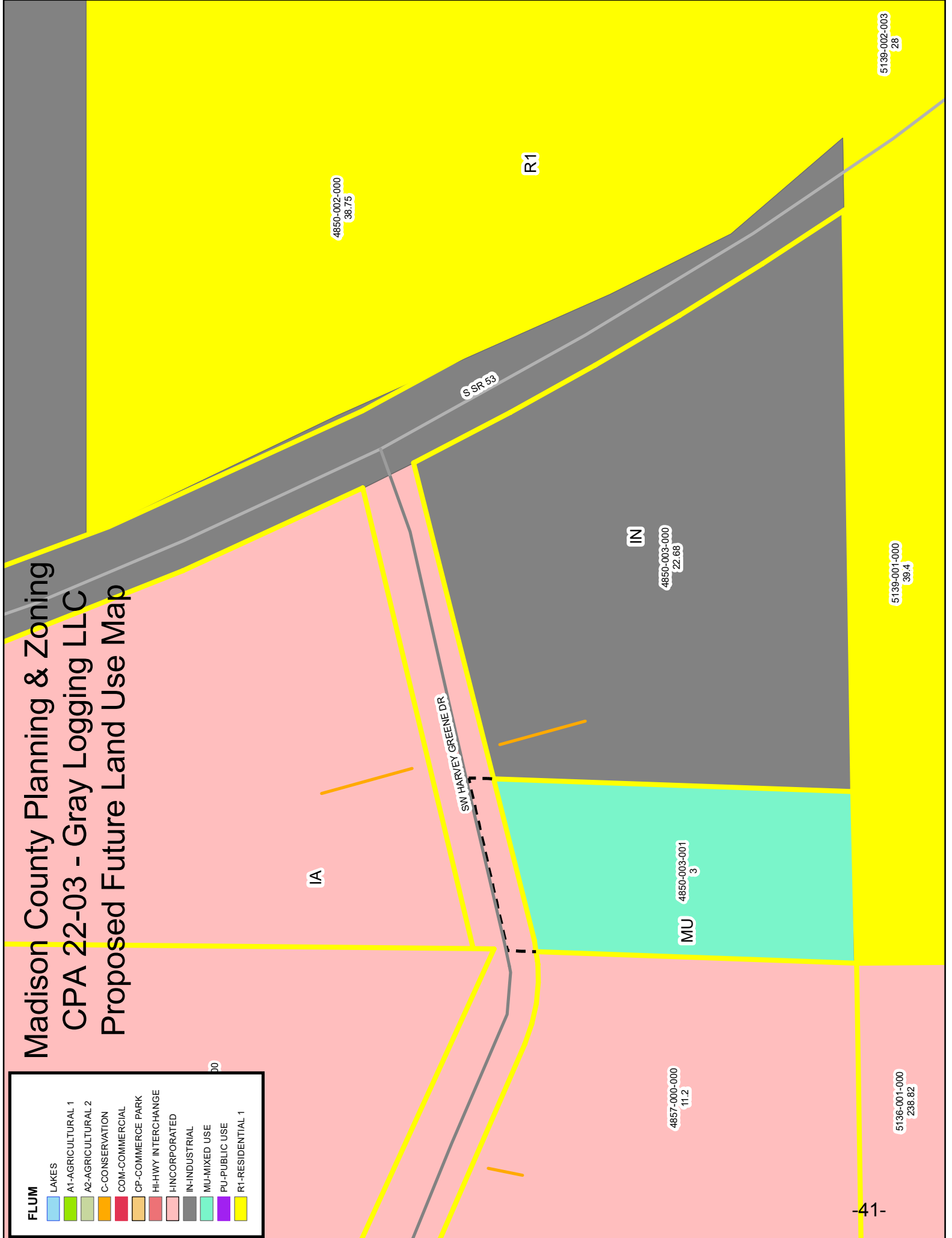
Madison County Planning & Zoning CPA 22-03 - Gray Logging LLC Current Future Land Use Map

FLUM	Color	Description
LAKES	Blue	LAKES
A1-AGRICULTURAL 1	Light Green	A1-AGRICULTURAL 1
A2-AGRICULTURAL 2	Light Blue-Gray	A2-AGRICULTURAL 2
C-CONSERVATION	Orange	C-CONSERVATION
COM-COMMERCIAL	Red	COM-COMMERCIAL
CP-COMMERCE PARK	Light Orange	CP-COMMERCE PARK
HI-HWY INTERCHANGE	Light Purple	HI-HWY INTERCHANGE
H-INCORPORATED	Light Green	H-INCORPORATED
IN-INDUSTRIAL	Dark Gray	IN-INDUSTRIAL
MU-MIXED USE	Light Green	MU-MIXED USE
PU-PUBLIC USE	Purple	PU-PUBLIC USE
R1-RESIDENTIAL 1	Yellow	R1-RESIDENTIAL 1



Madison County Planning & Zoning CPA 22-03 - Gray Logging LLC Proposed Future Land Use Map

FLUM	Color
LAKES	Blue
A1-AGRICULTURAL 1	Light Green
A2-AGRICULTURAL 2	Light Blue-Green
C-CONSERVATION	Light Yellow
COM-COMMERCIAL	Light Orange
CP-COMMERCE PARK	Light Red
HI-HWY INTERCHANGE	Light Purple
H-INCORPORATED	Light Gray
IN-INDUSTRIAL	Light Blue
MU-MIXED USE	Light Green
PU-PUBLIC USE	Light Purple
R1-RESIDENTIAL 1	Light Yellow



**EXCERPTS FROM THE
CITY COMPREHENSIVE PLAN AMENDMENT**

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

II

TRANSPORTATION ELEMENT

GOAL, OBJECTIVES AND POLICIES

GOAL II: PROVIDE FOR A TRAFFIC CIRCULATION SYSTEM WHICH SERVES EXISTING AND FUTURE LAND USES.

OBJECTIVE II.1 The City, ~~upon adoption of this Comprehensive Plan,~~ shall maintain a safe, convenient and efficient level of service standard which shall be maintained for all motorized and non-motorized transportation systems.

