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MEETING NOTICE

CLEARINGHOUSE COMMITTEE

There will be a meeting of the Clearinghouse Committee of the North Central Florida Regional Planning Council on **October 26, 2023**. 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.**

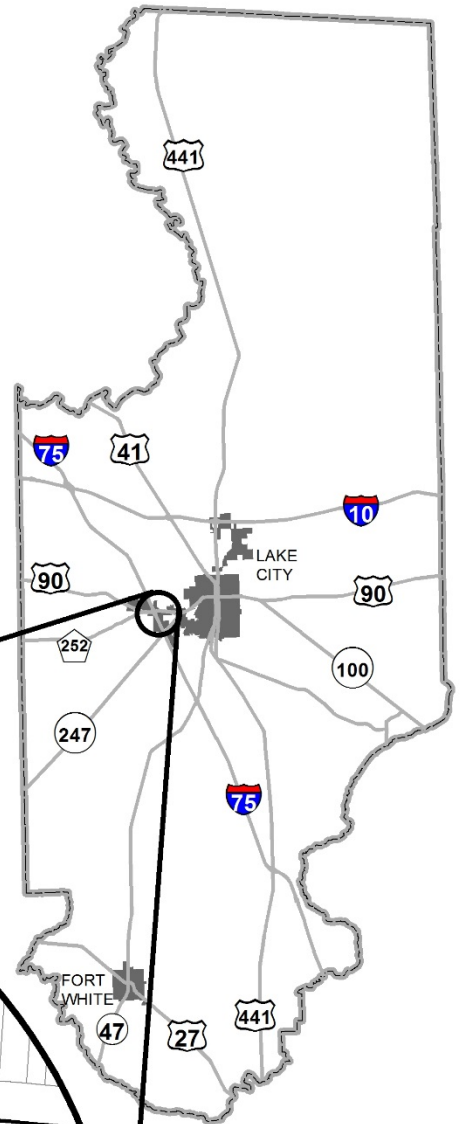
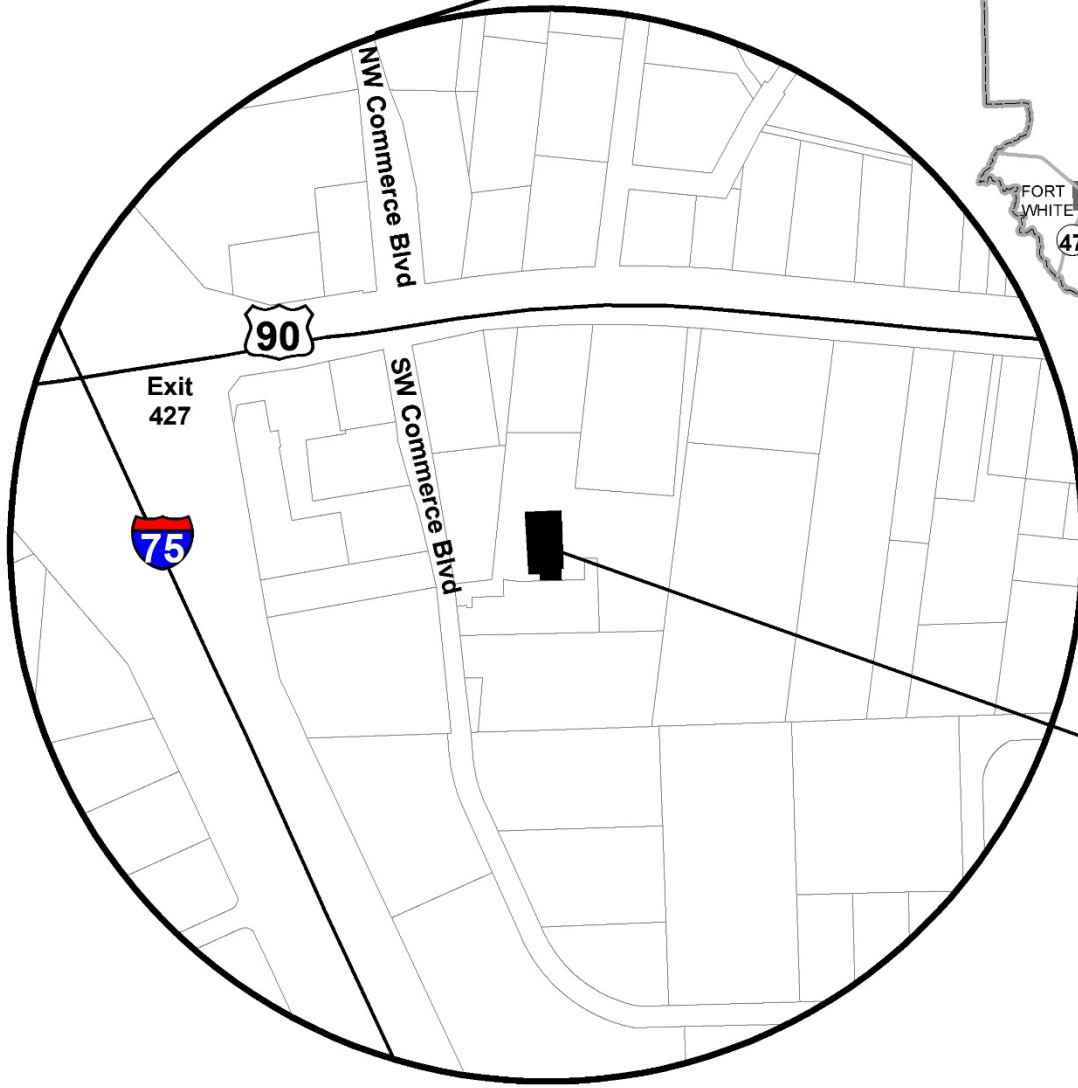
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Holiday Inn Hotel & Suites

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

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AGENDA CLEARINGHOUSE COMMITTEE

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

October 26, 2023
6:00 p.m.

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IV. STAFF-LEVEL REVIEW ITEMS

V. PUBLIC COMMENTS

The Committee welcomes you to this meeting. This time is set aside for our citizens and general public to address the Committee on any matter not included on the agenda. This is not a question or answer time, it is not a political forum, nor is it a time for personal accusations or derogatory remarks to or about Council personnel. If you would like to address the Committee, please complete a form, come forward when you are called, and state your name and address for the record. Please also limit your comments to not more than three minutes. Your participation is welcomed.

NORTH CENTRAL FLORIDA REGIONAL PLANNING COUNCIL
CLEARINGHOUSE COMMITTEE
MINUTES

Hybrid Meeting
Drury Inn & Suites
4000 Southwest 40th Boulevard
Gainesville, Florida and
Via Communications Media Technology

September 28, 2023
6:00 p.m.

