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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 **December 14, 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.**

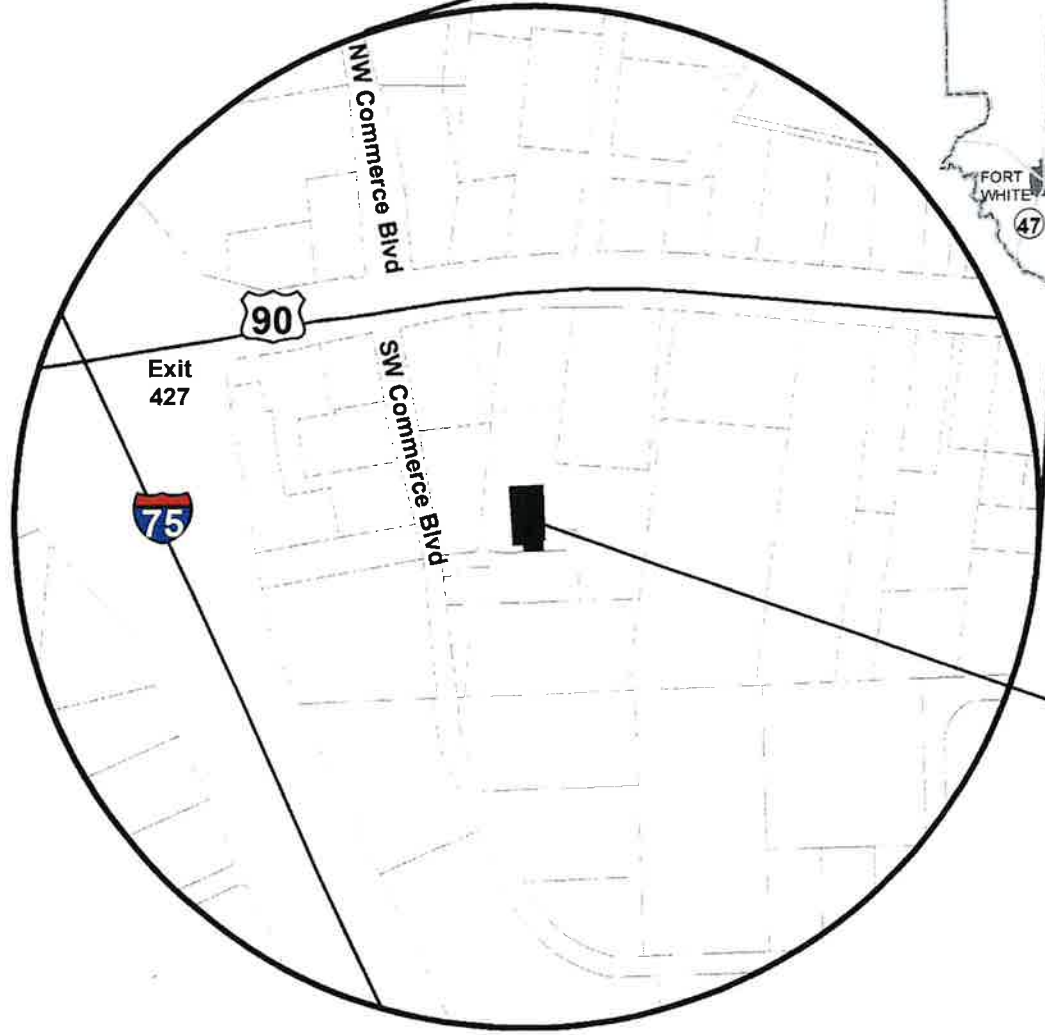
DIAL IN NUMBER: Toll Free 1.888.585.9008

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





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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

December 14, 2023
6:00 p.m.

PAGE NO.

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| II. | APPROVAL OF THE SEPTEMBER 28, 2023 MEETING MINUTES | 5 |
| III. | COMMITTEE-LEVEL REVIEW ITEMS | |

Comprehensive Plan Amendments

- | | | |
|--|--|----|
| | #4–City of Newberry Comprehensive Plan Draft Amendment (DEO No. 23-3ESR) | 7 |
| | #5–Levy County Comprehensive Plan Draft Amendment (DEO No. 23-1ER) | 17 |
| | #6–Hamilton County Comprehensive Plan Draft Amendment (DEO No. 23-1ER) | 27 |
| | #7–Town of Bronson Comprehensive Plan Draft Amendment (DEO No. 23-1ER) | 35 |
| | #8–Alachua County Comprehensive Plan Draft Amendment (DEO No. 23-3ESR) | 53 |

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.

v:\chouse\meeting\agendas\2023\december\agenda.231214.docx

Dedicated to improving the quality of life of the Region's citizens,
by enhancing public safety, protecting regional resources,
promoting economic development and providing technical services to local governments.

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 CentralFL
Review Date: 12/14/23
Amendment Type: DraftAmendment

Regional Planning Council Item No.: 4
LocalGovernment: City of Newberry
Local Government Item No.: CPA23-09
State Land Planning Agency Item No.: 23-1ESR

Date Mailed to Local Government and StateLand Planning Agency: 12/15/23 (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

City item CPA 23-09 amends the City Comprehensive Plan to revise the Urban Service Boundary (see attached).

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

The amendment does not result in an increase in intensity or density of uses. Therefore, significant adverse impacts are not anticipated to occur to the Regional Road Network or Natural Resources of Regional Significance, as identified and mapped in the North Central Florida Strategic Regional Policy Plan.

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

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

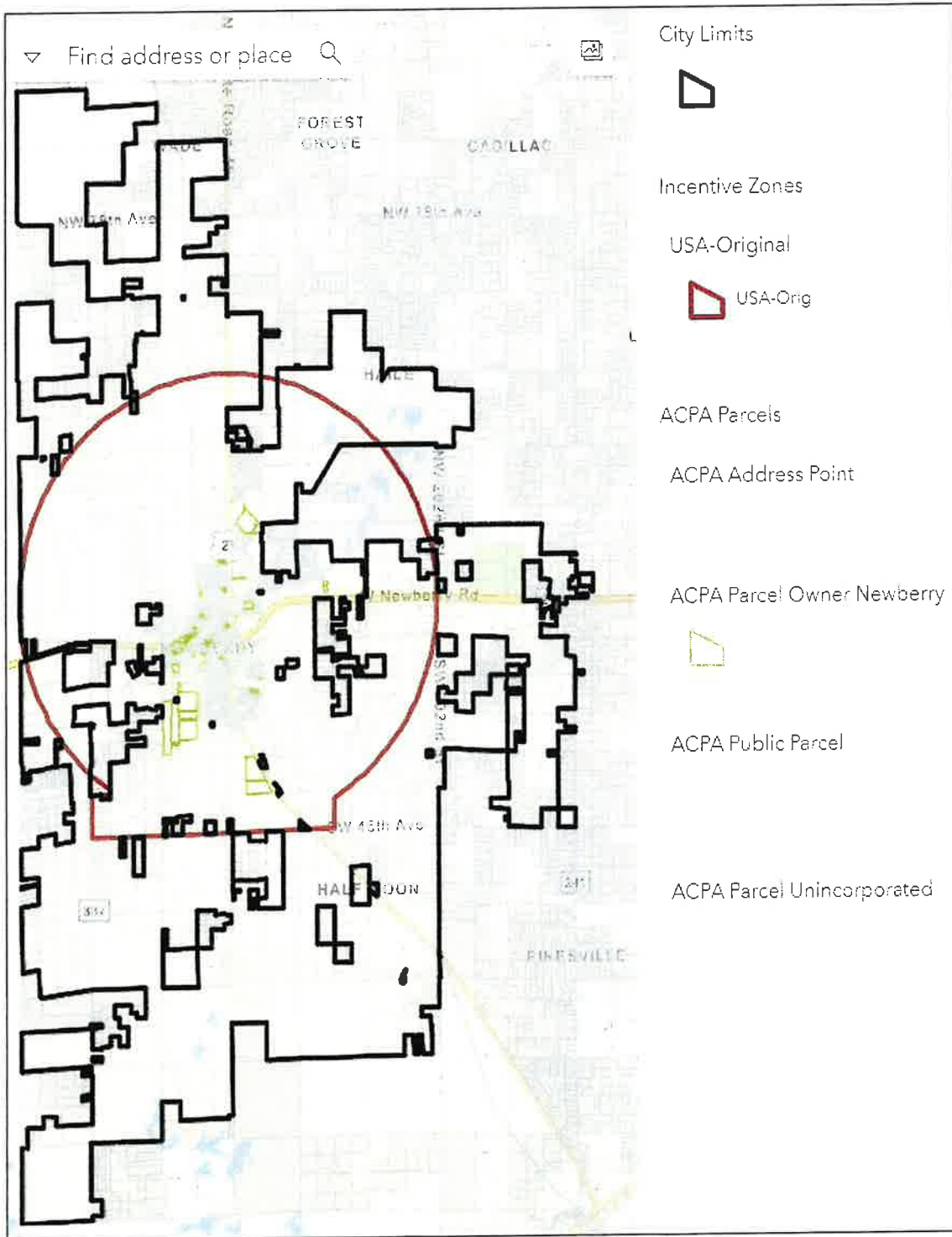
Request a copy of the adopted version of the amendment?

