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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 11, 2025**. 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.**

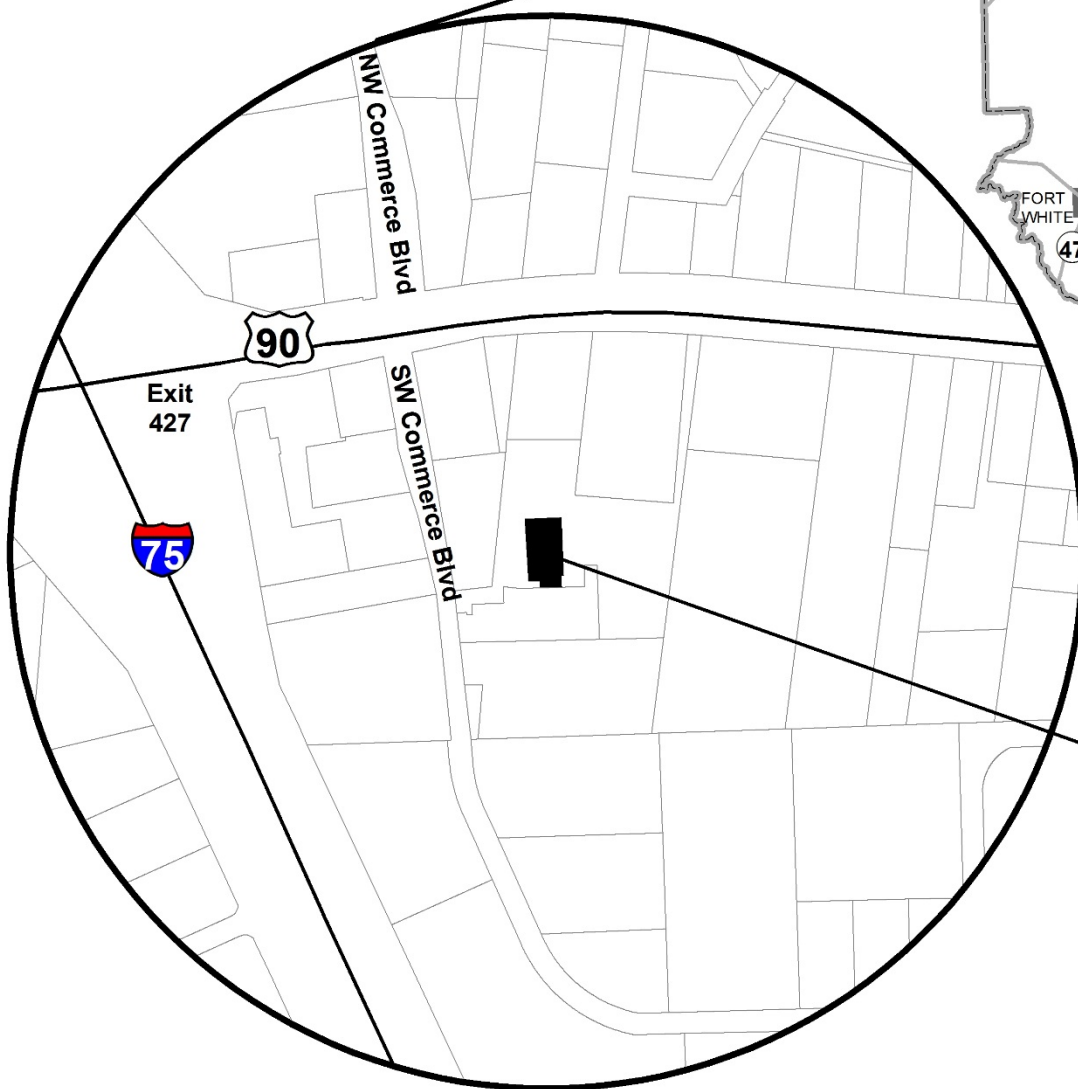
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# Holiday Inn Hotel & Suites

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

December 11, 2025  
6:00 p.m.

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	The Committee welcomes you to this meeting. This time is set aside for our citizens and general public to address the Committee. If you would like to address the Committee, please complete a form, come forward when you are called, and state your name 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  
Holiday Inn Hotel and Suites  
213 Southwest Commerce Boulevard  
Lake City, Florida and  
Via Communications Media Technology

October 23, 2025  
6:00 p.m.

MEMBERS PRESENT IN PERSON

Melissa Hendrix  
James Howell  
Melissa McNeal, Chair  
Daniel Riddick, Vice-Chair  
Judy Townsend

MEMBERS ABSENT

Ken Cornell  
James Carter Jr.  
Diane Landry  
Jody Stephenson

STAFF PRESENT

Lauren Yeatter - In-Person

MEMBERS PRESENT VIA  
MEDIA TECHNOLOGY  
COMMUNICATIONS  
FOR QUORUM

None

COMMUNICATIONS  
MEDIA TECHNOLOGY  
(NOT FOR QUORUM)

None

Noting the presence of a quorum, the meeting was called to order by Chair Melissa McNeal at 6:08 p.m.

I. APPROVAL OF THE AGENDA

Chair McNeal requested approval of the agenda as presented.

**ACTION:** It was moved by Commissioner Townsend and seconded by Commissioner Howell to approve the October 23, 2025 Clearinghouse Committee Agenda as presented. The motion carried unanimously.

II. APPROVAL OF THE SEPTEMBER 25, 2025 MEETING MINUTES

**ACTION:** It was moved by Mayor Hendrix and seconded by Commissioner Riddick to approve the September 25, 2025 Clearinghouse Committee meeting minutes as circulated. The motion carried unanimously.

III. COMMITTEE-LEVEL REVIEW ITEMS

#1 - City of Jasper Comprehensive Plan Draft Amendment (FC No. 25-1ESR)

Lauren Yeatter, Senior Planner, stated that the staff report for Item #1 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 Townsend and seconded by Commissioner Riddick to recommend that the Council approve the staff report for Item #1 as circulated. The motion carried unanimously.**

IV. PUBLIC COMMENTS - None

The meeting adjourned at 6:18 p.m.

---

Melissa McNeal, Chair

12/11/25  
Date

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

Regional Planning Council: North Central FI  
Review Date: 12/11/25  
Amendment Type: Draft Amendment

Regional Planning Council Item No.: 4  
Local Government: Levy County  
Local Government Item No.: Ord. 2025-10  
State Land Planning Agency Item No.: 25-2ESR

Date Mailed to Local Government and State Land Planning Agency: 12/12/25 (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 amends the Infrastructure Element, the Conservation Element and the Intergovernmental Coordination Element of the County Comprehensive Plan based on an updated Regional Water Supply Plan as required by Section 163.3177(6)(c)4, Florida Statutes (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 the Florida Department of Commerce.

Yes   X                        No             
Not Applicable





**EXCERPTS FROM THE  
COUNTY COMPREHENSIVE PLAN AMENDMENT**





## INFRASTRUCTURE ELEMENT

This element represents Levy County's commitment to responsible and sustainable growth against Florida's unique environment and opportunities. As we navigate the path to our community's future, we must recognize that our infrastructure is not just a collection of roads, utilities, and public services; it is the foundation upon which the quality of life, economic prosperity, and environmental well-being are built.

Levy County is a dynamic and evolving place, and developing an infrastructure to support the County is paramount to responsible growth. Our infrastructure is the connective tissue that binds us, ensuring that our residents and businesses have access to the essential services and resources that make this County a wonderful place to call home. Levy's exceptional character brings with it both opportunities and challenges. The Infrastructure Element recognizes the need to balance preserving our unique environment with our community's economic and social aspirations. It acknowledges the importance of preparing for sea-level rise and the ever-increasing perils of flood and climate change, ensuring that our infrastructure can adapt to an ever-changing world.

The Infrastructure Element will provide a general sanitary sewer, solid waste, potable water, and stormwater management correlated to principles and guidelines for future land use, indicating ways to provide future potable water, drainage, sanitary sewer, solid waste, and groundwater protection requirements for the area. However, this Infrastructure Element is not just a technical exercise; it is the community's commitment to building a resilient, inclusive, and prosperous community for all. The County's infrastructure will continue to be the bedrock upon which the community thrives, ensuring our community remains a place of opportunity, beauty, and excellence for generations to come.

**Water:** Future projections based on countywide population growth suggest that even by 2045, daily water demand is expected to reach approximately 81608.94 GPD, remaining well below the current LOS threshold. These findings demonstrate that Levy County's municipal and unincorporated potable water systems can support growth through 2050. However, localized service constraints should be further evaluated at the municipal level.

**Wastewater:** Future projections based on countywide population growth trends show that even by 2045, wastewater demand is expected to reach only 1,07,7163 GPD, remaining well within acceptable service levels. These findings confirm that Levy County's municipal wastewater systems are operating efficiently within established LOS thresholds, with ample capacity to accommodate future growth through 2050.

**Solid Waste:** Future projections based on population growth suggest that by 2045, daily waste generation will increase to approximately 263,759.5 pounds (131.88 tons), remaining well below the county's adopted LOS threshold. These findings indicate that Levy County's solid waste management infrastructure can substantially accommodate projected population growth through 2050. However, local collection and disposal efficiencies should continue to be monitored to ensure long-term sustainability.





Private Package Treatment Plants / Residential single-family developments in Municipal Service Districts  
Package Treatment Plants / Other residential development  
Outside Municipal Service District/ Private Package Treatment Plant for non-residential development

**Objective 2                      Treatment Plant Failures**  
Monitoring Program  
Interlocal Coordination

**Utilities Sub-Element**

**Objective 1                      Utility Guidelines**

.....  
**Stormwater Management Sub-Element**

**Goal:**

Ensure that stormwater management systems are adequate to reduce the risk of public endangerment and property damage from long term flooding and protect surface and ground water quality.

**Objective 1      Stormwater and Floodplain Protection**

Review and update the land development regulations annually to assure that stormwater and floodplain management standards are consistent with local, state and federal management regulations.

**Policy 1.1** Land development regulations shall implement development standards for floodprone and wetland areas. New development shall be required to provide on-site water retention and/or detention areas adequate to accommodate any increased stormwater run-off unless exemption is permitted under the applicable Water Management District regulation.

**Stormwater Management Level of Service**

**Policy 1.2** Stormwater management facilities shall meet the following level of service standards and guidelines:

**Aa.** Standard: The design of stormwater management facilities shall comply with the applicable Water Management District standards for stormwater quantity (i.e., F.A.C. Chapter 62-330 for Suwanee River Water Management District (SRWMD) and South West Florida Water Management District (SWFWMD)).

Guideline: On-site post development stormwater management and runoff conditions shall not exceed the rate and volume of pre-development conditions.

**Bb.** Standard: Water discharge treatment shall be consistent with F.A.C. Chapter 62-330.

Guideline: Discharge equal to ambient conditions, with treatment of the first one (1) inch.

**Policy 1.3** All developments shall comply with the provisions of the Land Development Code regulating stormwater and floodplain management.

**Natural Drainage/ Water Quality**

**Infrastructure Element**



**Policy 1.4** Stormwater quality will be managed to treat or eliminate stormwater discharge to or into sinkholes or other natural drainage areas (i.e., wetlands, marshes, waterbodies etc.). New developments shall ensure that stormwater discharge into natural drains meet water quality standards in F.A.C. Chapter 62- 330.

**Policy 1.5** The adopted level of service for floodplain protection is the 100-year flood elevation and/or consistent with National Flood Insurance Program requirements.

### **Aquifer Recharge Sub-Element**

#### **Goal:**

Protect the quality and supply of ground water through the proper management of development activities in aquifer recharge/discharge and floodprone areas.

#### **Objective 1 Natural Groundwater Recharge Areas, Discharge Features and Wetland Preservation**

Identify the sensitive features of the land and provide land development regulations standards to ensure the adequate provision of stormwater facilities and floodplain management.

**Policy 1.1** Proposed land uses and development will be reviewed to identify natural groundwater recharge/discharge (i.e., wetlands, floodplains) areas and karst characteristics of the land using the best available data including, but not limited to, topographic maps delineating the 100- year and 10-year flood elevations and FEMA maps.

**Policy 1.2** Review and revise Land Development Regulations to protect sensitive portion of the land from development.

### **Wetland Preservation**

**Policy 1.3** Jurisdictional wetlands shall be protected and preserved. New development shall preserve the total area of jurisdictional wetlands on site and protect the natural drainage features of associated wetland systems. All water courses shall be preserved in a natural state to protect the natural drainage features of the land. However, development necessary for essential public uses may be allowed in such areas consistent with Conservation Element Policy 3.1.

#### **Objective 2 Water Conservation**

Conserve water and water resources to protect springs.

**Policy 2.1** The use of landscaping best management practices as described in the most recent version of Guidelines for Model Ordinance Language for Protection of Water Quality and Quantity Using Florida Friendly Lawns and Landscapes (Florida Department of Environmental Protection, will be incorporated in the landscape ordinance.

**Policy 2.2** Levy County will establish guidelines for managing existing and future lawns and landscapes at all Levy County facilities using the educational guidelines contained in the University of Florida Extension's Florida Yards and Neighborhoods Program, Environmental Landscape Management (ELM) principles and Best Management Practices. Such guidelines shall include practices that are designed to reduce nitrate infiltration into ground and surface water.

**Policy 2.3** All golf course siting, design, construction and management shall implement the prevention, management and monitoring practices, detailed in the golf course siting, design and management chapter of the most recent version of Protecting Florida's Springs Manual Land Use Planning Strategies and

### **Infrastructure Element**



Best Management Practices. These practices are derived from the Audubon International Signature Program.

**Policy 2.4** Levy County will establish a model water ordinance for Florida Friendly Fertilizer Use on urban landscapes and priority focus areas of all Outstanding Florida Springs by July 1, 2025.

### **Solid Waste Sub-Element**

#### **Goal:**

Protect the environmental and economic quality of the County through the proper management and disposal of solid and hazardous waste to meet the current and future demands of the County.

#### **Objective 1 Solid Waste Management and Services**

Ensure adequate solid waste facilities and disposal services to accommodate future needs and prevent and/or remedy deficiencies.

**Policy 1.1** The County will continue to investigate and develop feasible methods to improve disposal services and prevent deficiencies. These methods will include, but are not limited to:

- a. Coordinating the extension of services by pursuing interlocal agreements to provide collection services within the Municipal Service Districts;
- b. Monitoring the capacity and projected demand on existing facilities;
- c. Increase the landfill capacity by reducing waste volume. Methods include implementing recycling, chipping and yard waste composting programs.
- d. Consider a licensing and/or franchising program for solid waste providers in the County.

**Policy 1.2** The County shall identify appropriate locations for the development or use of transfer stations as warranted due to development proposals and/or population density increases, and when economics indicate support for such facilities. The County shall consider development agreements for the provision of solid waste transfer facilities when determined to be appropriate by the Board of County Commissioners.

**Policy 1.3** Site criteria for waste management transfer facilities shall be specified in the land development regulations and shall address, at a minimum, provisions for the following:

- a. ensuring compatibility of a subject waste management facility within the given area;
- b. access by collection vehicles, automobiles, and, where applicable, transfer vehicles;
- c. safeguards against water and ground pollution originating from the disposal of wastes;
- d. security, such as fencing, gated entrances, lighting, and/or manned facilities, and;
- e. buffering from adjacent uses.

**Policy 1.4** The County shall encourage the use of best management practices for livestock and equine waste and will partner with the Florida Department of Environmental Protection, Florida Department of Agriculture and Consumer Services and other agencies that promote best management practices in order to protect the quality of surface and groundwater resources and minimize hazards to health, welfare and safety.



## Landfill Timeframe and Management

**Policy 1.5** The Levy County Landfill is designed to handle all future solid waste disposal needs to the year 2034.

**Policy 1.6** The County will monitor and adjust solid and hazardous waste management operations to:

- a. Accommodate changes in disposal technologies;
- b. Meet State and Federal regulatory standards;
- c. Efficiently handle changes in composition and quantity, including hazardous waste;
- d. Protect the environmental quality of the County; and
- e. Prevent deficiencies.

**Policy 1.7** Alternative disposal methods will be evaluated on a periodic basis, with recommendations from the County Engineer.

## Solid Waste Level of Service

**Policy 1.8** The Level of Service Standard for solid waste is 2.8 pounds of waste generation per person, per day or an equivalent residential unit (ERU) for non-residential development. This standard will be used in determining the available facility capacity and the demand generated by proposed development.

**Policy 1.9** The generation of waste shall be calculated for new development using the adopted level of service standard. The projected impact shall be used as the basis for determining the capacity and improvement needs to maintain adequate solid waste disposal service.

## Potable Water Quantity and Quality Sub-Element

### Goal:

Protect, maintain and conserve the source, quality and supply of potable water to serve existing and future development and population needs.

### Objective 1 Water Source Protection

Coordinate with the Water Management Districts to develop water supply and quality protection standards, monitoring systems, and other measures to enhance the quality and supply of potable water.

**Policy 1.1** The County will coordinate with the Water Management Districts to develop water plan policies to ensure that the projected increase of water use and drainage for agricultural, residential and commercial uses are met and to address potential demands for water transfers to other counties.

## Water Transfers

**Policy 1.2** The Board of Levy County Commissioners is opposed to inter-basin transfers of water.

## Monitoring Groundwater Resources and Potable Water Supply LOS

**Policy 1.3** The County will ensure that an adequate water supply will be available for current and future demands. The County will support studies by the Water Management Districts to inventory





groundwater resource availability and identify safe water consumption and/or withdrawal quantity thresholds.

**Policy 1.4** The County will use Water Management District study recommendations to prepare and consider for adoption, land development regulation standards for water withdrawal standards, including safeguards and guidelines.

**Policy 1.5** The Level of Service (LOS) for potable water supply shall be 150 gallons per capita per day.

~~**Policy 1.6** Within 18 months of the adoption of a regional water supply plan which includes Levy County by either the SRWMD and the SWFWMD (whichever is the later of the two), the County shall amend its Comprehensive Plan to (Subsection 163.3177(6)(c), F.S.):~~

- ~~a. identify alternative and traditional water supply projects and conservation measures necessary to meet the water needs identified in the regional water supply plans, and;~~
- ~~b. incorporate a work plan for at least a 10-year planning period for the development of water supply projects that will meet the water needs identified in the regional water supply plans to serve existing and new development.~~

~~In their regional water supply plans effective as of July 2018, the SRWMD and SWFWMD determined that Levy County's water supply facilities are sufficient for the ten-year planning period. Therefore, there are no alternative or traditional water supply projects identified as being necessary to meet the water needs identified in the two water management districts' regional water supply plans for the Levy County area. Until such time that water supply facilities are determined to be insufficient for the planning period, Levy County will continue with its adopted and implemented water conservation measures currently in place. In addition, the County will support and cooperate in the ongoing water conservation measures and programs directed or operated by the SRWMD and SWFWMD.~~

## **Objective 2 Estuary and Living Marine Resources**

Protect and preserve estuarine water quality and recreational and commercially important fish or shellfish areas by maintaining existing flows and levels of surface water resources and limiting the adverse impact of development.

**Policy 2.1** Utilize the Waccasassa Basin data available from the Suwannee River Management District to determine stormwater management needs, costs and improvements to protect water quality.

**Policy 2.2** The County will request the Suwannee River Water Management District to conduct a County drainage basin study using District funds.

The priority areas upon which the drainage basin study should focus are:

- a. The Bronson Municipal Service District, as shown on the Future Land Use Map.
- b. The Wekiva Springs watershed area.
- c. The Gulf Hammock/U.S. 19 areas.
- d. Commercial marinas, campgrounds and County boat ramp facilities.
- e. Rosewood, Sumner and Lukens areas.



**Policy 2.3** Shoreline development and land uses in environmentally sensitive areas shall be consistent with policies and guidelines described in the Conservation and Coastal Management Element.

### **Objective 3 Discourage Urban Sprawl**

Encourage compact urban development patterns and provide for the efficient use of existing public services and facilities in Municipal Service Districts.

**Policy 3.1** The County will maximize the use of existing centralized potable water facilities and discourage urban sprawl by limiting urban services to Municipal Service Districts, special districts, and urbanized and commercial areas shown on the Future Land Use map.

**Policy 3.2** The County will provide for higher density and intensity land uses within Municipal Service Districts and areas with existing public facilities, including special districts. Land development regulations shall establish standards and requirements for the provision and use of centralized water supply systems.

### **Provision of Service in Municipal Service Districts/ Guidelines**

**Policy 3.3** The County will maximize the use of existing facilities using the following land development guidelines and standards in Municipal Service Districts:

- a. Land use densities and intensities shall be increased in relation to available capacity of infrastructure.
- b. New subdivisions shall:
  1. Provide central water facilities (community wells) for densities exceeding 1 unit per acre.
  2. Provide central water and sewer facilities for densities exceeding 2 units per acre.
- c. New subdivisions shall provide central water and sewer facilities, consistent with the Florida Department of Environmental Protection (FDEP) requirements. Private wells and septic tanks shall be provided consistent with the Florida Department of Health in Levy County Environmental Health requirements.