MEMBERS PRESENT IN PERSON

Patricia Bouie Hutchinson, Chair
Daniel Riddick
Jody Stephenson
Donnie Waldrep, Vice-Chair
Casey Willits

MEMBERS ABSENT

James Catron
James Tallman
Marihelen Wheeler

STAFF PRESENT

Lauren Yeatter - In-Person

MEMBERS PRESENT VIA
COMMUNICATIONS
MEDIA TECHNOLOGY
FOR QUORUM

Stephen Witt

MEMBERS PRESENT VIA
COMMUNICATIONS
MEDIA TECHNOLOGY
(NOT FOR QUORUM)

None

Noting the presence of a quorum, the meeting was called to order by Chair Bouie Hutchinson at 6:01 p.m.

I. APPROVAL OF THE AGENDA

Chair Bouie Hutchinson requested approval of the agenda as presented.

ACTION: It was moved by Commissioner Waldrep and seconded by Commissioner Riddick to approve the September 28, 2023 Clearinghouse Committee Agenda as presented. The motion carried unanimously.

II. APPROVAL OF THE AUGUST 24, 2023 MEETING MINUTES

ACTION: It was moved by Commissioner Willits and seconded by Commissioner Waldrep to approve the August 24, 2023 Clearinghouse Committee meeting minutes as circulated. The motion carried unanimously.

III. COMMITTEE-LEVEL REVIEW ITEMS

#75 - City of Newberry Comprehensive Plan Adopted Amendment (DEO No. 23-2ESR)

Lauren Yeatter, Senior Planner, stated that the staff report finds the comprehensive plan, as amended, is 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 Willits and seconded by Commissioner Riddick to recommend that the Council approve the staff report for Item #75 as circulated. The motion carried unanimously.

IV. PUBLIC COMMENTS - None

The meeting adjourned at 6:17 p.m.

Patricia B. Hutchinson, Chair

10/26/23
Date

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

Regional Planning Council: North Central Fl Regional Planning Council Item No.: 77
Review Date: 10/26/23 Local Government: Gilchrist County
Amendment Type: Adopted Amendment Local Government Item No.: CPA 2023-02
State Land Planning Agency Item No.: 23-3ESR

Date Mailed to Local Government and State Land Planning Agency: 10/27/23 (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 County item CPA 2023-02 amends the County’s Comprehensive Plan Future Land Use Element Policies I.1.6.1 and I.1.6.2 to allow for solar facilities and associated and related facilities; creating Policy I.1.6.12 establishing supplemental criteria for solar facilities and associated and related facilities; creating Objective I.15 establishing permitting requirements for solar facilities and associated and related facilities (see attached).

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

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

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

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

Request a copy of the adopted version of the amendment?

It is recommended that these findings be forwarded to the County and the FloridaCommerce.

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

**EXCERPTS FROM THE
COUNTY COMPREHENSIVE PLAN AMENDMENT**

Proposed Comprehensive Plan Text Amendments - Solar Farms – Redline

Policy I.1.6.1 AGRICULTURAL LAND USE

a. Agriculture-1

Agriculturally classified lands are lands which are predominantly used for crop cultivation, livestock, specialty farms, silviculture uses, ~~and~~ dwelling units, ~~and solar facilities and associated and related facilities~~. Silviculture activity shall be conducted in accordance with the silviculture policies contained within the Conservation Element of this Comprehensive Plan. The County shall prohibit intensive agriculture uses requiring an industrial wastewater permit from the Florida Department of Environmental Protection in the Agriculture-1 land use classification. In addition, other compatible agricultural or commercial uses and commercial establishments that are directly related to nature-based tourism and recreation may be approved as special use permits and shall be limited to an intensity of .25 floor area ratio, unless further limited herein.

Commercial establishments that are directly related to nature-based tourism and recreation are limited to commercial building space not greater than 2,500 square feet. Such establishments will be limited to: fishing and hunting equipment sales and rental (excluding boats, motors, and trailers); camping equipment sales and rental; horse stables; gift and souvenir shops; scuba gear sales and rental; and the sale and rental of canoes, kayaks, inner tubes, bicycles, roller blades and other similar nature based sales and rentals of non-motorized equipment.

Agricultural density shall be as provided below.

Agriculture-1 < 1 d.u. per 2 acres

b. Agriculture-2 through Agriculture-5

Agriculturally classified lands are lands which are predominantly used for crop cultivation, livestock, specialty farms, silviculture activities conducted in accordance with the silviculture policies contained within the Conservation Element of this Comprehensive Plan, ~~solar facilities and associated and related facilities~~, and dwelling units.

In Agriculture-2 through Agriculture-5 land use classifications, structures involving farm animals and livestock shall be located no closer than 45 feet of any lot line.

In addition, in Agriculture-2 through Agriculture-5 land use classifications, other compatible agricultural or commercial uses and commercial establishments that are directly related to nature-based tourism and recreation may be approved as special use permits and shall be limited to an intensity of .25 floor area ratio, unless further limited herein.

Intensive agriculture means any agricultural use requiring an industrial wastewater permit from the Florida Department of Environmental Protection. Intensive agriculture uses shall be allowed only in Agriculture-2 through Agriculture-5 land use classifications inclusive, and shall first obtain a special use permit from the County. However, existing intensive agriculture uses as of the date of adoption of this policy, will not be required to obtain a special use permit approval from the County for those existing intensive agriculture uses. However, expansion or change of existing intensive agriculture uses after the date of adoption of this policy, for which an industrial wastewater permit is required from the Florida Department of Environmental Protection for that expansion or change, will require a special use permit from the County, unless the expansion or change is required by the Florida Department of Environmental Protection to maintain the same livestock population of the activity as existed on the date of adoption of this policy.

Proposed Comprehensive Plan Text Amendments - Solar Farms – Redline

Commercial establishments that are directly related to nature-based tourism and recreation are limited to commercial building space not greater than 2,500 square feet.

Dwelling unit densities in agriculture land use classifications are, as follows:

Agriculture-5 < 1 dwelling unit per 40 acres

Agriculture-4 < 1 dwelling unit per 20 acres

Agriculture-3 < 1 dwelling unit per 10 acres

Agriculture-2 < 1 dwelling unit per 5 acres

Within the Agriculture-2 and 3 land use classifications, any development which contains up to 25 lots may either be developed as a subdivision with a minimum lot size of 10 acres within the Agriculture-3 classification or 5 acres within the Agriculture-2 classification or as a Planned Rural Residential Development with clustered lots where no lot shall be less than 1 acre and an overall density of 1 dwelling unit per 10 acres within the Agriculture-3 classification or 5 acres within the Agriculture-2 classification shall be maintained on site. Roads within all such subdivisions and Planned Rural Residential Developments shall comply with the provisions of the road paving policy contained within this plan element. Within the Agriculture -2 or 3 land use classifications, any development which contains more than 25 lots shall be developed as a Planned Rural Residential Development with clustered lots where no lot shall be less than 1 acre and an overall density of 1 dwelling unit per 10 acres within the Agriculture - 3 classification and per 5 acres within the Agriculture - 2 classification shall be maintained on site. All lots, whether within a subdivision or Planned Rural Residential Development, shall have a length to width ratio no greater than 3 to 1. All Planned Rural Residential Developments shall be developed, as follows:

