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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 **June 24, 2021**. Due to the COVID-19 Public Health Emergency, the meeting will be held virtually via communications media technology at **6:00 p.m.**

DIAL IN NUMBER: Toll Free 1.888.585.9008

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AGENDA CLEARINGHOUSE COMMITTEE

Virtual Public Meeting
Via Communications Media Technology
Gainesville, Florida

June 24, 2021
6:00 p.m.

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| I. | APPROVAL OF THE AGENDA | 3 |
| II. | APPROVAL OF THE MAY 27, 2021 MEETING MINUTES | 5 |
| III. | COMMITTEE-LEVEL REVIEW ITEMS | |

Comprehensive Plan Amendments

- | | |
|---|----|
| #44 - Alachua County Comprehensive Plan Adopted Amendment (DEO No. 21-1ESR) | 7 |
| #45 - Suwannee County Comprehensive Plan Adopted Amendment (DEO No. 21-1ER) | 13 |
| #46 - City of Newberry Comprehensive Plan Draft Amendment (DEO No. 21-3ESR) | 35 |
| #47 - City of Newberry Comprehensive Plan Draft Amendment (DEO No. 21-4ESR) | 41 |
| #48 - City of Newberry Comprehensive Plan Draft Amendment (DEO No. 21-5ESR) | 47 |
| #49 - City of Newberry Comprehensive Plan Adopted Amendment (DEO No. 21-1ESR) | 53 |

- IV. STAFF-LEVEL REVIEW ITEMS - None

- V. CITIZEN COMMENTS

This agenda item provides an opportunity for citizens to address the Committee on any matter not included on the agenda. The comment period is limited to three minutes for each individual.

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NORTH CENTRAL FLORIDA REGIONAL PLANNING COUNCIL
CLEARINGHOUSE COMMITTEE
MINUTES

Virtual Public Meeting
Via Communications Media Technology

May 27, 2021
6:00 p.m.

MEMBERS PRESENT

Patricia Bouie Hutchinson, Vice-Chair
Robert Brown
Fletcher Hope, Chair
Reina Saco
James Tallman

MEMBERS ABSENT

LaBarfield Bryant
Jim Catron
Tim Murphy
Daniel Riddick

STAFF PRESENT

Lauren Yeatter

Noting the presence of a quorum, the meeting was called to order by Chair Fletcher Hope at 6:16 p.m.

I. APPROVAL OF THE AGENDA

Chair Hope requested approval of the agenda as presented.

ACTION: It was moved by Commissioner Bouie Hutchinson and seconded by Commissioner Brown to approve the May 27, 2021 Clearinghouse Committee Agenda as presented. The motion carried unanimously.

II. APPROVAL OF THE APRIL 22, 2021 MEETING MINUTES

ACTION: It was moved by Commissioner Tallman and seconded by Commissioner Bouie Hutchinson to approve the April 22, 2021 meeting minutes as circulated. The motion carried unanimously.

III. COMMITTEE-LEVEL REVIEW ITEMS

- #39 - Bradford County Comprehensive Plan Adopted Amendment (DEO No. 21-1ESR)
- #41 - Bradford County Comprehensive Plan Draft Amendment (DEO No. 21-2ESR)
- #42 - City of Newberry Comprehensive Plan Draft Amendment (DEO No. 21-2ESR)
- #43 - Levy County Comprehensive Plan Adopted Amendment (DEO No. 21-1ESR)

ACTION: It was moved by Commissioner Brown and seconded by Commissioner Bouie Hutchinson to group Committee-Level Review Items #39, #41, #42, and #43 for purpose of review. The motion carried unanimously.

Lauren Yeatter, Senior Planner, stated that the staff reports find the comprehensive plans, as amended, are not anticipated to result in significant adverse impacts to Natural Resources of Regional Significance, regional facilities or adjoining local governments.

ACTION: It was moved by Commissioner Bouie Hutchinson and seconded by Commissioner Brown to recommend that the Council approve the staff reports as circulated. The motion carried unanimously.

The meeting adjourned at 6:29 p.m.

Fletcher J. Hope, Chair

6/24/21

Date

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

Regional Planning Council: North Central Fl Regional Planning Council Item No.: 44
Review Date: 6/24/21 Local Government: Alachua County
Amendment Type: Adopted Amendment Local Government Item No.: CPA 01-21
State Land Planning Agency Item No.: 21-1ESR

Date Mailed to Local Government and State Land Planning Agency: 6/25/21 (estimated)

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

DESCRIPTION OF AMENDMENT

County item CPA-01-21 amends the Future Land Use Element Objective 1.9 regarding Celebration Pointe and the Future Land Use Map on four subject properties from the Recreation classification, the Tourist/Entertainment classification, and the Medium Density Residential classification to the Celebration Pointe Mixed Use classification (see attached).

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

The subject properties are located within one-half mile of Interstate 75 and State Road 24, both of which are identified as part of the Regional Road Network as mapped in the North Central Florida Strategic Regional Policy Plan. Regional Plan Transportation Element Policy 5.1.1 states that within urban service areas and urban development areas where local government comprehensive plans contain goals and policies which implement Transportation Planning Best Practices, adverse impacts to the Regional Road Network are adequately mitigated and local government plans and plan amendments are not subject to a Regional Planning Council determination of impacts to the Regional Road Network. The County Comprehensive Plan Transportation Element contains policies consistent with Best Transportation Planning Practices contained in the North Central Florida Strategic Regional Policy Plan. Therefore, significant adverse transportation impacts to the Regional Road Network are adequately mitigated.

The subject properties are located within a Stream-to-Sink Watershed as identified and mapped in the North Central Florida Strategic Regional Policy Plan. Nevertheless, significant adverse impacts are not anticipated as the County Comprehensive Plan contains goals and policies to mitigate impacts to the Natural Resource 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.

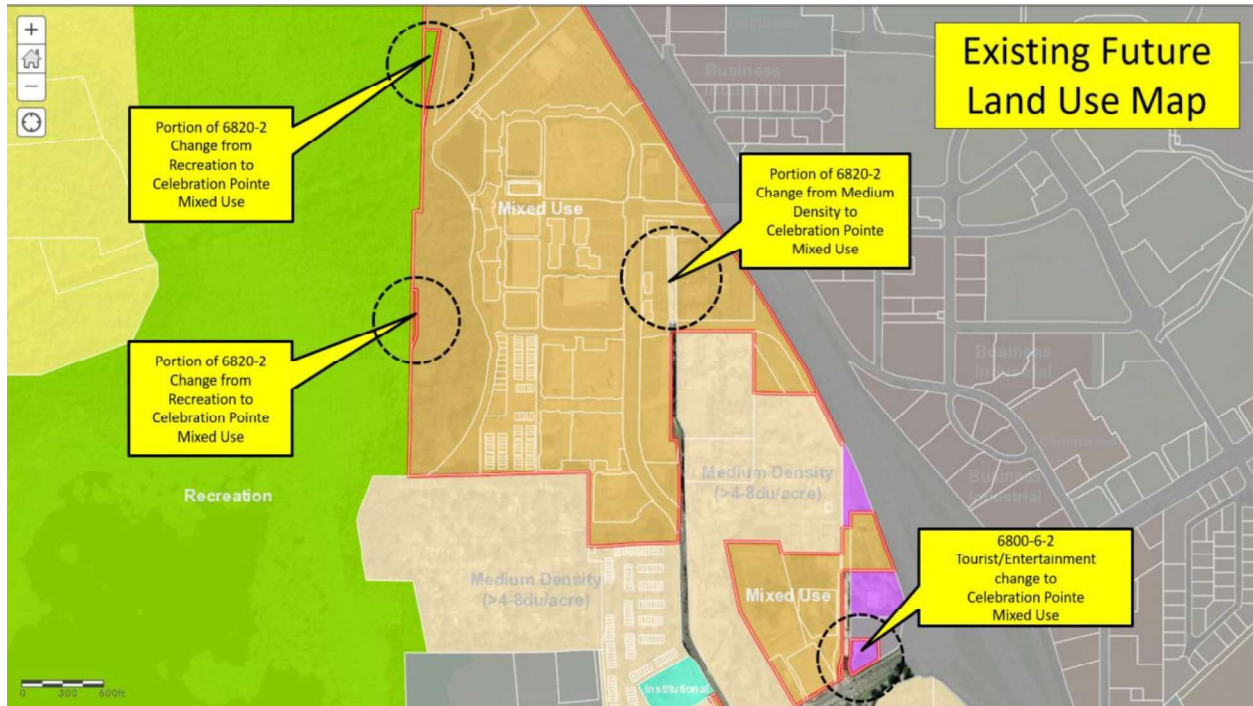
Request a copy of the adopted version of the amendment?