### **Private Potable Water Facilities/Countywide**

**Policy 3.4** Non-residential development requiring potable water systems may be permitted in compliance with Florida Department of Health in Levy County Environmental Health.

**Policy 3.5** Proposed residential developments requiring a centralized water system shall provide written confirmation that there is available capacity to meet the Level of Service standard and services are located or will be extended to serve the project concurrent with development.

### **Objective 4 Potable Water Facility LOS, Operations and Deficiencies**

Coordinate with the developers, appropriate municipalities, and regulatory agencies to identify and correct system deficiencies and provide adequate potable water facility operations.

### **Potable Water Level of Service**



**Policy 4.1** The Level of Service (LOS) standard for potable water supplies in unincorporated areas is 150 gallons per capita per day or an Equivalent Residential Unit (ERU) for non-residential development. If the development is located in an unincorporated area with potable water service provided by a municipal jurisdiction, that municipal jurisdiction's potable water LOS standard shall apply.

**Policy 4.2** Proposed development will be reviewed to ensure that the projected impacts do not lower the level of service. New residential development consisting of more than six (6) residential units in a Municipal Service District and located at the nearest property boundary within 300 feet of centralized public potable water facilities, shall be required to connect to the centralized public potable water facility. If centralized potable water services are not available, the applicant shall provide written verification from the municipality that service or capacity is not available. Lot sizes of three (3) acres or greater shall not be required to connect to public potable water until such time as they develop at a higher density.

### Interlocal Coordination

**Policy 4.3** The County will pursue inter-local agreements with appropriate municipalities, to ensure that potable water systems standards are consistent with existing potable water facility capacity and that development regulations do not conflict with planned expansions into Municipal Service Districts.

**Policy 4.4** Although the provision of public centralized potable water systems is generally under the jurisdiction of municipalities and other public facility providers, the County shall coordinate with the municipalities and other public facility providers to ensure that extensions are made in the areas of greatest growth and in areas with poor soils and/or other environmental conditions least capable of supporting private water wells. This coordination shall include, but not be limited to: initiatives made by the County to share land use information with the municipalities; review of soils data in areas adjacent to municipalities; and interlocal agreements providing for water line extensions by the municipalities into adjacent unincorporated areas in conjunction with grants and other similar activities mutually agreed upon by the municipalities and the County. Interlocal agreements may be sought with municipalities to include delineation of specific service area boundaries, and schedules for facility provision.

### Facility Operation and Maintenance

**Policy 4.5** The County will coordinate with the Florida Department of Environmental Protection (FDEP), and any other applicable state or federal agency, to assure that public and private potable water facilities are maintained and operated in compliance with applicable state rules.

### Capital Improvement Priorities

**Policy 4.6** Replacement and/or correction of any future facility deficiencies shall be consistent with standards set forth in the Capital Improvements and Coastal Management Element and prioritized as follows:

- Priority # 1: The replacement of a facility which poses an imminent threat to the public health or safety.
- Priority # 2: The replacement of essential public services; i.e. water services to County offices and departments, and County utility operations.
- Priority # 3: All others.

### Objective 5 Water Conservation

Continue to promote water conservation measures, including measures described in the County's adopted water conservation ordinance, with the long-term goal of reducing per capita consumption.



**Policy 5.1** The building codes will require new construction to incorporate water conservation features.

**Policy 5.2** The beneficial use of reclaimed water shall be encouraged within the groundwater basin from which it was withdrawn. The County will coordinate with the appropriate Water Management District on the provision of reuse facilities.

### Natural Resource Protection

**Policy 5.3** The County will encourage the use of water conservation techniques in the design of new developments. Land development regulations shall:

- a. Regulate and minimize development impacts to environmentally sensitive lands as set forth in the Conservation and Coastal Elements of the Plan.
- b. Provide for innovative land use design techniques, including but not limited to, incentives for clustered development and the preservation of open space and existing vegetation. Land development regulations will include standards to allow for cluster subdivisions.

### Water Supply Protection

**Policy 5.4** The County will cooperate with the Water Management Districts in instituting water conservation measures to address drought conditions.

### Objective 6    Water Supply Facilities Work Plan

Maintain, update and implement a Water Supply Facilities Work Plan giving due consideration to the regional water supply plans of the Suwannee River and Southwest Florida Water Management Districts and in accordance with Florida Statutes.

**Policy 6.1** The County hereby adopts, by reference, the *University Oaks Mobile Home Park Levy County Water Supply Facilities Work Plan (September 2025)*, into the Comprehensive Plan.

**Policy 6.2** The County shall update its Water Supply Facilities Work Plan at least once every five years, or within 18 months after the Suwannee River or Southwest Florida Water Management District adopts an updated regional water supply plan, whichever is first.

~~**Policy 1.6** Within 18 months of the adoption of a regional water supply plan which includes Levy County by either the SRWMD and the SWFWMD (whichever is the later of the two), the County shall amend its Comprehensive Plan to (Subsection 163.3177(6)(c), F.S.):~~

- ~~identify alternative and traditional water supply projects and conservation measures necessary to meet the water needs identified in the regional water supply plans, and,~~
- ~~incorporate a work plan for at least a 10-year planning period for the development of water supply projects that will meet the water needs identified in the regional water supply plans to serve existing and new development.~~

In their regional water supply plans effective as of July 2018, the SRWMD and SWFWMD determined that Levy County's water supply facilities are sufficient for the ten-year planning period. Therefore, there are no alternative or traditional water supply projects identified as being necessary to meet the water needs identified in the two water management districts' regional water supply plans for the Levy County area. Until such time



that water supply facilities are determined to be insufficient for the planning period, Levy County will continue with its adopted and implemented water conservation measures currently in place. In addition, the County will support and cooperate in the ongoing water conservation measures and programs directed or operated by the SRWMD and SWFWMD.

**Policy 6.3** Consistent with Chapter 163.3177, Florida Statutes, future updates to the Levy County Water Supply Facilities Work Plan must:

- a. Cover a planning period of at least 10 years.
- b. Identify the alternative water supply projects, traditional water supply projects, water conservation measures, and reuse programs necessary to meet the water needs identified within the County's jurisdiction.
- c. Incorporate, as applicable, project options from the relevant regional water supply plan that the County elects to implement.
- d. Identify public, private, and regional water supply facilities necessary to serve existing and new development during the planning horizon.

**Policy 6.4** The County shall continue to participate in the development of updates to the regional water supply plans and other water supply initiatives facilitated by the Suwannee River and Southwest Florida Water Management Districts.

## Sanitary Sewer Sub-Element

### Goal:

Ensure that sanitary sewer services and treatment facilities are adequately provided to support orderly, compact urban growth in a manner that protects surface and ground water quality.

### Objective 1 Discouraging Urban Sprawl

Encourage compact urban development patterns and provide for the efficient use of existing public facilities in Municipal Service Districts.

**Policy 1.1** The County will maximize the use of existing centralized sanitary sewer facilities and discourage urban sprawl by limiting urban services to Municipal Service Districts, special districts urbanized areas and commercial areas shown on the Future Land Use map.

**Policy 1.2** Local ordinances dealing with wastewater treatment and disposal will be prepared and considered for adoption. These ordinances may include, but are not limited to, types and locations of sewage lines and treatment plants, hook-ups to existing public sewer systems, the location, timing and intensity of development in relation to the availability of sewer service, and the installation during construction of sewer stubs to provide future hook-ups to central sewers when they become available.

## Sanitary Sewer Level of Service

**Policy 1.4** The County will utilize a level of service standard for sanitary sewer services to ensure the availability of services in the Municipal Service District and develop future facility design requirements.

**Policy 1.5** All central sewer systems shall be designed and constructed to provide a minimum average daily flow of one hundred (100) gallons per capita per day, or an Equivalent Residential Unit (ERU) for non-

## Infrastructure Element



residential development, or if appropriate, a higher level of service as adopted by the municipal jurisdiction which commits to provide the service.

**Policy 1.6** Residential population densities in any Planned Unit Development (PUD) served by a wastewater treatment plant may not exceed the gross density that would have been allowed for a conventional development, as established by the Future Land Use Element.

**Policy 1.7** New residential development consisting of more than six (6) residential units in a Municipal Service District and located at the nearest property boundary within 300 feet of public sanitary sewer facilities, shall be required to connect to public sanitary sewer. If public sanitary sewer services are not available, the applicant shall provide written verification from the municipality that service or capacity is not available. Lot sizes of three (3) acres or greater shall not be required to connect to public sanitary sewer until such time as they develop at a higher density.

### **Wastewater Treatment Systems Guidelines**

**Policy 1.8** To ensure the availability of services, private package plants and centralized sanitary sewer systems may be permitted in Municipal Service Districts consistent with the guidelines and standards of this element.

It is the intent that wastewater treatment plants, centralized treatment plants and package treatment plants shall ultimately be under public ownership. Allowable private package plants shall be permitted as an interim measure and designed to provide for future hook-up to a municipal or sub-regional facility. The applicant shall be required to commit to a transfer ownership of the system to the municipal entity.

**Policy 1.9** As defined by this Comprehensive Plan:

- a. Wastewater treatment plant - a facility designed to collect, transmit, treat or dispose of wastewater, excluding onsite sewage treatment and aerobic treatment systems covered by F.A.C. Chapter 64E-6.
- b. Centralized treatment plant - a wastewater system having a permitted capacity of 100,000 gallons per day or greater.
- c. Package treatment plant - a wastewater treatment system having a permitted capacity of less than 100,000 gallons per day.

### **Centralized Wastewater Treatment Systems Guidelines**

**Policy 1.10** Centralized wastewater treatment systems will be limited in location to: Municipal Service Districts (MSD's); Developments of Regional Impacts (DRI's); Florida Quality Developments (FQD's); unincorporated communities recognized by the County and identified on the Future Land Use Map; and special sewer districts created by the County in accordance with State law.

### **Private Package Treatment Plants/Residential single-family developments in Municipal Service Districts**

**Policy 1.11** Private package treatment plants to serve residential single-family developments, including mobile home developments, shall be prohibited unless compelling information exists to demonstrate that the lack of a package wastewater treatment plant poses a significant health or environmental problem for which there is no other feasible solution Levy County may allow private package treatment plants to serve residential development in Municipal Service Districts on a case by case basis. A permitting process shall be established in the Land Development Code which requires, at a minimum, that the applicant demonstrate the





following:

- a. consistency with Policy 1.13 (b - g) of this element;
- b. that alternative systems of wastewater disposal are not feasible;
- c. that there will be no adverse impacts on water quality; and
- d. adequate protection of County or public financial or other resources in the event of the need for subsequent County or public operation of such plant.

#### **Package Treatment Plants/ Other residential development**

**Policy 1.12** Private package plants for non-single-family housing development, recreational vehicle parks, mobile home parks, congregate living facilities and other residential development outside of single-family residential development in a municipal service district may be permitted consistent with Policy 1.13.

#### **Outside Municipal Service District/Private Package Treatment Plant for non-residential development**

**Policy 1.13** Private package treatment plants are permitted outside the Municipal Service Districts provided that they must meet or exceed the following standards:

- a. Locations:
  1. **Recognized unincorporated Communities and Commercial Areas** - Permitted in each of the named unincorporated communities and areas designated Commercial on the future land use map.
  2. **Rural Commercial Nodes-**  
On Strategic Intermodal System (SIS) - Permitted at each rural commercial node on the SIS.  
  
On non-SIS roadway- Must meet or exceed one of the following thresholds:
    - a. 200 platted lots outside of a Municipal Service District, (or homes constructed) within a one-mile radius of the proposed location.
    - b. 1,000 vehicles per day, average daily traffic on an abutting road.
    - c. The distance to any other developed rural commercial node is two (2) miles or greater.
  3. **For the purpose of Retrofitting** - Permitted in instances where "retrofitting" of an existing on-site system is necessary to correct a health hazard or to meet state environmental standards.
  4. **Water Dependent Uses** - Permitted for water-dependent uses, which for the purposes of this Comprehensive Plan are defined as activities which can be carried out only on, in adjacent to, or connected to bodies of water (lakes, rivers, the Gulf, etc.) because the use requires access to the water body for: waterborne transportation, including ports or marinas; recreation; public utilities (electric generation, water supply, etc.); aquaculture; or other uses that are dependent upon large quantities of water or water bodies.
  5. **Industrial Areas** - Permitted for industrial areas shown on the Future Land Use Map.

**6. Specialized Uses -** Institutional, tourist/entertainment, and resource-based recreation.**b. Densities of Development:**

In no instance may gross densities be increased above those levels shown for the area on the Future Land Use Map. As used here, gross density is the number of dwelling units divided by the acres in the total development. Subdivisions which were recorded and met all then-current regulations and which predate the comprehensive plan (prior to 1990) are vested and may develop at the platted density, provided they meet all other applicable regulations.

**c. Design:****General**

1. For each private wastewater treatment plant to be installed, the applicant based on sound engineering principles, shall demonstrate that the particular design or unit proposed has a history of satisfactory treatment and operation when operated under conditions similar to those anticipated for the subject project.

**Capacity**

2. Wastewater treatment plant design shall address variable influent flow conditions, including provisions for treatment of all anticipated wastewater conditions and flows.
3. Wastewater treatment plants may be restricted to allow operation at no greater than 75% of the design capacity.

**Pretreatment**

4. Pre-treatment shall be required for industrial and other waste not classified as domestic wastewater.

**Future Expansion**

5. A suitable unobstructed area adjacent to the plant site and not less than twice the area of the plant site shall be reserved for future plant facility needs. This area shall provide for all setbacks, buffers, and other regulatory requirements.
6. A suitable unobstructed area not less than twice the area required for effluent disposal shall be reserved for future effluent disposal needs. This area shall provide for all setbacks, buffers, and other regulatory requirements.

**Emergency back-up**

7. Each wastewater treatment plant must be provided with an emergency back-up power supply capable of providing full plant operations. The back-up power supply shall be tested and operated for not less than one-hour each week. This weekly operation shall be documented in the facility log.

**Waivers**

8. Should specific project conditions warrant, the County may waive certain





requirements or impose more stringent and additional design standards. The County will consider waiving requirements only when the applicant can demonstrate that:

- a. Alternate standards promote flexibility, economy and are equal to or exceed minimum state requirements for wastewater treatment systems so as to provide reasonable environmental safeguards; and
- b. The proposed alternate standards are appropriate for the particular application.

**d. Facility Monitoring:**

Each wastewater treatment plant must be supervised and managed by a licensed sewer plant operator. A log of the supervisory and maintenance activities shall be maintained onsite for inspection by Levy County. An individual in responsible charge of the wastewater treatment plant shall be available on a daily basis, including weekends and holidays.

**e. Operations/Maintenance:**

A firm or individual specializing in the operation, repair and maintenance of wastewater treatment plants must be responsible for the operation and maintenance of the facility at all times. This may be the same firm that conducts monitoring as required by subsection d. above.

**f. Financial Responsibility:**

The owner of a wastewater treatment plant shall demonstrate proof of financial assurance to the satisfaction of the Board. This is intended to provide assurance that the facility will be properly operated and maintained. Such proof will also provide that, in the event of abandonment or other event that necessitates County or public operation of the plant, County and other public financial resources will be protected. The Board reserves the right and authority to deny any project which it considers not to be financially responsible. Financial responsibility may be reviewed on an annual basis.

**g. Shutdown Order:**

If any wastewater treatment plant is not operated in a manner which meets or exceeds regulatory standards or is operated in an unsatisfactory manner as determined by the Board, the Board may order the termination of the Certificate of Occupancy (or Occupational License) for those structures served by the system accompanied by a shut down of the facility.

**Objective 2 Treatment Plant Failures**

Coordinate with Health Department (FDOH), the Department of Environmental Protection (DEP), the appropriate Water Management District and the land-owner to expedite the repair or elimination of failed septic tanks and sewage treatment plants deficiencies.

**Policy 2.1** The Levy County Development Department shall coordinate the review of deficient sanitary sewer systems with the appropriate agency within 30 days of notice of deficiency.

**Policy 2.2** Existing systems will be repaired, reconstructed or replaced, or a hookup provided to a municipal system. The County will take over, or construct and generate, a sewer system only if no reasonable alternative exists.



**Policy 2.3** The County will consider the fiscal costs and implementation alternatives associated with establishing On-Site Wastewater Management Districts [O.S.W.M.D.].

### Monitoring Program

**Policy 2.4** The County shall develop a monitoring program for wastewater treatment plants. This program is intended to be funded, at least in part, by annual assessments to wastewater treatment plant owners. The minimum frequency of compliance inspections would be monthly. The wastewater treatment plant owner shall be charged a reasonable fee for reinspections resulting from unsatisfactory regular inspections.

### Interlocal Coordination

**Policy 2.5** Although the provision of public centralized wastewater treatment systems is generally under the jurisdiction of municipalities and other public facility providers, the County shall coordinate with the municipalities and other public facility providers to ensure that extensions are made in the areas of greatest growth and in areas with poor soils and/or other environmental conditions least capable of supporting septic tanks. This coordination shall include, but not be limited to: initiatives made by the County to share land use information with the municipalities; review of soils data in areas adjacent to municipalities; and interlocal agreements providing for sewer line extensions by the municipalities into adjacent unincorporated areas in conjunction with grants and other similar activities mutually agreed upon by the municipalities and the County.

### Utilities Sub-Element

#### Goal:

Ensure that electric utilities are adequately and efficiently provided through coordination with private and state entities.

#### Objective 1 Utility Guidelines

~~Permit~~ utility companies the maximum amount of flexibility in providing essential public services while protecting the environmental and aesthetic quality of the County.

**Policy 1.1** Encourage utility facilities to locate in areas that efficiently serve designated growth areas, and minimize adverse impacts to the appearance and character of neighborhoods and community.

**Policy 1.2** Encourage the utilization of common corridors for utility distribution systems.

**Policy 1.3** Encourage the use of underground transmission lines where feasible.

**Policy 1.4** Essential public utilities shall be permitted in all of the land use classifications and consistent with standards and guidelines in the Capital Improvement, Conservation and Coastal Elements.

**Policy 1.5** Subdivision regulations shall specify location criteria and ensure there are adequate provisions of public facilities and services by new developments. Adequate utilities and services will be confirmed by the Levy County Development Department prior to the issuance of a development order.

**Policy 1.6** The County will maintain close contact with public utilities that provide essential services to the County through direct contact and the development of guidelines to ensure continuity and availability of service.

## CONSERVATION ELEMENT

## GOALS, OBJECTIVES AND POLICIES

## Element Guide:

<b>Objective 1</b>	<b>Air Quality</b> Open Space and Tree Protection
<b>Objective 2</b>	<b>Natural Resource Protection</b> Environmentally Sensitive Lands Natural Reservations Unique Vegetative Communities/ Multi-Jurisdictional
<b>Objective 3</b>	<b>Soils, Minerals and Native Vegetative Communities</b> Land Use and Natural Resource Map Series Mineral Resources and Mining
<b>Objective 4</b>	<b>Forestry / Wildlife Habitat Conservation</b> Forest Lands Saw timber Production Tree Ordinance Development / Plat Review Forest Management
<b>Objective 5</b>	<b>Endangered and Threatened Wildlife</b> Wildlife Habitat Management Wildlife Assessment and Management Plan
<b>Objective 6</b>	<b>Protect the Quality and Quantity of Current and Projected Water Sources</b> Wellfield Protection Aquifer Protection Freshwater and Environmentally Sensitive Coastal Areas
<b>Objective 7</b>	<b>Fisheries and Marine Habitat</b> Waterfront Development Guidelines
<b>Objective 8</b>	<b>Aesthetics</b>
<b>Objective 9</b>	<b>Hazardous Waste</b>
<b>Objective 10</b>	<b>Wildfire Mitigation</b>

**Goal:**

Protect, conserve, enhance, or appropriately use the County's natural resources in a manner which maximizes their long term viability and economic, recreational and natural value.

**Objective 1     Air Quality**

Protect and maintain the air quality for the benefit of all citizens by meeting or exceeding State Air Quality Standards.

**Open Space and Tree Protection**

**Policy 1.1** Enhance air quality by preserving trees, natural vegetation and open spaces through provisions in the land development regulations for tree preservation, buffering, and recreation and open space.

**Policy 1.2** Discourage industry that produces heavy air emissions from locating within the County.

**Policy 1.3** Coordinate the review of proposed developments or activities that may have an adverse impact on air quality with appropriate agencies (i.e., EPA, DEP) to ensure that State and Federal air quality standards are met.