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

ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	ROADWAY SEGMENT NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	SEGMENT DISTANCE (in miles)	SEGMENT LEVEL OF SERVICE
1	State Road 47 (from U.S. 129/ State Road 49 to northeast City limits)	2-U	Minor Arterial	Rural	0.6	D
2	U.S 129/State Road 49 (from north City limits to south City limits State Road 47)	2-U	Minor Arterial	Rural	1.3	D
3	U.S. 129/State Road 49/ Main Street (from State Road 47 to U.S. 129/State Road 49)	2-U	Arterial	Community	0.34	D
4	U.S. 129/State Road 49/ Main Street (from State Road 26 to County Road 339)	2-U	Arterial	Community	0.60	D
5	U.S. 129/ State Road 49 (from County Road 339 to County Line)	2-U	Highway	Community	1.5	D

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

ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	ROADWAY SEGMENT NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	SEGMENT DISTANCE (in miles)	SEGMENT LEVEL OF SERVICE
3-6	County Road 307A (from west City limits to State Road 47)	2-U	Minor Collector	Rural	0.2	D
4-7	State Road 26 (from west City limits to east City limits <u>U.S. 129/State Road 49</u>)	2-U	Intrastate Highway System Arterial	Community	2.0 <u>0.54</u>	C
<u>8</u>	<u>State Road 26 (from U.S. 129/State Road 49 to east City limits)</u>	<u>2-U</u>	<u>Arterial</u>	<u>Community</u>	<u>1.46</u>	<u>C</u>

U Undivided Roadway

Policy II.1.2 The City shall control the number and frequency of connections and access points of driveways and roads to 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 as amended** and the following requirements for City roads:

1. Permitting 1 access point for ingress and egress purposes to a single property or development;
2. Permitting 2 access points if the minimum distance between the two access points exceeds 20 feet;
3. Permitting 3 access points if the minimum distance between each access point is at least 100 feet; or
4. Permitting more than 3 access points where a minimum distance of 1000 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, 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 exceptions of handicapped and designated compact vehicle 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. Each compact vehicle parking space shall be a minimum of 7.5 feet by 15 feet in size and the number of designated compact vehicle parking spaces shall not exceed 35 percent of the total number of parking spaces on the lot or parcel. The City 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.

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

Policy II.1.4 The City 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 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, ~~upon adoption of this Comprehensive Plan,~~ 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.

OBJECTIVE II.3 The City shall, ~~upon adoption of this Comprehensive Plan,~~ 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 review all comprehensive plans and land development activity for consistency with the Florida Department of Transportation's Five-Year Transportation Plan.

OBJECTIVE II.4 The City, ~~upon adoption of this Comprehensive Plan,~~ shall provide for the protection of future right-of-ways from building encroachment by establishing right-of-way setback requirements, as provided in Policy II.4.1, for all structures along new or realigned collector and arterial roadways.

Policy II.4.1 The City's land development regulations shall include provisions which require a structure to provide a minimum setback 75 feet as measured from the centerline of the right-of-way for new or realigned collector and arterial roads.

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

V

CONSERVATION ELEMENT

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's land development regulations shall protect air quality through the appropriate siting of development and associated public facilities by requiring landscape buffers and setbacks to prevent wind shadows.

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

OBJECTIVE V.2 The City in order to protect the quality and quantity of current and projected water sources, hereby establishes a 300 foot wellfield protection area around community water system wells. In addition, the City in order to protect areas of high aquifer recharge potential to the Floridan Aquifer as designated by the Water Management District shall limit development in these areas as specified in Policy IV.5.5 of this Comprehensive Plan.

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

Policy V.2.2 The City shall protect the present water quality classification established by the Florida Department of Environmental **Regulation Protection** by prohibiting industrial uses, commercial uses and intensive agricultural uses, such as milking barns and chicken houses, to be located adjacent to the City's surface water bodies.

Policy V.2.3 The City shall identify and make recommendations, where appropriate, for the purchase of environmentally sensitive lands under the State and Federal grant programs.

Policy V.2.4 The City's land development regulations 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 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's land development regulations shall require all new development to maintain the natural functions of natural flood storage, pollution alternatives in wetlands and 100-year floodprone areas.

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

- Policy V.2.7 The City shall require all structure to be clustered on the non-floodprone portion of a site or where the entire site is in a floodprone area, structure shall be elevated at least 2 feet above the highest adjacent grade.
- Policy V.2.8 The City 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 Chapter ~~6362~~-312, Rules of the Florida Department of Environmental Protection, ~~in effect upon adoption of this Comprehensive Plan as amended.~~
- 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's land development regulations shall require a 35-foot regulated natural buffer adjacent to all perennial rivers, streams and creeks and prohibit the location of residential, commercial and industrial land uses within the buffer areas, but allow agriculture, silviculture and resource-based recreational activities within buffer areas subject to best management practices.
- 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 natural drainage basins by prohibiting any development which may diminish or degrade the quality and quantity of surfacewater runoff within the City.
- Policy V.2.14 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, 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 maintain 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 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.

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

- Policy V.3.3 The City 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, Division of Forestry for the multiple uses of recreation, wildlife habitat, watershed protection, erosion control and maintenance of water quality.
- OBJECTIVE V.4 The City shall, ~~upon adoption of this Comprehensive Plan~~, 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 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 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. If designated species are found on the site or would be affected by the development, a specific management plan will be required from the developer, including necessary modifications to the proposed development, to ensure the preservation of the designated 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 City.
- Policy V.4.4 The City shall cooperate with the Florida Department Environmental Protection in the inventorying and monitoring aquaculture activities within the City.
- Policy V.4.5 The City shall address, during the development review process, the mitigation of development activities within environmentally sensitive areas 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 Chapter 62-312, Rules of the Florida Department of Environmental Protection, **as amended**.

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

X

PROPERTY RIGHTS ELEMENT

INTRODUCTION

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

PROPERTY RIGHTS GOAL, OBJECTIVES AND POLICIES

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

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

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

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

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

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

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

Regional Planning Council: North Central Fl
Review Date: 1/26/23
Amendment Type: Draft Amendment

Regional Planning Council Item No.: 18
Local Government: Madison County
Local Government Item No.: CPA 22-04
State Land Planning Agency Item No.: 22-2ESR

Date Mailed to Local Government and State Land Planning Agency: 1/27/23 (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

County item CPA 22-04 amends the County’s Comprehensive Plan to establish solar facilities as an allowable use in Agriculture future land use categories to be consistent with Section 163.3205, Florida Statutes, as amended, requiring that solar facilities are an allowable use in all Agriculture future land use and zoning districts. (see attached).