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

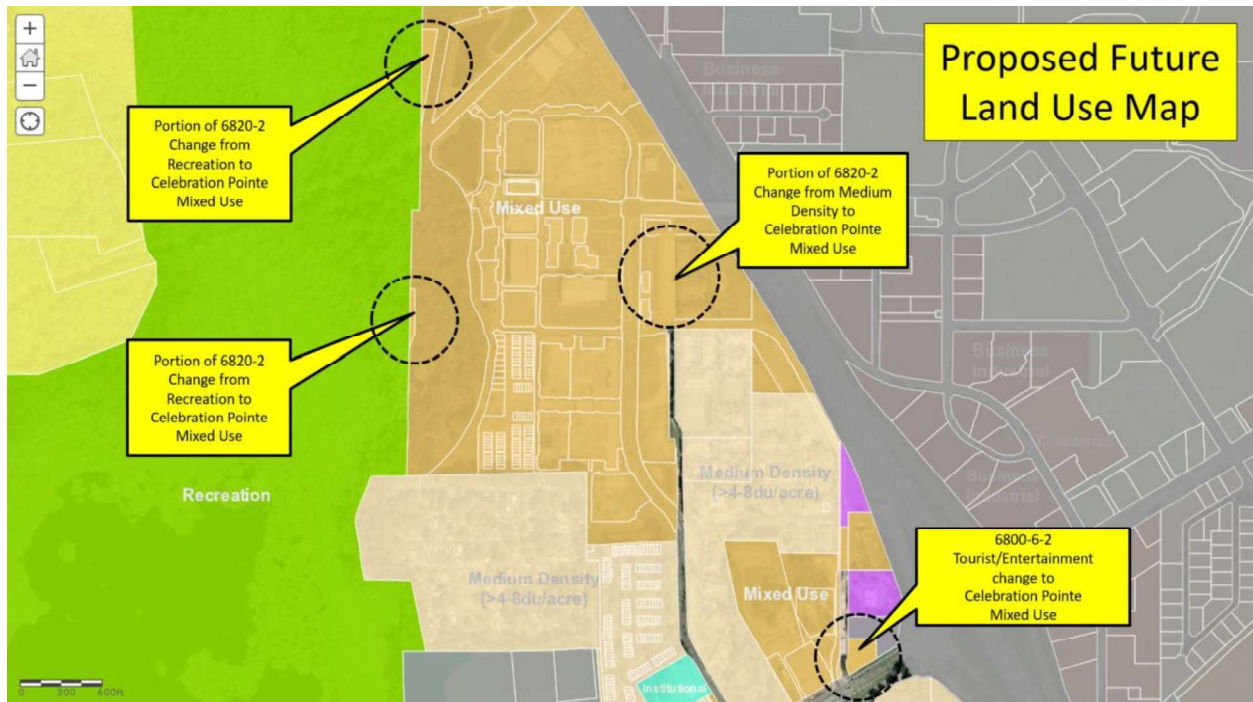
Yes _____	No _____
Not Applicable	<u> X </u>

**EXCERPTS FROM THE
COUNTY COMPREHENSIVE PLAN AMENDMENT**

ATTACHMENT A



Existing Land Use Designations



Proposed Land Use Designations

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

Regional Planning Council: North Central Fl Regional Planning Council Item No.: 45
Review Date: 6/24/21 Local Government: Suwannee County
Amendment Type: Adopted Amendment Local Government Item Nos.: CPA 20-01
State Land Planning Agency Item No.: 20-1ER

Date Mailed to Local Government and State Land Planning Agency (estimated): 6/25/21

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

DESCRIPTION OF AMENDMENTS

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

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

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

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

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

Request a copy of the adopted version of the amendments?

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

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

**EXCERPTS FROM THE
COUNTY COMPREHENSIVE PLAN AMENDMENTS**

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 traffic circulation needs. The objectives and policies herein provide a basis for addressing transportation needs within the County.

TRANSPORTATION GOAL, OBJECTIVES AND POLICIES

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

OBJECTIVE II.1 The County shall maintain a safe, convenient and efficient level of service standard 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 Florida Department of Transportation 2013 Quality/Level of Service Handbook.

[Type here]

ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	LEVEL OF SERVICE
1	I-75 (from Columbia County line to S.R. 136)	6 D	Existing Strategic Intermodal System	Freeway Rural	B
2	I-75 (from C.R. 136 to Hamilton County line)	6 D	Existing Strategic Intermodal System	Freeway Rural	B
3	I-10 (from Madison County to U.S. 90)	4 D	Existing Strategic Intermodal System	Freeway Rural	B
4	I-10 (from U.S. 90 to S.R. 51)	4 D	Existing Strategic Intermodal System	Freeway Rural	B
5	I-10 (from S.R. 51 to C.R. 137)	4 D	Existing Strategic Intermodal System	Freeway Rural	B
6	I-10 (from C.R. 137 to Columbia County line)	4 D	Existing Strategic Intermodal System	Freeway Rural	B
7	U.S. 129/S.R. 51 (from Palm to 70th Street)	4 D	State Highway System	Rural	D
8	U.S. 129/S.R. 51 (from 70th Street to I-10)	4 D	State Highway System	Highway Rural	D
9	U.S. 129/S.R. 51 (from I-10 to Hamilton County line)	2 U	State Highway System	Highway Rural	D
10	S.R. 51 (from Lafayette County line to Southwest Live Oak City Limits)	2 U	State Highway System	Highway Rural	D
11	U.S. 129 (from Feed Mill Ave to Manor Street)	2 U	Minor Arterial	Rural	D
12	U.S. 90 (from Madison County line to I-10)	2 U	State Highway System	Highway Rural	D
13	U.S. 90	2 U	State Highway System	Highway	D

[Type here]