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

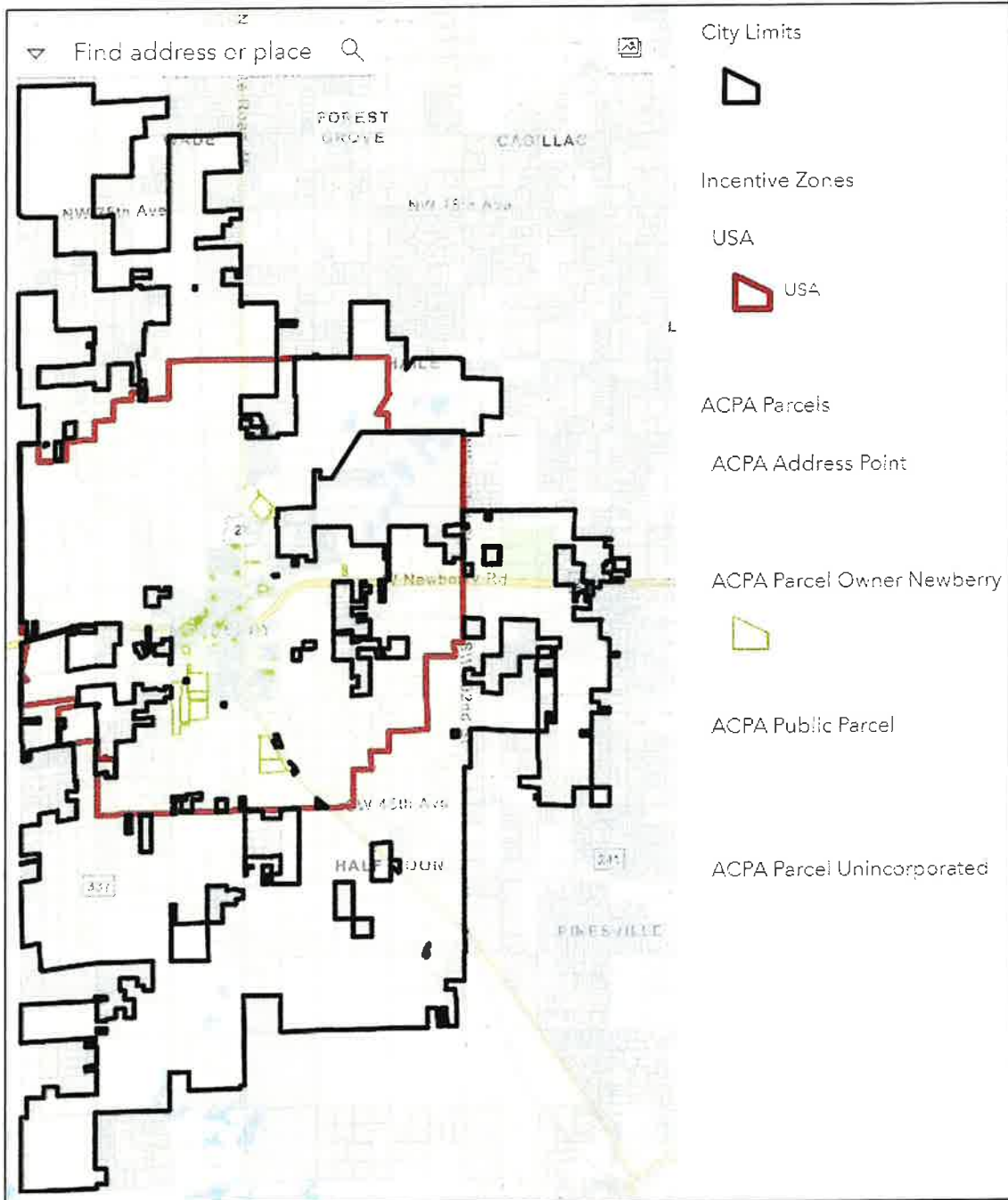
Yes No
Not Applicable

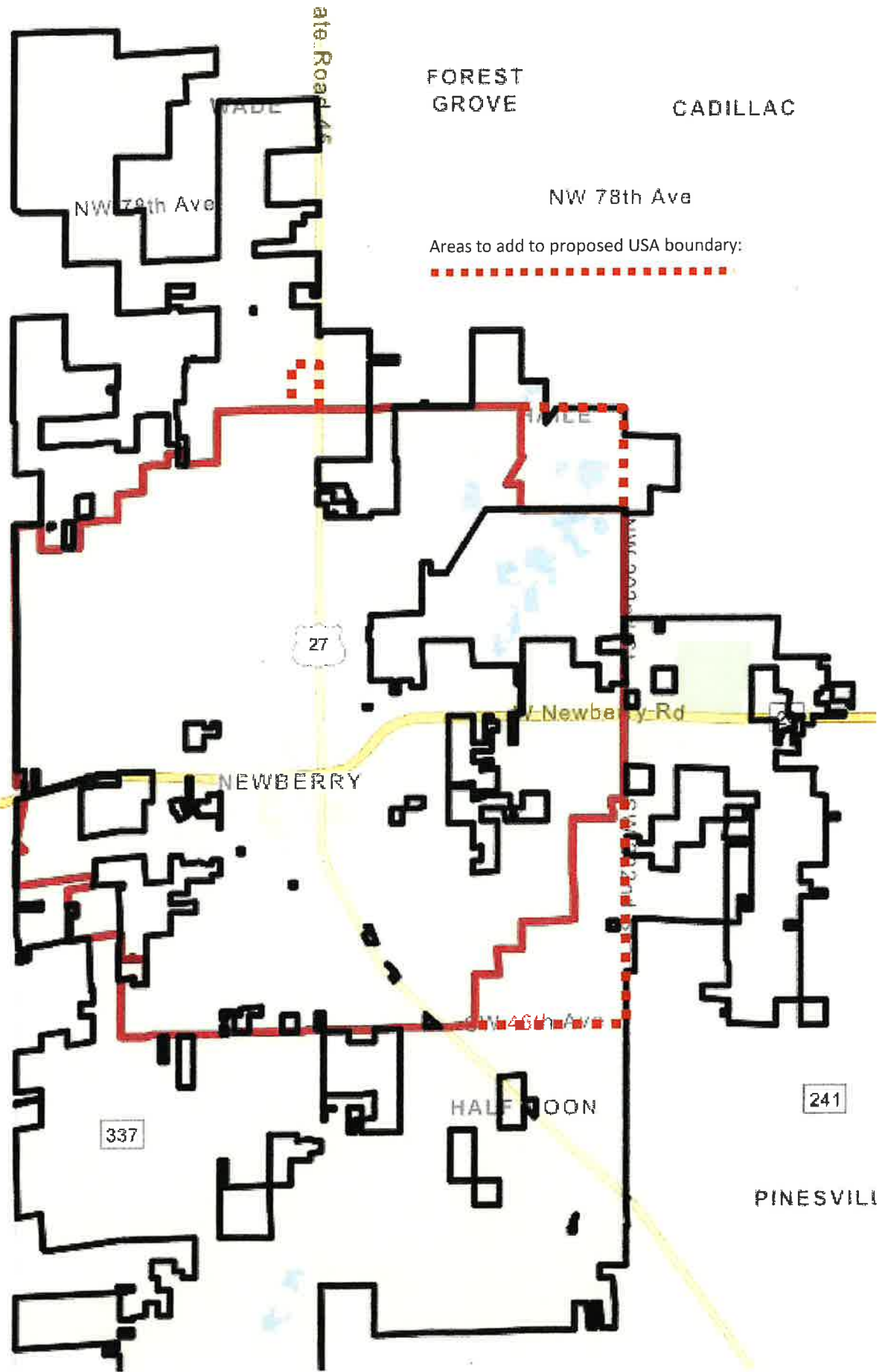
EXCERPTS FROM CITY COMPREHENSIVE PLAN AMENDMENT

Existing USA boundary



Proposed USA boundary





FOREST GROVE

CADILLAC

NW 78th Ave

Areas to add to proposed USA boundary:



27

NEWBERRY

Newberry Rd

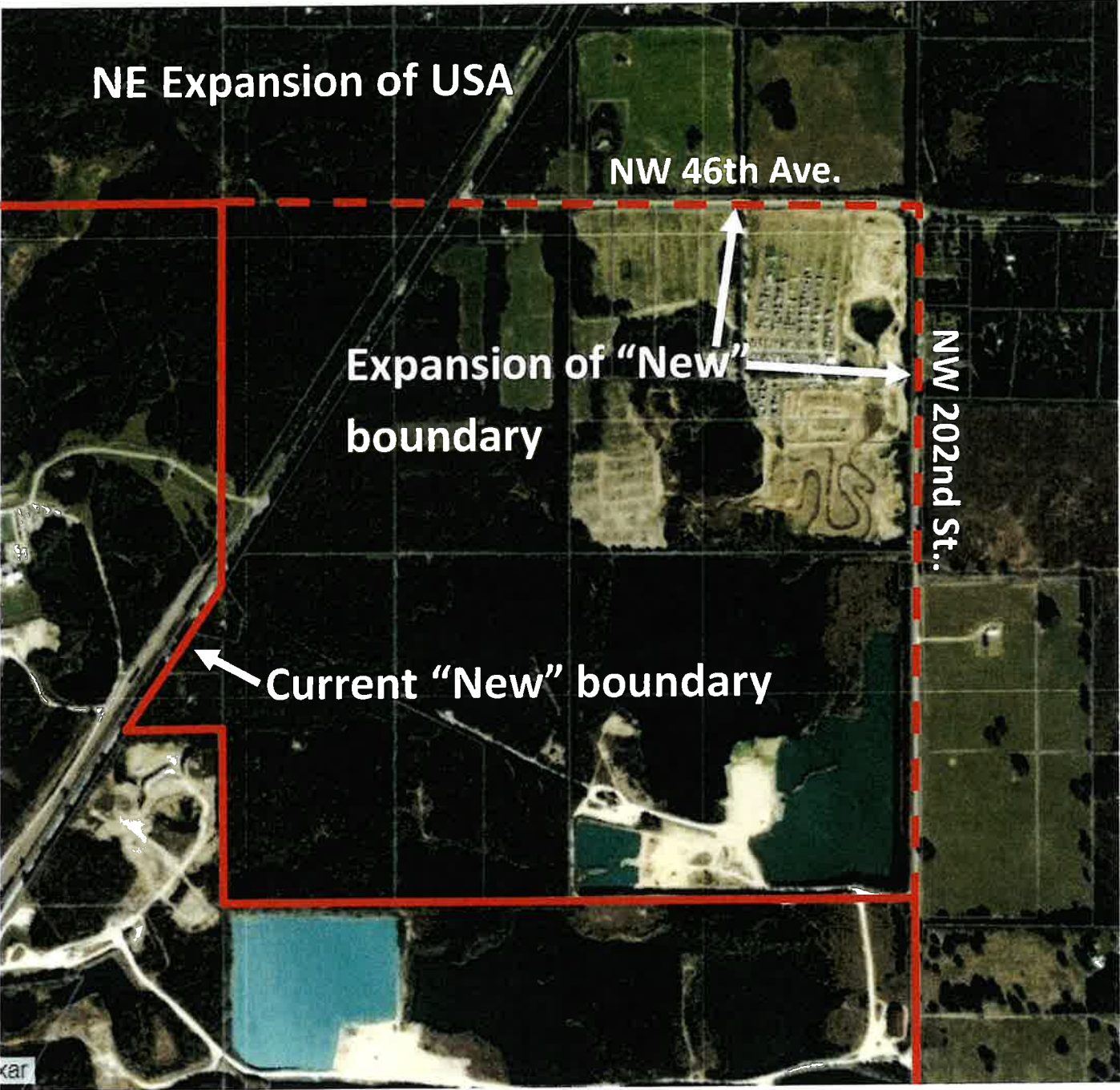
HALF MOON

241

PINESVILLE

337

NE Expansion of USA



North Expansion of USA

Expansion of "New" boundary



Current "New" boundary

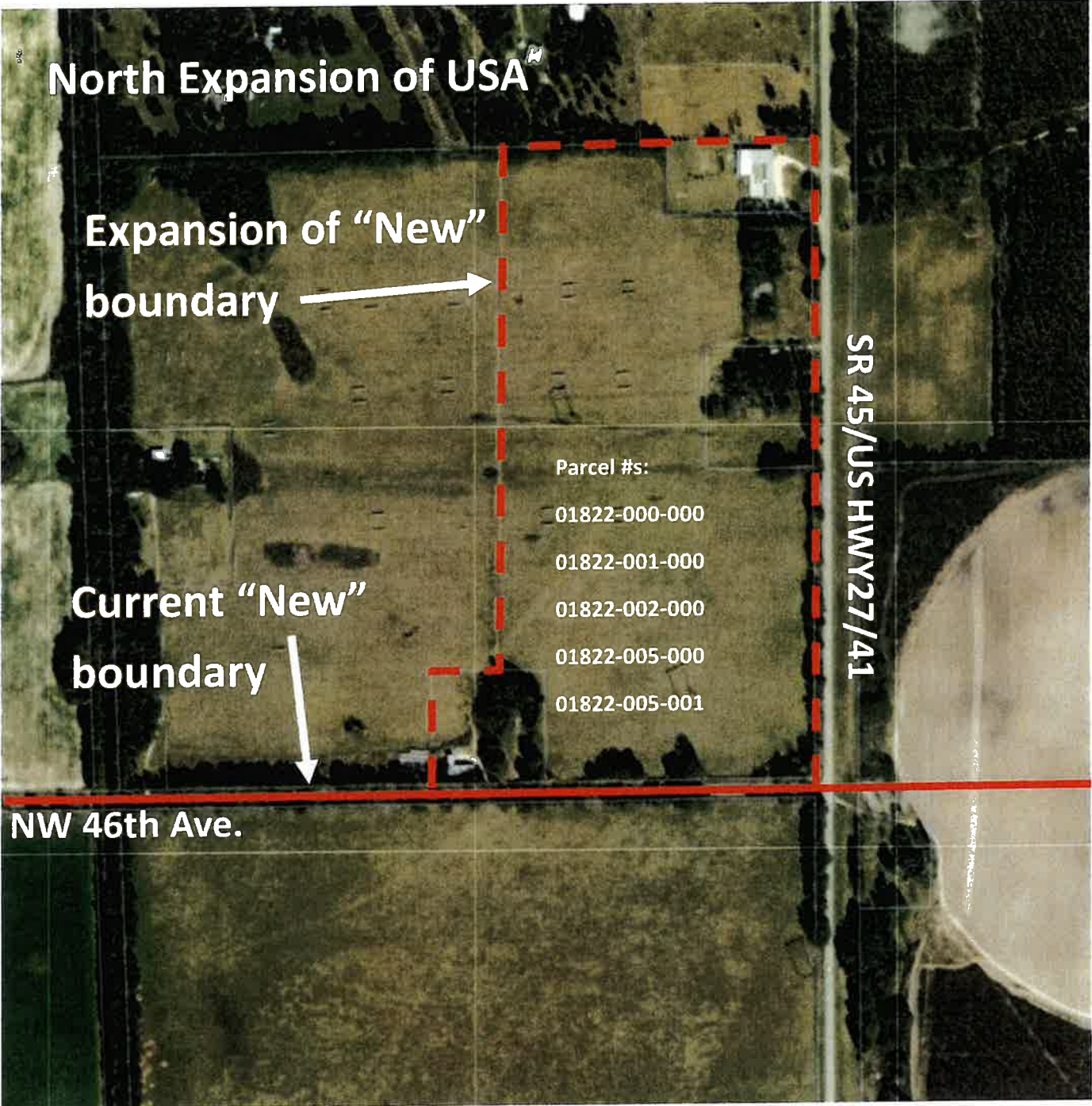


Parcel #s:

- 01822-000-000
- 01822-001-000
- 01822-002-000
- 01822-005-000
- 01822-005-001

SR 45/US HWY 27/41

NW 46th Ave.