1. the development shall maintain a minimum 80 percent of the development as undeveloped area. In addition, the number of lots shall not exceed 49 (unless this Comprehensive Plan is amended to permit more than 49 lots);
2. the development shall be compact and contiguous and shall not be scattered throughout the development parcel. Building lots shall be located on the highest elevations on the site;
3. the development shall provide a minimum of a 200 buffer from adjacent land uses, 75 foot undisturbed buffer from a perennial river, stream or creek and a minimum 50 foot setback from a lake, pond or wetland. This buffer may be a portion of the required undeveloped area;
4. the developed area shall be configured in such a manner as to permit continued agriculture and/or silviculture uses of the undeveloped area;
5. the developed area of the development, shall be located outside of (1) wetlands; (2) floodplains; (3) native upland vegetation; and (4) active agricultural areas, unless the entire development site consists of any or a combination of such areas. If the entire development site consists of any or a combination of such areas, the developed area shall be located in the least sensitive of such areas. Least sensitive areas shall be determined according to the order of priority of the above listing of such areas from most sensitive to least sensitive. In addition, if any developed area is located within any such sensitive areas, the development of such area shall be in accordance with the floodplain and wetlands policies contained within the Conservation Element of this Comprehensive Plan;

Proposed Comprehensive Plan Text Amendments - Solar Farms – Redline

6. the development shall have direct access to a paved road. For state maintained roads, such access shall require the approval of the Florida Department of Transportation;
7. all internal roads shall be so located in order to minimize the number of access points to external roadways; and
8. the developed area within the development shall provide a buffer to minimize the negative impacts of the uses within the developed area and uses within the undeveloped area upon each other, such that, the long term continuance of uses in either area is not threatened by such impact. The buffer shall consist of a landscaped buffer and shall be designed, planted and maintained as to be 80 percent or more opaque between 2 and 6 feet above average ground level when viewed horizontally. A masonry or wood opaque structure may be substituted for the landscaped buffer.

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

Policy I.1.6.2 SILVICULTURE/AGRICULTURE

Lands classified as Silviculture/Agriculture shall be lands which are predominantly used for silviculture activities conducted in accordance with the silviculture policies contained within the Conservation Element of this Comprehensive Plan, limited agriculture uses as described below, dwelling units, development units, archery ranges, rifle, shotgun and pistol ranges, and hunting and fishing camps and uses customarily accessory and clearly incidental and subordinate to such uses, may be allowed by Special Use Permit, in accordance with the County's Land Development Code. In addition, telecommunications towers are allowed by Special Use Permit. Development units, are structures commonly associated with row crops, pasture, hunting or silviculture activities such as barns, outbuildings and sheds, vehicle storage, small mill operations, and small office structures, provided that, any structures involving farm animals and livestock shall be no closer than 45 feet of any lot line.

Densities in the Silviculture/Agriculture land use classification are, as follows:

Silviculture/Agriculture < 1 dwelling unit per 160 acres and < 1 development unit per 80 acres

Within the Silviculture/Agriculture land use classification, intensive agriculture uses shall be prohibited. Grazing of livestock on pasture lands shall be allowed and row crops planted on a rotational basis between the harvesting of timber and planting of trees as part of silviculture activities shall also be allowed. Solar facilities and associated and related facilities shall also be allowed. All agricultural uses and activities shall maintain a 50-foot natural buffer around all wetlands.

Policy I.1.6.12 Solar facilities and associated and related facilities shall be an allowable use in all agricultural land use districts and in the industrial land use district. Solar facilities and associated and related facilities shall be subject to the supplemental criteria contained within the Land Development Code, including, but not limited to, design, security, landscaping, compatibility, and operations.

OBJECTIVE I.15 Solar facilities and associated and related facilities shall be regulated consistent with state and federal permitting requirements.

Proposed Comprehensive Plan Text Amendments - Solar Farms – Redline

Policy 1.15.1:

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 1.15.2:

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: 10/26/23
Amendment Type: Draft Amendment

Regional Planning Council Item No.: 1
Local Government: Alachua County
Local Government Item No.: Z 23-000003
State Land Planning Agency Item No.: 23-2ESR

Date Mailed to Local Government and State Land Planning Agency: 10/27/23 (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 Z 23-000003 revises existing definitions of the terms Environmental Justice and Social Equity, and includes equity considerations in the Industrial, Institutional, and Implementation policies of the Future Land Use Element (see attached).

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

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

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

The 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 FloridaCommerce.

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

**EXCERPTS FROM THE
COUNTY COMPREHENSIVE PLAN AMENDMENT**

Exhibit 1 – Proposed Text Amendment to Alachua County Comprehensive Plan

Underlined text is proposed to be added

~~Struck through~~ text is proposed for deletion

FUTURE LAND USE ELEMENT

Principle 1. Promote sustainable land development that provides for a balance of economic opportunity, social equity, ~~including~~ environmental justice, and protection of the natural environment.

Definitions

~~**Environmental Justice:** No group of people, including a racial, ethnic, or socioeconomic group, should bear a disproportionate share of the cumulative negative social or environmental consequences resulting from land use decisions.~~

Environmental Justice means that no group of people, including those from marginalized racial, ethnic, or socioeconomic groups or persons with disabilities, should disproportionately bear the cumulative negative social or environmental consequences resulting from land use decisions. Principles of environmental justice recognize historically that the largest proportion of environmental burdens come from industrial development, energy production facilities, disposal of waste, and transportation systems, and that these burdens often fall on the communities that are least able to withstand the impacts of them, i.e. poorer and marginalized communities. Environmental justice is a principle and practice that emerged historically from people of color organizing to protect their environments, community rights, lands, and health.

~~**Social Equity:** Principle of fairness, with attention to provision of opportunity to those portions of the community that are less well off; as applied to Comprehensive Plan, related issues include the provision of affordable housing, economic opportunity, and choice of living environments for all members of the community without regard to sex, race, age, religion, ethnicity, national origin, etc.~~

Equity means redressing injustices that were previously incurred, fully incorporating all segments of the community in the decision-making and planning processes and establishing measures to prevent future inequities from occurring. Such efforts include expanding opportunity and promoting equal access to public services, providing equal service quality, ensuring procedural fairness, and striving for equal opportunity in such areas as education, health, employment, mobility, and housing.

In the context of sustainability, equity refers to how burdens and benefits of different policy actions are distributed in a community. The more evenly they are distributed, the more equitable the community is, and this is reflected in economic, ecological, and social outcomes. Equity in sustainability includes putting

forth efforts toward rectifying previous environmental injustices, avoiding environmental injustices going forward, and providing equal access to participate in sustainability activities and shape their development.