	(from I-10 to Urban Boundary (133rd Road) of Live Oak)			Rural	
ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	LEVEL OF SERVICE
14	U.S. 90 (from Urban Boundary (133rd Road) to Northwest City Limits of Live Oak)	2 U	State Highway System	Arterial I Transition	D
15	U.S. 90 (from east City Limits of Live Oak to C.R. 49)	2 U	State Highway System	Arterial Community	D
16	U.S. 90 (from C.R. 49 to Columbia County line)	2 U	State Highway System	Highway Rural	D
17	U.S. 27 (from Southeast Town Limits of Branford to Columbia County line)	2 U	State Highway System	Highway Rural	D
18	S.R. 49 (from Gilchrist County line to U.S. 27)	2 U	State Highway System	Highway Rural	D
19	S.R. 247 (from East Town Limits of Branford to Columbia County line)	2 U	State Highway System	Highway Rural	D
20	S.R. 136 (from I-75 East ramps to Columbia County line)	2 U	State Highway System	Highway Rural	D
21	C.R. 132 (from I-10 to S.R. 51)	2 U	Major Collector	Rural	D
22	C.R. 795 (from Suwannee County line to I-10)	2 U	Major Collector	Rural	D
23	C.R. 795 (from I-10 to North City Limits of Live Oak)	2 U	Major Collector	Rural	D
24	C.R. 136 (from C.R. 250 to West City Limits of Live Oak)	2 U	Major Collector	Rural	D
25	C.R. 136 (from East City Limits of Live Oak to I-10)	2 U	Major Collector	Rural	D
26	C.R. 136	2 U	Major Collector	Rural	D

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	(from I-10 to I-75)				
27	C.R. 250 (from West Suwannee County line to S.R. 51)	2 U	Major Collector	Rural	D
ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	LEVEL OF SERVICE
28	C.R. 250 (from S.R. 137 to East Suwannee County line)	2 U	Major Collector	Rural	D
29	C.R. 49 (from U.S. 90 to S.R. 20)	2 U	Major Collector	Rural	D
30	C.R. 137 (from S.R. 136 to I-10)	2 U	Major Collector	Rural	D
31	C.R. 137 (from I-10 to U.S. 90)	2 U	Major Collector	Rural	D
32	C.R. 137 (from U.S. 90 to U.S. 20)	2 U	Major Collector	Rural	D
33	C.R. 10-A (from U.S. 137 to U.S. 90)	2 U	Major Collector	Rural	D
34	C.R. 252 (from S.R. 51 to U.S. 129)	2 U	Major Collector	Rural	D
35	C.R. 252 (from U.S. 129 to East Suwannee County line)	2 U	Major Collector	Rural	D
36	C.R. 349 (from S.R. 51 to U.S. 129)	2 U	Major Collector	Rural	D
37	C.R. 136-A (from S.R. 51 to C.R. 132)	2 U	Minor Collector	Rural	D
38	C.R. 248 (from Southwest Suwannee County line to U.S. 129)	2 U	Minor Collector	Rural	D
39	C.R. 248 (from U.S. 129 to C.R. 49)	2 U	Minor Collector	Rural	D
40	C.R. 417 (from S.R. 136 to I-10)	2 U	Minor Collector	Rural	D
41	C.R. 417 (from I-10 to U.S. 90)	2 U	Minor Collector	Rural	D
42	River Road (from U.S. 129 to C.R. 132)	2 U	Minor Collector	Rural	D
43	Falmouth Road	2 U	Minor Collector	Rural	D

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	(from C.R. 1322 to U.S. 90)				
44	Falmouth Road (from U.S. 90 to I-10)	2 U	Minor Collector	Rural	D
ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	LEVEL OF SERVICE
45	Newburn Road (from I-10 to C.R. 250)	2 U	Minor Collector	Rural	D
46	Clayland Road (from C.R. 250 to S.R. 51)	2 U	Minor Collector	Rural	D
47	Olive Road (from C.R. 132 to U.S. 90)	2 U	Minor Collector	Rural	D
48	Mitchell Road (from River Road to U.S. 90)	2 U	Minor Collector	Rural	D
49	River Road (from C.R. 136 to I-10)	2 U	Minor Collector	Rural	D
50	River Road (from I-10 to U.S. 90)	2 U	Minor Collector	Rural	D
51	Skeen Road (from C.R. 136-A to C.R. 136)	2 U	Minor Collector	Rural	D
52	Adams Road (from C.R. 137 to East Suwannee County line)	2 U	Minor Collector	Rural	D
53	Hogan Road (from C.R. 136 to I-10)	2 U	Minor Collector	Rural	D
54	Hogan Road (from I-10 to C.R. 137)	2 U	Minor Collector	Rural	D
55	Flag Pond Road (from C.R. 49 to U.S. 90)	2 U	Minor Collector	Rural	D
56	Beulah Road (from C.R. 250 to Charles Springs Road)	2 U	Minor Collector	Rural	D
57	Charles Springs Road (from Beulah Road to S.R. 51)	2 U	Minor Collector	Rural	D
58	Young Road (from Clayland Road to S.R. 51)	2 U	Minor Collector	Rural	D
59	Alison Road (from S.R. 51 to Luraville Road)	2 U	Minor Collector	Rural	D

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60	Marabel Road (from Luraville Road to C.R. 349)	2 U	Minor Collector	Rural	D
ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	LEVEL OF SERVICE
61	Luraville Road (from Charles Springs Road to C.R. 349)	2 U	Minor Collector	Rural	D
62	Friendship Road (from C.R. 349 to Hughes Road)	2 U	Minor Collector	Rural	D
63	Hughes Road (from S.R. 51 to Brannen Road)	2 U	Minor Collector	Rural	D
64	Holmes Road (from Hughes Road to U.S. 129)	2 U	Minor Collector	Rural	D
65	Prevatt Road (from Hughes Road to U.S. 129)	2 U	Minor Collector	Rural	D
66	Pleasant Hill Road (from Prevatt Road to C.R. 249)	2 U	Minor Collector	Rural	D
67	McAlpin Road (from U.S. 129 to C.R. 49)	2 U	Minor Collector	Rural	D
68	Leona Road (from C.R. 49 to Stansal Road)	2 U	Minor Collector	Rural	D
69	Stansal Road (from C.R. 252 to Leona Road)	2 U	Minor Collector	Rural	D
70	Brennan Road (from C.R. 349 to U.S. 129)	2 U	Minor Collector	Rural	D
71	Howell Road (from U.S. 129 to C.R. 49)	2 U	Minor Collector	Rural	D
72	Market Road (from C.R. 49 to East Suwannee County line)	2 U	Minor Collector	Rural	D
73	River Junction Road (from U.S. 27 to C.R. 49)	2 U	Minor Collector	Rural	D
74	Ichetucknee Springs Road	2 U	Minor Collector	Rural	D

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	(from C.R. 137 to Southeast Suwannee County line)				
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D - Divided Roadway

U - Undivided Roadway

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

1. For all land uses permit 1 access point for ingress and egress purposes to a single building site;
2. For all land uses, excepting residential land uses, permit 2 access points, for a single building site, if the minimum distance between the two access points exceeds 20 feet;
3. For all land uses, excepting residential land uses, permit 3 access points, for a single building site, if the minimum distance between each access point is at least 100 feet; or
4. For all land uses, excepting residential, permit more than 3 access points, for a single building site where a minimum distance of 1000 feet is maintained between each access point.