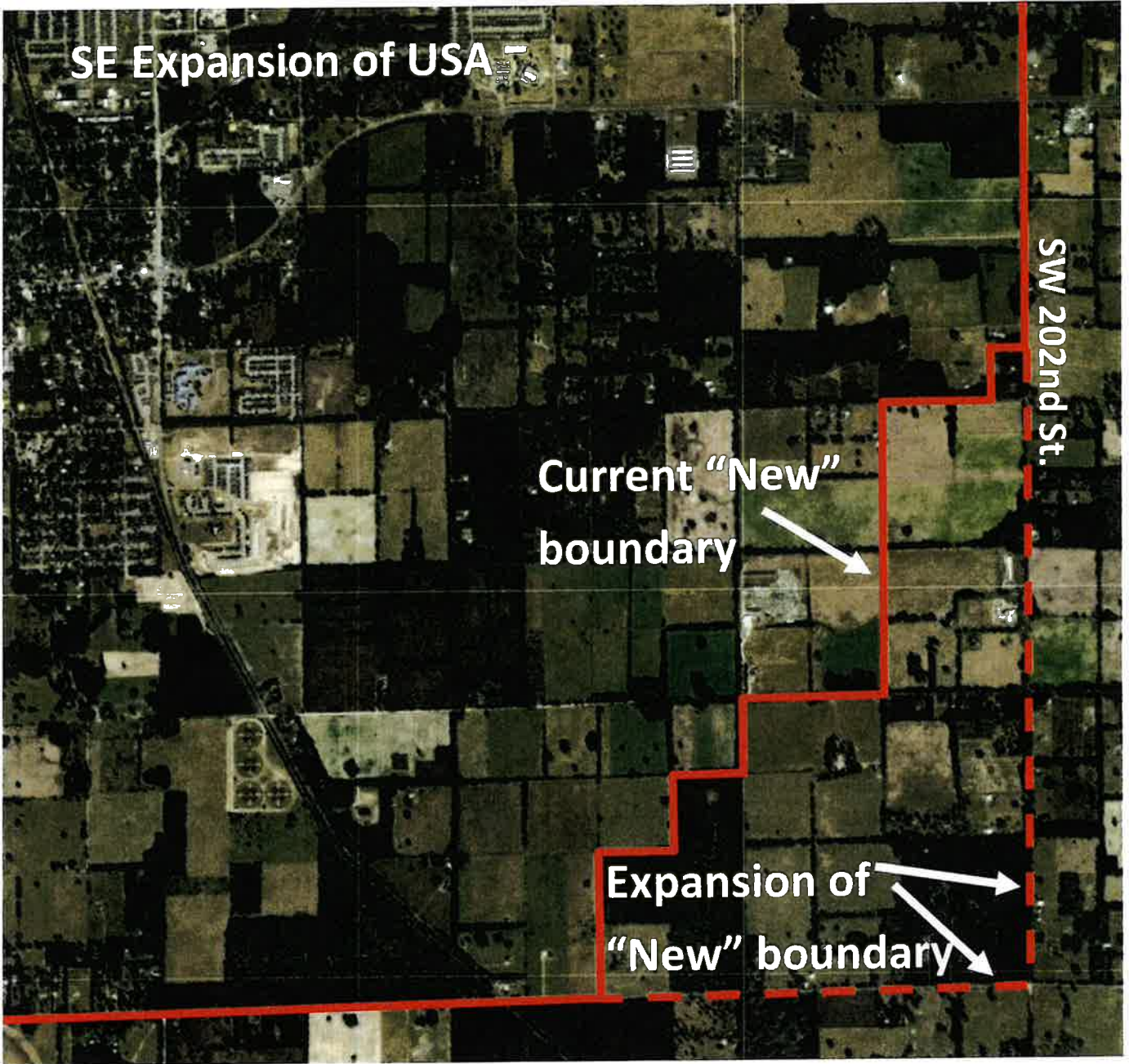


SE Expansion of USA

SW 202nd St.

Current "New" boundary

Expansion of "New" boundary



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

Regional Planning Council: North Central Fl
Review Date: 12/14/23
Amendment Type: DraftAmendment

Regional Planning Council Item No.: 5
LocalGovernment: Levy County
Local Government Item No.:EAR 2023/24
State Land Planning Agency Item No.: 23-1ER

Date Mailed to Local Government and StateLand Planning Agency:12/15/23 (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 is amending its comprehensive plan based on an evaluation completed by the County to reflect changes in state requirements pursuant to Section 163.3191, Florida Statutes. More specifically, the item amends the Future Land Use Map as well as the text of the Future Land Use Element; the Transportation Element; the Housing Element; the Infrastructure Element; the Capital Improvements Element, the Economic Element; and the Coastal Management Element (see attached excerpts).

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

The amendment will not result in an increase in density or intensity of use. Therefore, the County Comprehensive Plan, as amended, is not anticipated to result in significant adverse impacts to Natural Resources of Regional Significance contained in the North Central Florida Strategic Regional Policy Plan.

The County is bisected by the following roads which are identified in the North Central Florida Strategic Regional Policy Plan as a Regional Transportation Facility: U.S. Highways 19, 27, Alternate 27, 41, 98 and 129 as well as State Roads 24, 40, 121, 337, 464 and 500. Since the amendment will not result in an increase in density or intensity of use, significant adverse impacts are not anticipated to occur to the Regional Road Network.

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 Florida Commerce.

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

**EXCERPTS FROM THE
COUNTY COMPREHENSIVE PLAN AMENDMENT**

TRANSPORTATION CIRCULATION ELEMENT

GOALS, OBJECTIVES AND POLICIES

Element Guide:

- Objective 1 Transportation Systems**
Access Point and Driveway Standards

- Objective 2 Coordination with the Future Land Use Map**
Road Level of Service

- Objective 3 Intergovernmental Coordination / Transportation Planning**
Williston Airport
Cedar Key Airport Master Plan
~~Suncoast Parkway II~~
Strategic Intermodal System (SIS)
Designation
SIS Level of Service
Transportation Disadvantaged
New Turnpike Proposals Inconsistent in Agriculture, Forestry,
Conservation and Natural Reservation Land Uses

- Objective 4 Right- of - Way Preservation**
Section Line Right- of- Way
Typical Road Construction Standards
SIS/Right- of -Way Preservation
Concurrency Management/SIS

Goal: Maintain a safe and efficient Levy County transportation network for all users by providing adequate transportation facilities and ensuring that roadways operate at adoptable level of service standards.

Objective 1 Transportation Systems

Provide for a safe and efficient motorized and non-motorized transportation system through appropriate access, satisfactory design standards, and maintenance of infrastructure.

Access Point and Driveway Standards

Policy 1.1 Connections and access points of driveways and roads to the state, federal and local highway network shall be limited to a minimum spacing as follows:

Functional Class	Access Management Class	Minimum Connection Spacing [Streets & Driveways]	
		Over 45 MPH	Under 45 MPH
Principal Arterials	2	1,320	660
Minor Arterials	4	660	440
Major Collectors	6	440	245
Minor Collectors	6	440	245
Local Street	7	125	125

For direct connection to state and federal highways, the Florida Department of Transportation (FDOT) Access Management Rule in Chapter 14-97, Florida Administrative Code, is adopted by reference. Where a conflict develops, the more restrictive standard shall apply.

On County roads, the design criteria and construction standards for turning lanes, aprons, radii and other features, including bike lanes and sidewalks will be incorporated into the subdivision regulations, land development regulations, and a public works manual. On state roads, FDOT design criteria and construction standards shall apply. The applicant or representative applying for an access permit on a road shall secure the appropriate County or FDOT driveway permit and follow the County’s or FDOT’s respective procedures.

Policy 1.2 The adopted Levy County Land Development Code will require shared [dual] access and cross-access agreements as a precondition to issuing development permits for the highway frontage of pre-platted subdivisions.

Policy 1.3 All development proposals shall include provision for safe and efficient on-site traffic flow, both pedestrian and vehicular, and provide for adequate internal traffic circulation and vehicular parking. Minimum standards for number of parking spaces, aisle and space dimensions, drainage, landscaping, curve radii, bike lanes, sidewalks and construction materials shall be adopted as a part of the Levy County subdivision regulations, and/or public works manual, as appropriate.

Policy 1.4 In planning for new or improved transportation facilities, the County will consider incorporating bicycle and pedestrian ways for the purpose of connecting residential areas to recreational areas, schools and shopping areas within neighborhoods and communities.

The County may provide or require the provision of bicycle/pedestrian facilities through the Levy County Land Development Code. Site and locational needs will be assessed by the Development Department, and costs will be estimated by the Road Department.

Policy 1.5 A priority listing for re-surfacing collector highways will be developed annually. The list will be used for general planning purposes and will be revised according to available funding or emergencies.

Roadways will be ranked in part based on current and projected traffic volumes, deficiency, improving safety with supporting crash data, maintenance efficiency, and function of the County’s transportation

system. Development of new criteria for setting priorities for maintenance and repair will be based on recommendations from the Levy County Road Department.

Policy 1.6 The County will consider the establishment of special taxing districts (i.e., Municipal Service Taxing Unit (MSTU), Municipal Service Taxing District (MSTD) and other methods, to ensure the adequate provision of infrastructure and to provide paved streets in residential areas not subject to subdivision regulations.

Policy 1.7 The County will maintain the existing system of collectors, and continue to widen pavements which do not meet minimum width standards.

Objective 2 Coordination with the Future Land Use Map

Coordinate the development of a traffic circulation system with planned growth areas shown on the Future Land Use Map series to promote compact contiguous development pattern.

Policy 2.1 The County will utilize the adopted *Functional Classification Map* showing the arterial, collector and local street system in developing an efficient and safe roadway network.

Road Level of Service

Policy 2.2 The peak hour level of service (LOS) standard for County and non SIS roads is “C” New development shall bear a proportionate share of the cost of providing new or expanded public facilities and infrastructure required to maintain adopted levels of service through the County’s proportionate fair share ordinance, impact fees, site-related developer dedications, and developer contributions. The County may terminate the issuance of building permits, for non-deminimis impacts to the affected segment until the deficiency is corrected.

Transportation facilities needed to serve new development shall be in place and able to serve new development at the time a development permit, or its functional equivalent, is issued, or if the transportation facilities and services to be provided are the subject of a binding, executed contract for construction of the facilities or services at the time the development permit is issued, or the necessary facilities or services are guaranteed in an enforceable development agreement at the time the development permit is issued, pursuant to Levy County Land Development Code.

Concurrency management mechanisms will be developed to ensure that the efficiency of the transportation system is maintained and protected from avoidable degradation of the adopted Level of Service along roadways under the County’s jurisdiction. No land use change or development project shall be approved if the projected impacts indicate that the level of service will fall below the adopted Level of Service "C".

Policy 2.3 Through the Levy County subdivision regulations, and consistent with Chapter 177, Florida Statutes, the County shall implement road access and design requirements to promote the safe and orderly development of transportation networks for current and future land use needs. The County will continue to review and revise subdivision standards to ensure that adequate infrastructure is provided by residential developments.