4.0 INDUSTRIAL LAND USE POLICIES

OBJECTIVE 4.2 - LOCATION AND COMPATIBILITY

Policy 4.2.1. Industrial land uses shall not be located adjacent to residential or agricultural areas without adequate buffering or integrating design and business practices to eliminate or minimize adverse impacts. Land use decisions concerning location of industrial uses shall take into consideration environmental justice, equity, and community, historical, and neighborhood character; this shall include consideration of the residents of the community, their relationship to the land, and the characteristics of the land itself. In considering community, historical, and neighborhood character, particular consideration shall be given to recognizing, protecting and preserving the resilience, collective desires, and resources of historically burdened communities. Historically burdened communities are those where the residents, often from racially or ethnically marginalized communities, face inequities and have disproportionate burdens associated with land use.

Policy 4.4.1. Heavy Industrial land uses shall not be located adjacent to residential or agricultural areas without adequate buffering or integrating design and business practices to eliminate or minimize adverse impacts. Land use decisions concerning location of industrial uses shall take into consideration environmental justice, equity, and community, historical, and neighborhood character; this shall include consideration of the residents of the community, their relationship to the land, and the characteristics of the land itself. In considering community, historical, and neighborhood character, particular consideration shall be given to recognizing, protecting and preserving the resilience, collective desires, and resources of historically burdened communities. Historically burdened communities are those where the residents, often from racially or ethnically marginalized communities, face inequities and have disproportionate burdens associated with land use.

5.0 INSTITUTIONAL LAND USE POLICIES

OBJECTIVE 5.1 – GENERAL

An institutional land use category shall be established to provide for a range of activities related to human development and community services, subject to the policies and standards contained in this Section.

Policy 5.1.1 Potential locations for major future institutional uses are identified on the Future Land Use Map. Institutional uses may be allowed in other land use categories designated on the Future Land Use Map, and implemented in accordance with the guidance and policies within this Section 5.0., and within the Comprehensive Plan as a whole.

Policy 5.1.2 The following uses are considered institutional and governmental uses in Alachua County:

- (a) Public and Private Educational Facilities (meeting State of Florida compulsory education requirements), Day Care Centers, and Nursery Schools.
- (b) Community Services (e.g. civic and government facilities, fire and emergency services, law enforcement, health facilities, community service organizations, correctional facilities).
- (c) Public Utility, Communications or Infrastructure Services (e.g. utility transmission and distribution facilities, landfills).
- (d) Religious Facilities; and
- (e) Cemeteries.

OBJECTIVE 5.2 - LOCATION AND COMPATIBILITY (*for Institutional Land Uses*)

Policy 5.2.1. The following criteria shall determine the appropriateness of potential institutional locations and uses requiring special use permits, and shall be demonstrated prior to establishing the institutional use:

- (a) Optimum service area.
- (b) Optimum operating size.
- (c) Access to clientele.
- (d) Compatibility of the scale and intensity of the use in relationship to surrounding uses, taking into account impacts such as, noise, lighting, visual effect, traffic generation, odors.
- (e) Nature of service provision.
- (f) Needs of the clientele.
- (g) Availability and adequacy of public infrastructure to serve the particular use.
- (h) Preservation and strengthening of community and neighborhood character through design and in accordance with Policy 5.2.2 of this Element.
- (i) Consistency with the goals, objectives, and policies of the Conservation and Open Space Element.

Policy 5.2.2 Institutional facilities shall be designed and located for integration into the surrounding community. Land use decisions concerning location of institutional uses shall take into consideration environmental justice, equity, and community, historical, and neighborhood character; this shall include consideration of the residents of the community, their relationship to the land, and the characteristics of the land itself. In considering community, historical, and neighborhood character, particular consideration shall be given to recognizing, protecting and preserving the resilience, collective desires, and resources of historically burdened communities. Historically burdened communities are those where the residents, often from racially or ethnically marginalized communities, face inequities and have disproportionate burdens associated with land use.

Policy 7.1.2 Proposed changes in the zoning map shall consider:

- (a) consistency with the goals, objectives, policies and adopted maps of the Comprehensive Plan
- (b) the availability and capacity of public facilities required to serve the development. When considering a rezoning, this includes availability and capacity of existing public facilities and timing of future facilities based on capital plans. Specific determinations for any exceptions to the requirement to connect to a centralized potable water and sanitary sewer system will be made at the stage of development plan review, as detailed in Policy 2.1.1 of the Potable Water and Sanitary Sewer Element.
- (c) the relationship of the proposed development to existing development in the vicinity and considerations relating to environmental justice, equity, and redevelopment opportunities.
- (d) those factors identified by law, including that as a general matter an applicant is not entitled to a particular density or intensity within the range of densities and intensities permitted by the Comprehensive Plan, given due consideration of legitimate public purposes relating to health, safety, and welfare.

Policy 7.1.17 The land development regulations shall provide for evaluation of certain land uses through processes by which special exceptions, special use permits, and temporary use permits may be granted. These certain uses include uses with intensities or characteristics that may create an adverse impact on surrounding neighborhoods or institutions which are evaluated on a case-by-case basis to ensure that the size, extent and character of that use is compatible with the surrounding uses. The regulations to implement this policy shall identify the general category of uses that will be subject to this process and the specific factors which will be utilized to evaluate whether or not a special exception, special use permit or temporary use permit should be granted. For special exceptions and special use permits, these factors shall include, but are not limited to, consideration of environmental justice, equity, and community, historical, and neighborhood character.

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

Regional Planning Council: North Central Fl Regional Planning Council Item No.: 2
Review Date: 10/26/23 Local Government: Madison County
Amendment Type: Adopted Amendment Local Government Item No.: CPA 23-02
State Land Planning Agency Item No.: 23-4ESR

Date Mailed to Local Government and State Land Planning Agency: 10/27/23 (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 23-02 reclassifies 23.00 acres from Commerce Park to Mixed Use (see attached).

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

The CPA 23-02 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. Adverse impacts to the regional network are unknown, as no data and analysis were submitted by the County.

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 and associated policies of all Natural Resources of Regional Significance contained in the regional plan.

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 FloridaCommerce.

Yes _____	No _____
Not Applicable	_____X_____

**EXCERPTS FROM THE
COUNTY COMPREHENSIVE PLAN AMENDMENT**

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

Regional Planning Council: North Central Fl
Review Date: 10/26/23
Amendment Type: Adopted Amendment

Regional Planning Council Item No.: 3
Local Government: Bradford County
Local Government Item No.: CPA 23-02
State Land Planning Agency Item No.: 23-1ESR

Date Mailed to Local Government and State Land Planning Agency: 10/27/23 (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 County item CPA 23-02 amends the text of the Comprehensive Plan by amending Policy I.2.2 of the Future Land Use Element to add solar facilities as a use permitted within the agricultural land use classifications and by excluding solar facilities from the Electrical Power Generating Facility land use classifications in rural areas of the County (see attached).

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

The County 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 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 FloridaCommerce.