Policy II.1.3 The County shall require the provision of safe and convenient on-site traffic flow, which includes the provision for vehicle parking, which shall be located on the same lot or parcel of land the parking is intended to serve. Each off-street parking space, with the exception of handicapped parking spaces, shall be a minimum of 10 feet by 20 feet in size. Each handicapped parking space shall be a minimum of 12 feet by 20 feet in size. The County may allow the establishment of such offstreet parking facilities within 300 feet of the premises they are intended to service when the practical difficulties prevent the placing of the facilities on the same lot as the premises they are designed to serve.

Policy II.1.4 The County shall, for any development located within the designated urban development areas, which is required to provide a site plan or any development located within designated urban development areas requiring platting, include requirements for an additional 10 foot right-of-way width for bicycle and pedestrian ways to be provided for all proposed collector and arterial roadways, as integrated or parallel transportation facilities.

Policy II.1.5 In accordance with Section 163.3180(5)(h)1.c. and 163.3180(5)(h)2. Florida Statutes, as amended, the 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.

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- OBJECTIVE II.2 The County shall require that all traffic circulation system improvements be consistent with the land uses shown on the future land use plan map, by limiting higher density and higher intensity land use locations to be adjacent to collector or arterial roads.
- Policy II.2.1 The County shall, as part of the capital improvement scheduling of roadway improvements, review all proposed roadway improvements to determine if such improvement will further the direction of the Future Land Use Plan Element. Where the roadway is operated and maintained by another jurisdictional authority, the County shall notify such jurisdiction, in writing, if any identified roadway improvement plan is not consistent with the provisions of the Future Land Use Plan Element.
- Policy II.2.2 The County shall coordinate the traffic circulation system improvements with the provisions of the adopted Suwannee River Management Plan prepared pursuant to Chapter 380, Florida Statutes, as amended, and by the Suwannee River Resource Planning and Management Committee.
- OBJECTIVE II.3 The County shall coordinate its traffic circulation planning efforts with the Florida Department of Transportation for consistency with the Department's 5-Year Transportation Plan.
- Policy II.3.1 The County shall, during the capital improvements planning process, review all proposed roadway improvements for consistency with the Florida Department of Transportation's 5-Year Transportation Plan.
- OBJECTIVE II.4 The County shall 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 policy of this element, for all structures along new or realigned collector and arterial roadways.
- Policy II.4.1 The County shall include provisions which require all structures along new or realigned collector or arterial roadways to provide an additional setback of 50 feet as measured from the centerline of the right-of-way for the future need of additional right-of-way.
- Policy II.4.2 Properties under the same ownership or those consolidated for development shall be treated as one property for the purposes of access management and shall not receive the maximum potential number of access points for that frontage indicated under minimum access spacing standards.
- Policy II.4.3 Large commercial developments shall be required to provide and/or extend nearby local and collector streets and provide street connections with surrounding residential areas so residents may access the development without traveling on arterial streets.
- Policy II.4.4 Shopping centers shall be required to provide a unified access and circulation plan and require any out parcels to obtain access from the unified access and circulation system.
- Policy II.4.5 Existing lots unable to meet the access spacing standards for arterials shall obtain access from platted side streets, parallel streets, service roads, joint and cross-access or the provision of easements;
- Policy II.4.6 Adequate corner clearance shall be maintained at crossroad intersections with arterials.

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Policy II.4.7 The County shall encourage cross-access connections easements and joint driveways, where available and economically feasible.

Policy II.4.8 The County shall encourage closure of existing excessive, duplicative, unsafe curb cuts or narrowing of overly wide curb cuts at the development site.

III

HOUSING ELEMENT

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V

CONSERVATION ELEMENT

INTRODUCTION

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

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

The Future Land Use Plan map addresses conservation future land use as defined above. The conservation future land use category shown on the Future Land Use Plan map identifies lands which have been designated "conservation" for the purposes of protecting natural resources or environmental quality.

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

CONSERVATION GOAL, OBJECTIVES AND POLICIES

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

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

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

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

Policy V.2.1 The County as part of the development review process shall require the coordination of development plans with the Florida Department of Environmental Protection and the Water Management District to assist in the monitoring uses

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which may impact the County's current and projected water sources.

- Policy V.2.2 The County shall protect the present water quality classification established by the Florida Department of Environmental Protection by prohibiting industrial uses, commercial uses and intensive agricultural uses, such as milking barns and chicken houses, to be located adjacent to the County's surface water bodies.
- Policy V.2.3 The County shall identify and make recommendations, where appropriate, for the purchase of environmentally sensitive lands by the State of Florida, Water Management District, or U.S. Government, under the programs administered by the U.S. Department of Interior, Florida Department of Natural Resources or the land acquisition programs of the Water Management District.
- Policy V.2.4 The County shall require a 35-foot natural buffer around all wetlands, unless said wetlands are subject to a dredge and fill permit issued by the U.S. Army Corps of Engineers or the Florida Department of Environmental Protection, and prohibit the location of agriculture, residential, recreational, public, commercial and industrial land uses, and mining operations within the buffer areas, but allow resource-based recreational activities within buffer areas and silviculture uses within buffer areas subject to the provisions of silviculture policies of this element.
- Policy V.2.5 The County shall, through the development review process, require that post-development runoff rates and pollutant loads do not exceed pre-development conditions.
- Policy V.2.6 The County shall require all new development to maintain the natural functions of environmentally sensitive areas, including but not limited to wetlands and 100-year floodplains so that the long term environmental integrity and economic and recreational value of these areas is maintained.
- Policy V.2.7 The County shall provide for the regulation of development within 100-year floodplains of the Suwannee, Santa Fe and Ichetucknee Rivers by establishing these areas as Environmentally Sensitive in accordance with the land use classification policy contained in the Land Use Element of this Comprehensive Plan. In addition, in order to maintain the flood-carrying and flood storage capacities of the floodplains and reduce the risk of property damage and loss of life, the County shall adopt flood damage prevention regulations and shall continue to enforce the provisions of the National Flood Insurance Program.
- Policy V.2.8 Unless wetlands are subject to a dredge and fill permit issued by the U.S. Army Corps of Engineers or the Florida Department of Environmental Protection, the County shall conserve wetlands by prohibiting any development, excepting mining operations, or dredging and filling which would alter the natural functions of wetlands and regulating mining operations within wetlands, as stated in the mining policy contained in the Land Use Element of this Comprehensive Plan. Where no other alternative for development exists, excepting mining operations, mitigation will be considered as a last resort using criteria established within the rules of the Florida Department of Environmental Protection, in effect upon amendment of this Comprehensive Plan. For the purposes of this Comprehensive Plan "wetlands" means those areas that are inundated or saturated by surface water

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or groundwater at a frequency and duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soils. Soils present in wetlands generally are classified as hydric or alluvial, or possess characteristics that are associated with reducing soil conditions. The prevalent vegetation in wetlands generally consists of facultative or obligate hydrophytic macrophytes that are typically adapted to areas having soil conditions described above. These species, due to morphological, physiological or reproductive adaptations, have the ability to grow, reproduce or persist in aquatic environments or anaerobic soil conditions. Florida wetlands generally include swamps, marshes, bayheads, bogs, cypress domes and strands, sloughs, wet prairies, riverine swamps and marshes, hydric seepage slopes, tidal marshes, mangrove swamps and other similar areas. Florida wetlands generally do not include longleaf or slash pine flatwoods with an understory dominated by saw palmetto.

