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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 9, 2021**. Due to the COVID-19 Pandemic, the meeting will be held virtually via communications media technology at **6:00 p.m.**

DIAL IN NUMBER: Toll Free 1.888.585.9008

CONFERENCE CODE: 381 777 570



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AGENDA CLEARINGHOUSE COMMITTEE

Virtual Public Meeting
Via Communications Media Technology
Gainesville, Florida

December 9, 2021
6:00 p.m.

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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

October 28, 2021
6:00 p.m.

MEMBERS PRESENT

Patricia Bouie Hutchinson, Chair
Robert Brown, Vice-Chair
Jim Catron
John Meeks
Reina Saco
Marihelen Wheeler
Robert Wilford

MEMBERS ABSENT

James Tallman
Donnie Waldrep

STAFF PRESENT

Lauren Yeatter

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

I. APPROVAL OF THE AGENDA

Chair Bouie Hutchinson requested approval of the agenda as presented.

ACTION: It was moved by Commissioner Wilford and seconded by Commissioner Wheeler to approve the October 28, 2021 Clearinghouse Committee Agenda as presented. The motion carried unanimously.

II. APPROVAL OF THE SEPTEMBER 23, 2021 MEETING MINUTES

ACTION: It was moved by Commissioner Wheeler and seconded by Commissioner Catron to approve the September 23, 2021 Clearinghouse Committee meeting minutes as circulated. The motion carried unanimously.

III. COMMITTEE-LEVEL REVIEW ITEMS

- #69 - Dixie County Comprehensive Plan Draft Amendment (DEO No. 21-1ESR)
- #2 - Lafayette County Comprehensive Plan Draft Amendment (DEO No. 21-1ESR)
- #3 - City of Lake City Comprehensive Plan Draft Amendment (DEO No. 21-2ESR)
- #4 - City of Alachua Comprehensive Plan Adopted Amendment (DEO No. 21-2ESR)
- #5 - City of Alachua Comprehensive Plan Adopted Amendment (DEO No. 21-3ESR)
- #6 - City of Chiefland Comprehensive Plan Draft Amendment (DEO No. 21-1ESR)
- #7 - City of Lake Butler Comprehensive Plan Draft Amendment (DEO No. 21-1ESR)

ACTION: It was moved by Commissioner Brown and seconded by Commissioner Catron to group Committee-Level Review Items #69, #2, #3, #4, #5, #6 and #7 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 Wheeler and seconded by Commissioner Brown to recommend that the Council approve the staff reports as circulated. The motion carried unanimously.**

The meeting adjourned at 6:21 p.m.

Patricia Bouie Hutchinson, Chair

12/9/21
Date

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

Regional Planning Council: North Central Fl
Review Date: 12/9/21
Amendment Type: Adopted Amendment

Regional Planning Council Item No.: 9
Local Government: Levy County
Local Government Item No.: LSTA 21-02
State Land Planning Agency Item No.: 21-2ESR

Date Mailed to Local Government and State Land Planning Agency: 12/10/21 (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

The County item LSTA 21-02 amends the County's Comprehensive Plan to add a new Property Rights Element (see attached).

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

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

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

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

Request a copy of the adopted version of the amendment?

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

Yes _____	No _____
Not Applicable	___X___

**EXCERPTS FROM THE
COUNTY COMPREHENSIVE PLAN AMENDMENT**

ORDINANCE NO. 2021 - 013 Deputy Clerk MBASS1

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LEVY COUNTY, FLORIDA CREATING A NEW ELEMENT OF THE COMPREHENSIVE PLAN ENTITLED "PROPERTY RIGHTS ELEMENT"; ESTABLISHING GOALS, OBJECTIVES AND POLICIES TO ENSURE PRIVATE PROPERTY RIGHTS ARE CONSIDERED IN COUNTY DECISION-MAKING; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Art. I, Section 2 of the Florida Constitution declares that all-natural persons are equal before the law and have inalienable rights, among which are the right to enjoy and defend life and liberty, to pursue happiness, to be rewarded for industry, and to acquire, possess and protect property; and

WHEREAS, the United States Constitution amendment V, Florida Constitution Article I, Section 9, and, among others, chapters 70, 73 and 74 of the Florida Statute establish due process rights of property owners to ensure the protection of private property; and