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

CPA 22-04 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 County Comprehensive Plan, as amended, is not anticipated to create significant adverse impacts to adjoining local governments.

Request a copy of the adopted version of the amendment?

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

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

**EXCERPTS FROM THE
COUNTY COMPREHENSIVE PLAN AMENDMENT**

**MADISON COUNTY
COMPREHENSIVE PLAN**

**SECTION 1. FUTURE LAND USE ELEMENT
GOAL, OBJECTIVES AND POLICIES**

GOAL 1 – IN RECOGNITION OF THE IMPORTANCE OF CONSERVING THE NATURAL RESOURCES AND ENHANCING THE QUALITY OF LIFE IN THE COUNTY, DIRECT DEVELOPMENT TO THOSE AREAS WHICH HAVE IN PLACE, OR HAVE AGREEMENTS TO PROVIDE, THE LAND AND WATER RESOURCES, FISCAL ABILITIES AND SERVICE CAPACITY TO ACCOMMODATE GROWTH IN AN ENVIRONMENTALLY ACCEPTABLE MANNER.

OBJECTIVE 1.1: The County shall maintain a Future Land Use Map which coordinates future land uses with appropriate topography, soil conditions, conservation of natural resources and availability of facilities and services.

Policy 1.1.1:

The County shall regulate land use through designation of land use districts on a Future Land Use Map. The Future Land Use Map shall be used to determine the location and extent of development within the County consistent with the conservation of natural resources and availability of public facilities and services. Land use districts depicted on the Future Land Use Map shall be described as follows.

1. Agriculture-1
 - a. Intent. This district is intended to provide for crop cultivation, livestock, specialty farms, silviculture areas, dwelling units, and solar facilities and associated and related facilities.
 - b. Density. 1 du / 40 acres
2. Agriculture-2
 - a. Intent. Intent. This district is intended to provide for crop cultivation, livestock, specialty farms, silviculture areas, solar facilities and associated and related facilities. and allow for additional residential densities.
 - b. Density. 1 du / 10 acres

OBJECTIVE 1.10: Solar facilities and associated and related facilities shall be regulated consistent with state and federal permitting requirements.

Policy 1.10.1:

Pursuant to Section 163.3205 of Chapter 163, Florida Statutes, a solar facility shall be an allowable use in all agricultural land use districts and must comply with the setback and landscaped buffer area criteria for other similar uses in the agricultural land use

district. Notwithstanding other provisions of this Comprehensive Plan, solar facilities and associated and related facilities are permitted subject to specific requirements as defined within the Land Development Code.

Policy 1.10.2:

Solar facilities and associated and related facilities shall be regulated consistent with state and federal permitting requirements and shall obtain an Environmental Resource Permit from the Florida Department of Environmental Protection or Suwannee River Water Management District. County required setbacks to wetlands and floodplain impacts will be consistent with requirements for the above mentioned Environmental Resource Permit.

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

Regional Planning Council: North Central Fl
Review Date: 1/26/23
Amendment Type: Draft Amendment

Regional Planning Council Item No.: 19
Local Government: Madison County
Local Government Item No.: CPA 22-06, 07, 08 & 09
State Land Planning Agency Item No.: 22-3ESR

Date Mailed to Local Government and State Land Planning Agency: 1/27/23 (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

County items CPA 22-06, CPA 22-07, CPA 22-08, and CPA 22-09 reclassifies 1,301.43 acres from Commerce Park, Highway Interchange, and Residential to Agriculture-2 (see attached).

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

The CPA 22-06, CPA 22-07, CPA 22-08, and CPA 22-09 subject properties are located within one-half mile of Interstate Highway 10, which is part of the Regional Road Network as identified and mapped in the North Central Florida Strategic Regional Policy Plan. However, adverse impacts to the Regional Road Network are not anticipated, as density an intensity of use will decrease with the proposed classification.

The subject property is located within a Stream to Sink Watershed and 100-year floodplain, Natural Resources of Regional Significance identified and mapped in the regional plan. Nevertheless, adverse impacts are not anticipated to occur to Natural Resources of Regional Significance, as density an intensity of use will decrease with the proposed classification, and the County Comprehensive Plan includes maps of all Natural Resources of Regional Significance contained in the regional plan, therefore assuring consistency between mapped areas.

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

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

Request a copy of the adopted version of the amendment?

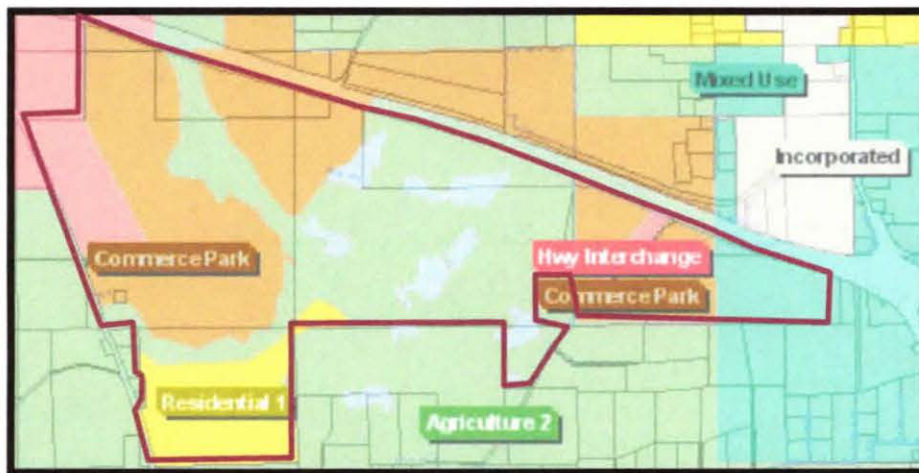
It is recommended that these findings be forwarded to the County and the Florida Department of Economic Opportunity.