Yes _____	No _____
Not Applicable	___X___

**EXCERPTS FROM THE
COUNTY COMPREHENSIVE PLAN AMENDMENT**

ORDINANCE NO. 2023-09

AN ORDINANCE OF BRADFORD COUNTY, FLORIDA, AMENDING THE BRADFORD COUNTY COMPREHENSIVE PLAN; RELATING TO AN AMENDMENT TO THE TEXT OF THE BRADFORD COUNTY COMPREHENSIVE PLAN, PURSUANT TO AN APPLICATION, CPA 23-02, BY THE BOARD OF COUNTY COMMISSIONERS, UNDER THE AMENDMENT PROCEDURES ESTABLISHED IN SECTIONS 163.3161 THROUGH 163.3215, FLORIDA STATUTES, AS AMENDED; AMENDING POLICY 1.2.2 OF THE FUTURE LAND USE ELEMENT TO ADD SOLAR FACILITIES AS A USE PERMITTED WITHIN THE AGRICULTURAL LAND USE CLASSIFICATIONS AND TO EXCLUDE SOLAR FACILITIES FROM THE ELECTRICAL POWER GENERATING FACILITY LAND USE CLASSIFICATIONS IN THE RURAL AREAS OF THE COUNTY; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, Section 125.01, Florida Statutes, as amended, empowers the Board of County Commissioners of Bradford County, Florida, hereinafter referred to as the Board of County Commissioners, to prepare, adopt and implement a Comprehensive Plan;

WHEREAS, Sections 163.3161 through 163.3248, 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 with the County;

WHEREAS, the Board of County Commissioners has been designated as the Planning and Zoning Board of Bradford County, Florida, hereinafter referred to as the Planning and Zoning Board;

WHEREAS, the Board of County Commissioners has been designated as the Local Planning Agency of Bradford County, Florida, hereinafter referred to as the Local Planning Agency;

WHEREAS, pursuant to Section 163.3174, Florida Statutes, as amended, and Land Development Regulations, the Board of County Commissioners, serving as the Planning and Zoning Board, and the Local Planning Agency, held the required public hearing, with public notice having been provided, on said application for an amendment, as described below, the Board of County Commissioners, serving as the Planning and Zoning Board, and 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 an 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 Sections 163.3161 to 163.3248, Florida Statutes, as amended, on said application for an amendment, as described below, and at said public hearings, the Board of County Commissioners reviewed and considered all comments received during said public hearings, including the recommendation of the Board of County Commissioners, serving as the Planning and Zoning Board and 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, 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 BRADFORD COUNTY, FLORIDA, AS FOLLOWS:

Section 1. Pursuant to an application, CPA 23-02, by the Board of County Commissioners, to amend the text of the Comprehensive Plan, Policy 1.2.2 of the Future Land Use Element is hereby amended to read, as follows:

OBJECTIVES AND POLICIES
FOR RURAL AREAS

Rural areas are those areas located outside the designated urban development areas shown on the County's Future Land Use Plan Map. In these areas, uses such as agricultural, public, conservation, environmentally sensitive, recreation, commercial, industrial and electrical power generating facility uses are to be directed.

OBJECTIVE 1.2 The County shall continue to maintain the rural character of rural areas by limiting development activity to those uses and densities which are identified within the following policies.

Policy 1.2.1 The County shall permit agricultural, conservation, recreation and public uses, public, private and charter schools, the processing, storage and sale of agricultural products, conventional single family dwellings, mobile homes, churches and other houses of worship.

Policy 1.2.2 The County's land development regulations shall be based on and be consistent with the following land use classifications and corresponding standards for densities and intensities within the rural area of the County. For the purpose of this policy and Comprehensive Plan, the phrase "other similar uses compatible with" shall mean land uses that can co-exist in relative proximity to other uses in a stable fashion over time such that no other uses within the same land use classification are unduly negatively impacted directly or indirectly by the use.

AGRICULTURAL LAND USE

Agriculturally classified lands are lands which are predominantly used for crop cultivation, livestock, specialty farms, silviculture areas and dwelling units. Silviculture activities shall be conducted in accordance with the provisions of the silviculture policy contained within the Conservation Element of this Comprehensive Plan;

In any Agricultural Land Use classification, structures involving farm animals and livestock shall be located no closer than 100 feet of any lot line. Churches and other houses of worship are permitted within agricultural land use classifications. Public or private schools offering curricula comparable to that of public schools are permitted within agricultural land use classifications. **Solar facilities are permitted within agricultural land use classifications.** In addition, the processing, storage and sale of agricultural products and commodities which are not raised on the premises, livestock auction arenas, livestock and poultry slaughter houses, sawmills and planing mills, agricultural equipment and related machinery sales, agricultural feed and grain packaging, blending, storage, and sales, agricultural fertilizer storage and sales, agricultural fairs and fairground activities, recreational activities such as racetracks, speedways, golf courses, country clubs, tennis and racquet clubs, golf and archery ranges, rifle, shotgun and pistol ranges, travel trailer parks or campgrounds (including day camps), hunting or fishing camps, riding or boarding stables, drive-in theaters, commercial kennels, veterinary clinics and animal shelters, cemeteries and crematories, airplane landing fields, small engine repair (not to exceed 2,000 square feet), automotive repair (not to exceed 2,500 square feet), welding shop (not to exceed 2,500 square feet), home occupations, off-site signs, explosives (manufacturing or storage), bottled water plants, flea markets, and other similar uses compatible with agriculture uses may be approved as special exceptions and be limited to an intensity of .25 floor area ratio;

Agricultural density shall be provided in the following land use classifications:

Agriculture-1 less than or equal to 1 dwelling unit per 15 acres

Agriculture-2 less than or equal to 1 dwelling unit per 5 acres, except as provided below.

Within the Agriculture-2 land use classification, notwithstanding the density requirement of one dwelling unit per five acres stated above, lots equal to or greater than one acre and less than five acres may be created, as follows.

1. Individual lots;
2. Subdivision lots up to eight lots; or
3. Planned Rural Residential Development lots with clustered lots where no lot shall be less than one acre and an overall density of one dwelling unit per five acres shall be maintained on site.

Any development which contains more than eight lots equal to or greater than one acre and less than five acres shall be developed as a Planned Rural Residential Development with clustered lots where no lot shall be less than one acre and an overall density of one dwelling unit per five acres shall be maintained on site.

In addition, within the Agriculture-2 land use classification, any development which contains up to 25 lots may either be developed as a subdivision with a minimum lot size of five acres or as a Planned Rural Residential Development with clustered lots where no lot shall be less than one acre and an overall density of one dwelling unit per five acres shall be maintained on site. Within the Agriculture-2 land use classification, any development which contains more than 25 lots shall be developed as a Planned Rural Residential Development with clustered lots where no lot shall be less than one acre and an overall density of one dwelling unit per five acres shall be maintained on site.

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

1. The development shall maintain 80 percent of the development as undeveloped area. In addition, the number of lots shall not exceed 49;
2. The development shall be compact and contiguous and shall not be scattered throughout the development parcel;
3. The development shall provide a minimum of a 50-foot undisturbed buffer from adjacent properties and a minimum 50-foot setback from a lake, pond or wetland. This buffer area may be a portion of the required undeveloped area;
4. The developed area shall be configured in such a manner as to permit continued agriculture and/or silviculture uses of the undeveloped area;
5. The developed area of the development shall be located outside of:
 - a. Wetlands;
 - b. Flood plains;
 - c. Native upland vegetation; and
 - d. Active agricultural areas, unless the entire development site consists of any or a combination of such areas.