WHEREAS, in furtherance of ensuring the protection of private property interests, the Community Planning Act, s. 163.3161(10), Fla. Stat. expressly establishes the intent of the Florida Legislature that all governmental entities the state recognize, and respect judicially acknowledged or constitutionally protected private property rights in its decision making; and

WHEREAS, all counties of the state are required to establish a comprehensive plan that shall provide the principles, guidelines, standards and strategies for the orderly and balanced future economic, social, physical, environmental, and fiscal development of the area that reflects community commitments to implement the plan and its elements (Section 163.3177(1), Fla. Stat.); and

WHEREAS, the Florida Legislature establishes in general law specific mandatory and optional elements that a local government must include in its comprehensive plan such as a future land use element and a capital improvements element (see Section 163.3177, Fla. Stat.); and

WHEREAS, during the 2021 Florida Legislative Session, the Legislature adopted new legislation signed into law by the Governor that created chapter 2021-195, Laws of Florida; and

WHEREAS, section 2 of chapter 2021-195, Laws of Florida adds an additional mandatory element to be included by local governments in their Comprehensive Plans known as the "Property Rights Element;" and

WHEREAS, the new element must be adopted by each local government by the earlier of the date of its adoption of its next proposed plan amendment that is initiated after July 1, 2021 or

the date of the next scheduled evaluation and appraisal of its comprehensive plan pursuant to s. 163.3191, Fla. Stat. Currently, the County has a proposed plan amendment that was initiated after July 1, 2021, triggering the necessity of presenting the Board with a new Property Rights Element; and

WHEREAS, the Florida Legislature has set forth in chapter 2021-195, Laws of Florida a minimum standard statement of rights within the Legislation which may be taken verbatim and included into the Property Rights Element or may be altered so long as the element does not conflict with the statement of rights established by the Legislature; and

WHEREAS, County Staff and County Legal have met and drafted the Property Rights Element maintaining the standard statement of rights with additional clarification and explanation as to its applicability in the community and these additions do not conflict with the minimum standard statement of rights established by the Legislature; and

WHEREAS, the County now finds it in the best interest of the citizens of the County to create the Property Rights Element in the Levy County Comprehensive Plan.

NOW THEREFORE, be it ordained by the Board of County Commissioners of Levy County, Florida ("Board") as follows:

Section 1. The above recitals are true and correct and are hereby included and incorporated by reference as the findings of the Board in the adoption of the Real Property Element to the Levy County Comprehensive Plan.

Section 2. The Board hereby creates a new Chapter to the Levy County Comprehensive Plan entitled "Property Rights Element" as follows:

PROPERTY RIGHTS ELEMENT

Goal: Ensure private real property rights are considered in local decision-making and that judicially acknowledged and constitutionally protected private property rights are respected through the inclusion of a Property Rights Element within the Levy County Comprehensive Plan. For purposes of the Property Rights Element, the term "property owner" or "real property owner" means the person who holds legal title to the real property that is the subject of and directly impacted by the action of the County in its local decision-making. The term does not include another governmental entity.

Objective 1 Implement and maintain mechanisms to ensure that private property rights are considered in local decision-making. Provided, nothing in this Property Rights Element is intended to grant additional rights not already in existence or to supersede existing rights in accordance with the law. Further, nothing herein shall require the County to ascertain or determine the existence of any purported private interest in real property, which when disputed is within the jurisdiction of the circuit courts (see s. 26.012(g), Florida Statutes (2021), and Art. V, Sec. 20(c)(3), Fla. Const.).

Policy 1.1 The right of a real property owner to physically possess and control his or her interests in the real property, including easements, leases, or mineral rights.

Policy 1.2 The right of a real property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to applicable federal, state, and local law.

Policy 1.3 The right of a real property owner to privacy and to exclude others from the property to protect the property owner's legal interests in such real property, subject to applicable federal, state, and local law.

Policy 1.4 The right of a real property owner to dispose of his or her real property interest through sale or gift.

Section 3. This Ordinance shall become effective in accordance with the law.


PASSED, ADOPTED AND APPROVED THIS 19 day of October, 2021.