**Objective 2     Natural Resource Protection**

Maintain and enhance the environmental, economic and recreational quality of the County by conserving and protecting environmentally sensitive lands, ecological systems, and Natural Reservations.

**Environmentally Sensitive Lands (ESL)**

**Policy 2.1** Environmentally sensitive lands shall be designated and shown on the Future Land Use map series as an overlay zone based on the following criteria. ESLs shall include:

- a. Tide-influenced salt marshes, mangroves, shorelines and barrier/offshore islands.
- b. Historic and archaeological sites.
- c. State and federal preserves, refuges and wildlife management areas, including the Cedar Key Scrub Preserve and all other habitats of threatened or endangered species.
- d. Freshwater and coastal springs, swamps, marshes, wetlands as defined by the Department of Environmental Protection. Streamside management zones and along the Suwannee, Wacassassa and Withlacoochee Rivers, and each of the rivers and spring-fed tributaries.
- e. County, Regional and/or State recreation areas.

- f. Wellhead Protection Areas.
- g. The 10 and 100-year floodplain.
- h. Coastal and Riverine Flooding Areas as defined in Future Land Use Element, Policy 1.2-Conservation Land Use.
- i. Coastal High Hazard areas (area seaward of the elevation of the category 1 storm surge line as established by a Sea, Lake and Overland Surges from Hurricanes (SLOSH) computerized storm surge model).

**Policy 2.2** Environmentally Sensitive Lands designated shall be protected using the following guidelines and standards:

- a. Identifying ESL on the Future Land Use map series.
- b. Coordinating the review of proposed residential and non-residential development within or adjacent to ESL areas with the appropriate state resource agencies. Protective measures and mitigation, if applicable, shall be documented by the developer and approved by the appropriate regulatory agency prior to the issuance of County development approval, provided, however, that such prior approval is not required for land use applications associated with projects subject to the Florida Electrical Power Plant Siting Act, Sections 403.501 through 403.518, Florida Statutes.
- c. Limiting land uses in floodprone areas (i.e., 100 year floodplain) to rural/low density residential, agricultural uses and non-residential uses consistent with Conservation Element Policies including, but not limited to, Policy 3.1 and 6.1 and Future Land Use Element 1.2;
- d. Require that proposed Planned Unit Developments (PUDs) within ESL areas meet or exceed standards established in Chapter 380.061, Florida Quality Development.

### Unique Natural Areas / Suwannee River System Protection

**Policy 2.3** Unique natural areas within the 100-year floodplain adjacent to the Suwannee River system shall be identified and protected. The identification of unique natural areas shall be based on the best available information, including but not limited to, vegetative land cover mapping, resource investigations, and site investigations. Long range strategies for protecting unique natural areas shall be coordinated with state and regional resource management agencies. The review of proposed development shall be coordinated with the Suwannee River and Southwest Florida Water Management Districts.

**Policy 2.4** County-owned facilities within the 100-year floodplain of the Suwannee River system shall be maintained in a manner that prevents any potential adverse impacts to the Suwannee River system such as erosion, release of inadequately treated stormwater or wastewater, or the accumulation of trash and debris.

### Natural Reservations

**Policy 2.5** The County will coordinate land use plans and the review of proposed developments adjacent to Natural Reservations with appropriate resource management agencies. Notification of requests to increase density or intensity on parcels that are abutting lands designated with the Natural Reservation Future Land Use Map designation, or abutting lands which have been acquired by government or non-profit agencies and are managed for the purpose of conservation, shall be provided to the entity responsible for the management of the land. Comments shall be requested related to the impact of the proposed development on the presence of listed species of plants, animals, natural community type, hydrological impacts, land management requirements, prescribed burning and recreational use.

**Policy 2.6** Land development regulations shall be developed and used to promote compatibility with adjacent land uses and to minimize the impact of development on the natural resources in the area. For all properties abutting Federal or State Wildlife Management Areas and Federal or State Forests within Natural Reservation (NR) areas, the County will require a minimum 100-foot naturally vegetated buffer, in which structures are prohibited. Uses within the 100-foot naturally vegetated buffer will be limited to agriculture, silviculture, and passive uses such as footpaths, hunting and horseback riding. Variances from the prohibitions against construction of structures within the 100-foot buffer may be allowed only when, owing to the special shape, size or physical features, such as the presence of wetlands, the buffer would result in the preclusion of all reasonable use of the parcel. When a variance is permitted, encroachment into the buffer will be limited to the minimum needed to allow for reasonable use of the parcel. No variances will be granted allowing impacts to wetlands or listed species habitat within the buffer.

**Policy 2.7** State, federal, regional or local government, and non-profit agency acquisitions of public/park lands will be designated as Natural Reservation on the Future Land Use Map through a Future Land Use Map amendment or the Evaluation and Appraisal amendment process.

**Policy 2.8** Measures such as, the regulation of density, buffering, setback and open space requirements will be utilized to protect existing property designated Natural Reservation from encroachment by incompatible land use. Development on property abutting lands designated on the Future Land Use Map as Natural Reservation or lands which have been acquired and are managed by a government agency for the purpose of conservation, shall exhibit best environmental management practices such as designing in the context of the natural features of the landscape (including the consideration of topographic and stormwater features, existing vegetation, and soil types), to avoid and minimize adverse environmental and visual impacts. The major criteria for approval shall be the continued functioning, with the minimum disturbance, of the ecosystem that the development is impacting.

**Policy 2.9** Septic tanks and drainfields shall be sited in a manner to protect Natural Reservation areas, and lands that have been acquired by and are managed by a government or non-profit agency for the purpose of conservation, from the discharge of improperly treated effluent. The use of advanced secondary treatment systems may be required in environmentally sensitive lands areas, when determined by the Board of County Commissioners to be necessary for the protection of environmental health and ecosystems.

**Policy 2.10** Management Plans shall be prepared and implemented for environmentally sensitive areas within county-owned or controlled Natural Reservation areas.

#### **Unique Vegetative Communities/ Multi-Jurisdictional**

**Policy 2.11** The County will assist regulatory agencies in protecting unique vegetative communities located within the various jurisdictions by regulating land uses contiguous to the unique communities.

**Policy 2.12** The County will develop intergovernmental agreements to help protect, conserve, or preserve identified unique vegetative communities in contiguous municipalities or counties.

### **Objective 3     Soils, Minerals and Native Vegetative Communities**

Conserve and protect native vegetative communities, mineral resources, farm and forest lands, and preserve the natural drainage functions of the soils through the appropriate use of land.

**Policy 3.1** Development proposals will be reviewed to ensure that environmentally sensitive features of the land are protected and impacts to wetlands are avoided, minimized, or mitigated commensurate with the quality of the wetlands system affected. Impacts to “high quality” wetlands on site will be limited to development of necessary improvements consistent with plans approved by state and federal regulatory agencies, for which no practicable alternative location exists, and mitigation shall be required consistent with conditions imposed by the regulatory agencies. High quality wetlands are herein defined as undisturbed wetlands or wetland that contain significant existing nesting habitat for listed wildlife species or significant existing habitat for listed plant species. Topographical characteristics, soils suitability and limitations, potential impact to surface and groundwater flow and quality and a floodplain assessment shall be reviewed prior to issuance of any development approval.

The methods used to protect sensitive features of the land and to address physical and environmental limitation of the land shall be documented by the developer prior to the issuance of development approval, provided, however, that such prior approval is not required for land use applications associated with projects subject to the Florida Electrical Power Plant Siting Act, Sections 403.501 through 403.518, Florida Statutes.

### **Land Use and Natural Resource Map Series**

**Policy 3.2** A Land Use and Natural Resource Map series, showing county-wide environmental resources, locally important farm and forestry land, mineral resources, karst features, springs and the Springs Protection Zone (SPZ) and Future Land Use information shall be utilized in the review of proposed developments. The Developer shall document potential impact to these resources and methods used to protect, conserve and preserve them.

The map series will show the following characteristics:

- |           |                        |   |
|-----------|------------------------|---|
| <b>a.</b> | Natural Resources -    | Soil types, native vegetative communities, mineral resources and, geologic surface water and groundwater information.   |
| <b>b.</b> | Land Use Information - | Areas designated for urban and rural development. Future Land Use categories for Agricultural, Residential and Non-Residential land uses and Environmentally Sensitive Lands. |

- c. Development Potential - A composite map illustrating the suitability and limitations for various types of land use and development including, but not limited to agricultural, residential, non-residential uses.

## Soils

**Policy 3.3** The County will continue its support of the Levy County Soil and Water Conservation District (SWCD), and the Institute of Food and Agricultural Sciences (IFAS) and its Cooperative Extension Service.

**Policy 3.4** The *Soil Survey of Levy County* will be used to identify soil suitability and limitations to support land use decisions. On-site soil characteristics and constraints will be one of the determining factors in land use changes that involve the increase of intensity and density.

**Policy 3.5** The review of proposed development will be coordinated with the County Agricultural Extension service, SWCD and other appropriate agencies to ensure that agricultural resources are protected.

## Mineral Resources, Mining and Excavation

**Policy 3.6** Areas identified as containing commercially valuable mineral resources suitable for extraction will be conserved and protected from the encroachment of incompatible land uses and development. Land development regulations and Future Land Use plans will be used to enhance compatibility among existing uses and future development in the area.

**Policy 3.7** A buffer shall be required to physically separate mining operations and adjacent land uses to protect the public health, safety and welfare and to preserve the character of the area. The buffer shall be provided to minimize the impact of dust, noise, traffic and other undesirable impacts associated with mining activities.

**Policy 3.8** Environmentally Sensitive Lands including, but not limited to, coastal resources and designated areas of critical state concern, will be protected from mining operations.

**Policy 3.9** Promote the restoration and future use of mined or excavated lands through land development regulation reclamation standards.

**Policy 3.10** The County will develop performance standards that will permit the monitoring and early detection of water contamination or excessive run-off into adjacent areas resulting from mining, agricultural or construction excavations.

**Policy 3.11** Excavated slopes will be protected from erosion by:

- a. Immediate establishment of vegetative cover, terraces, mulches or a combination of these practices as appropriate, on excavated slope areas.
- b. Preservation of dense vegetative stands adjacent to excavation and site stripping activity to prevent water run-off.



**Policy 3.12** Encourage the use of rejuvenation practices for managed forested lands to reduce or eliminate excessive water run-off or water contamination problems.

**Policy 3.13** Run-off from excavation or construction sites shall be required to have the same volume, rate of flow and equal or improved quality relative to pre-development and ambient conditions.

**Policy 3.14** All excavation activities, inclusive of pumping, will employ water conservation practices.

#### **Objective 4    Forestry / Wildlife Habitat Conservation**

Encourage the long-term conservation and proper management of forest lands in the County to ensure a continuous yield of forest products, habitats for wildlife, forest associated recreation, aesthetics, clean air and clean water.

##### **Forest Lands**

**Policy 4.1** The County shall protect, conserve and encourage the continued productivity of forestry activities, discourage the encroachment of incompatible activities and promote compatibility among forestry and other uses by:

- a. Limiting the densities and intensities of future growth in areas predominately used for forestry/agriculture.
- b. Providing Subdivisions standards including, but not limited to, buffering, setback and clustering requirements.

##### **Saw timber Production**

**Policy 4.2** Encourage the use of state legislated incentives and assistance to private landowners through forest management programs that promote compatible mixed uses, aesthetics, and lengthened timber rotation as a means of sustaining saw timber production.

##### **Tree Ordinance**

**Policy 4.3** Unique or endangered native vegetation that will be adversely impacted or destroyed by proposed development shall be protected and conserved through tree preservation and open space requirements in the land development regulations.

##### **Development/Plat Review**

**Policy 4.4** Forestry resource managers will be consulted in the review of proposed developments that are adjacent to public and/or private lands actively used for silviculture. Comments and concerns from the forestry managers will be addressed during the plat review process.

**Policy 4.5** Native vegetative communities and agricultural/forestry lands shall be preserved, to the maximum extent possible, through the provision of open space, lot coverage and public dedication requirements for residential and mixed use development.

### **Forest Management**

**Policy 4.6** The State of Florida's *Silvicultural Best Management Practices* guideline and standards shall be followed in all forest management activities.

**Policy 4.7** The County will protect lives and property from wildfires on unmanaged lands. In conjunction with the appropriate state, federal and regional agencies and property owners, Levy County shall implement, maintain, and promote land management practices that enhance fire protection, wildlife habitat and sustainable silviculture practices, including the use of prescribed burns and the control of invasive exotics. To further the effectiveness of these practices, requirements shall be included in the Land Development Regulations to inform and educate existing and new property owners that these practices, prescribed burns in particular, may be regularly employed nearby and may affect their property. The Board may authorize and/or request prescribed burning by the Division of Forestry, in accordance with the State of Florida's *Silvicultural Best Management Practices* guidelines and rules.

### **Objective 5    Endangered and Threatened Wildlife**

The County, in cooperation with the Florida Fish and Wildlife Conservation Commission (FWC) and the Florida Department of Environmental Protection, shall identify the locations of, and protect endangered and threatened wildlife species.

**Policy 5.1** The County shall regulate development and prohibit activities known to adversely affect the survival of endangered and threatened wildlife.

### **Wildlife Habitat Management**

**Policy 5.2** The habitat of any threatened or endangered species shall be managed to ensure survival of that species, with a population equal to or greater than existed prior to development. Mitigation activities shall sustain or increase the carrying capacity of that habitat in accordance with a State approved management plan (i.e., FDEP and FWC).

**Policy 5.3** A portion of the land area in each subdivision or planned unit development that includes habitat for any listed, threatened or endangered species will preserve or restore native wildlife habitat. An adequate amount of land will be provided to support viable population of plant and animal species, including endangered and threatened species.

### **Wildlife Assessment and Management Plan**

**Policy 5.4** A wildlife assessment and protection plan, when applicable, will be required for proposed subdivisions and planned unit developments. Proposed development requests shall be referred to the appropriate regulatory agency to identify and ensure protection of threatened and endangered species and habitats.

**Policy 5.5** The County shall request assistance from the Florida Department of Environmental Protection (FDEP) and Florida Fish and Wildlife Conservation Commission (FWC) in the development of wildlife management plans to protect and preserve identified endangered wildlife and species of special concern.

#### **Objective 6     Protect the Quality and Quantity of Current and Projected Water Sources**

Protect, appropriately use and conserve the quality and quantity of current and projected water sources within the County including surface water, springs, groundwater and waters that flow into the Gulf of Mexico.

**Policy 6.1** Any activities known to adversely affect the quality and quantity of water sources will be prohibited by the County through adopted local ordinances and rules.

**Policy 6.2** The County will coordinate plans for growth and development with the Suwannee River Water Management District (SRWMD) and the Southwest Florida Water Management District (SWFWMD) to protect the hydrological characteristics of the area. A development review process shall be developed to enhance the coordination and use of technical assistance services available to the County from the Water Management Districts.

**Policy 6.3** Standards and criteria in the land development regulations for potable wells, cones of influence and water recharge areas shall be used to protect the quality of existing and future potable water resources from contamination.

**Policy 6.4** Natural groundwater recharge areas, wellfield protection areas and surface waters shall be protected from activities, such as, inadequate stormwater management, inappropriate use of septic tanks, intense development in karst sensitive areas and inappropriate densities and intensities of development in areas identified environmentally sensitive land.

**Policy 6.5** Large volume withdrawals of groundwater that could result in significant adverse impacts on potable water supply and natural ecosystems due to cone of depression effects shall be evaluated for their effect on municipal wellfield supplies and natural ecosystems before being permitted. Development shall only occur when adequate water supplies are concurrently available to serve such development without adversely affecting local or regional water resources or the natural ecosystem.

**Policy 6.6** The County supports the philosophy of “local sources first” and shall seek to protect its water resources from being exported to other regions of the state through several strategies, including:

1. Participating in the development of the five-year work plans of the Suwannee River and Southwest Florida Water Management Districts;
2. Requesting to receive notice of any applications for the transfer of the County’s waters, and advocating for water reuse and the development of alternate supply sources by such applicants;
3. Consider participating in a regional water supply authority pursuant to section 373.713 F.S. and/or section 163.01 Florida Statutes; and

4. Support appropriate legislation regarding consumptive use permitting and exercising vigilance through the County's legislative delegation.

### Wellfield Protection

**Policy 6.7** Prior to the issuance of development approval, proposed developments that require water withdrawals exceeding 100,000 g.p.d. from the Floridan aquifer shall be reviewed to ensure that the impacts of this development will not adversely impact the public interest and the environment.

The County will coordinate the review of proposed developments with the appropriate Water Management District to determine and/or identify potential impacts to:

- a. Surrounding land uses;
- b. Environmental quality;
- c. Public health, safety and welfare.
- d. Minimum flows and levels.

**Policy 6.8** The land development regulations shall contain wellfield protection standards to protect public potable water wells from point and non-point source pollution or contamination. To protect the public potable water supply from possible contamination, the County shall establish wellhead protection zones (WHPZ) for existing and future community water systems. Primary and secondary protection zones shall be designated and allowable uses are listed below:

- I. Primary WHPZ.** This zone is defined as lands within a 200-foot radius of the wellhead.
  - A.** Allowable uses - existing residential uses, facilities and uses functionally related to the water supply system, open space, parks and playgrounds. For lots or parcels created on or before December 31, 1989, an exemption shall be allowed for one single family dwelling unit that may be within the primary zone of an existing wellhead.
  - B.** Prohibited uses - Types of materials and substances listed, characterized, or identified as hazardous by F.A.C. Chapter 62-730.030. No impervious surfaces, except those that are existing residential uses or uses accessory to existing residential uses, playing courts, open-air shelters and other similar recreation facilities. For lots or parcels created on or before December 31, 1989, an exemption shall be allowed for one single family dwelling unit that may be within the primary zone of an existing wellhead.
- II. Secondary WHPZ.** This zone is defined as lands within a 660-foot radius of the wellhead.

- A. Allowable uses: residential uses served by central sewer facilities, uses functionally related to the water supply system, open space, parks and playgrounds.
- B. Prohibited uses -
  - 1. Types of materials and substances listed, characterized, or identified as hazardous by F.A.C. Chapter 62-730.030. No impervious surfaces, except those that are accessory to residential uses, playing courts, open-air shelters and other similar recreation facilities.
  - 2. Septic systems except for lots or parcels created on or before December 31, 1989.
  - 3. Any man-made retention area except for stormwater treatment facilities.
  - 4. The production, handling and/or storage of hazardous waste/materials.
  - 5. Junkyard or salvage operations.
  - 6. Effluent spray fields.
  - 7. Landfills, sludge disposal sites or animal waste holding pond.
- III. **New Wellfields** - Prior to development of any proposed wellfield, drawdown tests will be conducted by the applicant for the purposes of establishing the extent of the cone of depression. No wellfields may be developed that would include any of the prohibited uses listed above within identified cones of influence and/or within primary and secondary WHPZ.
- IV. **Existing Wellfields** - Existing uses within the WHPZs that violate the provisions of this policy shall be reviewed and evaluated in coordination with the Water Management Districts to determine any risk to the health, safety and welfare from contamination of the water source. Remedial actions, when required, shall be identified and coordinated with the Water Management District at the conclusion of the review and evaluation.

**Policy 6.9** Soil tests shall be required for all proposed developments prior to the issuance of septic tank permits, approval of sewer treatment plants, or approval of solid waste disposal sites.

**Policy 6.10** Developers shall obtain all permits required by the Florida Department of Environmental Protection, the Suwannee River Water Management District or the Southwest Florida Water Management District prior to the issuance of a development permit, provided, however, that such prior approval is not required for land use applications associated with projects subject to the Florida Electrical Power Plant Siting Act, Sections 403.501 through 403.518, Florida Statutes.

**Policy 6.11** New developments meeting a specified threshold size will be required to evaluate geologic hazards on-site prior to development.

**Policy 6.12** Emergency conservation measures will be mandated to minimize the impacts of drought and protect the supply of potable water, upon request from the Southwest Florida Water Management District and the Suwannee River Water Management District. When deemed necessary, the County will consider developing an emergency water conservation plan and level of service (LOS) for use in establishing water conservation targets and measuring the effectiveness of water conservation initiatives.

### **Aquifer Protection**

**Policy 6.13** Aquifer Recharge Areas will be protected from development impacts through land development regulations to regulate filling and establish imperious lot coverage and stormwater management standards. The retention of soils and covering vegetation to filter water and recharge the aquifer shall be encouraged for proposed development sites.

**Policy 6.14** Innovative site design and construction materials (i.e. permeable paving blocks and other paving alternatives) which retain soil permeability will be encouraged through density bonuses or other incentives.

**Policy 6.15** Preservation of open space lands shall be encouraged in areas of high natural recharge, wetlands areas, and in areas identified as Environmentally Sensitive Land.