Policy 2.4 The County will discourage commercial strip development along major highways by limiting community and regional level commercial development to areas and nodes designated for Commercial land uses shown on the Future Land Use Map. Approval criteria for proposed land uses and

rezoning will be based on findings to include, but not limited to, the availability and efficient use of public facilities, accessibility and the capacity of the roadways.

The Levy County Land Development Regulations shall establish minimum standards for curb cuts, setbacks, frontage roads, bike lanes, sidewalks and access according to functional classification of the roadway using Rules 14-96 and 14-97, F.A.C. as guidelines.

Policy 2.5 In accordance with Section 163.3180, Florida Statutes, the County shall provide a means by which new development will be assessed a proportionate share of the cost of providing the transportation facilities necessary to serve the proposed development. However, new development shall not be held responsible for contributing to deficient transportation facilities.

Objective 3 Intergovernmental Coordination / Transportation Planning

Coordinate with the plans and programs of appropriate metropolitan planning organizations, public transportation authority, transportation disadvantaged programs, adjacent counties, resource planning and management programs prepared pursuant to Chapter 380, Florida Statutes and the Florida Department of Transportation's (FDOT) 5-Year Transportation Plan.

Williston Airport

Policy 3.1 The County will coordinate planning and development with the City of Williston to improve the Williston Municipal Airport.

Cedar Key Airport Master Plan

Policy 3.2 The adopted Cedar Key / George T. Lewis Airport Master Plan recommendations will be implemented in accordance with budgetary constraints and the availability of financial assistance from state and federal sources. Relocation alternatives will be considered as a means of determining the feasibility of reducing County infrastructure in a Coastal High Hazard area.

~~Suncoast Parkway II~~

~~**Policy 3.3** The County will coordinate with Citrus County, Florida's Turnpike Enterprise and the FDOT on the activities of Suncoast Parkway II and its impact on Levy County. The County will monitor the progress of the Suncoast Parkway II, both during and after completion, and evaluate its impact on county transportation systems, land use, and demands on public services.~~

Strategic Intermodal System (SIS) Designation

Policy 3.4 U.S. Highway 19, U.S. Highway 27, and U.S. Alternative Highway 27/S.R. 500 are designated as Strategic Intermodal System (SIS) Rural Principal Arterial corridors. SIS corridors are shown on the County's *Functional Classification Map*.

Future additions or deletions to the designated SIS corridor plan shall be coordinated with the Florida Department of Transportation to ensure adequate right-of-way protections and acquisition, access management and the provision of traffic signals.

Strategic Intermodal System (SIS Highways)

Policy 3.5 The County shall consult with the Florida Department of Transportation when proposed Comprehensive Plan Amendments affect facilities on the Strategic Intermodal system. The Florida SIS highways in Levy County include U.S. 19, U.S. 27, and U.S. Alternative Highway 27 /S.R. 500.

SIS Level of Service

Policy 3.6 Strategic Intermodal System roads within the County shall have the following LOS standard:

Segment	Functional Class	LOS Standard	Access Management Standard
US 19 Principal	Arterial/Rural	C	SIS 4 lanes/divided Controlled Access
US 27/U.S. Alt27/SR 500	Principal Arterial/Rural	C	SIS 4 lanes/divided Controlled Access

Policy 3.7 All access to state roads shall be consistent with the Florida Department of Transportation’s Access Plan (Rules 14-96, Access Permitting Process and 14-97, Access Standards, F.A.C.). FDOT design criteria and construction standards shall apply. The applicant or representative applying for an FDOT access permit shall secure the appropriate FDOT driveway permits and follow the FDOT’s procedures.

Transportation Disadvantaged

Policy 3.8 The County shall support the provision of transportation services to the transportation disadvantaged, and will continue to vigorously pursue state and federal grant programs to support both operating and capital funding.

New Turnpike Proposals Inconsistent in Agriculture, Forestry, Conservation and Natural Reservation Land Uses

Policy 3.9 New greenfield Turnpikes, toll roads, or other forms of new Principal Arterial highways are inconsistent with Future Land Use Map categories Agricultural/Rural Residential, Forestry/Rural Residential, Conservation and Natural Reservation.

Objective 4 Right of Way Preservation

Provide for the protection of existing and future rights-of-way from building encroachment.

Section Line Right- of- Way

Policy 4.1 All new developments, regardless of size or location, shall provide a section line right-of-way dedication for future road construction, unless future extension is clearly impractical or undesirable, in addition to any required setback adopted by the County Land Development Code. On the

existing transportation network, developments shall be set back from the center of the existing right-of-way. Adequate right-of-way shall be preserved using the below standards:

- a. ½ the minimum right-of-way required by the Levy County Land Development Code for setbacks;
- b. SIS roads shall include an additional fifty (50) feet on each side of the setback centerline for the purpose of future right-of-way and frontage road needs;
- c. Where existing right-of-way width is inadequate, the developer shall dedicate that portion necessary to meet or exceed those standards as adopted in the Levy County Land Development Code as a condition to receiving any development approval or zoning change.

Typical Road Construction Standards

Policy 4.2 County minimum road construction standards are adopted by reference to the then current version of the following manuals of the Florida Department of Transportation: *Standard Specifications for Road and Bridge Construction*, and *Design Standards for Design, Construction, Maintenance and Utility Operations on State Highway System*, and *Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways*. In the event that an inconsistency should develop between the adopted Levy County Land Development Code and Plan policies and the Florida Department of Transportation standards, the more restrictive standard shall prevail.

SIS/ Right of Way Preservation

Policy 4.3 Preserve the functional integrity of the Strategic Intermodal Highway System (SIS) road segments in the County. Adequate right-of-way shall be provided for by all development. As used here, "provided for" means a right-of-way reservation.

Policy 4.4 The County will coordinate with the Florida Department of Transportation to ensure that the levels of service on the principal arterial system remain at or above the adopted LOS C; and, that as a result, no moratoria on growth and development become necessary.

Concurrency Management / SIS

Policy 4.5 The County shall review all development proposals to ensure consistency with Strategic Intermodal System level of service standards established by the Florida Department of Transportation.

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

Regional Planning Council: North Central Fl
Review Date: 12/14/23
Amendment Type: Draft Amendment

Regional Planning Council Item No.: 6
Local Government: Hamilton County
Local Government Item No.: CPA 23-01
State Land Planning Agency Item No.: 23-1ER

Date Mailed to Local Government and State Land Planning Agency: 12/15/23

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 23-01 amends the County Comprehensive Plan by adding a Property Rights Element pursuant to the requirements of Florida Statutes 163.3161 and 163.3215 (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

Adverse extrajurisdictional impacts are not anticipated as a result of the amendment.

Request a copy of the adopted version of the amendment?

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

Yes No

Not Applicable

EXCERPTS FROM COUNTY COMPREHENSIVE PLAN AMENDMENT

RESOLUTION

Resolution No. 2023 -30

Board of County Commissioners,
Hamilton County, Florida.

WHEREAS, pursuant to Application CPA-23-01 by the Board of County Commissioners in and for Hamilton County, Florida, for an amendment to the Comprehensive Plan by adding an Amendment, to-wit: a Property Rights Element, and this proposed Amendment being an Agenda item at 9:30 a.m., for the Board of County Commissioners meeting on October 3, 2023, said Notice of a Public Hearing on said Application 23-01 having been duly published in accordance with Florida Law in The River Bend News; and

WHEREAS, pursuant to the aforesaid Notice of Public Hearing, the subject of adopting the Plan Amendment to add a Property Rights Element came before the Board of County Commissioners for a public hearing, consideration, and action during a regular meeting of the Board on October 3, 2023; and it is therefore:

RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF HAMILTON COUNTY, FLORIDA:

1. The aforesaid recitals ("whereas" paragraphs) are declared to be legislative findings of fact.

2. In accordance with the provisions of Sections 163.3161 and 163.3215, Florida Statutes, the Board of County Commissioners of Hamilton County, Florida, hereby adopts and declares this Plan Amendment to the Hamilton County Comprehensive Plan to add a tenth plan element as follows:

PROPERTY RIGHTS ELEMENT

PURPOSE: *This element is intended to ensure that the County considers the rights of private property owners when making decisions.*

GOAL: *Consider the property rights of private property owners when making decisions.*

OBJECTIVE: *The following rights shall be considered in the decision-making process including:*

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

These policies preserve and respect judicially acknowledged and constitutionally protected private property rights. No additional policies shall be adopted in the accompanying elements of this Comprehensive Plan which conflict with or negate these property rights.

-
3. Any resolutions or parts of resolutions in conflict with any of the provisions contained herein are hereby repealed.

4. If any section, subsection, sentence, clause, or phase of this resolution is, for any reason, declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the resolution as a whole, or any part thereof, other than the part so declared.

5. This ordinance shall be deemed to be filed and shall take effect immediately upon adoption and electronic submittal to the Florida Department of State as provided in Section 125.66(2)(b), Florida Statutes.

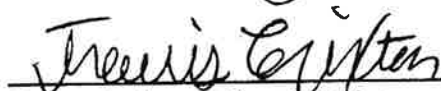
DULY ADOPTED, during a regular meeting at Jasper, in Hamilton County Florida, this 3rd day of October, 2023.