If the entire development site consists of any or a combination of such areas, the developed area shall be located in the least sensitive of such areas. Least sensitive areas shall be determined according to the order of priority of the above listing of such areas from most sensitive to least sensitive. In addition, if any developed area is located within any such sensitive areas, the development of such area shall be in accordance with the floodplain and wetland policies within the Conservation Element of this Comprehensive Plan;

6. The development shall have direct access to a continually maintained paved or stabilized road that meets County standards;
7. All internal roads shall be so located in order to minimize the number of access points to external roadways; and
8. The developed area within the development shall provide a buffer to minimize the negative impacts of the uses within the developed area and uses within the undeveloped area upon each other, such that the long-term continuance of uses in either area is not threatened by such impact. The buffer shall consist of a landscaped buffer and shall be designed, planted and maintained as to be 80 percent or more opaque between two and six feet above average ground level when viewed horizontally. A masonry or wood opaque structure may be substituted for the landscaped buffer.

Undeveloped area means areas within a Planned Rural Residential Development, as required by this Comprehensive Plan, designed and intended for agricultural uses, (not to include agricultural uses which require an industrial waste permit from the Florida Department of Environmental Protection; silviculture uses and conservation uses.

It is not the intent that such undeveloped area be established perpetually. Therefore, at some future time, the Comprehensive Plan may be amended to allow other uses to occur within the undeveloped area.

Roads within all such subdivisions and Planned Rural Residential Developments shall comply with the provisions of lot length-to-width ratio policy contained within the Future Land Use Element of this Comprehensive Plan.

The total number of lots created equal to or greater than one acre and equal to or less than five acres, within the Agriculture-2 land use classification, shall not exceed 150 lots during any calendar year. Any lots created pursuant to the lot conveyance policy contained within the Future Land Use Policy of this Comprehensive Plan shall not count towards the 150 lot capacity.

Within the Agriculture-2 land use classification, subdivisions and Planned Rural Residential Developments shall be subject to the following.

1. Have direct access to a continually maintained paved or stabilized road that meets County standards;
2. Located within one mile of existing school bus routes;
3. Located within 12-15 minute response time for fire protection;
4. Located within 12-15 minute response time for emergency medical services; and
5. Located within five miles of existing neighborhood commercial use.

All lots, whether within a subdivision or Planned Rural Residential Development within Agriculture and Environmentally Sensitive Area land use classifications shall have a length-to-width ratio no greater than three-to-one. All lots, whether within a subdivision or Planned Residential Development within Residential Estate land use classifications shall have a length-to-width ratio no greater than eight-to-one.

Certain lands surrounding lakes outside a designated urban development area may be designated Residential Estate, for a depth of 800 feet from the mean high water line of said lakes. Lake front lots of record in the Residential Estate land use classification on the date of adoption of this Comprehensive Plan may have a density of one dwelling unit per lot. Lake front lots created within the Residential Estate land use classification after the date of adoption of the Comprehensive Plan shall have a density of one dwelling unit per acre. All structures except docks, piers and walkways shall be set back a minimum of 50-feet from the mean high water line of any such lake. In addition, agricultural uses and silviculture activities shall be prohibited within 50 feet of the mean high water line of any such lake.

PUBLIC LAND USE

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

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

CONSERVATION LAND USE

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

Conservation uses shall be limited to public access, silviculture activities conducted in accordance with the silviculture policy contained within the Conservation Element of this Comprehensive Plan and residential uses necessary to manage such conservation lands (i.e. ranger stations, research stations and park amenities).

ENVIRONMENTALLY SENSITIVE AREA LAND USE

Lands classified as Environmentally Sensitive are areas which are considered in need of special planning and treatment regarding land development regulation. These are not preservation areas, but land uses permitted within these areas are to provide mitigating measures to protect the natural functions of the County's Environmentally Sensitive Areas as designated within this Comprehensive Plan;

Environmentally Sensitive Areas are lands within the 100-year flood plain, as designated by the Federal Emergency Management Agency, Flood Insurance Rate Map, dated November 2, 2018, as amended, which are identified on the Future Land Use Plan Map of this Comprehensive Plan specifically as Environmentally Sensitive Areas.

The Santa Fe River corridor shall conform with the following densities provided that within the Environmentally Sensitive Areas-2 land use classification dwelling units may be clustered on smaller lots with no lot being less than five acres, if the site is developed as a Planned Residential Development and a density of one dwelling unit per ten acres be maintained on site. All lots within Environmentally Sensitive Areas shall have a length-to-width ratio no greater than three-to-one. Silviculture uses shall be conducted in accordance with the silviculture policy contained within the Conservation Element of this Comprehensive Plan.

In addition, the County shall prohibit the location of agricultural uses which require an industrial waste permit from the Florida Department of Environmental Protection and non-residential uses such as industrial activities and commercial uses within these areas, although resource-based activities, such as campgrounds of less than 100 campsites, may be allowed as special exceptions or special permits and shall be limited to an intensity of .25 floor area ratio; and

Environmentally Sensitive Areas-1 less than or equal to 1 dwelling unit per 40 acres

Environmentally Sensitive Areas- 2 less than or equal to 1 dwelling unit per 10 acres

Campgrounds within Environmentally Sensitive Areas shall not be located within two miles from another campground located within an Environmentally Sensitive Area and no more than 20 percent of the natural vegetation on each campsite within such campgrounds shall be removed;

The County shall refer any applicant requiring County permits for agriculture uses or structures within Environmentally Sensitive Areas, which may require the issuance of an industrial waste permit by the Florida Department of Environmental Protection, to the Florida Department of Environmental Protection for a determination whether an industrial waste permit is required for such agricultural uses or structures prior to issuance of such County permits.

Further, within the Environmentally Sensitive Area-2 land use classification, dwelling units may be clustered on smaller lots with no lot being less than five acres if the site is developed as a Planned Residential Development and a density of one dwelling unit per ten acres is maintained on site, as follows:

1. The development shall maintain 50 percent of the total land area as an undeveloped area;
2. The development shall be compact and contiguous and shall not be scattered throughout the development parcel. Building lots shall be located on the highest elevations on the site;
3. The development shall provide a minimum of a 200-foot buffer from adjacent land uses, a 75-foot undisturbed buffer from a perennial river, stream or creek and a minimum 50-foot setback from a lake, pond or wetland. This buffer may be a portion of the required undeveloped area;
4. The developed area shall be configured in such a manner as to permit continued agriculture and/or silviculture uses of the undeveloped area;
5. The developed area of the development shall be located outside of:
 - a. Wetlands;
 - b. Flood plains;
 - c. Native upland vegetation; and
 - d. Active agricultural areas, unless the entire development site consists of any or a combination of such areas.