BOARD OF COUNTY
COMMISSIONERS
OF LEVY COUNTY, FLORIDA

ATTEST: Clerk of the Court and
Ex-Officio Clerk to the Board




Danny J. Shipp, County Clerk



John Meeks, Chairman

Approved for Form and Correctness:


By: _____
Heather Encinosa
Interim County Attorney

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

Regional Planning Council: North Central Fl
Review Date: 12/9/21
Amendment Type: Draft Amendment

Regional Planning Council Item No.: 10
Local Government: Alachua County
Local Government Item No.: CPA 05-21, CPA 06-21
State Land Planning Agency Item No.: 21-3ESR

Date Mailed to Local Government and State Land Planning Agency: 12/10/21 (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-05-21 adds policies to the Future Land Use Element describing the Recreation Future Land Use Category (see attached).
County item CPA-06-21 amends the text of the County Comprehensive Plan to add a new Property Rights Element (see attached).

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

The County item CPA 05-21 and County item 06-21 are not anticipated to result in significant adverse impacts to the Regional Road Network or Natural Resources of Regional Significance, as identified and mapped in the North Central Florida Strategic Regional Policy Plan, as the proposed amendments does not increase density or intensity of use.

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

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

Request a copy of the adopted version of the amendment?

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

Yes No
Not Applicable

**EXCERPTS FROM THE
COUNTY COMPREHENSIVE PLAN AMENDMENT**

Proposed Text Amendments to Comprehensive Plan Future Land Use Element

Proposed new text shown in underline format.

10.0 Recreation Future Land Use Category

Objective 10.1 The Recreation future land use category shall be established to provide for a range of private and public outdoor recreation activities in Alachua County, which shall be subject to the standards and policies contained in this section.

Policy 10.1.1 Recreation land use is intended for a range of outdoor activities which may be resource-based or activity-based. Resource-based uses shall include those linked to natural resources as well as historic resources and sites.

Policy 10.1.2 Areas designated for Recreation are identified on the Future Land Use Map. Recreation land use outside of the Urban Cluster shall be compatible in use and scale with the rural character of its location.

Policy 10.1.3 Recreation land use may include customary complimentary structures and indoor uses such as indoor recreational facilities, clubhouses, and concessionaire facilities. The land development regulations shall address the scale, intensity and buffering of structures and outdoor improvements, including lighting and compatibility standards.

Exhibit 1 – Proposed Text Amendment to Alachua County Comprehensive Plan

The following new Property Rights Element is proposed to be added to the Alachua County Comprehensive Plan:

New language is shown in underlined text.

PROPERTY RIGHTS ELEMENT

Goal 1. Alachua County will respect constitutionally-protected and judicially-acknowledged private property rights.

Objective 1.1 Alachua County will consider private property rights as part of the local decision-making process.

Policy 1.1.1 The following rights shall be considered in local decision making:

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

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

Regional Planning Council: North Central Fl
Review Date: 12/9/21
Amendment Type: Draft Amendment

Regional Planning Council Item No.: 12
Local Government: Bradford County
Local Government Item No.: CPA 21-01
State Land Planning Agency Item No.: 21-3ESR

Date Mailed to Local Government and State Land Planning Agency: 12/10/21 (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

The County item CPA 21-01 amends the County's Comprehensive Plan to add a new Property Rights Element (see attached).

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

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

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

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

Request a copy of the adopted version of the amendment?

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

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

**EXCERPTS FROM THE
COUNTY COMPREHENSIVE PLAN AMENDMENT**

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

X

PROPERTY RIGHTS ELEMENT

INTRODUCTION

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

PROPERTY RIGHTS GOAL, OBJECTIVE AND POLICIES

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

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

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

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

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

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

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

Regional Planning Council: North Central Fl
Review Date: 12/9/21
Amendment Type: Draft Amendment

Regional Planning Council Item No.: 13
Local Government: City of Fanning Springs
Local Government Item No.: CPA 21-01
State Land Planning Agency Item No.: 21-1ESR

Date Mailed to Local Government and State Land Planning Agency: 12/10/21 (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

The City item CPA 21-01 amends the City’s Comprehensive Plan to add a new Property Rights Element (see attached).

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

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

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

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

Request a copy of the adopted version of the amendment?