### **Freshwater and Environmentally Sensitive Coastal Areas**

**Policy 6.16** Development in a natural freshwater, wetland and environmentally sensitive coastal areas will be prohibited or regulated to protect and preserve those areas strongly dependent on natural hydrologic processes. However, development necessary for essential public uses may be allowed in such areas consistent with Conservation Element Policy 3.1.

**Policy 6.17** Through coordination and technical assistance from the water management districts in the development review process, water quality and quantity shall be addressed and protected. The owner/developer of any site shall be responsible for the management of runoff in a manner that the volume of runoff does not exceed pre-development conditions.

### **Water Conservation Programs**

**Policy 6.18** To support responsible water use and promote long-term water resource sustainability, the County shall explore and evaluate a range of water conservation strategies, both within its County-owned potable water service areas and, where appropriate, at the countywide level. These strategies may include, but are not limited to:

- a. Establishing a tiered rate structure that increases the cost of water as usage exceeds baseline consumption levels;
- b. Providing public education, outreach materials, and hosting informational events focused on water conservation practices;

- c. sting informational events focused on water conservation practices;
- d. Limiting line and hydrant flushing to the minimum necessary to maintain system quality and exercise critical equipment; and
- e. Securing hydrants and flushing valves to prevent unauthorized use of water and ensure access is restricted to County staff and emergency responders.

These measures may be implemented individually or in combination, as appropriate to the County's operational role, available resources, and coordination with the Water Management Districts or other utility providers.

## **Objective 7 Fisheries and Marine Habitat**

Preserve, protect and enhance the coastal marine systems along the County's coastline and provide waterfront development guidelines.

### **Waterfront Development Guidelines**

**Policy 7.1** The County will regulate dredging, waterfront development, filling, construction of roads and similar activities with proximity to coastal estuaries, grass beds, hammocks or salt marsh by enforcing land development regulations.

**Policy 7.2** The County will protect off-shore fishing beds from poor water quality and from the adverse impact of development using shoreline development standards set forth in the Coastal Management Element.

**Policy 7.3** The County will continually review and improve the Zoning and Subdivision Regulations to protect and conserve the natural functions of existing soils, commercially important fish or shellfish locations, wildlife habitats, rivers, bays, lakes, floodplains, harbors, wetlands, estuarine marshes, freshwater beaches and shores and marine habitats. In addition, developers shall document measures taken to protect coastal resources and environmentally sensitive lands on site for proposed developments.

**Policy 7.4** The County will continually review F.D.E.P. pollution studies and consider for adoption, recommended standards and guidelines to prevent or reduce water pollution.

**Policy 7.5** The County will protect and preserve coastal resources through the implementation of standards and guidelines in the Coastal Management Element of this Plan.

**Policy 7.6** The County encourages and supports the preservation of working waterfronts, as defined in s. 342.07, F.S.

## **Objective 8 Aesthetics**

Protect and preserve the natural beauty and enhance the appearance of communities in the County through cooperative efforts of County, Municipal and private entities.

**Policy 8.1** Maximize open space and improve aesthetics through the implementation of the Planned Unit Development (P.U.D.) Ordinance.

**Policy 8.2** Funding sources will be investigated for joint County and municipal beautification projects. Public education programs to promote environmental awareness shall also be encouraged.

**Policy 8.3** The County will consider for adoption, codes, ordinances and regulations addressing the issues of signs, noise, dust, smoke, odor, landscaping, tree preservation, and other methods to enhance compatibility between adjacent uses.

**Policy 8.4** The County will prepare and adopt a Landscape Ordinances to promote compatibility between residential and non residential land uses. On-site preservation of valuable shade and ornamental trees shall be encouraged to improve the appearance of the development site.

## **Objective 9 Hazardous Waste**

Protect natural resources through the development and adoption of ordinances to provide standards and guidelines for hazardous waste management.

**Policy 9.1** The County will incorporate provisions contained in the Hazardous Waste Management Plan into local ordinances.

**Policy 9.2** Natural resources shall be protected from hazardous wastes, through implementing the hazardous waste assessment recommendations and through policies contained in the Solid Waste Sub-Element of the Infrastructure Element.

## **Objective 10 Wildfire Mitigation**

Protect life, property, and the economy by eliminating or minimizing the present and future vulnerability to wildfire hazards.

**Policy 10.1** Areas of high fire potential and populations in Levy County shall be identified, as adopted and mapped in the Levy County Local Mitigation Strategy, based on plant community type and development stage, canopy cover, hydrology, soils, slope and elevation. Mapping shall be reviewed annually and updated as necessary in response to changing fuel conditions and fire occurrence.

**Policy 10.2** The County shall work with the Division of Forestry to educate the public, especially those at high risk from wildfires, and make them aware of proactive steps they can take to mitigate wildfire damage.

**Policy 10.3** The County shall advance the directives and policies of local emergency management operational plans and the Levy County Local Mitigation Strategy.

**Policy 10.4** Residential subdivisions in areas identified as high fire potential shall comply with the following minimum standards:



a. Complete and implement a wildfire mitigation plan specific to that subdivision, subject to review and approval by the Florida Division of Forestry, which shall be incorporated as part of the development plan or subdivision plat. The mitigation plan shall address the following:

1. The characteristics of the site and wildfire hazard rating for the site.
2. Specific recommendations for reducing the wildfire risk before and after development.
3. Incorporation of wildfire mitigation features into the development design, as applicable or required by the land development code, such as: defensible project perimeters; interior project fuel breaks; individual site defensible space; landscaping guidelines and plant material suggestions; placement of structures.
4. Review of landscaping and building plans for wildfire mitigation features.
5. Review of factors related to emergency response, such as: water supply; proximity to fire protection services; emergency access and infrastructure; and fuel management zones (greenspace) and vegetation maintenance.

b. Provide at least two ingress-egress routes.

c. Structures shall be designed to minimize the potential for loss of life and property from wildfire, through requirements in the land development regulations for outdoor sprinkler systems; fire-resistant building materials or treatments, landscaping with appropriate vegetation species, and site design practices such as fuel breaks and defensible space.

d. Streets, roads, driveways, bridges, culverts, and cul-de-sacs shall be designed to assure access by firefighting equipment, providing for weight class, cornering, turnaround and overhead clearance.

**Policy 10.5** The County shall consider wildfire hazard when reviewing land use amendments for increases in density.

**Policy 10.6** Residential subdivisions for which adequate wildfire mitigation cannot be provided, or that would preclude or severely limit the use of wildfire mitigation or natural resource management options such as prescribed fire, shall not be authorized in areas of high wildfire potential.

**Policy 10.7** The County will explore the adoption of firewise building code requirements in high risk fire areas to reduce wildfire risk.

**Policy 10.8** Cluster development will be encouraged in areas identified as high fire potential.

**INTERGOVERNMENTAL COORDINATION ELEMENT****GOALS, OBJECTIVES AND POLICIES****Element Guide:**

<b>Objective 1</b>	<b>Interagency Coordination</b> Technical Advisory Committee Coordination and Sharing of Information
<b>Objective 2</b>	<b>Coordination with the School Board</b>
<b>Objective 3</b>	<b>Monitoring and Evaluation related to Public Schools</b>
<b>Objective 4</b>	<b>Intergovernmental Coordination /Development Review</b> Local Comprehensive Plan Review Process Dispute Resolution Coastal High Hazard Areas
<b>Objective 5</b>	<b>Coordination/Level of Service</b> Level of Service Standards

**Goal:**

Develop and maintain effective processes and procedures needed to respond to local, regional, state and multi-jurisdictional comprehensive planning and development issues.

**Objective 1 Interagency Coordination**

Coordinate the Levy County Comprehensive Plan with the plans of the Levy County School Board and other units of government providing services to the County, but not having regulatory authority over the use of land with the plans of the County, municipalities and adjacent counties.

**Technical Advisory Committee**

**Policy 1.1** Intergovernmental issues and procedures shall be addressed through a County Technical Advisory Committee. Appropriate governmental, regulatory and non-regulatory representatives shall meet, when necessary, to coordinate land use plans, emergency planning, population projections, public school siting, natural resource protection and proposed development issues that impact multiple jurisdictions and involve other regulatory and non regulatory interests.

**Coordination and Sharing of Public Information**

**Policy 1.2** On an ongoing basis, Levy County shall establish new and review existing coordination mechanisms that will evaluate and address its comprehensive plan. Levy County shall also review and evaluate programs and their effects on the Comprehensive Plans developed for adjacent local governments, the school district and other units of local government providing services but not having

regulatory authority over the use of its land. Levy County will accomplish this work through an annual county-wide forum, joint meetings and / or other types of forums with other agencies as needed.

**Policy 1.3** Levy County will coordinate with appropriate governmental and regulatory agencies on land use and development plans to advance the goals, objectives and policies of the Comprehensive Plan.

**Policy 1.4** The County shall prepare administrative procedures for intergovernmental coordination processes including, development and land use review. This information will be provided to each political or governmental jurisdiction.

**Policy 1.5** Levy County growth and development plans, development proposals and development related information shall be available to the public and governmental entities.

## **Objective 2     Coordination with the School Board**

Levy County shall strive to maintain and enhance joint planning processes and procedures for coordination of public education facilities for planning and decision-making.

**Policy 2.1** The County will continue to develop joint planning programs with the Levy County School Board to ensure that the future needs and plans for both agencies are sufficiently addressed. The primary intent of the joint planning program shall be to:

- a. Establish formalized review and planning coordination processes with the Levy County School Board;
- b. Encourage the location of public school facilities in proximity to student populations and in a manner that maximizes the use of existing and future infrastructure;
- c. Identify current and future opportunity and population needs for shared public facilities, including but not limited to, recreational uses (i.e., playgrounds, playing fields), libraries, shelter facilities, community centers and other civic functions.
- d. Ensure that proposed school sites are consistent with the Comprehensive Plan.

**Policy 2.2** In cooperation with the School District and the local governments within Levy County, the County will implement the Interlocal Agreement, as required by Sections 1013.33, and 163.3177, Florida Statutes, which includes procedures for:

- a. Joint Meetings
- b. Planning and Zoning Meeting Participation
- c. Population Projections
- d. Coordination and Sharing of Information
- e. Implementation of School Concurrency
- f. Comprehensive Plan Amendments, Rezoning, Development Approvals and the School Concurrency Procedure
- g. School Site Analysis
- h. Supporting Infrastructure
- i. Educational Plant Survey and Five Year District Facilities Work Program

- j. Collocation and Shared Use
- k. Oversight Process
- l. Resolution of Disputes
- m. Amendment of Agreement

**Policy 2.3** Annually, Levy County shall ask the School District to provide information from their Five Year District Facilities Work Plan to determine the need for additional school facilities, information detailing existing facilities, their locations and projected needs and planned facilities with funding representing the District's unmet needs.

**Policy 2.4** In order to coordinate the effective and efficient provision and siting of public educational facilities with associated infrastructure and services within Levy County, Levy County, the Levy County School District, the Town of Bronson, the City of Williston, the City of Cedar Key and the City of Chiefland shall meet jointly to develop mechanisms for coordination. Such efforts may include:

- a. Coordinated submittal and review of the annual capital improvement program of Levy County, the Five Year District Facilities Work Plan and Five Year Educational Plan Survey of the Levy County School District.
- b. Coordinated review and assessment of the associated costs and expenditures of siting and developing schools with needed public infrastructure.
- c. Coordinated review of residential planned developments or mixed use planned developments involving residential development.
- d. Use of a unified data base including population (forecasts of student population), land use and facilities.

**Policy 2.5** Amendments to the Future Land Use Map will be coordinated with the School District and the Public School Facilities map series in the element.

**Policies 2.6** Levy County and the Levy County School District will develop and maintain a map depicting the required school facilities based on maximum development potential. On an annual basis, this map will be evaluated and revised as necessary.

### **Objective 3     Monitoring and Evaluation related to Public Schools**

Levy County shall strive to continually monitor and evaluate the Public Schools Facilities Element in order to assure the best practices of the joint planning processes and procedures for coordination of planning and decision-making.

**Policy 3.1** Levy County and the Levy County School District will coordinate during updates or amendments to the Comprehensive Plan and updates or amendments for long-range plans for School District facilities.

### **Objective 4     Intergovernmental Coordination /Development Review**

Establish a development review process to ensure that the impacts of development proposed in the Levy County Comprehensive Plan upon development in adjacent municipalities, adjacent counties, the region, and the state are coordinated with these jurisdictions and regional and state regulatory agencies.

### Local Comprehensive Plan Review Process

**Policy 4.1** Comprehensive Plan updates and amendments will be provided to all affected jurisdictions for review. All comments and recommendations received and/or transmitted will be a part of the public record.

**Policy 4.2** Proposed land use amendments and development plans shall be reviewed for consistency with the goals, objectives and policies of the Comprehensive Plan.

### Dispute Resolution

**Policy 4.3** Disputes or issues with other local governments including, but not limited to, annexations issues, will be resolved through the Regional Planning Council's informal mediation process.

**Policy 4.4** Comprehensive Plan updates and amendments will be reviewed to ensure compatibility and consistency with the comprehensive plans of adjacent municipalities and counties.

### Coastal High Hazard Areas

**Policy 4.5** The review of proposed land use and development plans within the Coastal High Hazard Area (Category 1 Evacuation Zone) will be coordinated with Cedar Key, Inglis, Yankeetown, Citrus County and Dixie County. A scheduled workshop with the adjacent jurisdictions will be held prior to issuance of development approval.

**Policy 4.6** The review of proposed developments in environmentally sensitive areas or on property adjacent to public lands, or natural reservations will be coordinated with the appropriate local, state and federal agencies and consistent with the guidelines in the Conservation Element.

### Objective 5 Coordination/Level of Service

Promote the efficient and orderly provision of services to the community through coordination with state, regional and local entities having operational and maintenance responsibilities to ensure that adopted Levy County level of service standards for public facilities are consistent with other regulatory entities.

### Level of Service Standards

**Policy 5.1** Levy County will coordinate proposed Level of Service standards changes with appropriate jurisdictions and regulatory agencies (i.e., FDOT, DEP) to ensure consistency with local Comprehensive Plans and with State and Federal regulatory standards.

**Policy 5.2** Recreational needs and services shall be addressed in coordination with municipalities and the School Board in order to maintain the adopted level of service standards in the Recreation and Open Space Element.

**Policy 5.3** The stormwater management level of service standard for stormwater quantity and quality shall, at a minimum, meet the requirements of the applicable Water Management District.

### Water Supply Planning Coordination

**Policy 5.4** The County shall coordinate with the Suwannee River and Southwest Florida Water Management Districts, and any applicable regional water supply authority, to ensure the County gives due consideration to each District's Regional Water Supply Plan and other regional initiatives through the exchange of information, participation in plan updates, and consideration of regional strategies in local decision-making.

**Policy 5.5** The County shall coordinate with the municipalities located within Levy County to address shared water supply needs, maintain consistency between local comprehensive plans, and support intergovernmental approaches to long-term water resource planning. Coordination may include data sharing, review of proposed plan amendments, and participation in joint planning initiatives where appropriate.

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

Regional Planning Council: North Central FL

Review Date: 12/11/25

Amendment Type: Adopted Amendment

Regional Planning Council Item No.: 5

Local Government: Taylor County

Local Government Item No.: CPA 25-02

State Land Planning Agency Item No.: 25-2ER

Date Mailed to Local Government and State Land Planning Agency: 12/12/25 (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 Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element; the Conservation Element; the Recreation and Open Space Element; the Intergovernmental Coordination Element; the Capital Improvements Element; the Coastal Management Element; the Public School Facilities Element; the Economic Development Element; and the Property Rights Element (see attached excerpts).

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

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

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

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

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

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

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





**EXCERPTS FROM THE  
COUNTY COMPREHENSIVE PLAN AMENDMENT**



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## II

### TRANSPORTATION ELEMENT

#### INTRODUCTION

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

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

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

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

#### TRANSPORTATION GOALS, OBJECTIVES AND POLICIES

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

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

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

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ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	LEVEL OF SERVICE
FDOT 893	U.S. 19/27 A/98 from south Perry city limits to Old Foley Road	4D	Emerging Strategic Intermodal System	Arterial Transition	C
FDOT 895	U.S. 19/27 A/98 from Old Foley Road to C.R. 361 (Beach Road)	4D	Emerging Strategic Intermodal System	Highway Rural	B
FDOT 896	U.S. 19/27 A/98 from C.R. 361 (Beach Road) to Steinhatchee River (Dixie County)	4D	Emerging Strategic Intermodal System	Highway Rural	B
FDOT 897	U.S. 19/27 from Madison County Line to north Perry city limits	4D	Emerging Strategic Intermodal System	Highway Rural	B
FDOT 884	U.S. 98 / S.R. 30 from Jefferson County Line to Kinsey Road	2U	Principal Arterial	Highway Rural	D
FDOT 1038	U.S. 98 / S.R. 30 from Kinsey Road to Sandra St. (Perry W City Limits)	4U	Principal Arterial	Transition	D
FDOT 892	S.R. 51 from U.S. 19/27A/98 / S.R. 55 to Dixie County line	2U	Minor Arterial	Highway Rural	D
FDOT 886	U.S. 27 / S.R. 20 from east Perry city limits to Connell Road (C.R. 275)	4U	Principal Arterial	Highway Transition	D
FDOT 887	U.S. 27 / S.R. 20 from Connell Road (C.R. 275) to Lafayette County Line	2U	Principal Arterial	Highway Rural	D
FDOT 888	U.S. 221 / S.R. 55 from north Perry city limits to C.R. 361	2U	Principal Arterial	Highway Rural	D
FDOT 889	U.S. 221 / S.R. 55 from C.R. 361 to C.R. 14 (Aman Road)	2U	Principal Arterial	Highway Rural	D
FDOT 890	U.S. 221 / S.R. 55 from C.R. 14 (Aman Road) to Madison County Line	2U	Principal Arterial	Highway Rural	D

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ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	LEVEL OF SERVICE
FDOT 4891	S.R. 51 from C.R. 361 (Beach Road) to Oak Street	2U	Minor Arterial	Community	C
FDOT 891	S.R. 51 from Oak Street to U.S. 19/27A/98 / S.R. 55	2U	Minor Arterial	Highway Rural	D
133	C.R. 14 from U.S. 19/27 / S.R. 20 to U.S. 221 / S.R. 55	2U	Major Collector	Rural	D
133A	C.R. 14 from U.S. 221 / S.R. 55 to Madison County Line	2U	Major Collector	Rural	D
132	C.R. 14 from U.S. 98 / S.R. 30 to Econfina Landing	2U	Major Collector	Rural	D
125	C.R. 361 (Johnson Stripling Road) from U.S. 221 / S.R. 55 to Perry North City limits	2U	Major Collector	Rural	D
123	C.R. 361 Pisgah Road from U.S. 19/27 / S.R. 20 to U.S. 221 / S.R. 55	2U	Major Collector	Rural	D
119	C.R. 361 Harrison Blue Road from Slaughter Road to 361B at Planning Area 14	2U	Major Collector	Rural	D
120	C.R. 361 Harrison Blue Road from U.S. 19/27 / S.R. 20 to Slaughter Road	2U	Major Collector	Rural	D
118	C.R. 361B Woods Creek Road From C.R. 361 at Planning Area 14 to C.R. 359 Paul Poppell Rd	2U	Major Collector	Rural	D
116	C.R. 356 Woods Creek Road from intersection with C.R. 359 to Perry West City limits	2U	Major Collector	Rural	D
127	C.R. 356 San Pedro Road from Perry East City Limits to Planning Area 11	2U	Minor Collector	Rural	D

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ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	LEVEL OF SERVICE
128	C.R. 356 San Pedro Road from Planning Area 11 North to U.S. 27 / S.R. 20	2U	Major Collector	Rural	D
104	C.R. 359 Golf Course Road from US 98 / S.R. 30 to Houck Road	2U	Major Collector	Rural	D
103	C.R. 359 Golf Course Road from Houck Road to C.R. 30 A. Holt Rd at PA 16	2U	Major Collector	Rural	D
102	C.R. 359 Golf Course Road from Holt Road at PA 16 to C.R. 361A Puckett Road	2U	Major Collector	Rural	D
105	C.R. Houck Road from C.R. 359 to C.R. 361A Puckett Road	2U	Major Collector	Rural	D
106	C.R. Houck Road from C.R. 361A Puckett Road to U.S. 19/27A /98/ S.R. 55	2U	Major Collector	Rural	D
107	C.R. 30A Holt Road from C.R. 359 to C.R. 361A Puckett Road	2U	Major Collector	Rural	D
108	C.R. 30A Carlton Cemetery Road from C.R. 361A Puckett Road to US 19/27A/98/S.R.55	2U	Major Collector	Rural	D
97	C.R. 356 Hampton Springs Road from U.S. 98/S.R. 30 to Planning Area 19	2U	Major Collector	Rural	D
96	C.R. 356 Hampton Springs Road from PA 19 North to Courtney Grade Road	2U	Major Collector	Rural	D
95	C.R. 356 Hampton Springs Road from Courtney Grade Road to PA 19 South	2U	Major Collector	Rural	D