If the entire development site consists of any or a combination of such areas, the developed area shall be located in the least sensitive of such areas. Least Sensitive Areas shall be determined according to the order of priority of the above listing of such areas from most sensitive to least sensitive. In addition, if any developed area is located within any such sensitive areas, the development of such area shall be in accordance with the floodplain and wetland policies contained within the Conservation Element of this Comprehensive Plan;

6. The development shall have direct access to a County maintained road; and
7. All internal roads shall be so located in order to minimize the number of access points to external roads.

RECREATION LAND USE

Lands classified as Recreation Use consist of areas used for user-based and resource-based recreation uses; and

Recreation uses shall be limited to user-based and resource-based recreation uses; public access and residential and non-residential uses necessary to manage such recreation uses.

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

COMMERCIAL LAND USE

Lands classified as Commercial Use consist of areas used for the sale, rental and distribution of products or performance of services. In addition, churches and other houses of worship, private clubs and lodges, residential dwelling units, which existed within this land use classification on the date of adoption of this Comprehensive Plan, and other similar uses comparable with commercial uses may be approved as special exceptions.

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

HIGHWAY INTERCHANGE LAND USE

Highway interchange uses shall be permitted within the interchange areas of State Road 223 (Alternate U.S. Highway 301) truck route, which shall be limited to the following:

1. Tourist oriented facilities, such as restaurants, automotive service stations, hotels, motels, travel trailer parks, and campgrounds;
2. Retail commercial outlets for sale of fruit, gifts, novelties, and similar uses catering to tourists;
3. Retail sale of farm equipment, farm and home supplies;
4. Truck stops;
5. Light manufacturing, assembling, processing, packaging or fabricating in completely enclosed building; and
6. Facilities for the storage and distribution of products, including wholesale activity.

If highway interchange uses and special exceptions are not served by a centralized sanitary sewer service, such uses shall be limited to an intensity of .25 floor area ratio. If highway interchange uses and special exceptions are served by a centralized sanitary sewer service, such uses shall be limited to an intensity of .50 floor area ratio.

INDUSTRIAL LAND USES

Lands classified as Industrial consist of areas used for the manufacturing, assembly processing or storage of products. In addition, off-site signs, truck stops and automobile service stations, and other similar uses compatible with industrial uses may be approved as special exceptions; and

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

ELECTRICAL POWER GENERATING FACILITY 1 LAND USE

This land use category is intended for electrical power generating facilities which include electric power plants and associated facilities as defined under the Florida Electrical Power Plant Siting Act, Chapter 403, Part II, Florida Statutes, as amended.

Solar facilities are excluded from this land use classification. This Facility 1 land use category shall allow multiple unit (1 to 10 units including peaking units) electrical power plants, and associated facilities, with a maximum generating capacity (design or actual) of 1000 megawatts, and related uses that are consistent with the requirements of the Comprehensive Plan, which together have a total employment of between 0 and 50 permanent employees. This public service use includes directly associated facilities for the production of electricity, including but not limited to fuel and byproduct storage facilities, and waste disposal areas, and directly associated linear facilities. Related uses including processing, warehousing, raw materials storage, and manufacturing uses, not directly associated with the production of electricity, are also permissible. Such related uses shall occupy no more than 10 percent of the total acreage of the site or 10 acres, whichever is less. Such related uses shall be designated through site plan approval and shall not exceed a floor area ratio of 0.75. One dwelling unit for use by the owner, an employee, lessee, custodian, or security guard may be permitted as an accessory use as part of an approved site plan where such dwelling unit is located on the same lot or parcel. Agricultural uses such as forestry are also permissible within this category. The allowable intensity of development in this category shall be determined as follows:

1. The power plant units and directly associated facilities shall comprise no more than 60 percent of the entire site and shall be subject to a maximum impervious surface ratio of 0.5.
2. A minimum of 25 percent of the entire site shall be open space. Open space shall be defined as land suitable for passive recreation or conservation uses which shall remain undeveloped except for limited crossings by linear facilities, such as roads, rail, transmission lines, natural gas pipelines, water and sewer pipelines and communications lines, necessary for operation of the power plant units and related uses. These facilities will be co-located where practicable in order to minimize any impacts to environmentally sensitive areas.

In determining the suitability of a location for designation as Electrical Power Generating Facility 1, the Board of County Commissioners shall consider whether and the extent to which:

1. The site is nearby to utility uses and/or accessible by fuel transportation facilities.
2. Nearby existing residential development is relatively sparse, adjoining residential future land use categories allow only low density development, and, there is adequate separation between the power plant units and existing residential units.

3. There is a water source that is adequate for plant operation based on the best available data and analysis;
4. Natural resources will be protected in accordance with the Comprehensive Plan. In the event of a conflict in the language of this land use category and other provisions within this or other elements of the comprehensive plan, this land use category shall control.
5. The site can be served by existing or new transportation systems comprised of arterial or collector roads of sufficient capacity to ensure that, during plant operation, there will be no degradation to the level of service below the adopted standard; and
6. The site will allow connection, in an effective manner, to the existing high-voltage electrical transmission line network and any new transmission lines, or modifications of the existing network, as may be established in the future.
7. To the extent that any associated facilities or related uses affiliated with an electrical power generating facility may also be considered "essential services" as the term is used in the comprehensive plan and the county land development regulations, the Board of County Commissioners shall review and approve an such essential services as part of its review of the electrical generating facility under the county Special Exception process. An additional or separate special permit shall not be required. The Board of County Commissioners may approve alternative conditions, in lieu of the conditions imposed upon essential services as set forth in the county land development regulations, when reviewing such services in relation to a newly constructed electrical generating facility approved under the county special exception process.

The following performance standards shall be applied to a site designated as Electrical Power Generating Facility 1. The power plant units, directly associated facilities, and related uses.

1. Shall not be located within 250 feet of the bank of the Santa Fe River; provided, however, that limited crossings by linear facilities, such as roads, rail, transmission lines, natural gas pipelines, water and sewer pipelines and communications lines, necessary for the operation of the power plant units and related uses will be allowed. These facilities will be co-located where practicable in order to minimize any impacts to the river;
2. Shall be located where the effects of power plant noise can be minimized through a combination of preserving existing vegetation, distance from property boundaries or noise sensitive uses, or through physical plant design. For the purposes of permitted levels of noise or sound emission, this land use category shall be subject to the same standards as for the Industrial land use category;
3. Shall be located where visual impacts can be minimized through existing topography, vegetation, facility design, or distance from properties;
4. Shall be buffered on all sides except for ingress and egress corridors and where the electrical power generating facility use is compatible with existing or designated future land uses;
5. Shall be set back and/or buffered from existing adjacent residential areas or designated residential future land use categories;

6. Shall include the best available control technology for protecting air quality consistent with state and federal standards;
7. Shall, in fuel and byproduct storage facilities and waste disposal areas, include liners and leachate controls consistent with state and federal standards;
8. Shall mitigate any unavoidable impacts to environmentally sensitive areas, such as wetlands and listed species habitat, consistent with state and federal standards;
9. Shall provide compensatory storage for development in the 100-year floodplain consistent with local and state standards;
10. Shall provide reasonable assurance that there will be no degradation to the water quality classification established by the Florida Department of Environmental Protection for riverine receiving waters; and
11. Shall connect to central sewer, if available, or provide onsite treatment for domestic wastewater. Septic tanks shall be allowed, in accordance with applicable provisions of the Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Aquifer Recharge Element of the Comprehensive Plan.