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

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

**EXCERPTS FROM THE
CITY COMPREHENSIVE PLAN AMENDMENT**

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

X

PROPERTY RIGHTS ELEMENT

INTRODUCTION

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

PROPERTY RIGHTS GOAL, OBJECTIVE AND POLICIES

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

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

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

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

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

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

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

Regional Planning Council: North Central Fl
Review Date: 12/9/21
Amendment Type: Draft Amendment

Regional Planning Council Item No.: 14
Local Government: City of Newberry
Local Government Item No.: CPA 21-13
State Land Planning Agency Item No.: 21-7ESR

Date Mailed to Local Government and State Land Planning Agency: 12/10/21 (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 21-13 reclassifies approximately 237.92 acres of 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 any roads identified and mapped in the North Central Florida Strategic Regional Policy Plan as part of the Regional Road Network. Also, 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?

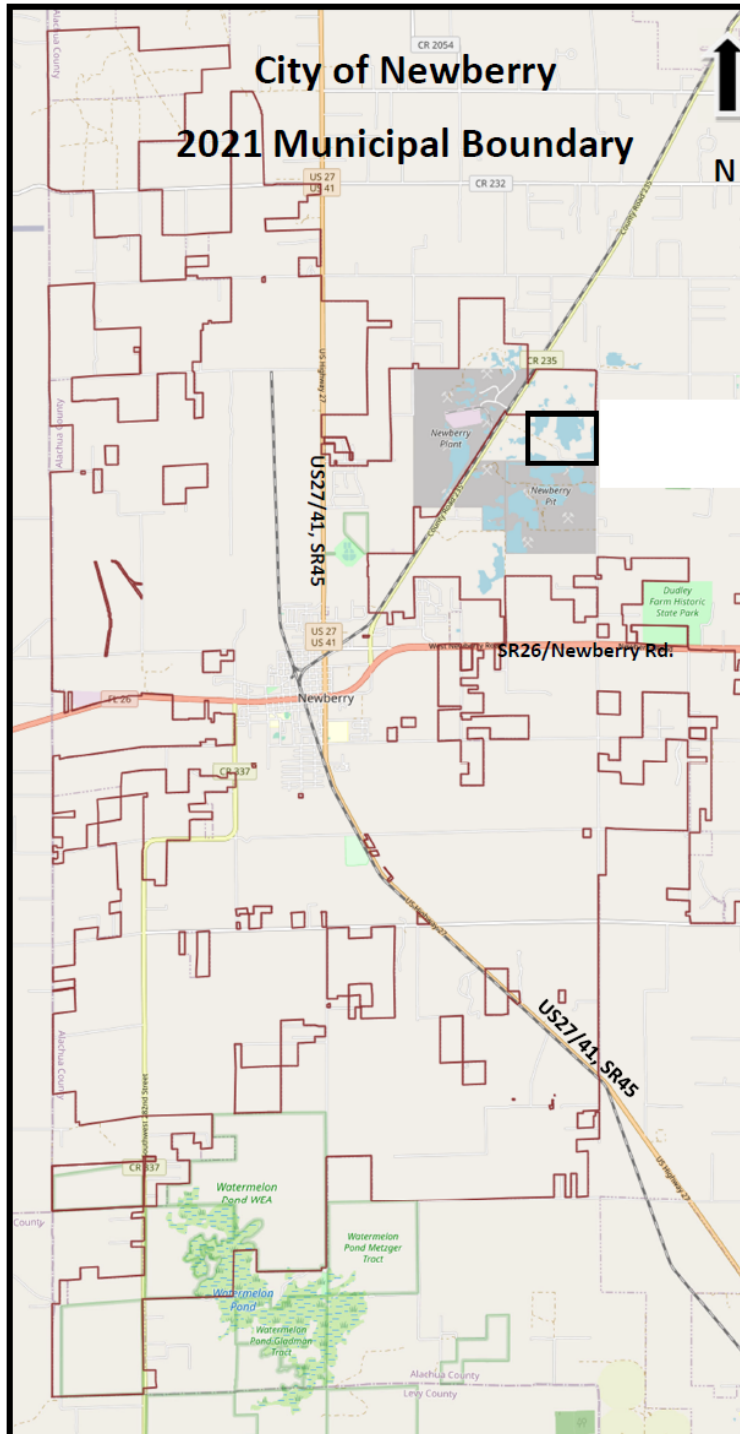
It is recommended that these findings be forwarded to the City and the Florida Department of Economic Opportunity.