- Policy V.2.9 The County shall support the Water Management District in their conducting of water conservation programs.
- Policy V.2.10 The County shall comply with the plans of the Water Management District for the emergency conservation of water sources.
- Policy V.2.11 The County shall limit development and associated impervious surfaces in high groundwater aquifer recharge areas designated by the Water Management District and depicted in Appendix A of this Comprehensive Plan, in accordance with the requirements stipulated in the high groundwater aquifer recharge policy contained in the Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element of this Comprehensive Plan in order to maintain the natural features of these areas.
- Policy V.2.12 The County as part of the development review process shall require the maintenance of the quantity and quality of surface water runoff within natural drainage basins.
- Policy V.2.13 The County shall only allow hazardous and bio-medical waste treatment facilities as special permits within areas designated agricultural and located within the rural area of the County. Further, the County's land development regulations shall include the following conditions for such approval of a hazardous and bio-medical waste treatment facility as a special permit:
1. The location, site design and buffer requirements for the facility shall consider wind currents in relationship to population centers, which will direct any incinerated materials or noxious odors from these populations centers;
 2. The facility shall access to principal arterials and major intersections;
 3. The facility shall be required to be served by a community potable water system and a centralized sanitary sewer system; and
 4. In no case shall a hazardous or bio-medical waste treatment facility be located within an Environmentally Sensitive Area as designated within this Comprehensive Plan.

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Policy V.2.14 The County shall require a minimum undisturbed vegetated buffer of 75 feet measured from the generally recognized river bank of any Outstanding Florida Water as classified by the Florida Department of Environmental Protection and any other river of the Suwannee River System, and 50 feet adjacent to all other streams tributary to any such Outstanding Florida Water and any other river of the Suwannee River System, be maintained for all single-family residential uses and agricultural uses. Excepting single family residential uses and agricultural uses, as provided for above all other permitted land uses shall conform to the variable buffer requirements contained in rule 40B-4.3030(12) Florida Administrative Code, as administered by the Suwannee River Water Management District in effect upon adoption of this policy. Exception shall be made for the provision of reasonable access to the river; resource based recreational activities within buffer areas; and silviculture activities conducted in accordance with the silviculture policies of this element.

Policy V.2.15 The County shall require a 50-foot minimum undisturbed vegetated buffer adjacent to all other perennial rivers, streams and creeks, unless said waterbodies are subject to a dredge and fill permit issued by the U.S. Army Corps of Engineers or the Florida Department of Environmental Protection and prohibit the location of residential, commercial and industrial land uses within the buffer areas, but allow resource-based recreational activities within buffer areas and silviculture uses within buffer areas in accordance with the silviculture policies of this element.

Policy V.2.16 Silviculture practices conducted in Agricultural, Conservation and Environmentally Sensitive Area land use categories designated on the Future Land Use Plan Map shall be limited to tree harvesting methods which are compatible with the maintenance of the natural functions of wetlands. Such silviculture practices shall be conducted in accordance with the silviculture policies of this element as modified by the following standards:

Conduct silviculture practices in a manner that:

1. The natural hydrology and hydro-period of wetlands are maintained and state water quality standards are not violated;
2. There is no conversion of wetland systems to upland systems; and
3. There is no conversion to other wetland systems except for the beneficial alteration of degraded wetlands to restore the wetlands as they existed prior to having been degraded or altered.

Policy V.2.17 Silviculture activities shall follow the best management practices outlined in the publications titled Silviculture Best Management Practices Manual (Revised 2008, Florida Department of Agriculture and Consumer Services, Florida Forest Service) and Management Guidelines for Forested Wetlands in Florida (December 1988, Florida Department of Agriculture and Consumer Services, Division of Forestry and Florida Forestry Association) except that:

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1. The Primary Streamside Management Zone criteria, contained in best management practices as provided in Silviculture Best Management Practices Manual (Revised 2008, Florida Department of Agriculture and Consumer Services, Florida Forest Service), will be applied within 150 feet of Outstanding Florida Waters as classified by the Florida Department of Environmental Protection and any other river of the Suwannee River System, however, the 75 feet immediately adjacent to and including the normally recognized bank of such Outstanding Florida Waters and any other river of the Suwannee River System shall be left in its natural state as an undisturbed vegetated buffer pursuant to Chapter 40B-4.3030(12), Florida Administrative Code, in effect upon adoption of this policy; and
2. The Primary Streamside Management Zone criteria in forested wetland areas shall be applied within 75 feet of perennial rivers, streams and creeks greater than 30 feet in width if the silviculture policies of this element do not apply.

Policy V.2.18 Following the publication of any future editions of the Silviculture Best Management Practices Manual 2008 edition, by the Florida Department of Agriculture and Consumer Services, Florida Forest Service or Management Guidelines for Forested Wetlands in Florida, by the Florida Department of Agriculture and Consumer Services, Florida Forest Service and Florida Forestry Association, the County shall review and consider any such editions for adoption as an amendment to this Comprehensive Plan.

Policy V.2.19 The County hereby adopts and shall maintain a Master Ecological Corridor Protection Map, Illustration A-XII, covering the upland areas within 1/4 mile of the natural waterways in the Suwannee River, Santa Fe River, Lake Louise and the Itchenutuckee River to further the environmental protection goals prepared by the Suwannee River Water Management District, Federal, State or other local governments.

OBJECTIVE V.3 The County shall require special mining permits and that such permits be coordinated with the Florida Department of Environmental Protection; require that all subdivision plats be approved in a manner which will protect and conserve the natural functions of soils; and establishing a coordination process by which adjacent local governments, other governmental entities and research and interest groups have input into the identification and preservation of unique vegetative communities.

Policy V.3.1 The County shall require that any mining permit be coordinated with the Florida Department of Environmental Protection so that areas disturbed by mining activities are reclaimed to productive and beneficial use.

Policy V.3.2 The County shall review any comments provided by the Soil and Water Conservation District concerning proposed subdivision plats regarding topographic, hydrologic and vegetative cover factors in order to protect and conserve the natural functions of soils by the proposed development.

Policy V.3.3 The County shall consider flexible and creative concepts in development plans, where development retains forest resources located on the site to be maintained as open spaces to provide for recreation, wildlife habitat, watershed protection, erosion control and maintenance of water quality.