Attest:

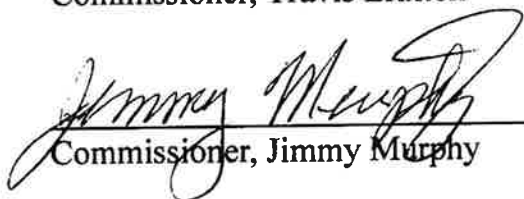
**BOARD OF COUNTY COMMISSIONERS
HAMILTON COUNTY, FLORIDA**

By: 
Clerk, Greg Godwin

By: f{Gte,J: B,iD IAAI
Chairman, Robert E. Brown


Commissioner, Travis Erixton


Commissfoner, Robbie Roberson


Commissioner, Jimmy Murphy


Commissioner, Richie McCoy

Approved as to Form:

Hamilton County Attorney

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

Regional Planning Council: North Central Fl
Review Date: 12/14/23
Amendment Type: Draft Amendment

Regional Planning Council Item No.:7
LocalGovernment: Town of Bronson
Local Government Item No.: CPA 23-01
State Land Planning Agency Item No.: 23-1ER

Date Mailed to Local Government and StateLand Planning Agency: 12/15/23 (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 Series of the City 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 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 Town Comprehensive Plan (see attached).

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

The Town is bisected by U.S. Highway Alternate 27 and State Road 24, both of which are identified and mapped in the Strategic Regional Policy Plan as Regional Transportation Facilities. Nevertheless, significant adverse impacts are not anticipated to occur to these regional roads as a result of the amendment since the amendment does not result in an increase in intensity or density of use.

Areas of high recharge to the Floridan Aquifer and Regional Ecological Greenway, Natural Resources of Regional Significance, as identified and mapped in the Strategic Regional Policy Plan, are located in the Town. Nevertheless, significant adverse impacts are not anticipated to occur to Natural Resources of Regional Significance, as the amendment does not result in an increase in intensity or density of use.

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

The 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 FloridaCommerce.

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

**EXCERPTS FROM THE
TOWN COMPREHENSIVE PLAN AMENDMENT**

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II

TRAFFIC TRANSPORTATION ELEMENT

GOALS, OBJECTIVES, AND POLICIES

GOAL: TO PROVIDE A SYSTEM FOR BOTH MOTORIZED AND NON-MOTORIZED MODES OF TRANSPORTATION WHICH SERVES TO MAXIMIZE PUBLIC SAFETY, SUPPLY CONVENIENT ACCESS TO DESTINATIONS, AND EFFICIENT IN DESIGN.

A. INTERGOVERNMENTAL COORDINATION

OBJECTIVE 1 ~~Upon Comprehensive Plan adoption, t~~The Town shall **continue to** coordinate with the County, and the Florida Department of Transportation, to mitigate the projected capacity impacts along roadway segments of State, County, and Town owned roadways.

Policy 1-1 ~~The Town shall implement a notification process, as part of a development permit application, in order to inform the Florida Department of Transportation, and the County, when proposed development will result in an increased traffic volume on State or County owned roadways that will reduce the roadway's operating level of service.~~

Policy 1-2 1 The Town shall coordinate with the Florida Department of Transportation and the County, to implement traffic control methods which will improve safety, and limit air and noise pollution, attributable to truck and other motorized vehicle traffic, on State or County owned highways which pass through the Town.

B. LEVEL OF SERVICE

OBJECTIVE 2 ~~By the year 1991, t~~The Town shall **institute a comprehensive program to continue to** monitor motorized and non-motorized transportation systems for safety, access, efficiency, and level of service conditions. ~~The monitoring program may use traffic volume counts and other information using information~~ compiled by the Florida Department of Transportation and the County.

Policy 2-1 The Town does hereby adopt the following peak hour level of service standard for the roadways within the Town, **consistent with the most recent version of the Florida Department of Transportation "Quality/Level of Service Handbook":**

1. Principal Arterials **€ D**
2. Minor Arterials **D**
3. Major and Minor Collectors- **€ D**

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ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	LEVEL OF SERVICE
<u>1</u>	<u>State Road 24</u> <u>(from State Road 500 to 90th Avenue)</u>	<u>D</u>
<u>2</u>	<u>State Road 24</u> <u>(from South Town Limits (Canpile Road) to State Road 500)</u>	<u>D</u>
<u>3</u>	<u>US 27A</u> <u>(from-Northeast 75th Street to East Town Limits (90th Court))</u>	<u>D</u>
<u>4</u>	<u>US 27A</u> <u>(from-State Road 24 to Northeast 75th Street)</u>	<u>D</u>
<u>5</u>	<u>US 27A</u> <u>(from West Town Limits (720 feet West of Jerrels Road to State Road 24))</u>	<u>D</u>

Policy 2-2 The Town shall ~~adopt and implement~~ use the Institute of Traffic Engineers standards for trip generation estimates to be used in the development plan review process.

Policy 2-3 The Town shall review all development proposals, and require that they provide sufficient information, to ascertain that proposed development's impact to the level of service on roadways in the Town, and shall issue a development order with the contingency that a certificate of occupancy for that development will be issued only if the impact of that development on the roadway system will maintain the adopted level of service standards.

~~Policy 2-4 The Town shall implement land development regulations which will require all new development to provide and dedicate additional right of way for existing road systems, in which the present right of way is insufficient for either projected future needs for infrastructure improvements, public safety objectives, or for maintenance of the adopted level of service for projected future traffic volumes.~~

Policy 2-~~5~~4 The Town's land development regulations shall continue to include requirements for on-site traffic flow for both motorized and non-motorized vehicles, which will assure safe, convenient, movement of vehicles and pedestrians.

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~~Policy 2-6~~ ~~When new roadway systems are planned and depicted on the Traffic Circulation Transportation Map, new development which will abut the planned roadway shall be required to dedicate the right-of-way necessary, where applicable, to maintain the adopted level of service for that roadway.~~

Policy 2-5 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 2.1 The Town shall ~~devise a formal ranking procedure by 1991 to~~ prioritize both, the needed roadway improvement projects, and the expenditure of revenues to complete these projects.

Policy 2-1.1 The Town shall ~~keep~~ use **Florida Department of Transportation** records of roadway, pedestrian, and bicycle accident frequency, and use these records to formulate priorities for motorized and non-motorized traffic improvements.

OBJECTIVE 2.2 ~~Upon adoption of this Plan a~~All decisions and actions the Town initiates or implements, which will have an impact on the **traffic transportation** circulation system, shall be consistent with the adopted Future Land Use **Plan** Map and future land use goals, objectives and policies of this Plan.

Policy 2-2.1 Proposed changes to the ~~traffic circulation~~ **transportation** system shall be reviewed for the necessity and appropriateness of the proposed change, in relation to future land uses as depicted on the future land use map, and the adopted level of service standards.

Policy 2-2.2 The Town, ~~upon adoption of this Comprehensive Plan,~~ shall correct existing deficiencies by undertaking capital improvement projects in accordance with the schedule contained in the Capital Improvements Element of this Comprehensive Plan. Traffic related capital improvements will be financed with state and federal grants. ~~If after five years, grants cannot be obtained to correct the identified deficiencies, the Town will consider a plan amendment to allocate local resources to fund the needed capital facilities.~~ Traffic deficiencies include deteriorating paved roads and unpaved roads to be corrected by undertaking grant funded paving and repaving projects.

C. NON-MOTORIZED TRANSPORTATION

OBJECTIVE 3 ~~Upon plan adoption, a~~All future roadway system design shall provide features for non-motorized transportation, the purpose of which is to provide access for all citizens, and to maintain ambient air quality within Environmental Protection Agency, and Florida Department of Environmental ~~Regulation~~ **Protection** standards.

~~Policy 3-1~~ ~~In accordance with Section 163.32021 Florida Statutes, as amended, the Town shall implement land development regulations which will require new development to provide and dedicate pedestrian ways.~~

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- Policy 3-~~2~~ 1 The Town shall incorporate sidewalks in the design of arterial roadway improvements which will provide citizens with access to shopping, employment, public buildings, and recreational centers.
- Policy 3-~~3~~ 2 ~~By 1991, the~~ The Town shall implement a program to prioritize sidewalk reconstruction and repair.
- Policy 3-~~4~~ 3 All pedestrian ways constructed within the Town shall be designed to be accessible to handicapped persons.

D. RIGHTS-OF-WAY PRESERVATION

- OBJECTIVE 4 In conformance with Section 163.3202, Florida Statutes, as amended, the Town's ~~adopted land development code~~ shall ~~provide implementation measures to~~ preserve right-of-way for capacity and necessary improvement expansion.
- Policy 4-1 To assist in the preservation of right-of-way for capacity expansion the Town shall implement a land development code to provide the necessary setback along property frontage that abuts arterial highways.
- Policy 4-2 Curb cuts shall be kept to a minimum along arterial roadways to both enhance the safety of highways, and to maintain the adopted level of service. **The Town shall include provisions to control the number and frequency of connections and access points of driveways and roads to arterial and collector roads, including minimal distance between access points and limiting the number of access points to parcel of land to be in conformance with Chapter 14-96 and 14-97, Florida Administrative Code, as amended.**
- Policy 4-3 Non-governmental signage and off-site signs shall be prohibited from both existing and future rights-of-way.
- Policy 4-4 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 4-5 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 4-6 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 4-7 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 4-8 Adequate corner clearance shall be maintained at crossroad intersections with arterials.**
- Policy 4-9 The Town shall encourage cross-access connections easements and joint driveways, where available and economically feasible.**

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E. AESTHETIC FEATURES

OBJECTIVE 5 ~~By 1991, a~~**All** roadway improvement projects shall be evaluated for aesthetic benefits.