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

**EXCERPTS FROM THE
CITY COMPREHENSIVE PLAN AMENDMENT**

SUPPORTING DATA AND ANALYSIS FOR CPA 21-13

(Parcels 01861-001-001, 01861-001-000, and 1858-000-000, 237.92 ± acres,
previously annexed into the City of Newberry, 06-14-2021)



The following data and analysis is provided to support transmittal of Application CPA 21-13:

CPA 21-13, an application by the City Commission to amend the Future Land Use Plan Map of the Comprehensive Plan by changing the Future Land Use classification on approximately 237.92 acres (Tax Parcel Numbers 01861-001-001, 01861-001-000, and 1858-000-000), previously voluntarily annexed to the City and identified on the maps provided below, from Alachua County RURAL/AGRICULTURE (less than or equal to one dwelling unit per five acres) Future Land Use to City of Newberry AGRICULTURE (less than or equal to one dwelling unit per five acres). The property is located on the west side of NW 202nd Street, approximately half a mile south of NW 46th Avenue.

The following map shows the subject property proposed for Future Land Use Map change from Alachua County RURAL /AGRICULTURE (less than or equal to one dwelling unit per five acres) to City of Newberry Land Use classification of AGRICULTURE (less than or equal to one dwelling unit per five acres):



CPA 21-13

This amendment is being requested to classify tax parcels 01861-001-001, 01861-001-000, and 1858-000-000 as Newberry Agriculture. The change from Alachua County Rural/Agriculture to City of Newberry Agriculture does not create any potential additional facility impacts, and therefore concurrency is anticipated to be maintained as a result of this amendment. The three contiguous parcels were annexed to the City June 14, 2021 (Annexation No. 32).

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

Regional Planning Council: North Central Fl
Review Date: 12/9/21
Amendment Type: Draft Amendment

Regional Planning Council Item No.: 15
Local Government: Town of Mayo
Local Government Item No.: CPA 21-01
State Land Planning Agency Item No.: 21-1ESR

Date Mailed to Local Government and State Land Planning Agency: 12/10/21 (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

The Town item CPA 21-01 amends the Town’s Comprehensive Plan to add a new Property Rights Element (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 Economic Opportunity.

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

**EXCERPTS FROM THE
TOWN COMPREHENSIVE PLAN AMENDMENT**

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

ATTACHMENT A
CPA 21-01
TOWN COUNCIL

CPA 21-01, an application by the Town Council, to amend the text of the Comprehensive Plan by adding a Property Rights Element to the Comprehensive Plan per Section 163.3161(10), Florida Statutes, as amended and Section 187.101(3), Florida Statutes, as amended.

X
PROPERTY RIGHTS ELEMENT

INTRODUCTION

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

PROPERTY RIGHTS GOAL, OBJECTIVE AND POLICIES

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

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

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

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

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

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

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

Regional Planning Council: North Central Fl
Review Date: 12/9/21
Amendment Type: Draft Amendment

Regional Planning Council Item No.: 18
Local Government: City of Hawthorne
Local Government Item No.: CPA 21-01
State Land Planning Agency Item No.: 21-1ESR

Date Mailed to Local Government and State Land Planning Agency: 12/10/21 (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

The City item CPA 21-01 amends the City’s Comprehensive Plan to add a new Property Rights Element (see attached).

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

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

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

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

Request a copy of the adopted version of the amendment?

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

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

**EXCERPTS FROM THE
CITY COMPREHENSIVE PLAN AMENDMENT**

TRANSMITTAL COPY
CITY OF HAWTHORNE
PRIVATE PROPERTY RIGHTS ELEMENT
OF THE CITY OF HAWTHORNE COMPREHENSIVE PLAN

Supporting Documentation for the Private Property Rights Element

The Fifth Amendment to the Constitution of the United States protects the right to private property in two ways. First, it states that a person may not be deprived of property by the government without “due process of Law,” or fair procedures. In addition, it sets limits on the traditional practice of eminent domain, such as when the government takes private property to build a public road. Under the Fifth Amendment, such taking must be for a public use and require just compensation at market value for the property seized. In *Kelo v. City of New London* (2005), the Supreme Court interpreted public use broadly to include a public purpose of economic development that might directly benefit private parties. Land use and zoning regulations have been a part of this nation earlier than the Declaration of Independence. As the United States became more urbanized there was a need for government to regulate and control land use and property markets to ensure complementary uses. To avoid slum conditions that were occurring due to incompatible uses being located together (i.e., industrial, and residential), which in turn caused a devaluation of private property. The Supreme Court recognized the validity of land use and zoning regulations to address these incompatible situations. The key is the balance between the regulation of private property and the complete deprivation of the rights of the property owner to use property. The total deprivation of the private property rights of use is called a taking.