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

**EXCERPTS FROM THE
COUNTY COMPREHENSIVE PLAN AMENDMENT**

The subject parcels are identified with several different land use categories including Highway Interchange, Commerce Park, Residential 1, Mixed Use and Agriculture 2 with several parcels having more than one land use identified. The parcels are surrounded by similar uses with Mixed Use to the east, Highway Interchange and Agriculture 2 to the west and to the south. The parcels abut Interstate I-10 to the north.

Each of the subject parcels will require a land use change to an Agriculture land use designation to allow for the development of solar facilities. As the parcels are partially designated with Agriculture 2 land use, the most appropriate land use for each parcel is Agriculture 2.



Much like many of the other uses already allowed within the Agriculture land use categories, solar facilities are highly compatible with agricultural uses and are good neighbors with agricultural communities. Solar projects create no dust or other effects that would impact an adjacent farm or community. Solar panels are supported by small steel posts that sit low to the ground and have no impact on the productivity of the soil. Essentially, solar energy is the crop, and it is harvested in a way that is virtually silent.

Economic Impact

According to the U.S. Energy Information Administration's Annual Energy Outlook 2020, renewables will be the fastest-growing source of electricity generation in the nation through 2050. Costs for renewables such as wind and solar have continued to decline as building additional projects allows for gained experience. The growth in solar capacity is projected to continue through 2050 as the cost of solar photovoltaic is projected to continue to decline. Solar photovoltaic projects are projected to be among the most economically competitive generating technologies.

Other benefits of solar include:

**EXCERPTS FROM THE
COUNTY COMPREHENSIVE PLAN AMENDMENT**

II

TRANSPORTATION ELEMENT

INTRODUCTION

A traffic circulation system provides for the safe and efficient movement of people and goods and supports existing and future development. This plan element identifies the types, locations and extent of existing and proposed major thoroughfares and transportation routes in the County and establishes a framework for policy decisions in planning future transportation needs. 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 interrelates with the Future Land Use Element due to the inherent two-way relationship between land use and transportation. Land use patterns directly affect the demand for transportation facilities. More intensive land uses generate more traffic and require greater degrees of accessibility. Conversely, the transportation network affects and influences the use of land located adjacent to these facilities.

The Transportation Element also 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 traffic circulation system does not stop at political boundaries. Coordination with other local governments is prerequisite to a total traffic circulation system. The goal, objectives and policies of the Intergovernmental Coordination Element establish guidelines for coordination between various governmental entities.

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

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 for all roadways.

Policy II.1.1 Establish the Service Standards 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 Quality/Level of Service Handbook.

Words bolded and underlined are added
~~Words bolded and struck through are deleted~~

ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT DESCRIPTION	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	LEVEL OF SERVICE
1	S.R. 16 from County east boundary to S.R. 121	2U	Minor Arterial	Rural	D
2	S.R. 100 from County east boundary to S.R. 121	2U	Minor Arterial	Rural	D
3	S.R. 100 from Lake Butler west limits (SW 12th Ave) to County west boundary	2U	Minor Arterial	Rural	D
4	S.R. 121 from County north boundary to (S.R.16)	2U	Minor Arterial	Rural	D
5	S.R. 121 from S.R. 16 to Raiford east limits	2U	Minor Arterial	Rural	D
6	S.R. 121 from Raiford southwest limits (NE 222nd Ct.) to S.R. 100	2U	Minor Arterial	Rural	D
7	S.R. 121 from Lake Butler southwest limits to C.R. 18	2U	Minor Arterial	Rural	D
8	S.R. 231 from Lake Butler south limits to Department of Corrections Reception and Medical Center	2U	Minor Arterial	Rural	D
9	S.R. 18 from County east boundary to Worthington Springs east limits (SW 120th Ct.)	2U	Major Collector	Rural	D
10	C.R. 18 from Worthington Springs west limits to County west boundary	2U	Major Collector	Rural	D
11	C.R. 231 from County north boundary to S.R. 100	2U	Major Collector	Rural	D
12	C.R. 231 from Department of Corrections Reception and Medical Center to County southeast boundary	2U	Major Collector	Rural	D

Words bolded and underlined are added
~~Words bolded and struck through are deleted~~

ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT DESCRIPTION	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	LEVEL OF SERVICE
13	S.R. 238 from County west boundary to Lake Butler west limits	2U	Major Collector	Rural	D
14	C.R. 238 and C.R. 229 from Lake Butler northeast limits to County north boundary	2U	Major Collector	Rural	D
15	C.R. 241 from County south boundary to S.R. 238	2U	Major Collector	Rural	D
16	C.R. 245 from S.R. 238 to County west boundary	2U	Major Collector	Rural	D
17	C.R. 18A from S.R. 18 to C.R. 239A	2U	Minor Collector	Rural	D
18	C.R. 125 from County east boundary to S.R. 121	2U	Minor Collector	Rural	D
19	C.R. 199 from C.R. 125 to S.R. 16	2U	Minor Collector	Rural	D
20	C.R. 229 from C.R. 238 near County north boundary to Raiford north limits	2U	Minor Collector	Rural	D
21	C.R. 229 from Raiford south limits to County east boundary	2U	Minor Collector	Rural	D
22	C.R. 231A from S.R. 100 to C.R. 231	2U	Minor Collector	Rural	D
23	C.R. 231A from C.R. 231 to S.R. 121	2U	Minor Collector	Rural	D
24	C.R. 237 from S.R. 121 to S.R. 100	2U	Minor Collector	Rural	D
25	C.R. 238A from C.R. 239 to C.R. 18	2U	Minor Collector	Rural	D
26	C.R. 239A from C.R. 231A to C.R. 241	2U	Minor Collector	Rural	D
27	C.R. 239 from C.R. 18 to S.R. 100	2U	Minor Collector	Rural	D
28	C.R. 796 from S.R. 121 to C.R. 238A	2U	Minor Collector	Rural	D

Words bolded and underlined are added
~~Words bolded and struck through are deleted~~

ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT DESCRIPTION	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	LEVEL OF SERVICE
29	C.R. 240 from C.R. 241 to County west boundary	2U	Minor Collector	Rural	D
30	C.R. 241A from C.R. 241 to S.R. 238	2U	Minor Collector	Rural	D
31	C.R. 241 from S.R. 238 to County west boundary	2U	Minor Collector	Rural	D
32	C.R. 791 from C.R. 241A to S.R. 238	2U	Minor Collector	Rural	D

U - Undivided roadway.