Policy 5-1 The Town's land development code shall **continue to** require parking lots to be functionally landscaped to provide maximal shading, beauty, and stormwater retention.

Policy 5-2 The Town's land development code shall **continue to** require that non-governmental signage and off-site signs shall be prohibited from both existing and future rights-of-way.

F. PARKING

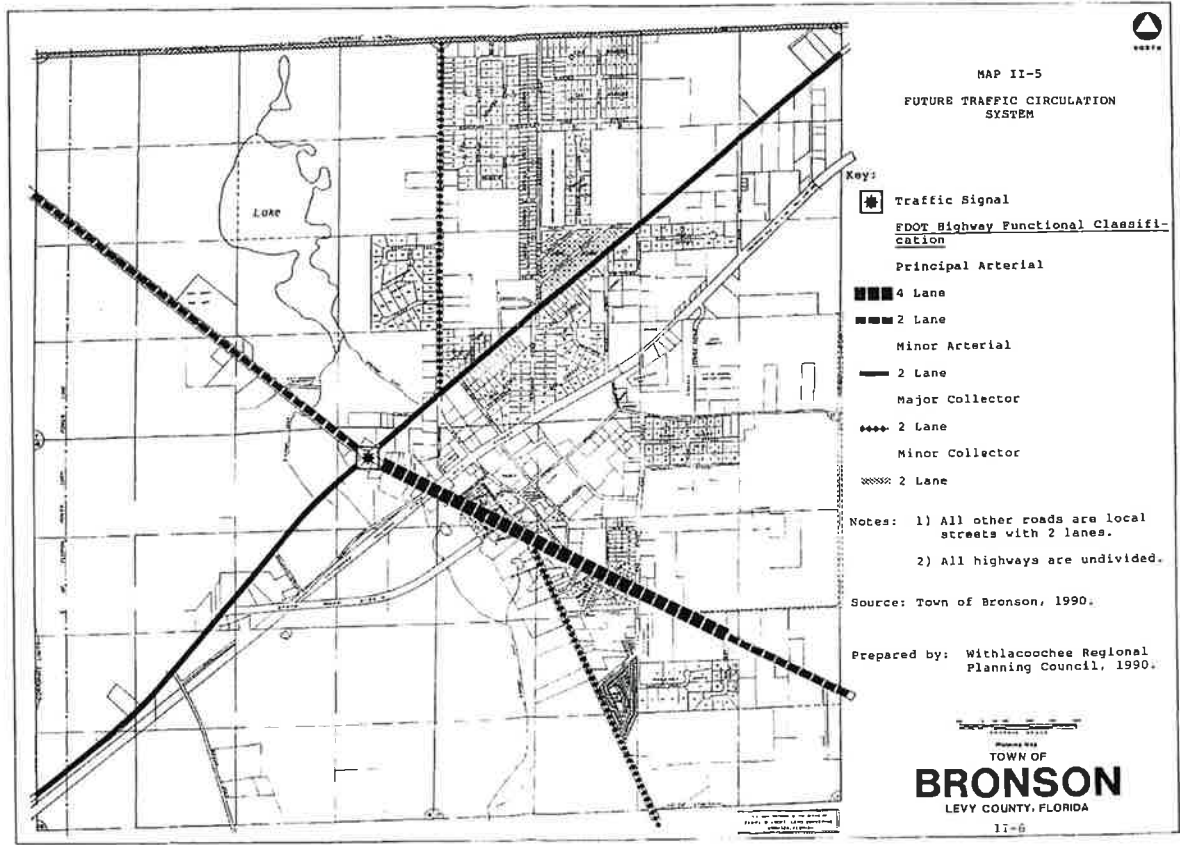
OBJECTIVE 6 In conformance with Section 163.3202, Florida Statutes, as amended, the Town shall ~~adopt and~~ **continue to** implement a land development code that addresses on-site traffic flow and vehicular parking requirements.

Policy 6-1 The Town's land development regulations shall **continue to** require all new non-residential development to provide off-street parking for both motorized and non-motorized vehicles.

Policy 6-2: The Town shall **continue to** require all new development to provide adequate and safe off-street parking based upon an established density and/or intensity of permitted land use.

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MAP II-5
FUTURE TRAFFIC CIRCULATION SYSTEM
Map has been moved to the Appendix A - Future Land Use Map Series



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V

CONSERVATION ELEMENT
GOALS, OBJECTIVES AND POLICIES

GOAL: TO PRESERVE, CONSERVE, AND APPROPRIATELY MANAGE ALL OF THE RESOURCES OF THE TOWN AND PROVIDE PROTECTION OF UNIQUE AND ENVIRONMENTALLY SENSITIVE LANDS, LIFE AND PROPERTY FROM NATURAL AND MAN-MADE HAZARDS.

A. AIR QUALITY OBJECTIVES AND POLICIES

OBJECTIVE 1 The Town shall meet or exceed the minimum air quality levels established by Florida Department Environmental ~~Regulations~~ **Protection**.

Policy 1-1 The Town shall consider the cumulative effects of development on air quality in project review; mitigation measures shall be implemented where needed to avoid deterioration of the ambient air.

Policy 1-2 The Town shall continue efforts to maintain good ambient air quality through the ~~adoption~~ **implementation** of codes, ordinances and regulations which address issues of smoke, landscaping, and tree protection which contribute to enhancement of air quality.

B. SURFACE WATER OBJECTIVES AND POLICIES

OBJECTIVE 2 The Town shall protect and properly manage the quality and quantity of all surface waters.

~~Policy 2-1 The Town shall support all research activities by public agencies designed to assist in the management of the Gulf Coastal Lowlands and associated floodplains.~~

~~Policy 2-2 The Town shall petition the County for an agreement to establish best management practices for the protection of surface and groundwater quality in the adjacent Gulf Coastal Lowlands. When research recommendations are available, they shall be reviewed and considered for incorporation into the appropriate elements of the adopted Comprehensive Plan.~~

~~Policy 2-3 The Town shall adopt a stormwater management ordinance to protect the quality and quantity of water resources to supplement state and water management district regulations.~~

Policy 2-4~~1~~ **The Town shall coordinate** ~~Incorporate applicable~~ stormwater management ~~technical requirements of~~ **with** the Southwest Florida and Suwannee River Water Management Districts ~~into the Town's stormwater management ordinance.~~

C. GROUNDWATER OBJECTIVES AND POLICIES

OBJECTIVE 3 ~~Upon adoption of this Comprehensive Plan, t~~The Town shall ~~institute proper actions to~~ ensure the quality and quantity of Town groundwater resources are properly protected and conserved.

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- Policy 3-1 The Town, in cooperation with the Florida Department of Environmental **Regulations Protection, Suwannee River Water Management District** and Southwest Florida Water Management District, shall continue to monitor the quality and quantity of groundwater resources.
- Policy 3-2 Permit development only if it does not adversely impact the Town's natural resources and is in compliance with all applicable federal, state, and local regulations.
- Policy 3-3 The Town shall cooperate with the County to provide protection for all public water supply wells.
- Policy 3-4 Prior to development approval, an inspection should be conducted by **the developer** to properly identify active drainage wells. If any wells are found, the developer shall be responsible for sealing the drainage wells.
- Policy 3-5 The Town shall investigate methods for treatment of stormwater runoff from developed areas and require Best Management Practices for new development.
- Policy 3-6 The Town shall continue to cooperate with Southwest Florida Water Management District and Suwannee River Water Management District in requiring as-built/operations permission for surface water management systems to be filed and approved before a Certificate of Occupancy is issued for new construction.
- Policy 3-7 The Town shall preserve the natural functions of the 100-year floodplain so that flood-carrying and flood storage capacities are maintained through the use of Best Management Practices and proper site development review.
- Policy 3-8 The Town shall continue to regulate land use and development in flood hazard areas by requiring conformance with the provisions of the Town's floodplain regulations and requirements of the National Flood Insurance Program as provided by the Federal Emergency Management Agency.
- Policy 3-9 The Town shall cooperate, as appropriate, with the designated programs of the County, Southwest Florida Water Management District, Suwannee River Water Management District and other such applicable agencies in the identification and protection of water recharge areas to ensure aquifer depletion and contamination does not occur.
- ~~Policy 3-10 The Town Council shall request the Department of Natural Resources, Bureau of Geology to evaluate the potential for geologic hazards in the Town.~~**
- ~~Policy 3-11 New development meeting a specified 80 percent threshold size for a potential development of regional impact will be required to fully evaluate all geologic and hydrologic conditions on-site prior to development.~~**
- ~~Policy 3-12 The Town shall prepare a composite map which illustrates soils, native vegetative communities, geology, surface water and ground water information and which:~~**
- ~~1. Defines areas that have physical limitations and potentials for various types of land use; and~~**
 - ~~2. Defines the appropriate land uses based upon the land's physical limitations and potentials.~~**

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~~When completed, the composite map will be utilized by all subdividers and developers as the basis for documenting how they propose to protect and use, conserve or preserve these resources.~~

- Policy 3-~~13~~ 10 Mineral extraction activities shall be prohibited in the Town Limits.
- Policy 3-~~14~~ 11 The Town shall ensure developers, prior to receiving a development permit, ~~prove to the Town Council document~~ that the proposed project will not adversely affect water quantity or quality.