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- Policy V.3.4 The County shall cooperate with adjacent local governments, other governmental entities, research and interest groups to conserve and protect unique vegetative communities located within the County and adjacent local government jurisdictions.
- OBJECTIVE V.4 The County shall continue to include within the land development regulations,-best management practices for the conservation, appropriate use and protection of fisheries, wildlife and wildlife habitats, identify, as provided in the critical wildlife habitat policy of this element, and protect native wildlife and their habitats, including state and federally protected plant and animal species (endangered, threatened and species of special concern), within proposed development sites and protect these natural resources from the impacts of development by the use of the Florida Fish and Wildlife Conservation Commission Critical Wildlife Conservation Areas, Florida Natural Areas Inventory, and North Central Florida Strategic Regional Policy Plan Regionally Significant Natural Resources map series to identify habitats which potentially contain endangered, threatened or species of special concern, and rare or unique vegetative communities prior to granting development approval.
- Policy V.4.1 The County shall cooperate with the Florida Fish and Wildlife Conservation Commission in the monitoring and inventorying of wildlife and wildlife habitats within the County.
- Policy V.4.2 The County shall assist in the application and compliance with all Federal and state regulations which pertain to endangered and rare species.
- Policy V.4.3 The County shall consult with the Florida Fish and Wildlife Conservation Commission prior to the issuance of a development order where there is an indication that such issuance would result on an adverse impact to any endangered or rare species. All new development will maintain the natural functions of environmentally sensitive areas, including but not limited to wetlands and 100-year floodplains so that the long term environmental integrity and economic impact and recreation value of these areas is maintained.
- Policy V.4.4 The County shall address during the development review process the mitigation of development activities within environmentally sensitive areas, which include but are not limited to those areas identified as environmentally sensitive areas, on the Future Land Use Plan Map of this Comprehensive Plan to ensure that the possible impacts created by the proposed development activity will not significantly alter the natural functions of these significant natural resources. All new development will maintain the natural functions of environmentally sensitive areas, including but not limited to wetlands and 100-year floodplains so that the long term environmental integrity and economic impact and recreation value of these areas is maintained.
- Policy V.4.5 The County shall initiate development and implementation of a local wildlife habitat protection and management program, and shall coordinate with state and federal wildlife programs.
- Policy V.4.6 The County shall implement a public education program on the need to protect and manage the habitat of threatened and endangered species and species of special concern.
- [Type here]

- Policy V.4.7 The County shall request the assistance of the Florida Game and Fresh Water Fish Commission to conduct inventories of State and federally protected plant and animal species in the County.
- Policy V.4.8 The County shall require the evaluation of impacts to endangered, threatened, or species of special concern wildlife and rare or unique vegetative communities by requiring 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 Critical Wildlife Conservation Areas to evaluate the impacts to endangered, threatened or species of special concern and rare or unique vegetative communities; provided, however, if competent and substantial scientific evidence demonstrating that an endangered, threatened or species of special concern, wildlife habitat or rare and unique vegetative community is located within the area of any proposed development which is equal to or greater than 20 acres is presented to the County at the time of a preliminary plat or site and development plan is reviewed by the County, the developer shall evaluate the impacts on such habitats or communities. As a condition of permit approval of any proposed development within these areas, such evaluation shall consist of a survey of the development site conducted by the developer to identify the presence of any state and federally protected plant and animal species. In addition, if protected species are found on the site or would be affected by the development, a specific management plan shall be required from the developer, including necessary modifications to the proposed development, to ensure the preservation of the protected species and their habitat. The Inventory and Management Plan shall be done in consultation with the Florida Fish and Wildlife Conservation Commission, but the final approval of the management plan shall be by the County.
- Policy V.4.9 The County shall coordinate with Federal, State and local agencies or nonprofit environmental organizations in managing natural areas and open spaces.
- Policy V.4.10 The County shall develop and implement, in coordination with regulatory agencies and the North Central Florida Regional Planning Council, a Comprehensive Management Plan for public lands to restore or enhance the site's natural hydrology, degraded natural areas or removal of non-native vegetation.
- Policy V.4.11 The County shall establish and maintain a conservation land management program aimed at increasing protection or enhancement of surface water quality by coordinating with regulatory agencies and enhancing non-point pollution treatment on public lands to require swales in road rights of way, install retention areas designed in a park like setting along roadways, and design future facilities and structures to drain toward natural holding areas for pre-treatment.
- Policy V.4.12 The County shall continue to implement a program and set of standards to protect natural vegetative communities and listed species habitat from the adverse impacts of development.

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OBJECTIVE V.5

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

1. Regionally Significant Natural Resources - Ground Water Resources, dated October 27, 2011;
2. Regionally Significant Natural Resources - Natural Systems, dated October 27, 2011;
3. Regionally Significant Natural Resources - Planning and Resource Management Areas, dated October 27, 2011;
4. Regionally Significant Natural Resources - Planning and Resource Management Areas (Surface Water Improvement Management Water Bodies), dated October 27, 2011; and
5. Regionally Significant Natural Areas - Surface Water Resources, dated October 27, 2011.

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

Policy V.5.1

The map entitled Regionally Significant Natural Resources - Ground Water Resources, dated October 27, 2011, included within the Future Land Use Map Series, identifies groundwater resources for the application of the provisions of the high groundwater aquifer protection policy of the Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element of this Comprehensive Plan.

Policy V.5.2

The map entitled Regionally Significant Natural Resources - Natural Systems, dated October 27, 2011, included within the Future Land Use Map Series, identifies listed species for the application of the provisions the critical wildlife habitat policy of this element.

Policy V.5.3

The maps entitled Regionally Significant Natural Resources - Planning and Resource Management Areas, dated October 27, 2011, included within the Future Land Use Map Series, identifies state owned regionally significant lands for application of the provisions of the conservation land use policy of the Future Land Use Element of this Comprehensive Plan.

Policy V.5.4

The maps entitled Regionally Significant Natural Resources - Planning and Resource Management Areas (Surface Water Improvement Management Water Bodies), dated October 27, 2011, included within the Future Land Use Map Series, identifies surface water management improvement water bodies for the application of the provisions of the surface water runoff policy of this element.

Policy V.5.5

The map entitled Regionally Significant Natural Areas - Surface Water Resources, dated October 27, 2011, 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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**FLORIDA REGIONAL COUNCILS ASSOCIATION
LOCAL GOVERNMENT COMPREHENSIVE PLAN AMENDMENT REVIEW FORM 01**

Regional Planning Council: North Central Fl
Review Date: 6/24/21
Amendment Type: Draft Amendment

Regional Planning Council Item No.: 46
Local Government: City of Newberry
Local Government Item No.: CPA 21-05
State Land Planning Agency Item No.: 21-3ESR

Date Mailed to Local Government and State Land Planning Agency: 6/25/21 (estimated)

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

DESCRIPTION OF AMENDMENTS

City item CPA 21-05 reclassifies approximately 19.4 acres of recently annexed land from Alachua 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 not located within one-half mile of the Regional Road Network identified and mapped in the North Central Florida Strategic Regional Policy Plan.