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ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	LEVEL OF SERVICE
92-94	C.R. 356 Hampton Springs Road From Planning Area 19 South to end of C.R. 356	2U	Major Collector	Rural	D
137	C.R. 361A Puckett Road from Perry South City limits to Houck Road	2U	Major Collector	Rural	D
136	C.R. 361A Puckett Road from Houck Road to Holt Road	2U	Major Collector	Rural	D
135	C.R. 361A Puckett Road from Holt Road to Potts Still Road	2U	Major Collector	Rural	D
91	C.R. 361A Puckett Road from Potts Still Road to PA 16	2U	Major Collector	Rural	D
87-90	C.R. 361A Puckett Road from PA 16 to Courtney Grade Road	2U	Major Collector	Rural	D
86	C.R. 361A Spring WarriorRd from Courtney Grade Road to PA 18	2U	Major Collector	Rural	D
83	C.R. 361A Spring Warrior Road from Puckett Road to reconnect with Puckett Road	2U	Major Collector	Rural	D
61	C.R. 361 from U.S. 19/27A/98 / S.R. 55 to Potts Still Road	2U	Major Collector	Rural	D
60	C.R. 361 Beach Road from Potts Still Road to New North South Coastal Road	2U	Major Collector	Rural	D

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ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	LEVEL OF SERVICE
57-59	C.R. 361 Beach Road from New N/S Coastal Road to Keaton Beach Road	2U	Major Collector	Rural	D
55-56	C.R. 361 Beach Road from Keaton Beach Road to Fish Creek Road	2U	Major Collector	Rural	D
53-54	C.R. 361 Beach Road from Fish Creek Road to Salem Tower Road at PA 2, 3	2U	Major Collector	Rural	D
50-52	C.R. 361 Beach Road from Salem Tower Road (PA 2,3) to Planning Area 1	2U	Major Collector	Rural	D
48-49	C.R. 361 Beach Road from Planning Area 1 to S.R. 51	2U	Major Collector	Rural	D
72	New North South Coastal Road from C.R. 361 Beach Road to Planning Area 8	2U	Major Collector	Rural	D
71	New North South Coastal Road from Planning Area 8 to Planning Area 7	2U	Major Collector	Rural	D
70	New North South Coastal Road From B of Planning Area 7 to south end of Planning Area 7	2U	Major Collector	Rural	D
69	New North South Coastal Road from Planning Area 7 to Planning Area 4, 5, 6	2U	Major Collector	Rural	D
68	New North South Coastal Road from Planning Area 4, 5, 6 to south end of PA 4, 5, 6	2U	Major Collector	Rural	D
67	New North South Coastal Road from Planning Area 4, 5, 6 to Planning Area 2, 3	2U	Major Collector	Rural	D

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Taylor County FC 25-02ER/CPA 25-02

Adopted on October 21, 2025

Ordinance No. 2025-04

II - 6



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ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	LEVEL OF SERVICE
66	New North South Coastal Road from B of Planning Area 2, 3 to south end of Planning Area 2, 3	2U	Major Collector	Rural	D
62, 64, 65	New North South Coastal Road from Planning Area 2, 3 to S.R. 51	2U	Major Collector	Rural	D
63	New N/S Coastal Road Connector from N/S Coastal Road to C.R. 361	2U	Major Collector	Rural	D
43A	Salt Road from U.S. 19/27 / S.R. 20 to C.R. 14 Acucilla River Road	2U	Minor Collector	Rural	D
132A	C.R. 14 from Madison county line to S.R. 30 U.S. 98	2U	Minor Collector	Rural	D
121	C.R. 359 Slaughter /Paul Poppell Rd from Hampton Blue Road to C.R. 361B Woods Creek Road	2U	Minor Collector	Rural	D
115	C.R. 359B Osteen Road from 361B Woods Creek Road To Planning Area 15	2U	Minor Collector	Rural	D
114	C.R. 359B Osteen Road from Planning Area 15 to U.S. 98/ S.R. 30	2U	Minor Collector	Rural	D
124	Wright Road from U.S. 19/27 / S.R. 20 to U.S. 221 / S.R. 55	2U	Minor Collector	Rural	D
122	Slaughter Road from C.R. 359 Paul Poppell Road to U.S. 27 S.R. 20	2U	Minor Collector	Rural	D

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ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	LEVEL OF SERVICE
98-101	Courtney Grade from C.R. 356 Hampton Springs Rd to C.R. 361A Puckett Road	2U	Minor Collector	Rural	D
84-85	Puckett Road from C.R. 361A Spring Warrior Road to reconnect to C.R. 361A	2U	Minor Collector	Rural	D
134	Potts Still Road from C.R. 361A Puckett Road to C.R. 361 Keaton Beach Road	2U	Minor Collector	Rural	D
77	Fish Creek Road from U.S. 19/27A/98/S.R. 55 to Salem Tower Road	2U	Minor Collector	Rural	D
80-81	Fish Creek Road from Salem Tower Road to New N/S Coastal Road at PA 7	2U	Minor Collector	Rural	D
78-79	Fish Creek Road from New North/South Coastal Rd to C.R. 361 Beach Road	2U	Minor Collector	Rural	D
75-76	Salem Tower Road from Fish Creek Road to New N/S to Coastal Road at PA 2, 3	2U	Minor Collector	Rural	D
73-74	Salem Tower Road from New N/S Coastal Road to C.R. 361 Beach Road	2U	Minor Collector	Rural	D
109-110	C.R. 30 Old Foley Road from U.S. 19/27A/98 / S.R. 55 to U.S. 27 / S.R. 20	2U	Minor Collector	Rural	D
111	C.R. 356A Red Padgett Road from U.S. 19/27A/98 / S.R. 55 to C.R. 356	2U	Minor Collector	Rural	D

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ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	LEVEL OF SERVICE
113	C.R. 356 from C.R. 356A Red Padgett Road to U.S. 19/27A/98 / S.R. 55	2U	Minor Collector	Rural	D

D - Divided Highway

U - Undivided Highway

- Policy II.1.2            The County shall update the long term list of capital improvements of the Capital Improvements Element to add the roadway improvements identified in the Future Transportation Map Series ~~2035~~ **2045** Map 15: Potential Roadway Improvements.
- Policy II.1.3            The County shall continue to control the number and frequency of connections and access points of coordinated review comprehensive plan amendment development ways and roads to arterial and collector roads to be in conformance with Chapter 14-96 and 14-97, Florida Administrative Code, as amended, and applicable Florida Department of Transportation access management requirements. The Florida Department of Transportation shall control access to the State Highway System to maintain the functions and operations of the State Transportation System, in coordination with the County.
- Policy II.1.4            The County shall require the provision of safe and convenient on-site traffic flow, which includes the provision for adequate vehicle parking as specified in the Florida Department of Transportation Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways.
- Policy II.1.5            The County shall, for any development which is required to provide a site plan or any development requiring platting, include requirements for bicycle and pedestrian ways to be provided for all proposed collector and arterial roadways within designated urban development areas or where appropriate, as integrated or parallel transportation facilities.
- Policy II.1.6.            In accordance with Section 163.3180(5)(h)1.c. and 163.3180(5)(h)2. Florida Statutes, as amended, the County shall provide a means by which the landowner will be assessed a proportionate share of the cost of providing the transportation facilities necessary to serve the proposed development. However, the landowner shall not be held responsible for the additional cost of reducing or eliminating deficient transportation facilities.
- OBJECTIVE II.2            The County shall continue to require that all traffic circulation system improvements be consistent with the land uses shown on the future land use plan map by limiting higher density and higher intensity land use locations to be adjacent to collector and arterial roads.
- Policy II.2.1            The County shall, as part of the capital improvement scheduling of roadway improvements, review all proposed roadway improvements to determine if such improvement is consistent with the direction of the Future Land Use Plan Element. Where the roadway is operated and maintained by another jurisdictional authority, the County shall notify such jurisdiction, in writing, if any identified roadway improvement plan or schedule is not consistent with the provisions of the Future Land Use Plan Element.

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- OBJECTIVE II.3            The County shall continue to coordinate its traffic circulation planning efforts with the Florida Department of Transportation for consistency with the Department's Five-Year Transportation Plan.
- Policy II.3.1            The County shall, during the annual capital improvements budgeting and planning process, review all proposed roadway improvements for consistency with the Florida Department of Transportation Five-Year Transportation Plan.
- OBJECTIVE II.4            The County shall continue to provide for the protection of future rights-of-way from building encroachment by establishing right-of-way setback requirements as provided in the rights-of-way setback policy contained within the Transportation Element of this Comprehensive Plan for all structures along new or realigned collector and arterial roadways to be provided either by the developer or purchased as additional rights-of-way.
- Policy II.4.1            The County shall continue to require all new structures along new or realigned collector or arterial roadways to provide an additional setback of 75 feet as measured from the centerline of the right-of-way for the future need of additional right-of-way. Such additional right-of-way shall be provided by the developer of the land as part of the development review process or shall be purchased by the agency improving the roadway.
- Policy II.4.2            Properties under the same ownership or those consolidated for development shall be treated as one property for the purposes of access management and shall not receive the maximum potential number of access points for that frontage indicated under minimum access spacing standards.
- Policy II.4.3            Large commercial developments shall be required to provide and/or extend nearby local and collector streets and provide street connections with surrounding residential areas so residents may access the development without traveling on arterial streets.
- Policy II.4.4            Shopping centers shall be required to provide a unified access and circulation plan and require any out parcels to obtain access from the unified access and circulation system.
- Policy II.4.5            Existing lots unable to meet the access spacing standards for arterials shall obtain access from platted side streets, parallel streets, service roads, joint and cross-access or the provision of easements.
- Policy II.4.6            Adequate corner clearance shall be maintained at crossroad intersections with arterials.
- Policy II.4.7            The County shall encourage cross-access connections easements and joint driveways, where available and economically feasible.

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## TRANSPORTATION GOALS, OBJECTIVES AND POLICIES FOR VISION 2060

### GOAL II-A - RESERVE AND CONNECT TRANSPORTATION CORRIDORS AS AN ALTERNATIVE TO WIDENING ROADWAYS

- OBJECTIVE II.5**      The County hereby establishes the Future Transportation Corridors and Connections Map as an alternative to achieve a connected transportation system that offers mobility options to the users through the provision of an adequate network of collector roadways. Transportation corridors identified on the map represent a conceptual travel-desire path, not a specific location.
- Policy II.5.1**      Future collector roadway corridors and connections, as identified on the Future Transportation Corridors & Connections Map, shall be identified for use as an alternative approach to mitigate traffic impacts to the existing roadway network resulting from development of the Urban and Rural Planning Areas designated on the Future Land Use Map.
1.      Future Traffic Circulation Corridors indicate desired travel corridors and do not imply location of future road alignments. The corridors shown on this map are to guide decisions regarding right of way preservation.
  2.      The lines on the map are conceptual and do not define the type, width, or design components of the facility. More detailed analysis shall be conducted prior to any right of way acquisition.
  3.      The County will encourage the alignment of new roads to implement the generalized corridors to minimize habitat and wetland impacts and utilize existing County or private roads to the extent practical.
  4.      Roads in Cities that are not maintained by the County are shown for information purposes only.
- Policy II.5.2**      If the alternative corridor approach is selected, the County shall require an environmental assessment to analyze site suitability of alternative transportation corridors shown on the Future Transportation Corridors map as part of a coordinated review comprehensive plan amendment application.
- Policy II.5.3**      Internal networks in proposed Vision 2060 Plan overlay areas shall be compact (walkable distances) and connect origins and destinations.
- Policy II.5.4**      The County shall consider standards for connectivity in the Land Development Code for new development, consistent with the hierarchy of place defined in the Vision 2060 Plan Overlay areas.
- Policy II.5.5**      Prior to development under the optional Vision 2060 Plan, in conjunction with approval of a coordinated review comprehensive plan amendment development order, the applicant shall conduct a traffic analysis that addresses:
1.      Roadway layout, hierarchy and context relative to the community type where it is located
  2.      Connectivity, Corridors and Spacing – roadways, freight ways, pedestrian ways, bikeways, equestrian ways and blueways (if applicable)

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3. Connections to the external road network, including detailed corridor studies for any corridors shown on the Future Traffic Circulation Corridors map that traverse the development.

Policy II.5.6 A conceptual corridor analysis of the new coastal road that connects the coastal Planning Areas shall be conducted at the time of coordinated review comprehensive plan amendment review. The corridor analysis shall identify the design cross section, right-of-way width required, and the corridor within which the future right-of-way shall be dedicated. The coordinated review comprehensive plan amendment shall establish responsibilities for the acquisition, method(s) of financing, and construction of the roadway necessary to connect the coastal Planning Areas with the existing roadway system.

Policy II.5.7 The Comprehensive Plan identifies potential future transportation corridors in Transportation Element Policy II.5.1 and the Future Transportation Corridors & Connections Map (Map 12A) to support the development contemplated in the Vision 2060 Planning Areas. If a coordinated review comprehensive plan amendment proposes a proposed future corridor to support development of a Planning Area, then a traffic analysis of each proposed transportation corridor must be conducted, consistent with the intent of Section 337.273, Florida Statutes, as amended.

OBJECTIVE II.6 The County shall consider the establishment of County Road 361 from Steinhatchee to Fish Creek Road as a scenic corridor.

Policy II.6.1 The County may prepare, as funds are available, a plan to provide a distinctive identity for the corridor and encourage a unique experience for users including buffer requirements and developing a wayfinding system.

Policy II.6.2 The County may pursue grant funding to make improvements such as constructing scenic pullouts and protecting view corridors in order to retain the natural appearance of the coastal landscape and provide the ability to enjoy scenic views from the corridor.

OBJECTIVE II.7 Conceptual Environmental Systems Corridors shall be shown on the Future Transportation Corridors Map as a means of protecting identifying important wildlife habitats, recreation areas, and other environmentally sensitive lands from encroachment of unplanned development and infrastructure.

Policy II.7.1 Roadways and other mobility systems shall respect environmental corridors and minimize impacts through the designation of wildlife crossings on the corridor map.

Policy II.7.2 The natural resource value of these systems shall be enhanced through context-sensitive improvements to make these resources more accessible to residents and visitors.

OBJECTIVE II.8 Freight Movement Corridors (Roadways and railways) as shown on the Future Transportation Corridors map, shall be preserved to protect state, regional and local economic vitality.

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- Policy II.8.1            The through-traffic function of freight corridors shall be protected through access control, reduction of conflicts through minimization of crossings, special design considerations for heavy vehicles, and separation/buffering of incompatible land uses.
- Policy II.8.2            Prior to development under the optional Vision 2060 Plan, in conjunction with approval of a Planned Unit Development site plan, the applicant shall conduct an assessment of freight movement through the planned development area to determine internal freight circulation routes, delivery and distribution locations, to ensure compatibility with surrounding uses. In Regional Employment Centers, the location of off-street loading docks for commercial, industrial and institutional buildings will be identified. In certain instances, facilities may be consolidated and centralized to serve multiple businesses/uses.
- Policy II.8.3            The County shall encourage the designation of U.S. Highway 19 as a component of the Statewide Strategic Intermodal System as a reliever truck route to I-75. The County shall utilize the designation of U.S. Highway 19 as a freight movement corridor to help diversify the County's economy.
- OBJECTIVE II.9           Greenway Corridors (bike ways, walk ways, and equestrian ways) shall be shown on the Future Transportation Corridors Map to preserve recreational, ecotourism and mobility opportunities for residents and visitors of the County.
- Policy II.9.1            The Greenways Corridors shown on the Future Transportation Corridors Map shall consider coastal access, access to schools from residential areas, access to parks and recreational connections to regional routes and connection of open spaces through a series of multi-modal trails and paths.
- Policy II.9.2            Prior to development under the optional Vision 2060 Plan, in conjunction with approval of a Planned Unit Development site plan, the applicant shall conduct an analysis of greenways needs that addresses:
1.     Provision of bicycle and pedestrian facilities that connect origins and destinations within the community. Where appropriate, equestrian facilities shall also be considered.
  2.     Provision of origins and destinations within short, walkable distances of one another.
  3.     Provision of connections to the external bicycle network, including bicycle trip generators such as schools, parks, recreation and natural areas.
- OBJECTIVE II.10           Blueways Corridors - The County shall capitalize on the Nature Coast resources by preserving and enhancing facilities identified as Blueways Facilities on the Future Transportation Corridors Map.
- Policy II.10.1            The County shall support appropriate agencies in the development of a wayfinding system as may be desired to better connect blueways trails to bike paths, roadways, parks and other natural areas.
- Policy II.10.2            Prior to development under the optional Vision 2060 Plan, in conjunction with approval of a Planned Unit Development site plan, the applicant shall consider connections and access to blueways identified on the Transportation Corridors map.

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OBJECTIVE II.11 Transit Corridors – As the Vision 2060 Plan is implemented over time, the opportunity to provide transit services and corridors within and between development areas shall be considered.

Policy II.11.1 Prior to development under the optional Vision 2060 Plan, in conjunction with approval of a coordinated review comprehensive plan amendment development order, the applicant may consider transit as a mitigation strategy; the required traffic analysis will address the demand for and financial feasibility of providing transit services.

#### GOAL II-B - IMPLEMENT LAND USE STRATEGIES THAT PROVIDE TRANSPORTATION BENEFITS

OBJECTIVE II.12 Integrate Transportation & Land Use - The County shall implement proactive land use strategies outlined in the Future Land Use Element, and in the policies below that result in a level of transportation benefit.

Policy II.12.1 Land Use Strategy: Diversity (Complementary Mix of Land Uses within any Given Area) - The County shall encourage a complementary mix of uses, because projects that provide a complementary mix of uses with a high degree of interaction have demonstrated the following transportation benefits:

1. Benefit: Shorter Trips
2. Benefit: Increased Mode Split
3. Benefit: Reduced Greenhouse Gas Emissions
4. Benefit: Reduced Consumption of Fossil Fuels

These benefits are applicable to new self-sustained communities that provide this complementary mix of uses, as well as to existing communities that might need to provide a “missing” use.

Policy II.12.2 Land Use Strategy: Density – (Households or jobs per acre) Housing located in proximity to employment centers should be “income compatible” so residents have ample employment opportunities in the community. Employment centers should attract a reasonable amount of the workforce from within the community.

1. Benefit: Reduced Dependence on Public Transit
2. Benefit: Shorter Trips
3. Benefit: Increased Mode Split
4. Benefit: Reduced Greenhouse Gas Emissions
5. Benefit: Reduced Consumption of Fossil Fuels

Policy II.12.3 Land Use Strategy: Design (Compact and Walkable). The County will encourage compact development that includes elements of walkable design, because it provides a variety of transportation choices and has demonstrated the following transportation benefits:

1. Benefit: Fewer Vehicle Trips



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2. Benefit: Less Parking
3. Benefit: Safer Travel
4. Benefit: Less Energy Consumption

Policy II.12.4 The County may require that context sensitive, smart transportation performance standards be incorporated into the Conceptual Master Plans required for the Planned Unit Development site plan approval process to guide the form and appearance of new development including network connectivity (internal roadways, external connectivity and pedestrian connectivity) and design guidelines and typical sections for roadways, pedestrian ways, bikeways, greenways and freight ways and transit ways.

Policy II.12.5 The coordinated review comprehensive plan amendment traffic analysis shall use the specific development program assigned to each Planning Area by Technical Memorandum #2 of the Traffic Circulation Data and Analysis. Maximum development for any Planning Area shall not exceed the development program described in Future Land Use Element Table I-2.

Policy II.12.6 Internal Capture Rates for each Planning Area shall be determined during the coordinated review comprehensive plan amendment review process transportation methodology meetings. The internal capture rate used for the Comprehensive Plan data and analysis does not preclude the use of a different rate during the coordinated review comprehensive plan amendment review process.

#### GOAL II-C – PURSUE COST-EFFECTIVE SOLUTIONS AND MAXIMIZE USE OF EXISTING INFRASTRUCTURE

OBJECTIVE II.13 Cost-effective Solutions – The County will leverage funding to the greatest extent practicable.

Policy II.13.1 The County will partner with public agencies and private entities to leverage state, federal and other funding sources for public and infrastructure improvements.

Policy II.13.2 The County will consider sponsoring grant applications for funding of projects that are supported and/or matched by a variety of funding sources.