Policy II.1.2. The County shall control the number and frequency of connections and access points of driveways and roads to arterial and collector roads by requiring access points for state roads to be in conformance with Chapter 14-96 and 14-97, Florida Administrative Code, in effect upon adoption of this Comprehensive Plan and the following requirements for County roads:

1. Permitting 1 access point for ingress and egress purposes to a single property or development;
2. Permitting 2 access points if the minimum distance between the two access points exceeds 20 feet;
3. Permitting 3 access points if the minimum distance between each access point is at least 100 feet; or
4. Permitting more than 3 access points where a minimum distance of 1000 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 to 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 plus a 5 foot wide access aisle. The County may allow the establishment of such offstreet 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 County for any development required to provide a site plan or requiring platting along proposed collector or arterial roadways, shall include requirements for an additional 10 foot right-of-way for bicycle and pedestrian ways to be provided 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 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, the landowner shall not be held responsible for contributing to deficient transportation facilities.

Words bolded and underlined are added
~~Words bolded and struck through are deleted~~

- OBJECTIVE II.2 The County shall continue to require all traffic circulation system improvements be consistent with land uses shown on the future land use plan map of the Comprehensive Plan by limiting higher density and higher intensity land use locations to be adjacent to collector and arterial roads.
- Policy II.2.1 The County shall, as part of the capital improvements scheduling of roadway improvements, review all such proposed roadway improvements to determine if they 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 proposed roadway improvement is not consistent with the provisions of the Future Land Use Plan Element.
- Policy II.2.2 The County shall coordinate the traffic circulation system improvements with the provisions of the adopted Suwannee River Management Plan prepared pursuant to Florida Statutes Chapter 380, by the Suwannee River Resource Planning and Management Committee.
- OBJECTIVE II.3 The County shall coordinate its traffic circulation planning efforts with the Florida Department of Transportation for consistency with the Department's **5 Five**-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 Five**-Year Transportation Plan.
- OBJECTIVE II.4 The County shall continue to provide for the protection of future rights-of-way from building encroachment by establishing right-of-way setback requirements, as provided in the rights-of-way setback policy contained within the Transportation Element of this Comprehensive Plan, for all structures along new or realigned collector and arterial roadways. Extra right-of-way will either be provided by the developer if the road is part of the development or purchased as additional right-of -way.
- Policy II.4.1 The County shall continue to 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. 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.
- 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.

Words bolded and underlined are added

~~**Words bolded and struck through are deleted**~~

- 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.

V

CONSERVATION ELEMENT

INTRODUCTION

The following goal, objectives and policies comprise the Conservation Element and provide for the conservation, use and protection of the County's natural resources. Data collected for this plan element and its analysis, contained in the County's Data and Analysis document, are not part of this plan element but 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. Within this plan such publicly owned areas designated for flood control, protection of quality or quantity of groundwater or surface water, floodplain management, protection of vegetative communities or wildlife habitats or similar.

The Future Land Use Plan map series identifies conservation future land use as defined above. These are public lands designated "conservation" for the purpose of protecting natural resources or environmental quality.

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

GOAL, OBJECTIVES AND POLICIES

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

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

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

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

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

Words bolded and underlined are added
~~Words bolded and struck through are deleted~~

- Policy V.2.2 The County shall protect the present water quality classification established by the Florida Department of Environmental Protection by prohibiting industrial uses, commercial uses and intensive agricultural uses, such as milking barns and chicken houses, to be located adjacent to the County's surface water bodies. For the purpose of this Comprehensive Plan “surface water” means water above the surface of the ground whether or not flowing through definite channels, and including:
1. A natural or artificial pond, lake, reservoir, or other area which ordinarily or intermittently contains water and which has a discernible shoreline; or
 2. A natural or artificial stream, river, creek, channel, ditch, canal, conduit culvert, drain, waterway, gully, ravine, street, roadway swale or wash in which water flows in a definite direction, either continuously or intermittently and which has a definite channel, bed or banks; or
 3. Any wetland.
- Policy V.2.3 The County shall review and comment on proposals for the purchase of environmentally sensitive lands as part of the Florida Forever Program as listed by the Acquisition and Restoration Council for the Board of Trustees of the Internal Improvement Trust Fund, Water Management District, or U.S. Government, under the programs administered by the U.S. Department of Interior, Florida Department of Environmental Protection or the land acquisition programs of the Water Management District.
- Policy V.2.4 The County shall require a 35-foot natural buffer around all wetlands and prohibit the location of agriculture, residential, commercial and industrial land uses within the buffer areas, but allow resource-based recreational activities within buffer areas and silviculture activities within buffer areas subject to the provisions of the silviculture policies of this element. Natural buffers for mining activities shall be in accordance with the mining requirements of the Future Land Use Element.
- Policy V.2.5 The County shall, through the development review process, require that post-development runoff rates and pollutant loads do not exceed pre-development conditions.
- Policy V.2.6 The County shall require all new development, and mining activity, to maintain the natural functions of wetlands and 100-year floodplains so that the long term environmental integrity and economic and recreational value of these areas is maintained.
- Policy V.2.7 The County shall regulate development within that part of the 100-year floodplain of the Santa Fe River as shown on the Future Land Use map by establishing these areas as Environmentally Sensitive in accordance with the land use classification policy contained within the Future Land Use Element of this Comprehensive Plan. In addition, in order to maintain the flood-carrying and flood storage capacities of the floodplains and reduce the risk of property damage and loss of life, the County shall adopt flood damage prevention regulations and in the interim shall continue to enforce the provisions of the National Flood Insurance Program and regulate all development and the installation of utilities in the County within flood hazard areas in conformance with the program requirements. Further, the County shall require all structures in the County to be clustered on the non-floodprone portion of a site. Where the entire site is in a floodprone area or an insufficient buildable area on the non-floodprone portion of a site exists, all structures, located in floodplains, shall be elevated no lower than 1 foot above base flood elevation. Non-residential structures located in floodplains may be flood proofed in lieu of being elevated provided that all areas of the structure below the required elevation are water tight. In addition, where the entire site is in a floodprone area or an insufficient buildable area on the non-floodprone portion of site exists, all structures located in areas of shallow flooding shall be elevated at least two

Words bolded and underlined are added
~~Words bolded and struck through are deleted~~

feet above the highest adjacent grade.