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

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

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

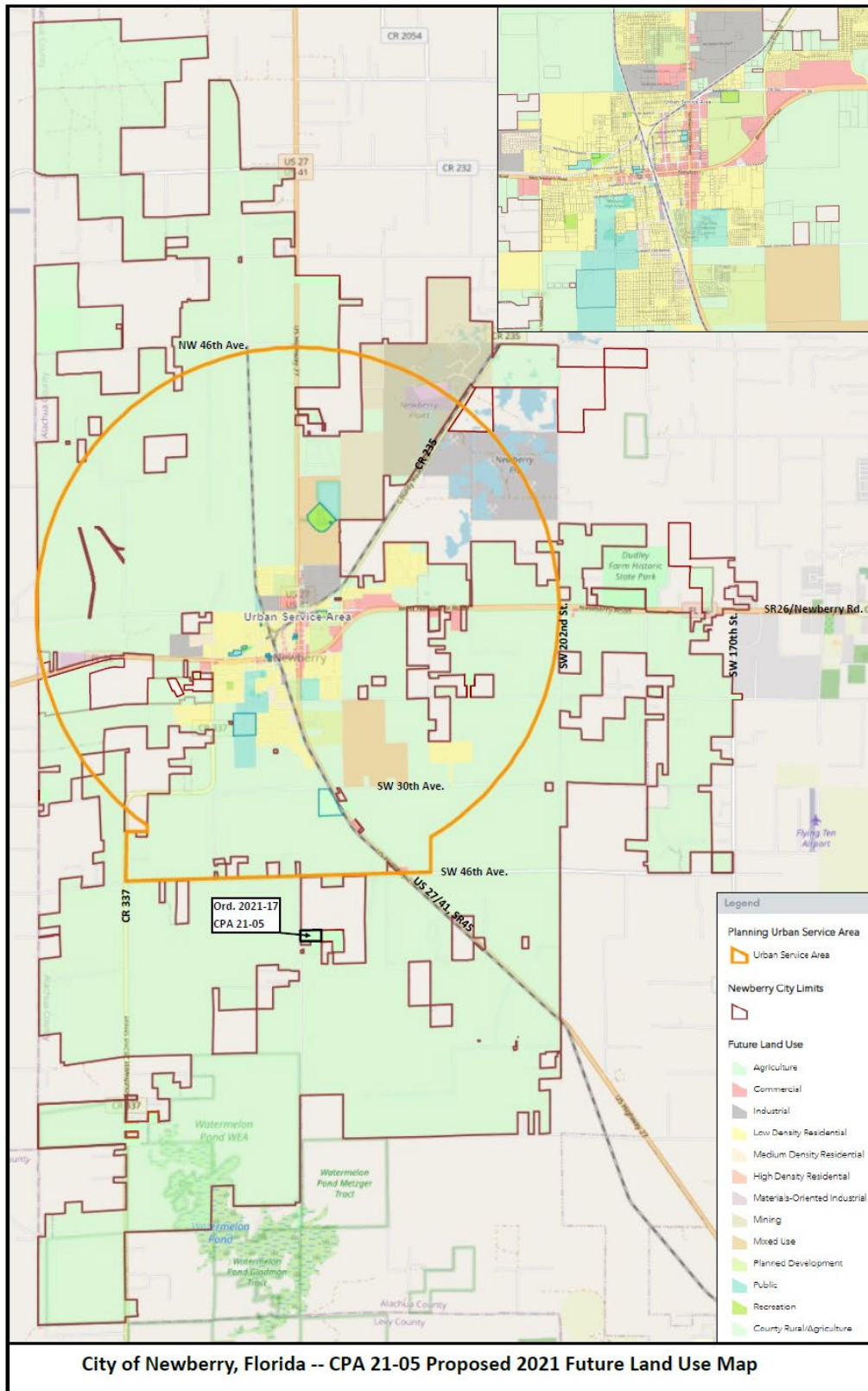
Request a copy of the adopted version of the amendment?

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

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

**EXCERPTS FROM THE
CITY COMPREHENSIVE PLAN AMENDMENT**

EXHIBIT B
PROPOSED FUTURE LAND USE MAP



City of Newberry, Florida -- CPA 21-05 Proposed 2021 Future Land Use Map

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

Regional Planning Council: North Central Fl
Review Date: 6/24/21
Amendment Type: Draft Amendment

Regional Planning Council Item No.: 47
Local Government: City of Newberry
Local Government Item No.: CPA 21-06
State Land Planning Agency Item No.: 21-4ESR

Date Mailed to Local Government and State Land Planning Agency: 6/25/21 (estimated)

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

DESCRIPTION OF AMENDMENTS

City item CPA 21-06 reclassifies approximately 13.7 acres of recently annexed land from Alachua 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 not located within one-half mile of the Regional Road Network identified and mapped in the North Central Florida Strategic Regional Policy Plan.

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

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

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

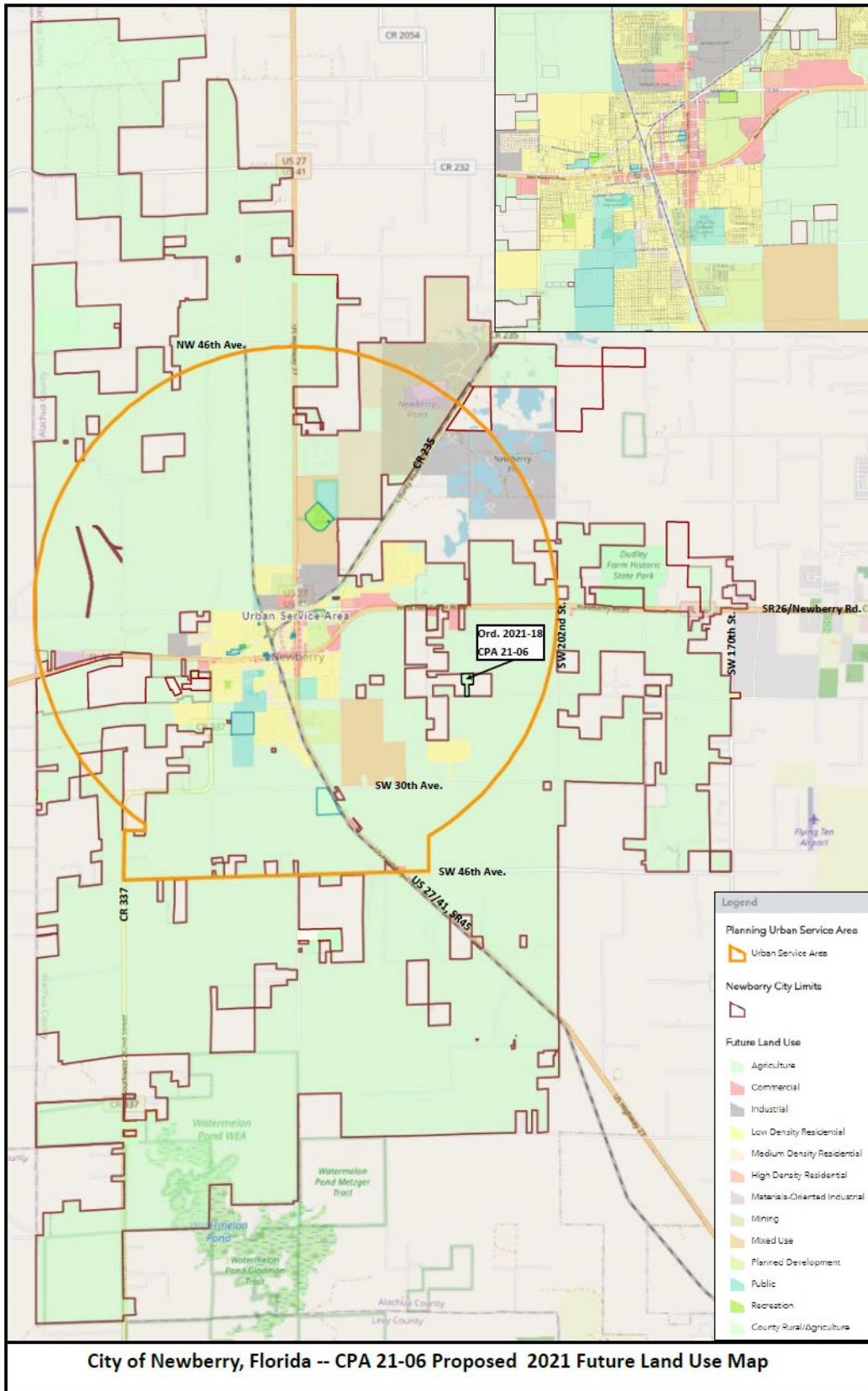
Request a copy of the adopted version of the amendment?