OBJECTIVE II.14 Consideration of Alternatives - Prior to implementation of the transportation corridors identified on the Future Transportation Corridors Map, the County shall require a corridor study that considers alternatives to widening, as well as the context of the facility's hierarchy and function in the network.

Policy II.14.1 Internal Roads - A well-connected hierarchy of roadways, along with a conceptual layout, shall be required as part of the Planned Unit Development site plan approval process to support the mobility function of external roadways that primarily provide through traffic movement.

Policy II.14.2 External Roads - In an effort to sustain the rural character of the County, prior to any consideration of a new 4 lane facility or the expansion of an existing facility beyond 2 lanes, applicants for a Planned Unit Development will be required to conduct a corridor study that evaluates viable alternatives for providing the needed capacity improvements, including parallel corridors, connections to parallel corridors and land use strategies that will reduce traffic impacts.

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- OBJECTIVE II.15      Efficiency – The County will maximize the use of existing infrastructure by prioritizing capital expenditures on improvements to existing facilities.
- Policy II.15.1      The County shall require applicants for Planned Unit Development site plans to maximize the efficiency of existing infrastructure through access management and short-range transportation systems management improvements.
- Policy II.15.2      The County shall encourage the provision of an interconnected local and collector street network that provides priority for walk and bicycle trips for shorter trips.
- Policy II.15.3      The County shall enforce the current Land Development Code requirements that maximize the efficiency of existing infrastructure by:
1.      Limiting direct access to major roadways
  2.      Minimizing conflict points and ensuring safe distances between conflict points
  3.      Providing joint-access and cross-access.
  4.      Promoting internal access to out-parcels
  5.      Separating turning lane traffic from through lane traffic
- Policy II.15.4      The County shall consider Transportation Systems Management strategies as alternatives to widening. Transportation Systems Management strategies are low-cost, short-range, highly effectively operational transportation improvements, such as:
1.      Intersection and Signal Improvements
  2.      Signal Timing
  3.      Turning Lanes
  4.      Pavement Striping
  5.      Lane Assignment Changes
  6.      Providing Passing Lanes
- OBJECTIVE II.16      Freight Efficiency – The County will facilitate freight movement through efficient location of rail-freight service and commercial vehicle access, circulation, loading and unloading.
- Policy II.16.1      Freight terminals will be located convenient to major transportation routes, generally outside of mixed use planning areas.
- Policy II.16.2      Industrial parks and distribution centers will be located near main rail lines and proposed spurs and extensions for access to these lines. Switching yards should be strategically located to efficiently serve major industrial parks and distribution centers to avoid moving cars long distances between sites.

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- Policy II.16.3            The County will consider the use of previously abandoned rail lines for viable connections or extensions of existing rail networks to provide freight access to proposed industrial parks, greenway connections (pedestrian ways, bike ways and walk ways) and exclusive use corridors (such as truck routes or transit ways).
- Policy II.16.4            The County will designate priority truck routes on the Transportation Corridors Map where high-volume truck traffic exists to protect the mobility and economic development function these corridors provide. Truck access to major freight terminals will be considered.

#### GOAL II-D – PROVIDE A VARIETY OF TRANSPORTATION CHOICES

- OBJECTIVE II.17        Provide Choices - The County shall encourage applicants for Conceptual Master Plan approval associated with Planned Unit Development site plans to incorporate a transportation system that provides a variety of transportation choices.
- Policy II.17.1            Mode Choice – The County shall encourage a range of transportation choices to meet the mobility needs between origins (residential) and destinations (shopping, work, etc.), including pedestrian and bike routes, roadways and transit, where feasible.
- Policy II.17.2            Route Choice – The County shall encourage the creation of a connected network of multiple routes for each mode, providing many choices to satisfy origins and destinations.
- OBJECTIVE II.18        Transportation Disadvantaged - For citizens that have limited choices, the County shall encourage service providers to maximize service, while attempting to reduce demand, to bridge the current gap between service and unmet demand.
- Policy II.18.1            The County shall continue to pursue State and Federal funding to provide and/or expand transportation disadvantaged services in the County to meet the current demand.
- Policy II.18.2            In order to reduce the transportation disadvantaged demand by enabling residents to become transportation independent, the County shall partner with the Taylor County Development Authority to implement the Economic Development Plan to facilitate growth, diversification, and stability of the economy; create a variety of employment opportunities; and expand the economy to provide a sustainable future for residents.
- Policy II.18.3            In order to reduce the transportation disadvantaged demand by enabling residents to become transportation independent, the County shall encourage a diversity of housing in proximity to employment.
- OBJECTIVE II.19        The County shall encourage increased access to coastal areas and resources.
- Policy II.19.1            The County shall encourage State and Federal agencies to increase access to public coastal resources.
- Policy II.19.2            The County shall encourage the provision of and improvement to existing trailways and roadways to provide better public coastal access.

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- Policy II.19.3            The County shall encourage access to and connectivity among the coastal resources and new coastal development.
- OBJECTIVE II.20        The County shall encourage implementation of the land use and transportation strategies contained in the future traffic circulation and future land use elements, which can significantly reduce vehicle miles of travel causing a reduction in greenhouse gas emissions.
- Policy II.20.1           The County shall encourage the following strategies
1.     Provide a hierarchy of interconnected roads to support the future development pattern that is designed to reduce automotive trips and trip lengths.
  2.     Provide a connected network of pedestrian and bicycle facilities to promote biking and walking mode-split within each new development area.
  3.     Focus transportation planning to support appropriately located compact, high density mixed-use development within the Urban Planning Areas.
  4.     Coordinate with the Florida Department of Transportation to improve traffic management on State roads to reduce the aggregate time spent at traffic signals.
  5.     Provide density bonuses and expedited development review to encourage reduction in vehicle miles of travel.
- Policy II.20.2           The County has designated Regional Employment Centers on the Future Land Use Map to reduce the vehicle miles of travel by providing opportunities to decrease the distance between homes and places of employment.

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## V

### CONSERVATION ELEMENT

#### INTRODUCTION

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

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

The Future Land Use Plan map addresses conservation future land use as defined above. The conservation future land use category shown on the Future Land Use Plan map identifies future conservation areas which consist of land within the County which is anticipated to have planned management of a natural resource to prevent exploitation, destruction or neglect of those natural resources. The majority of the areas shown are wildlife management areas and Water Management District lands.

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

#### CONSERVATION GOAL, OBJECTIVES AND POLICIES

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

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

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

**OBJECTIVE V.2**      The County shall provide for the conservation, appropriate use and protection of the quality and quantity of current and projected water sources, and shall require a 300 foot wellfield protection area around community potable water system wells. In addition, the County, in order to protect high groundwater aquifer recharge areas as designated by the Water Management District and depicted in Appendix A of this Comprehensive Plan, shall continue to limit development in those areas as specified in the high groundwater aquifer recharge protection policy of the Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element of this Comprehensive Plan.

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- Policy V.2.1            The County as part of the development review process shall require the coordination of development plans with the Florida Department of Environmental Protection and the Water Management District to assist in the monitoring uses which may impact the current and projected water sources of the County.
- Policy V.2.2            The County shall protect the designated use classification, as established in Rule 62-302.400, Florida Administrative Code, of waters of the state by discouraging land uses that may impact waters of the state and cause violations of applicable state water quality standards or otherwise adversely impact waters of the state except where impacts are authorized pursuant to Part IV of Chapter 373, Florida Statutes.
- Policy V.2.3            The County shall identify and make recommendations to appropriate state agencies, for the purchase of environmentally sensitive lands as part of the Florida Forever Program, as listed by the Acquisition and Restoration Council for the Board of Trustees of the Internal Improvement Trust Fund, Water Management District, or U.S. Government, under programs administered by the U.S. Department of the Interior, Florida Department of Environmental Protection or the land acquisition programs of the Water Management District.
- Policy V.2.4            The County shall require that, unless impacts are mitigated pursuant to Florida Department of Environmental Protection or other appropriate state agency requirements, a 25-foot natural buffer shall be maintained around all wetlands and prohibit the location of agricultural, residential, commercial and industrial land uses within the buffer areas. Mitigation measures must be acceptable to the Florida Department of Environmental Protection or other governmental agency having mitigation permit jurisdiction but allow silviculture and resource based recreation activities within the buffer areas in accordance with the silviculture policies of the Conservation element of this Comprehensive Plan. Normal agricultural and pine silvicultural activities shall be allowed, subject to Best Management Practices 2000 as adopted by the Florida Department of Agriculture or Florida Division of Forestry, as appropriate, and also subject to the current regulatory requirements of Chapters 373 and 403, Florida Statutes, and the rules, regulations and permitting requirements of the Suwannee River Water Management District and other State or Federal governmental agencies having jurisdiction. Unless further restricted by the County's Land Development Regulations, normal hardwood silvicultural activities shall be allowed subject to Best Management Practices and other regulatory requirements as cited for pine silviculture above.
- Policy V.2.5            The County shall, through the development review process, require that post-development runoff rates and pollutant loads do not exceed pre-development conditions.

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- Policy V.2.6            The County shall require all new development to maintain the natural functions of environmentally sensitive areas, including but not limited to wetlands and 100-year floodplains so that the long term environmental integrity and economic and recreational value of these areas is maintained. This will be accomplished through compliance with applicable statutes, rules and regulations of State and Federal Agencies having jurisdiction.
- Policy V.2.7            The County shall require that, unless impacts are mitigated, the conservation of wetlands shall be provided for through prohibiting any development or dredging and filling which would significantly alter their natural functions. Mitigation measures must be acceptable to the Florida Department of Environmental Protection or other governmental agency having mitigation permit jurisdiction. Resource based recreation activities (such as hunting and fishing) shall be allowed. Normal agricultural and pine silvicultural activities shall be allowed, subject to Best Management Practices as adopted by the Florida Department of Agriculture and Consumer Services, Division of Forestry, as appropriate, and also subject to the current regulatory requirements of Chapters 373 and 403, Florida Statutes, and the rules, regulations and permitting requirements of the Suwannee River Water Management District and other Federal or State governmental agencies having jurisdiction. Unless further restricted, normal hardwood silvicultural activities shall be allowed subject to Best Management Practices and other regulatory requirements as cited for pine silviculture above.
- Policy V.2.8            The County shall provide for the conservation of wetlands through prohibiting any development or dredging and filling, which would significantly alter their natural functions without mitigation. Agricultural, and silvicultural activities consistent with Best Management Practices manual developed by the Florida Department of Agriculture and Consumer Services, shall be allowed.
- Policy V.2.9            The County shall support water conservation programs conducted by the Water Management District within the scope of their delegated authority.
- Policy V.2.10           The County shall cooperate with the plans of the Water Management District for the emergency conservation of water sources.
- Policy V.2.11           The County shall, as part of the developmental review process, limit development to low density and non- intensive uses in high groundwater aquifer recharge areas designated by the Water Management District within the scope of their delegated authority.
- Policy V.2.12           The County as part of the development review process shall require the maintenance of the quantity and quality of surface water runoff within freshwater stream to sink watersheds by requiring the installation of structures or other devices designed to prevent the degradation of the quality and quantity of surfacewater runoff within the County.
- Policy V.2.13           The County shall require that all hazardous waste generators properly manage their own wastes in compliance with current statutes or other governmental regulations, and shall, as part of the development review process, require that new hazardous waste generators comply with all applicable federal and state permitting requirements before approving any development plans.

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Policy V.2.14      The County shall require a 75-foot regulated natural buffer adjacent to all perennial rivers, streams and creeks and their estuaries located within the significant natural areas identified in the Conservation element of this Comprehensive Plan, and prohibit the location of residential, commercial and industrial (including mining) land uses within the buffer areas. Resource based recreation activities (such as hunting and fishing) shall be allowed. Also beyond seventy-five (75) feet, normal agricultural and silvicultural activities will be allowed, subject to Best Management Practices and all other existing regulations. Normal agricultural and pine silvicultural activities shall be allowed outside the 75-foot regulated natural buffer, subject to Best Management Practices as adopted by the Florida Department of Agriculture and Consumer Services, Division of Forestry, as appropriate, and also subject to all other existing regulations. The County has reserved the right to further regulate hardwood silvicultural activities. Agricultural and silvicultural activities are also subject to the current regulatory requirements of Chapters 373 and 403, Florida Statutes, as well as the rules, regulations and permitting requirements of the Suwannee River Water Management District and other Federal or State governmental agencies having jurisdiction. Unless further restricted by the County, normal hardwood silvicultural activities shall be allowed outside the 75-foot regulated natural buffer subject to Best Management Practices and other regulatory requirements as cited for pine silviculture above.

The County shall govern the land management practices and activities which are allowed within the 75-foot regulated natural buffer.

The significant natural areas to which this policy applies are identified and described in the Conservation element of this Comprehensive Plan.

Policy V.2.15      The County shall require a 35-foot regulated natural buffer adjacent to all perennial rivers, streams and creeks and their estuaries, or those which are intermittent in nature and their estuaries, but which have a distinct, identifiable stream bed or creek run, and prohibit the location of residential, commercial and industrial land uses within the buffer areas. Resource based recreation activities (such as hunting and fishing) shall be allowed. Normal agricultural and pine silvicultural activities shall be allowed within the buffer areas subject to Best Management Practices as adopted by the Florida Department of Agriculture and Consumer Services, Division of Forestry, as appropriate, which are applicable to the management of these buffer areas, and also subject to the current regulatory requirements of Chapters 373 and 403, Florida Statutes, as well as the rules, regulations and permitting requirements of the Suwannee River Water Management District and other Federal or State governmental agencies having jurisdiction. Unless further restricted by the County's land development regulations, normal hardwood silvicultural activities shall be allowed subject to Best Management Practices and other regulatory requirements as cited for pine silviculture above.

Policy V.2.16      The County shall partner with the Suwannee River Water Management District to use and promote Best Management Practices to maintain the quantity of freshwater flow into the coastal systems.



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- OBJECTIVE V.3           The County shall continue to provide for the conservation, appropriate use and protection of soils.
- Policy V.3.1           The County shall require that any mining permit be coordinated with the Florida Department of Environmental Protection or other agencies having jurisdiction so that areas disturbed by mining activities are reclaimed to productive and beneficial use in compliance with current statutes or other governmental regulations.
- Policy V.3.2           The County shall consider topographic, hydrologic and vegetative cover factors during the development review process in order to assess the impact of the proposed development and adopt measures to protect and conserve the natural functions of soils.
- Policy V.3.3           The County shall require landowners, during the development review process, to consider the appropriate multiple use of forest resources to provide for timber production, recreation, wildlife habitat, watershed protection, erosion control and maintenance of water quality.
- Policy V.3.4           The County shall cooperate with adjacent local governments, other governmental entities, research and interest groups and private landowners to conserve and protect unique vegetative communities located within the County and adjacent local government jurisdictions.
- Policy V.3.5           The County shall allow normal agricultural and silvicultural activities, subject to Best Management Practices as adopted by the Florida Department of Agriculture and Consumer Services, Division of Forestry, as appropriate, and current regulatory requirements of sections 373 and 403, Florida Statutes. Effective October 1, 1990.
- OBJECTIVE V.4           The County shall conserve and protect soils, native vegetative communities, wildlife, and wildlife habitats from adverse effects, with an emphasis on rare and endangered species. Mineral resources shall be appropriately used, conserved and protected.
- These objectives shall be effective throughout the planning period and shall be accomplished using the following policies.
- Policy V.4.1           The County shall require an assessment of the potential adverse effects on rare and endangered species for the following:
1.     All development within the 25-foot regulated natural buffer adjacent to all perennial rivers, streams and creeks, and those which are intermittent in nature, but which have a distinct, identifiable stream bed or creek run.
  2.     All development with the 75-foot regulated natural buffer adjacent to all perennial Rivers, streams and creeks located within the significant natural areas identified in the Comprehensive Plan.
  3.     All development within 25 feet of a wetland or water body other than as described in 1. and 2. above.
  4.     Plan amendments which increase density or intensity of development in the Agricultural-1, Agricultural-2, Agricultural/Rural Residential, and Mixed Use: Rural Residential districts.

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Policy V.4.2

The County shall require that when one or more of a rare or endangered species, are found on a development site, development activities which may cause harm to the species shall not be allowed until a management plan has been prepared which avoids the adverse effect of the project on the species.

The County shall require the use of best management practices for the conservation, appropriate use and protection of fisheries, wildlife and wildlife habitats, identify and protect native wildlife and their habitats, including state and federally protected plant and animal species (endangered, threatened and species of special concern), within proposed development sites and protection of these natural resources from the impacts of development by the use of the Florida Fish and Wildlife Conservation Commission Strategic Habitat Conservation Areas maps, Florida Natural Areas Inventory, and North Central Florida Strategic Regional Policy Plan Regionally Significant Natural Resources map series to identify habitats which potentially contain endangered, threatened or species of special concern, and rare or unique vegetative communities prior to granting development approval.

Where adverse impacts cannot be avoided through site design or other means, the applicant shall be required to develop a mitigation plan which will allow no net loss of individuals of designated species, in coordination and compliance with the Florida Fish and Wildlife Conservation Commission.

Policy V.4.3

The County shall protects native vegetation and provides for the extensive use of native vegetation, thereby promoting the regeneration of natural habitats.

The developer of any proposed development which is equal to or greater than 20 acres and located within areas identified by the Florida Fish and Wildlife Conservation Commission as Strategic Habitat Conservation Area or is shown as habitat for listed species on the Florida Natural Areas Inventory shall be required to evaluate the impacts to endangered, threatened, or species of special concern and rare or unique vegetative communities provided, however, if competent and substantial scientific evidence demonstrating that an endangered, threatened or species of special concern, wildlife habitat or rare and unique vegetative community is located within the area of any proposed development which is equal to or greater than 20 acres. Such evaluation shall be submitted to the County at the time a preliminary plat or site and development plan is reviewed by the County, the developer shall evaluate the impacts on such habitats or communities. As a condition of permit approval of any proposed development within these areas, such evaluation shall consist of a survey of the development site conducted by the developer to identify the presence of any state and federally protected plant and animal species.

If protected species are found on the development site or would be affected by the development, a management plan shall be required from the developer, including necessary modifications to the proposed development, to ensure the preservation of the protected species and their habitat. Both the survey and the management plan shall be done in consultation with the Florida Fish and Wildlife Conservation Commission, but the final approval of the management plan shall be by the County.

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- Policy V.4.4 Through the site planning review process, proposed mining activities shall comply with the Florida Department of Environmental Protection rules and the North Central Florida Strategic Regional Policy Plan.
- Policy V.4.5 The County shall use innovative techniques for preservation, such as: designation and regulations of conservation areas; site plan review; on-site density transfers to allow clustering of allowable units to protect environmentally sensitive portions of a site; and, overlay zoning whereby density calculations and developable land expectations are based on net developable acreage after excluding the environmentally sensitive portions.
- Policy V.4.6 The County shall promote the protection of publicly-owned natural reservations designated within the County, through cooperation with the federal government regarding areas such as, but not limited to, the St. Mark's National Wildlife Refuge and the state regarding the Aucilla Wildlife Management Area, the State's Conservation and Recreation Lands program, and the Water Management District's Save Our Rivers and Surface Waters Improvement and Management Program, and designation of such areas on the Future Land Use Map as conservation.
- Policy V.4.7 Prior to approving a plan amendment, in those areas designated Agricultural/Rural Residential, Mixed Use Rural Residential, Mixed Use - Urban Development, Mixed Use: Urban Development Medium High Density, Rural Settlement, Rural Village, Conservation Community, Ecological Village, Coastal Village, Coastal Village Center, Coastal Settlement, Regional Employment Center, Suburban Village, Compact Mixed Use Village, and Urban Village on the Future Land Use Map, the County shall require the applicant to provide an inventory of all wetlands and other environmentally sensitive lands, as well as documentation that the proposed user will not negatively impact environmentally sensitive lands.
- Policy V.4.8 Through intergovernmental coordination with federal personnel at the St. Mark's Refuge, the County shall cooperate to ensure fisheries and marine habitat are protected. Further, the County shall regulate development within the 150 foot corridor of Spring Warrior Creek, the Econfina, Steinhatchee and Aucilla Rivers to ensure there will be no negative impacts to fisheries and marine habitat downstream to the gulf.
- Policy V.4.9 Since erosion has direct impacts on surface water quality and quantity of the area, the County shall consider the need to pursue funding assistance for erosion projects from the Suwannee River Water Management District, under the Surface Water Management Improvement Program and other programs.
- Policy V.4.10 The County shall cooperate with the Florida Department of Environmental Protection in the monitoring of aquaculture activities within the County.
- Policy V.4.11 The County shall, during any development review process involving significant natural areas and their estuaries, address mitigation of development activities to ensure that the possible adverse impacts of the proposed development activity on the natural functions of these significant natural areas will be minimized, and that the natural functions will not be significantly altered. Mitigation measures must be acceptable to the Florida Department of Environmental Protection or other governmental agency having mitigation permit jurisdiction. The significant natural areas and their estuaries to which this policy applies are:

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1. Aucilla River Corridor (includes Aucilla Sinks)
2. Econfina River Corridor
3. Spring Warrior Creek Corridor
4. Steinhatchee River Corridor
5. St. Marks National Wildlife Refuge
6. Coastal Marsh and Tidal Swamp Conservation Areas
7. Aucilla Suwannee River Water Management District Conservation Area

The generalized location of these significant natural areas is as shown on the Future Land Use Map series. A separate map identifying the corridors of these significant natural areas shall be provided. Their boundaries are further described below:

In the case of the river corridors, the corridors shall include the river itself and extend to an outer boundary established at a nominal distance of 150 feet from the natural bank of the river. The Aucilla River corridor shall extend from the Gulf of Mexico to the municipality line. The Econfina River corridor shall extend from the Gulf of Mexico to the east boundary “rural community” established at Shady Grove. The Steinhatchee River corridor shall extend from the Gulf of Mexico to the municipality line.