D. SOIL EROSION OBJECTIVES AND POLICIES

- OBJECTIVE 4 Minimize the rate of erosion caused by land development and other human activities.
- Policy 4-1 The Town shall consult with the United States **Soil Natural Resources Conservation Service** on use of Best Management Practices to minimize soil erosion problems as part of the development review process.
- Policy 4-2 The Town shall consider topographic, hydrologic and vegetative cover factors in the site plan review process of proposed developments.
- ~~Policy 4-3 The Town shall adopt a tree protection ordinance and a landscape ordinance to assist in control of soil erosion.~~
- Policy 4-4 The Town shall require utilization of Best Management Practices in construction of stormwater facilities and structures.
- Policy 4-5 The Town shall ~~investigate~~ **encourage** the use of paving blocks (turf block) to retain properties of soil permeability ~~and encourage their use as an impervious surface bonus to developers.~~

E. FLORA AND FAUNA OBJECTIVES AND POLICIES

- OBJECTIVE 5 ~~Upon adoption of this Comprehensive Plan, t~~The Town shall take appropriate actions to minimize impacts on existing relic hardwood communities, the habitat of endangered and threatened species and shall provide appropriate protective measures for environmentally sensitive land and unique vegetative communities.
- Policy 5-1 The Town shall assist in the application of, and compliance with, all state and federal regulations which pertain to endangered and threatened species.
- Policy 5-2 The Town shall consult with the Florida **Game and Fresh Water Fish Fish and Wildlife Conservation Commission** the United States ~~Soil Conservation Service~~ **Natural Resources Conservation Service**, the Audubon Society and the United States ~~Department of Agriculture Division of Forestry~~ **Forest Service** prior to the issuance of a development order where endangered or threatened species are known to exist. If found to have adverse impact on the species or habitat, mitigation measures ~~and/or compensation shall be required.~~
- Policy 5-3 The Town shall consult with the Florida **Game and Fresh Water Fish Fish and Wildlife Conservation Commission**, ~~United States Soil Conservation Service~~ **Natural Resources Conservation Service**, and private landowners to develop Best Management Practices to protect valuable relic hardwood communities and endangered and threatened species.

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- Policy 5-4** ~~The Town shall adopt a tree protection and landscape ordinance to assist in the protection of specimen trees, relic hardwoods communities and wildlife habitat.~~
- Policy 5-~~5~~ **4** The Town shall through proper site plan review procedure and specific implementation of the Town Land Development Code provide protection of 100-year flood areas, wetlands, and other potential environmentally sensitive lands within the Town.
- Policy 5-~~6~~ **5** The Town shall continue to coordinate development activities with the County to ensure the conservation, protection and appropriate use of shared, unique vegetative communities such as the relic hardwood communities ~~and the Gulf Coastal Lowlands.~~

F. HAZARDOUS WASTE OBJECTIVES AND POLICIES

- OBJECTIVE 6 ~~Upon adoption of this Comprehensive Plan, t~~The Town shall strive to enhance efforts in reduction, disposal and management of hazardous wastes.
- Policy 6-1 The Town shall assist the County in its efforts to manage hazardous wastes through educational programs that advise Town residents on the problems and issues of hazardous waste.
- Policy 6-2 The Town shall continue training its employees to identify and inspect wastes before they are taken to waste disposal facility sites.
- Policy 6-3 The Town shall, in cooperation with the County, develop an emergency response plan to facilitate control of accidents involving hazardous wastes.
- Policy 6-4 The Town shall assist the County in continuation of the Amnesty Days program for collection of hazardous waste.
- Policy 6-5 The Town shall cooperate with the County in the management program for proper storage, recycling, collection and disposal of hazardous wastes.

G. AESTHETICS OBJECTIVES AND POLICIES

- OBJECTIVE 7 ~~By 1995, t~~The Town shall ~~have taken proper~~ **take appropriate** actions to preserve, conserve, develop and improve the visual resources and aesthetics of the community.
- Policy 7-1** ~~The Town shall adopt and implement a tree protection ordinance to conserve and preserve certain existing trees and require the planting or replanting of trees in the Town.~~
- Policy 7-~~2~~ **1** The Town shall ~~review and revise the existing~~ **continue to maintain a** sign ordinance to enhance aesthetic qualities and protect the health, safety and welfare of its residents.
- Policy 7-3** ~~The Town shall adopt and implement tree protection and landscape ordinances to assist in the control of soil erosion, maintain the individual integrity of various land uses and enhance aesthetic qualities of the community as a whole.~~

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H. WATER CONSERVATION OBJECTIVES AND POLICIES

OBJECTIVE 8 ~~By 1995, per capita water use shall be reduced through~~ The Town shall encourage conservation practices and programs to reduce per capita water consumption.

~~Policy 8-1~~ ~~The Town shall research and adopt criteria for the use of wastewater reuse plans where applicable.~~

~~Policy 8-2 1~~ The Town shall cooperate with the Southwest Florida Water Management District and the Suwannee River Water Management District ~~research and to~~ implement ~~an~~ emergency water conservation plans ~~by 1992.~~

OBJECTIVE 9 The Town, in order to protect significant natural resources in a manner which is in conformance with and furthers the North Central Florida Strategic Regional Policy Plan, as amended August 23, 2018, hereby adopts the following maps as they apply to the Town as part of the Future Land Use Map Series of this Comprehensive Plan;

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

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

~~Policy 9-1~~ The map entitled Regionally Significant Natural Resources - Ground Water Resources, dated August 23, 2018, included within the Future Land Use Map Series, identifies groundwater resources for the application of the provisions of the high groundwater aquifer protection policy of the Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element of this Comprehensive Plan.

~~Policy 9-2~~ The map entitled Regionally Significant Natural Resources - Natural Systems, dated August 23, 2018, included within the Future Land Use Map Series, identifies listed species for the application of the provisions the critical wildlife habitat policy of this element.

~~Policy 9-3~~ The maps entitled Regionally Significant Natural Resources - Planning and Resource Management Areas, dated August 23, 2018, included within the Future Land Use Map Series, identifies publicly owned regionally significant lands for application of the provisions of the conservation land use policy of the Future Land Use Element of this Comprehensive Plan.

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Policy 9-4 **The maps entitled Regionally Significant Natural Resources - Planning and Resource Management Areas (Surface Water Improvement Management Water Bodies), dated August 23, 2018, included within the Future Land Use Map Series, identifies surface water management improvement water bodies for the application of the provisions of the surface water runoff policy of this element.**

Policy 9-5 **The map entitled Regionally Significant Natural Areas - Surface Water Resources, dated August 23, 2018, included within the Future Land Use Map Series, identifies surface water resources for the application of the provisions of the surface water protection policy of this element.**

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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

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

OBJECTIVE 1 In local decision making, the Town shall consider the statement of rights as enumerated in Policy 1-1, Policy 1-2, Policy 1-3, and Policy 1-4.

Policy 1-1 In local decision making, the Town 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 1-2 In local decision making, the Town 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 1-3 In local decision making, the Town 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 1-4 In local decision making, the Town 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 Regional Planning Council Item No.: 8
Review Date: 12/14/23 Local Government: Alachua County
Amendment Type: Draft Amendment Local Government Item No.: Z23-000004
State Land Planning Agency Item No.: 23-2ESR

Date Mailed to Local Government and State Land Planning Agency 12/15/23 (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 23-000004 County-initiated large scale text amendment to permit accessory dwelling units in areas designated as rural clusters on the County Future Land Use Map.(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 FloridaCommerce.

Yes No
Not Applicable

**EXCERPTS FROM THE
COUNTY COMPREHENSIVE PLAN AMENDMENT**

Proposed Policy Language
Future Land Use Element
New Policy 6.4.2.1

Policy 6.4.2.1 To provide for a greater range of choices of housing types, affordable housing, and the promotion of infill into existing neighborhoods while maintaining rural character, one accessory dwelling unit shall be allowed on residential lots in the Rural Cluster land use designation without being included in gross residential density calculations as follows.

(a) Performance criteria shall be detailed in the land development regulations and include elements such as size, site design, access, and parking requirements. In no instance shall an accessory dwelling unit be permitted on a lot with less than one acre of buildable area outside the boundaries of any conservation areas.

(b) Prior to the issuance of a building permit for the construction of an accessory dwelling unit in an existing residential area, the applicant shall provide proof of homestead exemption status establishing ownership and principal residence of the lot.

(c) Permanent occupancy by the owner of either the primary or accessory dwelling unit shall be required for all accessory dwelling units.

(d) The accessory dwelling unit shall meet all applicable requirements of the Florida Department of Health for the well and septic system.