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

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

**EXCERPTS FROM THE
CITY COMPREHENSIVE PLAN AMENDMENT**

**EXHIBIT B
 PROPOSED FUTURE LAND USE MAP**



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

Regional Planning Council: North Central Fl
Review Date: 6/24/21
Amendment Type: Draft Amendment

Regional Planning Council Item No.: 48
Local Government: City of Newberry
Local Government Item No.: CPA 21-07
State Land Planning Agency Item No.: 21-5ESR

Date Mailed to Local Government and State Land Planning Agency: 6/25/21 (estimated)

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

DESCRIPTION OF AMENDMENTS

City item CPA 21-07 reclassifies approximately 80.87 acres of recently annexed land from Alachua 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, identified and mapped in the North Central Florida Strategic Regional Policy Plan as part of the Regional Road Network. However, significant adverse impacts to regional facilities are not anticipated as the amendment will not result in an increase in intensity or density of use.

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

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

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

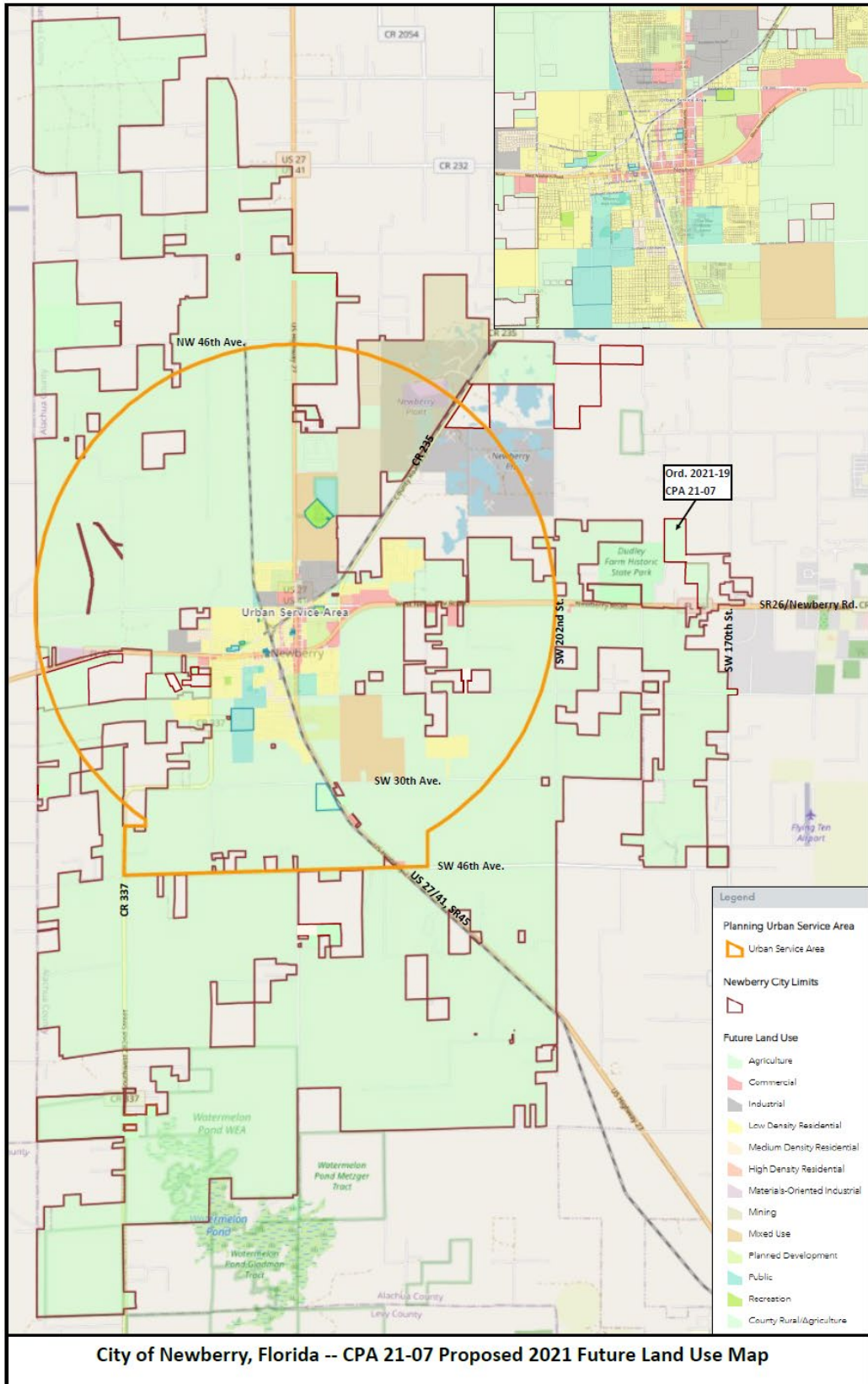
Request a copy of the adopted version of the amendment?

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

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

**EXCERPTS FROM THE
CITY COMPREHENSIVE PLAN AMENDMENT**

**EXHIBIT B
 PROPOSED FUTURE LAND USE MAP**



FLORIDA REGIONAL COUNCILS ASSOCIATION	
LOCAL GOVERNMENT COMPREHENSIVE PLAN AMENDMENT REVIEW FORM 01	
Regional Planning Council: North Central Fl	Regional Planning Council Item No.: 49
Review Date: 6/24/21	Local Government: City of Newberry
Amendment Type: Adopted Amendment	Local Government Item No.: CPA 21-02
	State Land Planning Agency Item No.: 21-1ESR
Date Mailed to Local Government and State Land Planning Agency: 6/25/21 (estimated)	

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

DESCRIPTION OF AMENDMENTS

City item CPA 21-02 reclassifies approximately 289 acres from Agriculture (less than or equal to one dwelling unit per five acres) to Planned Development (see attached).

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

<p>The subject property is located within one-half mile of State Road 26 and U.S. Highway 41, which are identified and mapped in the North Central Florida Strategic Regional Policy Plan as part of the Regional Road Network. The data and analysis report prepared by the applicant indicates that the proposed development will have a limited access point at State Road 26, and any necessary improvements or modifications to roadways will be the responsibility of the developer and assessed during the site/development plan review. Furthermore, the report states that approval of the application will result in a net increase in trips generated from onsite uses, however, the roadway level of service would not fall below adopted standards.</p> <p>Additionally, the subject property is located within an Area of High Recharge Potential to the Floridan Aquifer, a Natural Resource of Regional Significance as identified and mapped in the North Central Florida Strategic Regional Policy Plan. Nevertheless, significant adverse impacts are not anticipated to occur as a result of the amendment as the City Comprehensive Plan has adequate policy direction to mitigate adverse impacts to the Floridan Aquifer in a manner consistent with the goals and policies of the North Central Florida Strategic Regional Policy Plan.</p>

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

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

Request a copy of the adopted version of the amendment?

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

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

**EXCERPTS FROM THE
CITY COMPREHENSIVE PLAN AMENDMENT**

ADOPTED FUTURE LAND USE MAP

EXCERPT

ORDINANCE 2021-06/CPA 21-02

(289 ACRES CHANGED FROM AGRICULTURE TO PLANNED DEVELOPMENT FLU)

05/24/2021