In the case of the Spring Warrior Creek corridor, the corridor shall include the creek itself and extend to an outer boundary established at a nominal distance of 150 feet from the natural bank of the creek. The corridor shall extend from the Gulf of Mexico to County Road 361 (Beach Road).

In the case of the St. Marks National Wildlife Refuge, the Coastal Marsh and Tidal Swamp Conservation Area and the Aucilla Suwannee River Water Management District Conservation Area, the boundary shall be the boundary of the lands owned by the governmental entity.

Resource based, low intensity recreation activities and facilities shall be allowed along rivers, with any new facility being located at least five miles from an existing facility.

Residential, commercial and industrial uses shall be allowed, subject to a setback of at least seventy-five (75) feet from the natural bank along the rivers and Spring Warrior Creek, subject to all other permitting requirements. Residential density shall be shown on the Future Land Use Map. Beyond seventy-five (75) feet, residential, commercial and industrial use is allowed, subject to all other permitting requirements.

The densities and intensities of use, as well as the permitted uses allowed on the St. Marks National Wildlife Refuge, the Coastal Marsh and Tidal Swamp Conservation Area and the Aucilla Suwannee River Water Management District Conservation Area shall be consistent with the management plans for these areas in fulfillment of their conservation purpose. Residential densities shall not be greater than one unit per 40 acres, as shown on the Future Land Use Map.

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- Policy V.4.12            Planning Areas within bear range shall be evaluated during the coordinated review comprehensive plan amendment review process to assess the need to incorporate applicable principles from the “Be Bear Aware” program, or similar program of the Florida Fish and Wildlife Conservation Commission, into the coordinated review comprehensive plan amendment Development Order. The coordinated review comprehensive plan amendment review process shall determine if a specific habitat management plan is required.
- OBJECTIVE V.5            The County, in order to protect significant natural resources in a manner which is in conformance with and furthers the North Central Florida Strategic Regional Policy Plan, as amended August 23, 2018, hereby adopts the following maps as they apply to the unincorporated areas of the County as part of the Future Land Use Map Series of this Comprehensive Plan; (1) Regionally Significant Natural Resources - Ground Water Resources, dated August 23, 2018; (2) Regionally Significant Natural Resources - Natural Systems, dated August 23, 2018; (3) Regionally Significant Natural Resources - Planning and Resource Management Areas, dated August 23, 2018; (4) Regionally Significant Natural Resources - Planning and Resource Management Areas (Surface Water Improvement Management Water Bodies), dated August 23, 2018; and (5) Regionally Significant Natural Areas - Surface Water Resources, dated August 23, 2018. The following policies provide direction for the use of these maps in applying the referenced policies of this Comprehensive Plan.
- Policy V.5.1            The map entitled Regionally Significant Natural Resources - Ground Water Resources, August 23, 2018, included within the Future Land Use Map Series, identifies groundwater resources for the application of the provisions of the high groundwater aquifer protection policy of the Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element of this Comprehensive Plan.
- Policy V.5.2            The map entitled Regionally Significant Natural Resources - Natural Systems, dated August 23, 2018, included within the Future Land Use Map Series, identifies listed species for the application of the provisions the critical wildlife habitat policy of this element.
- Policy V.5.3            The maps entitled Regionally Significant Natural Resources - Planning and Resource Management Areas, dated August 23, 2018, included within the Future Land Use Map Series, identifies state owned regionally significant lands for application of the provisions of the conservation land use policy of the Future Land Use Element of this Comprehensive Plan.
- Policy V.5.4            The maps entitled Regionally Significant Natural Resources - Planning and Resource Management Areas (Surface Water Improvement Management Water Bodies), dated August 23, 2018, included within the Future Land Use Map Series, identifies surface water management improvement water bodies for the application of the provisions of the surface water runoff policy of this element.
- Policy V.5.5            The map entitled Regionally Significant Natural Areas - Surface Water Resources, dated August 23, 2018, included within the Future Land Use Map Series, identifies surface water resources for the application of the provisions of the surface water and riverbank protection policies of this element.

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- OBJECTIVE V.6      The County shall protect the most sensitive resources within springsheds, including the principal areas of ground water contribution and recharge, sinkholes, depressions and stream to sink features, the area immediately adjacent to the spring and spring run.
- Policy V.6.1      The County shall use acquisition funding programs such as the Florida Forever Program, Florida Community Trust, Rural and Family Land Protection Program and others to acquire fee simple or less than fee ownership through conservation easements on land within the delineated springshed that has been identified as critical or sensitive resources.
- Policy V.6.2      The County shall use other innovative approaches to protect sensitive resources, such as the transfer of development rights, performance zoning, open space zoning, on site density transfer and other techniques to maximize the establishment of open space areas.
- Policy V.6.3      The County shall encourage the use of setbacks recommended in “Protecting Florida’s Springs: An Implementation Guidebook” (2008), published by the Florida Department of Economic Opportunity, to protect springs and groundwater quality.
- OBJECTIVE V.7      The County shall define and delineate environmental overlay protection zones to protect the springshed and spring system resources and designate appropriate land uses in these zones.
- Policy V.7.1      The County shall designate low density and intensity land uses, including conservation lands and recreation areas, on the Future Land Use Plan Map of the Comprehensive Plan in and around critical springshed resources and sensitive springshed areas. Following the preparation and issuance of springshed maps for magnitude one springs by the Florida Geological Society of the Florida Department of Environmental Protection, the County shall adopt a springshed overlay protection zone map that designates critical springshed resources and sensitive springshed areas for magnitude one springs.
- OBJECTIVE V.8      The County shall promote water and energy conservation strategies to support the protection of the County’s natural resources.
- Policy V.8.1      The County shall require the use of Florida Friendly Landscaping techniques and native or adapted plants in order to reduce potable water consumption for irrigation for new public buildings and private development of 25 units or more.
- Policy V.8.2      The County shall promote the use of low impact development techniques approved by the Suwannee River Water Management District in order to protect the water resources of the County.
- Policy V.8.3      The County shall promote the use of Energy Star or equivalent high-efficiency appliances and fixtures to reduce energy use in public and private buildings.

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- Policy V.8.4                    The County shall require compact development within Urban Planning Areas on the Future Land Use Map, consistent with the Vision 2060 Plan. Urban Planning Areas shall include a mixture of residential and non-residential uses, promote pedestrian and bicycle trips, and contain appropriate density and intensity to support future public transit service, in order to conserve energy and reduce greenhouse gas emissions.
- Policy V.8.5                    The County shall continue to promote those land uses that sequester carbon emissions, such as agriculture and timber production, therefore improving the air quality of the County.





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

Regional Planning Council: North Central FL  
Review Date: 12/11/25  
Amendment Type: Adopted Amendment

Regional Planning Council Item No.: 7  
Local Government: City of Fanning Springs  
Local Government Item No.: CPA 25-01  
State Land Planning Agency Item No.: 25-1ESR

Date Mailed to Local Government and State Land Planning Agency: 12/12/25 (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 25-01 reclassifies approximately 68.04 acres of land from Mixed Use to Commercial (see attached).

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

The subject property is located within one-half mile of State Road 26, part of the Regional Road Network, identified and mapped in the North Central Florida Strategic Regional Policy Plan. However, significant adverse impacts are not anticipated to occur to the Regional Road Network as a result of the amendment since the City Transportation Element implements Transportation Planning Best Practices contained in the regional plan.

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

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

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

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

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

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

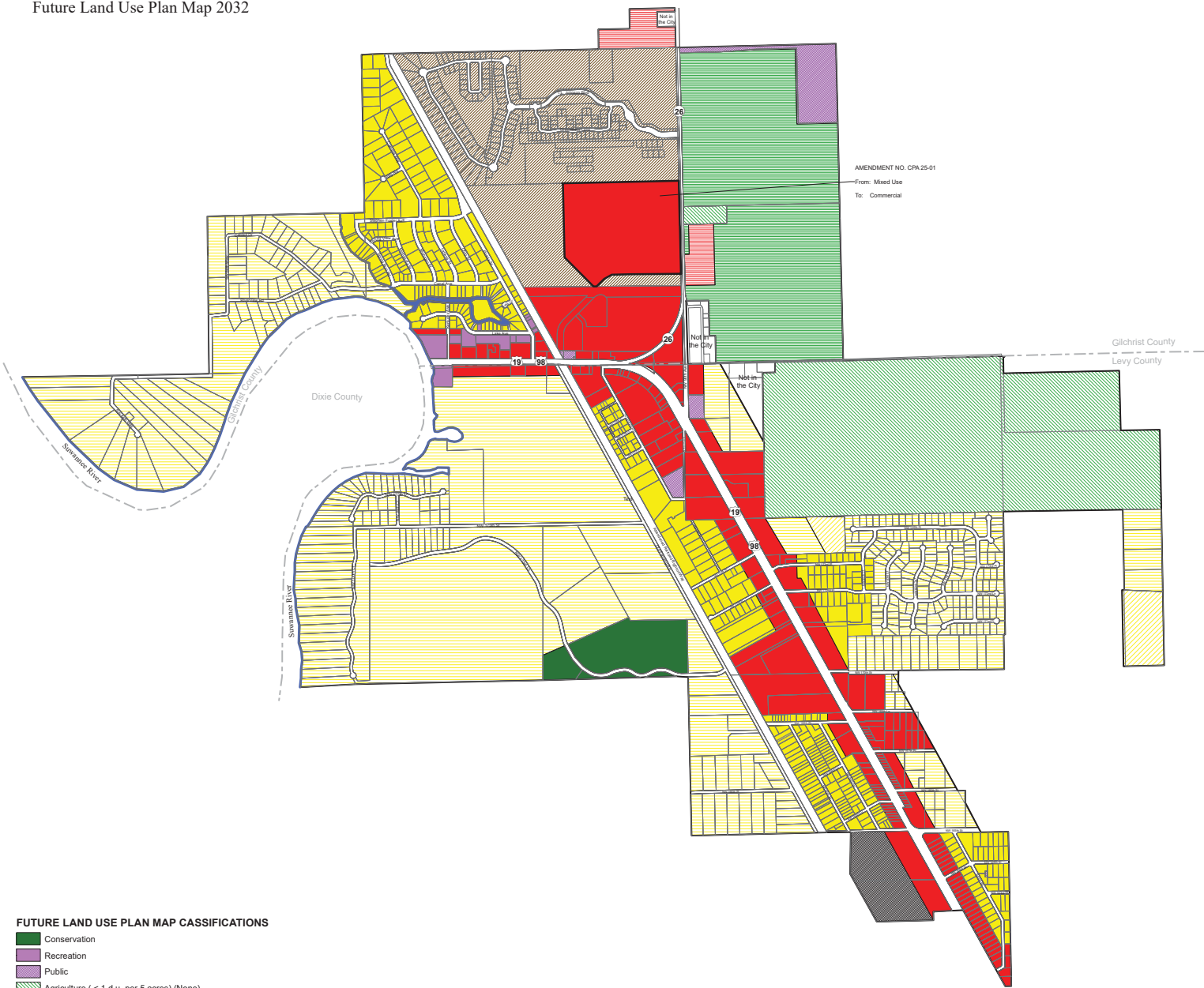


**EXCERPTS FROM THE  
CITY COMPREHENSIVE PLAN AMENDMENT**



# City of Fanning Springs

Future Land Use Plan Map 2032

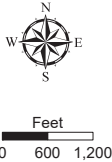


**FUTURE LAND USE PLAN MAP CASSIFICATIONS**

- Conservation
- Recreation
- Public
- Agriculture ( ≤ 1 d.u. per 5 acres) (None)
- Agriculture - 1 ( ≤ 1 d.u. per 2 acres) - Gilchrist County
- Residential - Low Density ( ≤ 2 d.u. per acre)
- Residential - Low Density ( ≤ 2 d.u. per acre) - Levy County
- Residential - Moderate Density ( ≤ 4 d.u. per acre)
- Residential - High Density ( ≤ 20 d.u. per acre)
- Commercial
- Commercial - Gilchrist County
- Industrial
- Mixed Use

**OTHER MAP FEATURES**

- City Limits
- Water
- U.S. Highway
- State Highway



ADOPTED NOVEMBER 5, 1991 BY ORDINANCE NO. 91-05  
 AMENDED APRIL 24, 1997 BY ORDINANCE NO. 96-10  
 AMENDED JULY 4, 2015 BY ORDINANCE NO. 2015-003  
 AMENDED APRIL 5, 2011 BY ORDINANCE NO. 2010-005  
 AMENDED NOVEMBER 8, 2015 BY ORDINANCE NOS. 2015-003, 2015-004, 2015-005, 2015-006  
 AMENDED NOVEMBER 1, 2015 BY ORDINANCE NO. 2015-002  
 AMENDED JUNE 2, 2020 BY ORDINANCE NO. 2020-01  
 AMENDED DECEMBER 6, 2022 BY ORDINANCE NO. 2022-003  
 AMENDED JANUARY 3, 2023 BY ORDINANCE NO. 2023-007  
 AMENDED MAY 17, 2023 BY ORDINANCE NO. 2023-011  
 AMENDED NOVEMBER 4, 2025 BY ORDINANCE NO. 2025-002





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

Regional Planning Council: North Central FL  
Review Date: 12/11/25  
Amendment Type: Adopted Amendment

Regional Planning Council Item No.: 8  
Local Government: City of Lake City  
Local Government Item No.: CPA 25-05  
State Land Planning Agency Item No.: 25-1ESR

Date Mailed to Local Government and State Land Planning Agency: 12/12/25 (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 25-05 reclassifies approximately 71.6 acres of annexed land from County Residential, Low Density (less than or equal to 2 dwelling units per acre) to City Commercial (See attached).

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

The subject property is located within one-half mile of U.S. Highway 90, which is identified and mapped in the North Central Florida Strategic Regional Policy Plan as part of the Regional Road Network. However, significant adverse impacts are not anticipated to occur to the Regional Road Network as a result of the amendment since the City Transportation Element implements Transportation Planning Best Practices contained in the regional plan.

The subject property is not located within a Natural Resource of Regional Significance as identified and mapped in the regional plan. Therefore the amendment is not anticipated to result in significant adverse impacts to Natural Resources of Regional Significance.

**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 Florida Department of Commerce.

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





**EXCERPTS FROM THE  
CITY COMPREHENSIVE PLAN AMENDMENT**



## R16E





**NORTH CENTRAL FLORIDA REGIONAL PLANNING COUNCIL  
STRATEGIC REGIONAL POLICY PLAN AMENDMENT REVIEW**

Regional Planning Council: North Central Fl

Review Date: 12/11/25

Amendment Type: Draft Amendment

Regional Planning Council Item No.: 9

Regional Planning Council: Northeast Florida

Item: Northeast Florida Strategic Regional

Policy Plan Proposed Update

Date Mailed to Northeast Florida Regional Council and Executive Office of the Governor:  
12/12/25 (estimated)

The Northeast Florida Regional Council, pursuant to Rule 27E-5.006(1)(c), Florida Administrative Code, has submitted revisions to its strategic regional policy plan to the Council for review and comment. A written report containing regional comments, if any, is to be provided to the Executive Office of the Governor as well as the Northeast Florida Regional Council within 30 calendar days of receipt of the amendment. This review focuses on impact of the proposed amendment to the North Central Florida Regional Planning Council.

**DESCRIPTION OF AMENDMENT**

The update of the Northeast Florida Strategic Regional Policy Plan includes adding current data, removal of the Energy and Regional Health sections, and removal of references to the Florida Chamber Foundation's Six Pillars of Florida's Future Economy. Excerpts from the update are attached.

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

The North Central Florida Strategic Regional Policy Plan includes the Floridan Aquifer as a Natural Resource of Regional Significance. The plan also identifies and maps Areas of High Recharge Potential to the Floridan Aquifer as a Natural Resource of Regional Significance. The North Central Florida Strategic Regional Policy Plan Natural Resources of Regional Significance Strategic Regional Subject Area includes a discussion of declines to the potentiometric head of the Floridan Aquifer and how, at least to some extent, the declines are partially the result of increased consumption of groundwater within northeast Florida.

In order to mitigate impacts to the potentiometric surface of the Floridan Aquifer, the North Central Florida Strategic Regional Policy Plan includes policies which discourage the transfer of groundwater across water management district boundaries until such time as the receiving jurisdiction has implemented all practicable water supply alternatives and conservation measures, and where the current and to discourage inter-district transfers where the projected water needs of the area from where the water is to be taken cannot be met. These policies not only help mitigate declines to the potentiometric surface of the Floridan Aquifer within the north central Florida region; they also help mitigate declines in adjoining regions. It is recommended that the Northeast Florida Strategic Regional Policy Plan include similar policies to mitigate declines to the potentiometric surface of the Floridan Aquifer in the north central Florida region.

In addition to the Floridan Aquifer and Areas of High Recharge Potential to the Floridan Aquifer, the North Central Florida Strategic Regional Policy Plan identifies and maps numerous water-dependent Natural Resources of Regional Significance. Therefore, the North Central Florida Strategic Regional Policy Plan Natural Resources of Regional Significance Strategic Regional Subject Area contains a policy encouraging water management districts to take into account, and to not violate, the minimum flows and

levels of waterbodies located within adjacent water management districts when preparing water supply plans and when issuing consumptive use permits. This policy not only helps mitigate adverse impacts to water-dependent Natural Resources of Regional Significance within north central Florida, it also helps mitigate adverse impacts to Natural Resources of Regional Significance located in adjoining regions. It is recommended that the Northeast Florida Strategic Regional Policy Plan include a similar policy to mitigate adverse impacts to water-dependent Natural Resources of Regional Significance in the north central Florida region.

Several roads identified and mapped in the North Central Florida Strategic Regional Policy Plan as part of the Regional Road Network also traverse the northeast Florida region. These include Interstate Highway 10, U.S. Highways 90 and 301, as well as State Roads 16, 20, 21, 26, 100 and 121. Unlike the North Central Florida Strategic Regional Policy Plan, the proposed update to the Northeast Florida Strategic Regional Policy Plan does not contain policy direction establishing minimum level of service planning standards or, alternatively, policy direction encouraging the implementation of Transportation Best Practices in local government comprehensive plans. Amendments to Chapter 163, Florida Statutes, allow local governments to delete transportation concurrency from local government comprehensive plans. Therefore, significant adverse impacts could occur to the north central Florida Regional Road Network should local governments within the northeast Florida region remove transportation concurrency requirements from their comprehensive plans. Therefore, it is recommended that the Northeast Florida Strategic Regional Policy Plan include a policy encouraging the inclusion of Transportation Best Practices in local government comprehensive plans. It is further recommended that the Northeast Florida Strategic Regional Policy Plan include examples of Best Transportation Practices similar to those contained in the North Central Florida Strategic Regional Policy Plan.

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

See 1, above.

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

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

It is recommended that these findings be forwarded to the Northeast Florida Regional Council and the Executive Office of the Governor.