The Supreme Court has recognized regulatory takings in two situations: (1) when a regulation leaves the landowner with no economically viable use of the land, known as a categorical taking; and (2) based on the balancing test established in *Penn Central Transportation Co. v. New York City*, 438 U.S. 104 (1978). With respect to the first category, a categorical taking only occurs when a regulation “denies all economically beneficial or productive

use of land.” For example, the Supreme Court held that a law prohibiting the owner of beach front property from erecting any permanent structures on the property rendered the property valueless, and therefore constituted a categorical taking under the Fifth Amendment.

If the regulation does not deprive the property of all economic value, courts will analyze the regulation under the *Penn Central* balancing test. *Penn Central* involved a challenge to New York City’s Landmark Preservations Law, which prevented the Penn Central Transportation Company from constructing a skyscraper on top of Grand Central Station. The Court held that the application of the law did not constitute a taking based on a three-part balancing test. This test requires courts to consider (1) the character of the state action; (2) the economic impact of the regulation; and (3) the extent to which the regulation has interfered with a distinct investment-backed expectation. *Penn Central* has been interpreted to place a high burden of proof on landowners challenging a regulation under the takings clause.

Introduction

In 2021 the Florida Legislature adopted Section 163.3177(6)(i), Florida Statutes, to require local governments to adopt their own property rights element which is tailored to identify that the following rights be considered in local decision making:

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

Each of the four identified provisions of Section 163.3177(6)(i) are the objectives identified to be accomplished as stated within this element. These objectives will be implemented by the following policies pertaining to each objective.

GOAL OF PRIVATE PROPERTY RIGHTS (PPR) ELEMENT

The inclusion of this property rights element is intended to protect private property rights and to ensure they are considered in local decision-making.

PPR Objective 1. *Planning and zoning deliberations will consider the protection of the right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.*

PPR Policy 1.1 *Vested rights provisions shall be included within the Land Development Regulations to consider common law, statutory and prescriptive vesting standards.*

PPR Policy 1.2 *The provisions of Lucas v. South Carolina Coastal Council (1992) shall be the measure of land use regulation related to a taking, whereby owners are entitled to compensation only if regulations restrict uses to a point where all value is lost.*

PPR Objective 2. *Establish policies to protect the right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person subject to state law and local ordinances.*

PPR Policy 2.1 *Property owner's rights under Article 5 and 14 of the United States Constitution shall not be abridged by regulations that are not supported by statute or case law.*

PPR Policy 2.2 *Prohibit the requiring of notices, applications, approvals, permits, fees, or mitigation for pruning, trimming, or removal of trees on residential property.*

PPR Objective 3. *The following policies are established to protect the right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.*

PPR Policy 3.1 *Recognize during the establishment of land use regulation the property owners right to exclude others, a right against*

trespass, or a right of quiet enjoyment, which all can be exercised equally at the same time and in the same respect — and the right of active use, at least to the point where such use violates the rights of others to quiet enjoyment (i.e., protection against nuisance and risk)

Objective 4. *Ensure that City regulations will protect the right of a property owner to dispose of his or her property through sale or gift.*

PPR Policy 4.1 *The Land Development Regulations shall exempt the transfer of property through testate succession from the definition of a subdivision and therefore exempt from the requirements of the subdivision regulations.*

PPR Policy 4.2 *The provisions of future land use and zoning shall be attached to the land and not the property owner. This provision does not preclude sunset provisions to be required for the establishment of conditional uses.*

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

Regional Planning Council: North Central Fl Regional Planning Council Item No.: 19
Review Date: 12/9/21 Local Government: City of Archer
Amendment Type: Draft Amendment Local Government Item No.: CPA 21-01
State Land Planning Agency Item No.: 21-1ER

Date Mailed to Local Government and State Land Planning Agency: 12/10/21 (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

The City is amending the text and the Future Land Use Plan Map Series of the City Comprehensive Plan based on an evaluation completed by the City to reflect changes in state requirements pursuant to Section 163.3191, Florida Statutes. More specifically, the amends the text of the Land Use Element; the Transportation Element; the Housing Element; the Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element; the Conservation Element; the Recreation and Open Space Element; the Intergovernmental Coordination Element; the Capital Improvements Element; the Public School Facilities Element; the Future Land Use Plan Map Series of the City Comprehensive Plan; and adds a new Property Rights Element (see attached).