Policy V.2.8

Where the alternative of clustering all structures on the non-wetland portion of a site exists, the County shall conserve wetlands by prohibiting any development, which alters the natural function of wetlands, and prohibiting mining operations within wetlands as provided for in the mining policies contained in the Land Use Element of this Comprehensive Plan. Mitigation efforts shall be required for activities which alter the natural functions of wetlands in accordance with Chapter 62-330, Florida Administrative Code, as amended, ~~in effect upon adoption of this Comprehensive Plan~~ **as amended**. Such mitigation shall result in no net loss of wetlands and all restored or created wetlands shall be of the same ecological type, nature and function.

Where the alternative of clustering all structures on the non-wetland portion of a site does not exist, the County shall allow only minimal residential development activity in those areas defined as wetlands within this Comprehensive Plan and such development activity shall conform to the density requirement for the land use classification applicable to the location of the wetland. However, in no case shall residential dwelling unit density be greater than 1 dwelling unit per 5 acres. In addition, such development activity shall comply with the following densities and performance standards:

1. Residences and any support buildings shall be elevated no lower than 1 foot above the highest recorded flood level in the wetland. If flooding data is not available, residences and any support buildings shall be built at least 2 feet above the highest seasonal water level.
2. Clearing or removal of native vegetation shall not exceed 1/2 acre per 5 acres. Exotic vegetation may be removed without regard to this limitation provided that, if the area cleared of exotic vegetation exceeds the 1/2 acre limitation, it is replanted with native wetland vegetation.
3. Walking paths and driveways to the residence shall use permeable fill and shall be constructed with a sufficient number and size of culverts to allow the natural flow of water to continue.

For the purposes of this Comprehensive Plan, wetlands shall be generally located as shown in Appendix A, and more specifically described and defined as follows: Wetlands mean 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 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. The delineation of actual wetland boundaries may be made by any professionally accepted methodology consistent with the type of wetlands being delineated, but shall be consistent with any unified statewide methodology for the delineation of the extent of wetlands ratified by the Legislature.

Words bolded and underlined are added
~~Words bolded and struck through are deleted~~

- 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 comply 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 In no case shall a hazardous or bio-medical waste treatment facility be located within an Environmentally Sensitive Area as designated within this Comprehensive Plan.
- Policy V.2.14 The County shall prohibit development on the river berm by requiring a minimum undisturbed, vegetated buffer of 75 feet measured from the generally recognized river bank of any Outstanding Florida Water (Olstee Creek and Santa Fe River), as classified by the Florida Department of Environmental Protection, **in effect upon adoption of this policy as amended**. This buffer shall be maintained for all single-family residential and agricultural uses and silvicultural activities. All other permitted land uses shall conform to the variable buffer requirements contained in Chapter 40B-4.3030(4), Florida Administrative Code, as administered by the Water Management District, **in effect upon adoption of this Comprehensive Plan as amended**. Exception shall be made for the provision of reasonable access to the river; and resource-based recreational activities within buffer areas. Reasonable access shall mean the minimum amount of clearing necessary for access not to exceed 25 feet in width.
- Policy V.2.15 The County shall require a minimum undisturbed, vegetated buffer of 50 feet measured from the generally recognized bank of all other perennial rivers, streams and creeks and prohibit the location of residential, commercial, industrial and agricultural uses within the buffer areas. Exception shall be made for the provision of reasonable access to the river, stream or creek; and resource-based recreational activities within buffer areas. Reasonable access shall mean the minimum amount of clearing necessary for access not to exceed 25 feet in width. In addition, silvicultural activities within the buffer areas shall be conducted in accordance with the silviculture policies of this element.
- Policy V.2.16 Silviculture activities shall be conducted in accordance with the best management practices outlined in the publication entitled Silviculture Best Management Practices, Florida Department of Agriculture and Consumer Services, 2000. In addition, silviculture activities shall also be conducted in accordance with Chapter 40B-4.3030(4)(c), Florida Administrative Code, as administered by the Water Management District, **in effect upon adoption of this Comprehensive Plan as**

Words bolded and underlined are added
~~Words bolded and struck through are deleted~~

amended.

- OBJECTIVE V.3 The County shall 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 granted in conformance with the mining policies of this Comprehensive Plan and further, that such permit be coordinated with the Florida Department of Environmental Protection.
- 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 comment regarding topographic, hydrologic and vegetative cover factors in order to identify procedures for the protection and conservation of the natural functions of soils by the proposed development.
- Policy V.3.3 The County shall consider flexible and creative concepts in development plans, where development retains forest resources located on the site, to be maintained as space to provide for recreation, wildlife habitat, watershed protection, erosion control and maintenance of water quality.
- Policy V.3.4 The County shall apply the provisions of the critical wildlife habitat policy contained within this element to the areas identified by the Florida Natural Areas Inventory’s Biodiversity Matrix as containing documented, documented-historic, likely, or potential rare species or natural communities.
- OBJECTIVE V.4 The County shall continue to identify and protect native wildlife and their habitats, including state and federally protected plants 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 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 in the application and compliance with all Federal and state regulations which pertain to endangered and rare species.
- Policy V.4.2 The County shall consult with the Florida Fish and Wildlife Conservation Commission prior to the issuance of a development order where there is an indication that such issuance would result in an adverse impact to any endangered or rare species. All new development will maintain the natural functions of environmentally sensitive areas, including but not limited to wetlands and 100-year floodplains so that the long term environmental integrity and economic impact and recreation value of these areas is maintained.
- Policy V.4.3 The County shall address, during the development review process, the mitigation of development activities within environmentally sensitive areas, which include but are not limited to those areas identified as environmentally sensitive areas, within Appendix A of this Comprehensive Plan to ensure that the possible impacts created by the proposed development activity will not significantly alter the natural functions of these significant natural resources. All new development will maintain the natural functions of environmentally sensitive areas, including but not

Words bolded and underlined are added
~~**Words bolded and struck through are deleted**~~

limited to wetlands and 100-year floodplains so that the long term environmental integrity and economic impact and recreation value of these areas is maintained.