ELECTRICAL POWER GENERATING FACILITY 2 LAND USE

This land use category is intended for electrical power generating facilities which includes electric power plants and associated facilities as defined under the Florida Electrical Power Plant Siting Act, Chapter 403, Part II, Florida Statutes, as amended.

Solar facilities are excluded from this land use classification. This Facility 2 land use category shall allow multiple unit (1 to 24 units including peaking units) electrical power plants, and associated facilities, with a maximum generating capacity (design or actual) of 2000 megawatts, and related uses that are consistent with the requirements of the Comprehensive Plan, which together have a total employment of between 51 and 250 permanent employees. This public service use includes directly associated facilities for the production of electricity, including but not limited to fuel and byproduct storage facilities, and waste disposal areas, and directly associated linear facilities. Related uses including processing, warehousing, raw materials storage, and manufacturing uses, not directly associated with the production of electricity, are also permissible. Such related uses shall occupy no more than 5 percent of the total acreage of the site or 100 acres, whichever is less. Such related uses shall be designated through site plan approval and shall not exceed a floor area ratio of 0.75. One dwelling unit for use by the owner, an employee, lessee, custodian, or security guard may be permitted as an accessory use as part of an approved site plan where such dwelling unit is located on the same lot or parcel. Agricultural uses such as cropland, pastureland, orchards, and groves or forestry are also permissible within this category. The allowable intensity of development in this category shall be determined as follows:

1. The power plant units and directly associated facilities shall comprise no more than 50 percent of the entire site and shall be subject to a maximum impervious surface ratio of 0.5.

2. A minimum of 35 percent of the entire site shall be open space. Open space shall be defined as land suitable for passive recreation or conservation uses which shall remain undeveloped except for limited crossings by linear facilities, such as roads, rail, transmission lines, natural gas pipelines, water and sewer pipelines and communications lines, necessary for operation of the power plant units and related uses. These facilities will be co-located where practicable in order to minimize any impacts to environmentally sensitive areas.

In determining the suitability of a location for designation as Electrical Power Generating Facility 2, the Board of County Commissioners shall consider whether and the extent to which:

The site is nearby to utility uses, and/or accessible by fuel transportation facilities;

1. Nearby existing residential development is relatively sparse, adjoining residential future land use categories allow only low density development, and there is adequate separation between the power plant units, directly associated facilities and related uses, and existing residential units;
2. There is a water source that is adequate for plant operation based on the best available data and analysis;
3. Natural resources will be protected in accordance with the Comprehensive Plan. In the event of a conflict in the language of this land use category and other provisions within this or other elements of the comprehensive plan, this land use category shall control.
4. The site can be served by existing or new transportation systems comprised of arterial or collector roads of sufficient capacity to ensure that, during plant operation, there will be no degradation to the level of service below the adopted standard; and
5. The site will allow connection, in an effective manner, to the existing high-voltage electrical transmission line network and any new transmission lines, or modifications of the existing network, as may be established in the future.

To the extent that any associated facilities or related uses affiliated with an electrical power generating facility may also be considered "essential services" as the term is used in the comprehensive plan and the county land development regulations, the Board of County Commissioners shall review and approve an such essential services as part of its review of the electrical generating facility under the county Special Exception process. An additional or separate special permit shall not be required. The Board of County Commissioners may approve alternative conditions, in lieu of the conditions imposed upon essential services as set forth in the county land development regulations, when reviewing such services in relation to a newly constructed electrical generating facility approved under the county special exception process.

The following performance standards shall be applied to a site designated as Electrical Power Generating Facility 2. The power plant units, directly associated facilities, and related uses:

1. Shall not be located within 250 feet of the bank of the Santa Fe River, provided, however, that limited crossings by linear facilities, such as roads, rail, transmission lines, natural gas pipelines, water and sewer pipelines and communications lines, necessary for the operation of the power plant units and related uses will be allowed. These facilities will be co-located where practicable in order to minimize any impacts to the river;
2. Shall be located where the effects of noise can be minimized through a combination of preserving existing vegetation, distance from property boundaries or noise sensitive uses, or through physical plant design. For the purposes of permitted levels of noise or sound emission, this land use category shall be subject to the same standards as for the Industrial land use category;
3. Shall be located where visual impacts can be minimized through existing topography, vegetation, facility design, or distance from properties;
4. Shall be buffered on all sides except for ingress and egress corridors and where the electrical power generating facility use is compatible with existing or designated future land uses;
5. Shall be set back and/or buffered from existing adjacent residential areas or designated residential future land use categories;
6. Shall include the best available control technology for protecting air quality consistent with state and federal standards;
7. Shall, in fuel and byproduct storage facilities and waste disposal areas, include liners and leachate controls consistent with state and federal standards;
8. Shall mitigate any unavoidable impacts to environmentally sensitive areas, such as wetlands and listed species habitat, consistent with state and federal standards;
9. Shall provide compensatory storage for development in the 100-year floodplain consistent with local and state standards;
10. Shall provide reasonable assurance that there will be no degradation to the water quality classification established by FDEP for riverine receiving waters; and
11. Shall connect to central sewer, if available, or provide onsite treatment for domestic wastewater. Septic tanks shall be allowed, in accordance with applicable provisions of the Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Aquifer Recharge Element of the Comprehensive Plan.

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

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

Section 4. Codifier. All text shown in ~~bold and strike through~~ is to be deleted. All text shown in **bold and underline** is adopted.

Section 5. Effective Date. Pursuant to Section 125.66, Florida Statutes, a certified copy of this ordinance shall be filed with the Florida Department of State by the Clerk of the Board of County Commissioners within ten (10) days after enactment by the Board of County Commissioners.

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 6. Authority. This ordinance is adopted pursuant to the authority granted by Section 125.01, Florida Statutes, as amended, and Sections 163.3161 through 163.3248, Florida Statutes, as amended.

PASSED UPON FIRST READING on the 20th day of July 2023.

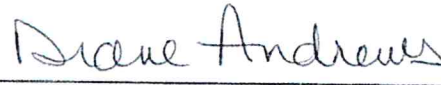
PASSED AND DULY ADOPTED, with a quorum present and voting, by the Board of County Commissioners in regular session this 21st day of September 2023.

Attest:



Denny Thompson, County Clerk

BOARD OF COUNTY COMMISSIONERS OF
BRADFORD COUNTY, FLORIDA



Diane Andrews, Chair