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

The City is bisected by the following roads which are identified and mapped in the North Central Florida Strategic Regional Policy Plan as part of the Regional Road Network: U.S. Highway 27/41 and State Road 24. Nevertheless, significant adverse impacts are not anticipated to occur to the regional road network as a result of the amendment since it does not result in any change in intensity or density of use.

The City 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 regional plan. However, significant adverse impacts are not anticipated to the natural resource as the amendment does not result in any change in intensity or density of use.

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

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

Request a copy of the adopted version of the amendment?

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

Yes No
Not Applicable

**EXCERPTS FROM THE
CITY 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 City and establish a framework for making policy decisions in planning for future transportation needs. The data collected for this plan element and analysis of this data, contained in the Data and Analysis document, are not part of this plan element, but serve to provide a foundation and basis for this portion of the Comprehensive Plan.

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

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

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

TRANSPORTATION GOAL OBJECTIVES AND POLICIES

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

OBJECTIVE II.1 The City shall establish a safe, convenient and efficient level of service standard which shall be maintained for all motorized and non-motorized transportation systems.

Policy II.1.1 Establish Level of Service Standard at peak hour as defined within the most recent version of the Florida Department of Transportation Quality/ Level of Service Handbook for the following roadway segments within the City:

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ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT DESCRIPTION	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	LEVEL OF SERVICE
1	U.S. 41/S.R. 45 (from north city limits to south city limits)	2U	Principal Arterial	Community	C
2	S.R. 24 (from east city limits to west city limits)	2U	Minor Arterial	Community	D
3	C.R. 241 (from C.R. 346 to south city limits)	2U	Collector	Rural	C
4	C.R. 346 (from U.S. 41/S.R. 45 to east city limits)	2U	Collector	Rural	C
5	C.R. 241 (from U.S. 41 to north city limits)	2U	Collector	Rural	C

U - Undivided Roadway

- Policy II.1.2 The City shall ~~include provisions to~~ control the number and frequency of connections and access points of driveways and roads to arterial and collector roads. **For State Roads, the number and frequency of connections and access points shall be in conformance with Chapter 14-96 and 14-97, Florida Administrative Code, as amended.**
- Policy II.1.3 The City shall require the provision of safe and convenient off street parking and loading standards, which includes the provision for non-motorized vehicle parking.
- Policy II.1.4 The City shall include requirements for additional right-of-way width for bicycle and pedestrian ways to be provided for all proposed collector and arterial roadways, as integrated or parallel transportation facilities.
- Policy II.1.5 The City shall negotiate with the state to extend the rails to trails program from Gainesville to Archer.
- Policy II.1.6 The City should plan for the development of biking and jogging paths through the Archer as part of a "linear park."
- Policy II.1.7 The City shall encourage safe and convenient on-site pedestrian circulation such as sidewalks and crosswalks connecting buildings and parking areas at the development site.

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- Policy II.1.8 The City shall encourage sidewalk connections from the development to existing and planned public sidewalk along the development frontage.
- OBJECTIVE II.2 The City shall, require that all traffic circulation improvements be consistent with and complement the future land uses on the future land use plan map.
- Policy II.2.1 The City shall, as part of the capital improvement scheduling of roadway improvements, review all proposed roadway improvements to determine if such improvement will further the direction of the Future Land Use Plan Element. Where the roadway is operated and maintained by another jurisdictional authority, the City shall notify such jurisdiction, in writing, if any identified roadway improvement plans are not consistent with the provisions of the future land use plan element.
- Policy II.2.2 The City shall negotiate with the Florida Department of Transportation to four-lane State Road 24 through the City to the west city-limits.
- OBJECTIVE II.3 The City shall coordinate its traffic circulation planning efforts with the Florida Department of Transportation for consistency with the Department's 5-, 10- and 20-year Transportation Plans.
- Policy II.3.1 The City shall, during the capital improvements planning process for roadway improvements, review the proposed roadway improvements which will be completed as part of the implementation of the Florida Department of Transportation Five-Year Transportation Plan so that such capital project planning is complementary and consistent with the state roadway improvement planning.
- OBJECTIVE II.4 The City shall control the number and frequency of connections and access points of driveways and roadways to arterial and collector roads.
- Policy II.4.1 The City shall be consistent with the regulations of the Florida Department of Transportation pertaining to Access Management. The City has established that access points or curb breaks shall be regulated as follows:
1. 1 curb break permitted for a single property;
 2. 2 curb breaks with a minimum distance of 75 feet;
 3. 3 curb breaks with a minimum distance of 150 feet; and
 4. More than 3 curb breaks with a minimum distance of 300 feet.
- Policy II.4.2 The Supplementary District Regulations found within the City's land development code shall require all structures along all new or realigned arterial roadways to provide adequate setbacks for the future need of additional right-of-way.
- Policy II.4.3 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.