**EXCERPTS FROM THE  
NORTHEAST FLORIDA  
STRATEGIC REGIONAL POLICY PLAN UPDATE**







# Goals Summary

## EXECUTIVE SUMMARY

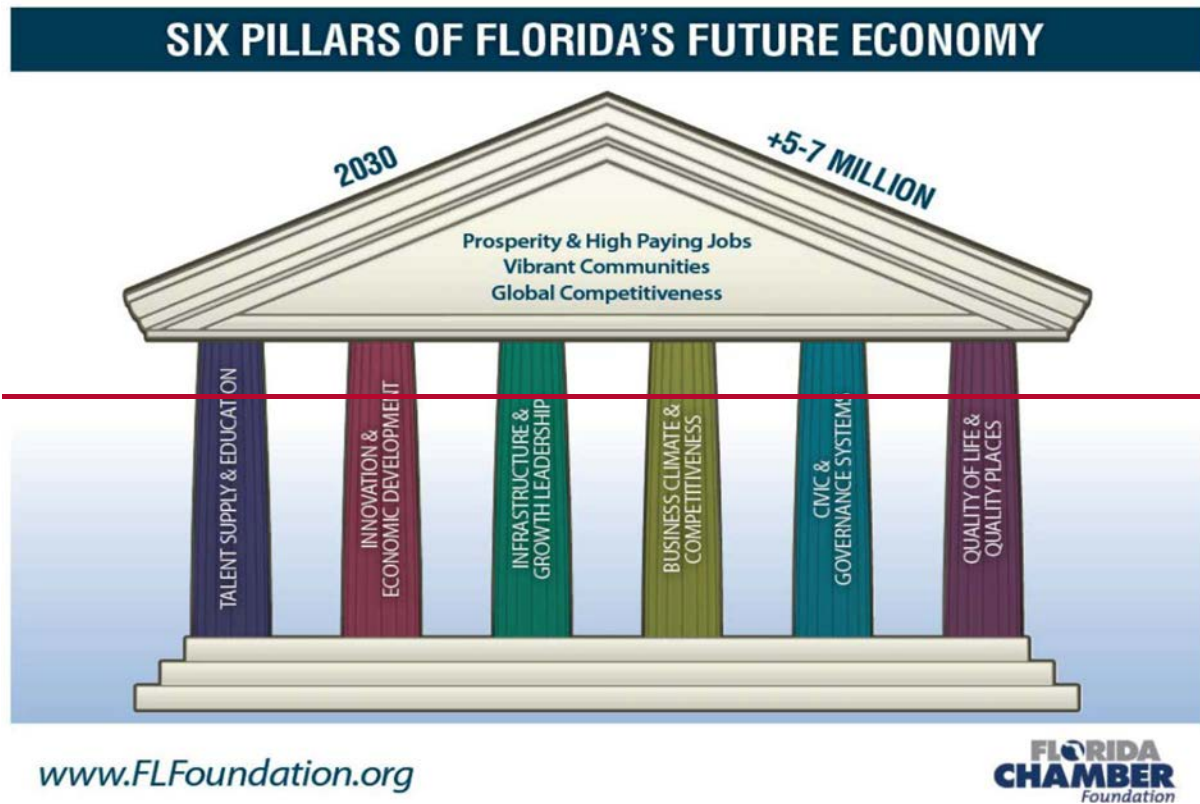
The Strategic Regional Policy Plan (SRPP) should serve as a guidebook on coordinated steps to achieve the goals and objectives for Northeast Florida included in First Coast Vision. It is a reference guide and data source on most facets of life in the Region and its counties. The Plan is organized around strategic subject areas that are in turn related to the priorities of the State of Florida and the mission of NEFRC.

The Plan contains policy guidelines where statute requires them. In other cases, it recommends approaches and supports communities in the strategies they choose to achieve regional goals. It identifies regional goals and the intent of NEFRC to regularly track the progress of the Region in achieving them. It is a tool for communities, Local Government managers and staff, and legislators, but not a mandate. First Coast Vision remains the guiding document for the plan. NEFRC will make our best efforts to assist in sharing best practices and ideas to help with vision, and plan implementation.

### Special Note

~~The changes to Northeast Florida that will come from the 2020 COVID-19 pandemic, social unrest and recent significant events are not yet known. While it is true that all plans experience the phenomenon of being somewhat out of date as soon as they are completed, the current situation is more pronounced.~~ The process to assess and update Strategic Regional Policy Plans is described in State statute. The Northeast Florida Regional Council (NEFRC) is proceeding, as required, with the plan update that began with plan assessment in ~~June~~ [November](#) of 2024~~19~~. Public input as to what should change in the plan was gathered in [2025](#)~~late 2019~~. Economic resilience discussions are just beginning and will result in strategies that are believed to assist the entire region to thrive. Once Northeast Florida has determined the approach that will work here to address the short- and long-term changes ~~that are just beginning in the future~~, it may be appropriate to update the SRPP. In the meantime, the principles of First Coast Vision remain a useful guide. It is anticipated that this updated plan will be a transitional one, succeeded by one that reflects how the world and Northeast Florida have changed and how both continue to evolve.

## STRATEGIC REGIONAL GOALS



The Strategic Regional Policy Plan is structured as the statute requires, into strategic regional subject areas. In the case of Northeast Florida, there are ~~nine~~ seven: Demographics and Equity, Communities and Affordable Housing, Economic Development, Emergency Preparedness and Resiliency, ~~Energy, Health~~, Natural Resources of Regional Significance, Regional Transportation, and Cultivation. ~~All~~ The goals and policies in this plan are aligned with the mission of the Northeast Florida Regional Council and the Florida State Comprehensive Plan. The State's plan is meant to provide long-range policy guidance for growth and to coordinate policies across different areas, with this plan representing the Northeast Florida area, ~~and with the Six Pillars of Florida's Future Economy (see above).~~ Together, This ~~this~~ ensures that the regional plan furthers the State's priorities, ~~and that regional goals are supported by the priorities and abilities of NEFRC~~ the priorities and abilities of NEFRC support regional goals.

The following are the high-level regional goals that guide the policies and measures found in each of the strategic regional subject area chapters of the SRPP.

## DEMOGRAPHICS AND EQUITY

**Goal:** Progress toward achieving our goals should have a positive impact on the ability of all of Counties in the Region to prosper and all of the residents in the Region to achieve their personal goals. We will look for residents of modest means to spend less of their incomes on housing and transportation, and for mobility for all to access jobs and those things that impact quality of life.

**Pillar Alignment:** All Six

## COMMUNITIES AND AFFORDABLE HOUSING

**Goal:** Each local government is encouraged to take the lessons learned from visioning, the public preference for multiple growth centers, the opportunities and challenges raised by resources of regional significance and the desires of their residents and determine where new growth should go, ideally in locations allowing it to take advantage of existing infrastructure, be mixed use, compact and connected to other centers. These mixed use growth and redevelopment centers are supported in all seven Counties and have the potential to increase transit ridership, reduce car dependency, maintain water and air quality and conserve water. Once these locations are chosen, governments should do all they can to support quality development there that will appreciate in value and achieve multiple community and economic goals.

**Goal:** A safe, sanitary, efficient and resilient housing supply that provides lifestyle choice (agricultural, rural, suburban, and urban) and affordable options for all income, age and ability groups, equitably placed in vibrant, viable and accessible communities throughout the region.

**Pillar:** Quality of Life and Quality Places, Business Climate and Competitiveness

## ECONOMIC DEVELOPMENT

**Goal:** Our region is the top destination for opportunity and investments, making it the ~~highest performing~~ [highest performing](#) economy in the nation.

~~**Goal:** View all policy through the lens of the Six Pillars of Florida's Future Economy. Each of the policies in this plan and all of the actions of the NEFRC will be reviewed based on their relevance to our future, and this includes a broad definition of the assets that drive our regional economy. We will not create a new plan for economic development, but will join the region in support of the goals and policies identified by Elevate Northeast Florida and the Comprehensive Economic Development Strategy.~~

**Goal:** Northeast Florida's economic development strategies, consistent with Federal guidelines, are set with partners ~~and new policy is not set by NEFRC. NEFRC's goal is to ensure that the Comprehensive Economic Development Strategy is a five-year strategy that reflects economic development planning on a regional and county level, and NEFRC does not set the new policy. NEFRC's goal is to ensure that the Comprehensive Economic Development Strategy is a five-year strategy that reflects economic development planning on a regional and county level~~ and that the region is always positioned to collaborate to maximize funding opportunities.

**Pillar:** All Six

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### ***EMERGENCY PREPAREDNESS AND RESILIENCY***

**Goal:** A resilient and safe region that is prepared for a coordinated and effective response to all hazards in emergencies and is prepared to adapt to change to remain resilient and safe in the long term.

**Pillar:** Innovation and Economic Development

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### ***ENERGY***

~~**Goal:** A region that is flexible, innovative and takes full advantage of the diversity of potential energy sources, especially local sources. We will not wait for federal or state guidance or mandates to act if action can benefit the region. We acknowledge that, as a region vulnerable to natural disasters, resiliency and redundancy in energy, both in motor fuel and power, can set us apart from regions that choose not to address these issues that can be of large impact to business and residents.~~

~~**Pillar:** Infrastructure and Growth Leadership~~

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### ***HEALTH***

~~**Goal:** The Region supports local and regional efforts to ensure that the region's residents have access to a healthy lifestyle and good health care. NEFRC supports our partners in seeking improvement in health outcomes throughout the region.~~

~~**Pillar:** Civic and Governance Systems, Quality of Life and Quality Places~~

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### ***NATURAL RESOURCES OF REGIONAL SIGNIFICANCE***

**Goal:** Northeast Florida recognizes that some resources have the potential to impact more than one jurisdiction, and their viability is of concern to the Region. NEFRC promotes the protection of these resources, as contained on the Natural Resources of Regional Significance list.

**Pillar: Quality of Life and Quality Places**

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**REGIONAL TRANSPORTATION**

**Goal:** Create efficient connectivity within the Region, and with state, national, and global economies. Include centers of population and jobs that are well-connected, limit commute times for most residents, and provide opportunities for all residents of the region to work if they choose. Northeast Florida makes development of regional employment centers and infrastructure a first priority, politically and fiscally.

**Goal:** ~~In order to~~To promote a diversified and vibrant regional economy, the Region supports an efficient multi-modal transportation framework to move people and goods, and NEFRC and its partners support ~~over time~~ the infrastructure investments needed to make it work over time. The framework maintains an environment ~~that includes with~~ mobility options to move goods and people to support business and industry.

**Pillar: Innovation and Economic Development**

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**REGIONAL CULTIVATION**

**Goal:** Recognize the importance of cultivation in Northeast Florida and be part of the conversation on what approaches are appropriate here and how to successfully implement them.

**Pillar: Innovation and Economic Development**

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

Regional Planning Council: North Central Fl  
Review Date: 12/11/25  
Amendment Type: Adopted Amendment

Regional Planning Council Item No.: 10  
Local Government: City of Newberry  
Local Government Item No.: CPA 25-20  
State Land Planning Agency Item No.: 25-3ESR

Date Mailed to Local Government and State Land Planning Agency: 12/12/25 (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 25-20 reclassifies approximately 111 acres of recently annexed land from County Rural/Agriculture (less than or equal to one dwelling unit per five acres) to City Agriculture (less than or equal to one dwelling unit per five acres)(see attached).

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

The subject property is located within one-half mile of State Road 26, part of the Regional Road Network, identified and mapped in the North Central Florida Strategic Regional Policy Plan.

Additionally, the subject property is located within an Area of High Recharge Potential to the Floridan Aquifer, which is a Natural Resource of Regional Significance as identified and mapped in the North Central Florida Strategic Regional Policy Plan.

However, significant adverse impacts to regional facilities or Natural Resources of Regional Significance are not anticipated as the amendment will not result in an increase in density or intensity of use.

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

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

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

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

Yes _____	No _____
Not Applicable	_____X_____





## **EXCERPTS FROM CITY COMPREHENSIVE PLAN AMENDMENT**



## SUPPORTING DATA AND ANALYSIS FOR CPA 25-20

(02515-004-003)

111 acres

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

**CPA 25-20**, a request by Patrick M. Post (“Owner”) to amend the future land use map of the Comprehensive Plan by changing the future land use classification **from (Alachua County) Rural/Agriculture to (City of Newberry) Agriculture** for a recently annexed site containing approximately 111 acres identified on the map below (“FLUMA”). The property is generally located on the south side of State Road 26, between Southwest 298 Street and County Road 337; Section 06, Township 10 South, Range 17 East. A companion rezoning application is also under review by the city and dependent upon acceptance and adoption of the future land use map amendment. This change of land use is necessary to align the future land use map classification of the property with its new jurisdictional requirements. At this time no development is proposed for the property and the annexation is for municipal services and municipal boundary continuity.

**APPLICANT:** Patrick M. Post  
**OWNER:** Patrick M. Post  
**PURPOSE:** Large-scale FLUMA  
**LOCATION:** (No address assigned)  
**PARCELS:** 02515-004-003  
**EXISTING USES:** Pasture.

### BOUNDARY MAP



Figure 1: Aerial imagery of subject property with parcel overlay. Source: NV5 Global, Inc.



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

Regional Planning Council: North Central Fl  
Review Date: 12/11/25  
Amendment Type: Adopted Amendment

Regional Planning Council Item No.: 11  
Local Government: Town of Branford  
Local Government Item No.: N/A  
State Land Planning Agency Item No.: 25-1ESR

Date Mailed to Local Government and State Land Planning Agency: 12/12/25 (estimated)

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

**DESCRIPTION OF AMENDMENT**

The Town item amends the planning period of the Town's Comprehensive Plan to 2025-2050 (see attached).

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

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

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

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

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

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

Yes _____	No _____
Not Applicable	___X___



**EXCERPTS FROM THE  
TOWN COMPREHENSIVE PLAN AMENDMENT**





# THE TOWN OF BRANFORD

~~2012 – 2025~~

2025 -2050

## COMPREHENSIVE PLAN

Adopted by Ordinance ~~2012-13~~ 2025-004

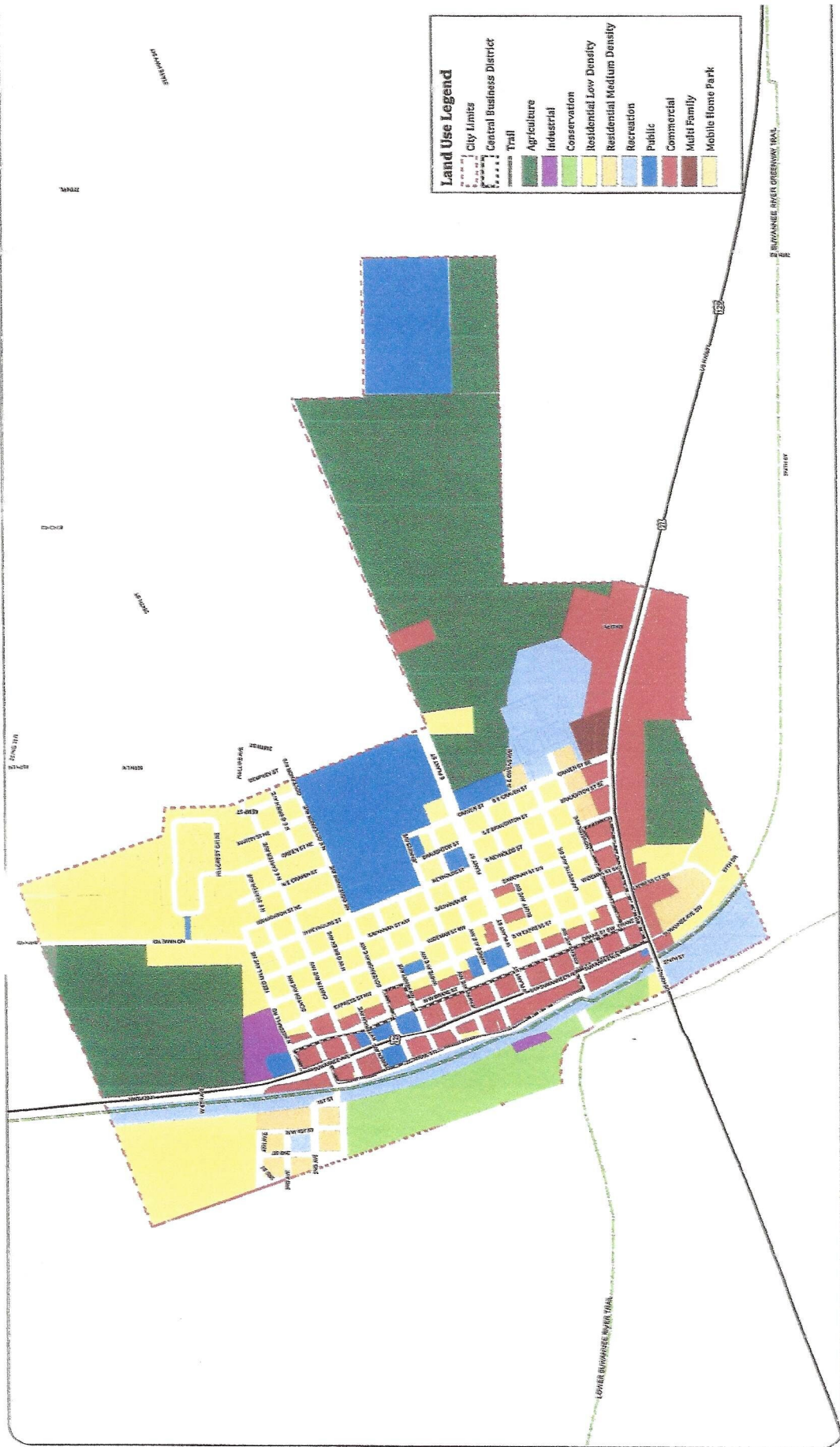
~~October 30, 2012~~

November 10 2025

# Town of Branford

2012-2025-2050

## Future Land Use Map



Produced for the  
City of Branford, Florida  
The John S. Gandy Public Institute of Government  
for general planning purposes only. Drawn subjects are not recorded. This is not a survey instrument.



**#6**

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

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

## REGIONAL CLEARINGHOUSE INTERGOVERNMENTAL COORDINATION AND RESPONSE

Date: 12/11/25

### PROJECT DESCRIPTION

#6 - City of High Springs - Community Development Block Grant - #25DB-N07  
Neighborhood Revitalization - Environmental Review

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TO: Jeremy Marshall, City Manager  
City of High Springs  
23718 West U.S. Highway 27  
High Springs, FL 32643-2107

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

       **COMMENTS ATTACHED**

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

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

v:\chouse\staff\cdbg\memos\fy 23-24\memo\_fy23\_24\_highsprings\_er.docx



**City of High Spring CDBG #25DB-N07**  
**Project Narrative**

**Service Area #1 – Flood and Drainage Improvements:**

The City of High Springs is proposing to improve the stormwater drainage in Service Area #1.

03I Flood and Drainage Activity - The City of High Spring's existing storm water collection system in Service Area #1 does not adequately carry the Service Area's storm water away from the community during significant rain events. The activity in Service Area #1 proposes to construct drainage swales, ditch checks, install culvert pipes and stormwater structures, install a stormwater pump station, with approximately 3,850 lf of 6" stormwater force main piping and associated restoration in order to enhance the stormwater drainage system in Service Area #1.

The Service Area is bound on the north by the properties on the north side of NW 188<sup>th</sup> Avenue between NW 244<sup>th</sup> Street and NW 242<sup>nd</sup> Street, is bound on the east by the properties on the east side of NW 242<sup>nd</sup> street between NW 188<sup>th</sup> Avenue and US Highway 27, is bound on the south by the properties on the north side of US Highway 27 between NW 244<sup>th</sup> Street and NW 242<sup>nd</sup> Street and is bound on the west by the properties on the west side of NW 244<sup>th</sup> Street between NW 188<sup>th</sup> Avenue and US Highway 27.

The beneficiaries for the activity proposed in this service area are all of the people living in the occupied residential housing units currently residing in Service Area #1. Currently 52 households are located within Service Area #1. These 52 households contain 126 people. 35 of the people living in the service area, or 27.78% are VLI, 97 of the people living in the service area, or 76.98% are LMI and 29 of the people living in the households in the service area, or 23.02% have household incomes which are above the LMI income limits. Thus, National Objective 1, Benefit to Low Moderate-Income Persons is realized by this activity.

<u>Activity Number</u>	<u>Activity Name</u>	<u>Activity Description</u>	<u>CDBG Budget</u>	<u>Local Match</u>
03I	Flood and Drainag	Drainage Improvements	\$521,400.00	\$ 50,000.00

The sources and uses of funds for the project are as follows:

<b>Activity</b>	<b>CDBG</b>	<b>Match</b>	<b>Total</b>
03I - Flood and Drainage	\$ 521,400.00	\$ 50,000.00	\$ 571,400.00
03I - Engineering for Flood and Drainage	\$ 122,600.00	\$ 0.00	\$ 122,600.00
21A - Administration	\$ 56,000.00	\$ 0.00	\$ 56,000.00
<b>Total</b>	<b>\$ 700,000.00</b>	<b>\$ 50,000.00</b>	<b>\$ 750,000.00</b>

The City anticipates it will take approximately thirty (30) months for the Project to be complete including the environmental review, bidding, construction and grant closeout. The City is committing \$50,000.00 in local matching funds to the project. The local matching funds will be used to pay for the flood and drainage line item activity.