- Policy V.4.4 The County shall initiate, contingent upon State-provided funding, development and implementation of a local wildlife habitat protection and management program, and shall coordinate with state and federal wildlife programs.
- Policy V.4.5 The County shall implement, contingent upon State-provided funding, a public education program on the need to protect and manage the habitat of threatened and endangered species and species of special concern.
- Policy V.4.6 The County shall request the assistance of the Florida Fish and Wildlife Conservation Commission to conduct inventories of State and federally protected plant and animal species in the County.
- Policy V.4.7 The developer of any proposed development or the applicant for any proposed mining activity equal to or greater than 20 acres and located within areas (or “Matrix Units”) identified by the Florida Natural Areas Inventory’s Biodiversity Matrix as containing documented, documented-historic, likely, or potential rare species or natural communities, shall be required to evaluate the impacts to endangered, threatened or species of special concern and rare or unique vegetative communities. Listed animal species include those species identified in Chapter 68A-27, Florida Administrative Code, as amended, Rules Relating to Endangered or Threaten Species. Alternatively, if competent and substantial scientific evidence demonstrating that an endangered, threatened or species of special concern, wildlife habitat or rare and unique vegetative community is located within the area of any proposed development or proposed mining activity which is equal to or greater than 20 acres is presented to the County at the time of a preliminary plat, site and development plan, or mining operation permit is reviewed by the County, the developer or applicant shall evaluate the impacts on such species, habitats or communities. As a condition of permit approval of any proposed development or any proposed mining activity within these areas, such evaluation shall consist of a survey of the development site or mining activity area conducted on behalf the developer or applicant by person(s) qualified in the appropriate field for study, conducted according to professionally accepted standards to identify the presence of any state and federally protected plant and animal species.

If protected species are found on the site/area or would be affected by the development or mining activity, a specific management plan shall be required from the developer or applicant, including necessary modifications to the proposed development or proposed mining activity, to ensure the preservation of the protected species and their habitat. The County shall require the use of best management practices for the conservation, appropriate use and protection of fisheries, wildlife and wildlife habitats, identify and protect native wildlife and their habitats, including state and federally protected plant and animal species (endangered, threatened and species of special concern), within proposed development sites or proposed mining activity area and protect these natural resources from the impacts of development or mining activity prior to granting development or mining activity approval. Both the survey and the management plan may be done in consultation with the Florida Fish and Wildlife Conservation Commission, but the final approval of the management plan shall be by the County.

- OBJECTIVE V.5 The County, in order to protect significant natural resources in a manner which is in conformance with and furthers the North Central Florida Strategic Regional Policy

Words bolded and underlined are added
~~Words bolded and struck through are deleted~~

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**; 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.
- OBJECTIVE V.6 The County shall protect the most sensitive resources within springsheds, 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

Words bolded and underlined are added
~~**Words bolded and struck through are deleted**~~

Program, Florida Community Trust, Rural and Family Land Protection Program and others 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;
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.



#21

Serving Alachua
Bradford • Columbia
Dixie • Gilchrist • Hamilton
Lafayette • Levy • Madison
Suwannee • Taylor • Union Counties

2009 NW 67th Place, Gainesville, FL 32653-1603 • 352.955.2200

**REGIONAL CLEARINGHOUSE
INTERGOVERNMENTAL COORDINATION AND RESPONSE**

Date: 1/26/23

PROJECT DESCRIPTION

#21 - City of Lake Butler - Community Development Block Grant - Mitigation Program
DEO #MIT118 - Environmental Review

TO: Florida State Clearinghouse

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

Dale Walker, City Manager
City of Lake Butler
200 Southwest 1st Street
Lake Butler, FL 32054-2016

Fred D. Fox
Fred Fox Enterprises
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

v:\chouse\staff\cdbg\memos\other\memo_cdbg-mit_lakebutler_er.docx

Round 2 - Rebuild Florida GIP Grant

City of Lake Butler

Sanitary Sewer Master Pump Station, Force Main & WW Pump Stations Emergency Generators

Project Description

Purpose, Location, and Description of Proposed Activity:

The purpose of this project and the related DEP, SRF and Small Cities CDBG-Neighborhood Revitalization Projects are all part of a comprehensive multi-year and multi-phased wastewater collection system repair and replacement program. These projects are vital to ensuring the city can provide critical wastewater disposal services. This CDBG-MIT application is to harden the and make more resilient three critical components of the wastewater collection and pumping system:

1. Master Pump Station hardening
2. Wastewater Force Main resiliency
3. Emergency Generators for six (6) Pump Stations

The Master Wastewater Pump Station currently receives all the wastewater flow from the entire city via six (6) wastewater pump stations located throughout the city. The existing Wastewater Force Main currently pumps the city's raw wastewater to the Wastewater Treatment Facility (WWTF)

The hardened wastewater force main supported by the hardened master pump station and six additional pump stations with back-up emergency generators will convey the raw wastewater to the City's WWTF. Currently, during significant storm events the existing Master Pump Station, and Wastewater Force Main have been overwhelmed by a mixture of stormwater and wastewater that has resulted on several occasions untreated raw wastewater mixed with storm water spilling into the adjacent residential neighborhood and adjacent wetlands. Additionally, the pump stations throughout the city are without emergency back-up generators and are unable to pump during power outages, effectively shutting down the system and contributing to raw wastewater spills.

Along with the proposed improvements described above, the City has applied for and been awarded a Small Cities CDBG-NR grant #22DB-OP-03-73-02-N06 in the amount of \$700,000 and the City has pledged \$50,000 in leverage funds for the project. The project includes the replacement of the existing sanitary sewer lift station located at the NW corner of SW 6th Avenue (SR 231) and SW 5th Street. The lift station is failing and beyond its useful life and is in need of replacement. The scope of the project is to replace the existing lift station with a new modern lift station. The new lift station will be relocated and constructed on City-owned property located at the NW corner of SW 6th Avenue (SR 231) and SW 5th Street. The activity proposed in Service Area #1 in the Small Cities CDBG application involves the replacement and relocation of the existing Lift Station. The project will including a new valve, concrete top, new electrical service, a new pump control panel, new pumps, rails, lifting chair with cables, new water service and a new instrument panel.

Additionally, the City has been awarded a DEP-SRF grant loan in the amount of \$1,213,000 to

survey and design the repairs and replacement of the wastewater collection system for the entire “core” area of the City. The DEP SRF Principle Forgiveness (grant) amount is \$970,400 and the loan amount is \$242,600.

The City’s wastewater collection system is in dire need of repairs and replacement. These projects all tie into together and complement each other.

The proposed improvements to these critical facilities and vital components of the City of Lake Butler’s wastewater collection system and pumping system and will help ensure the entire sanitary sewer collection system and pumping system remain fully operational during severe weather events, natural disasters and prevent future wastewater spills.

The Service Area for the project includes all of the individuals, businesses and residential housing units that are served by the City of Lake Butler sanitary sewer system.

Based upon a recently conducted door-to-door survey of the residential customers connected to the City of Lake Butler’s sanitary sewer system the project will benefit approximately 1,785 residents living in the city’s Sanitary Sewer System Service Area, including 1,286 residents or (72.04%) who are considered low-and-moderate income. Other beneficiaries will include local businesses and critical community lifeline facilities connected to the City’s sanitary sewer system.

Because of the immediate need to replace the City’s Master Lift Station and Force Main as well as provide emergency power at all six (6) of the city’s other lift stations this application is being submitted under the Benefit to Low-and-Moderate Income Persons National Objective.

The City of Lake Butler is in Union County which is both a Rural County as defined by the Office of Management and Budget and a Fiscally Constrained County according to Florida Statute 218.67.

Risks to Be Mitigated:

The risks that will be mitigated by completion of this CDBG-MIT Infrastructure project include complete or partial SSCS failure due to extreme weather and associated wind, rain and flood damage. If the City’s SSCS were to fail during a severe weather event this would have a significant negative impacts to the City’s residents and businesses who are dependent upon the City’s SSCS for disposal of their effluent waste Should the SSCS fail wastewater would backup in the wastewater collection system and potentially cause Sanitary Sewer Overflows (SSOs) that would release untreated wastewater into residential and/or business areas causing health and safety issues and impacting the overall ability for homeowners and businesses to rebuild.

The City of Lake Butler’s Sanitary Sewer Collection System is considered a critical facility for the City of Lake Butler in providing wastewater collection to the residents of the City of Lake Butler who are connected to the City’s Sanitary Sewer Collection System. The purpose of this project is to harden this critical facility to increase the resiliency of the City’s Sanitary Sewer System.

An Engineering assessment has already been completed for this facility; and has identified the following risks recommended for mitigation:

- Due to the condition and the capacity of the Master Lift Station and the Wastewater Force Main, there is a significant risk of the City's Sanitary Sewer Collection System failing due to stormwater infiltration and sewer overflows from a significant storm event.
- Due to the lack of back-up emergency generators at the City's wastewater pump stations these stations will fail due to stormwater infiltration and sewer overflows from a significant storm event that results in a power outage.

A failure of the above critical component would compromise the functionality and resiliency of the SSCS and prevent the City's ability to adequately function as well as create potentially dangerous health outcomes and environmental damage from raw sewage overflows.

Work Plan and Team:

The team that would carry out the project will be led by City Staff under Dale Walker – City Manager along with the City's Public Works staff. They will work with the City's engineering consultant to develop the design and bid the project. Mittauer & Associates Engineering, Inc. has worked with the City to identify the CDBG-MIT GIP project needs and develop the initial cost estimate for this project. Once the design is complete the project will be competitively bid out and the lowest responsive acceptable bidder will be selected to construct the improvements.

Method to Estimate Funding Needs:

The City worked with their consulting engineer to determine the project funding requirements. This process included: making site visits to the City's WWTF, inspecting the City's Master Lift Station and Sanitary Sewer Collection System with City staff, reviewing historical drawings, reports and evaluating options and alternatives. Mittauer & Associates, Inc. has developed an overall scope of work through the efforts listed above as well as prioritizing the areas of the wastewater collection system that are at greatest risk for failure and causing disruption to the City's residents, infrastructure and nature environment. Cost estimates are based on bidding results for similar projects. Mittauer & Associates, Inc has (32) years of experience in Florida designing hardening improvements for municipal wastewater systems to increase the resiliency of critical public infrastructure and has engineered many CDBG, DEP SRF, USDA-Rural Development, Water Management District funded projects.

The city anticipates using a knowledgeable firm to administer the grant. The firm Fred Fox Enterprises prepared this grant application for the City. The City anticipated Fred Fox Enterprises will respond to the City's Request for proposals to manage the project, if funded. Fred Fox Enterprises have been writing and managing Small Cities CDBG and CDBG-DRI projects in the State of Florida for the past thirty-seven (37) years. Working initially with the Florida Department of Community Affairs (DCA) and more recently with the Florida Department of Economic Opportunity (DEO), Fred Fox Enterprises has written, and managed CDBG projects funded through the State of Florida in the following categories.

- One Hundred Eighty-five (185) Small Cities Neighborhood Revitalization projects
- Sixty-nine (69) Small Cities Housing Rehabilitation projects

- Forty-six (46) Small Cities Commercial Revitalization projects
- Forty-three (43) Small Cities Economic Development projects
- **Twenty-two (22) Disaster Recovery Initiative projects.**

Anticipated Outcomes:

The anticipated outcome for this project is the City's Sanitary Sewer Collection System will be hardened to such an extent that the potential for a failure and sewerage overflows from a significant weather event will be significantly reduced.

How Will the Project be Maintained?

The Master Lift Station, Force Main and remaining pump stations will be maintained by City staff after they are hardened. This will include regular O&M procedures on the emergency backup generators and regular maintenance on the existing equipment. City staff will identify maintenance needs and prioritize them along with their other routine maintenance tasks.