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- Policy II.4.4 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.4.5 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.4.6 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.4.7 Adequate corner clearance shall be maintained at crossroad intersections with arterials.
- Policy II.4.8 The City shall encourage cross-access connections easements and joint driveways, where available and economically feasible.
- Policy II.4.9 The City shall encourage closure of existing excessive, duplicative, unsafe curb cuts or narrowing of overly wide curb cuts at the development site.
- OBJECTIVE II.5 The City will attempt to ensure that transportation plans made by other units of government do not have a detrimental effect on city residents.
- Policy II.5.1 The City shall require developers, who put in anything more intensive than one dwelling per four acres and with more than two units, be required to pave the roads into and through the development.
- Policy II.5.2 In accordance with Section 163.3180(5)(h)1.c. and 163.3180(5)(h)2., Florida Statutes, as amended, the City shall provide a means by which the landowner will be assessed a proportionate share of the cost of providing the transportation facilities necessary to serve the proposed development. However, the landowner shall not be held responsible for contributing to deficient transportation facilities.

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V

CONSERVATION

INTRODUCTION

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

Conservation uses are defined as activities within land areas designated for the purpose of conserving or protecting natural resources or environmental quality and within this plan includes areas designated for such purposes as flood control, protection of quality or quantity of groundwater, 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 City which is anticipated to have planned management of a natural resource to prevent exploitation, destruction or neglect of that natural resources. At present there are no areas which have planned management of a natural resource within the City. Therefore, until such time as there are areas which conserve a natural resource through the use of best management programs, this category although listed, will not be shown on the Future Land use Plan map.

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

CONSERVATION GOAL, OBJECTIVES AND POLICIES

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

CONSERVATION STRATEGIES

- OBJECTIVE V.1 The City shall support multiple, diverse strategies for the conservation of natural systems in the City.
- Policy V.1.1 The City shall use a conservation land use category as specified in the Future Land Use Element as a conservation strategy.
- Policy V.1.2 The City shall cooperate with agencies responsible for managing specific conservation areas to ensure that development activities work in concert with protection and conservation strategies.

DEVELOPMENT REGULATION AND REVIEW

- OBJECTIVE V.2 The City shall protect natural resources during the land use planning and development review process from activities that would significantly damage the ecological integrity of these areas. The applicability of the policies and standards in this section shall be determined for all development at each stage of the land use planning, zoning, and development review and permitting process.

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Policy V.2.1 The City shall collaborate with affected local, state, and federal regulatory agencies and the water management district to adopt and enforce regulations that implement the goals, objectives, and policies of this Comprehensive Plan element and provide the fullest protection for natural resource areas and characteristics.

Policy V.2.2 The City shall as part of the development review process require the coordination of development plans with the Florida Department of Environmental Protection and the Water Management District to assist in monitoring uses which may impact the City's current and projected water sources.

RESOURCE PROTECTION STANDARDS

OBJECTIVE V.3 The City shall protect natural resources by requiring that all development activities be conducted in accordance with at least minimum resource protection standards.

Policy V.3.1 All development shall conform to the environmental regulations of federal, state, and local agencies as well as the water management district.

Policy V.3.2 The City shall prohibit subdivision of land that would create new lots lacking sufficient buildable area, as defined by setback requirements and other development standards.

AIR QUALITY

OBJECTIVE V.4 The City shall take appropriate steps to maintain or improve ambient air quality to ensure the protection of public health and the environment and compliance with state and National Ambient Air Quality Standards.

Policy V.4.1 The City shall require that all appropriate air quality permits are obtained prior to the issuance of development orders, so that minimum air quality levels established by the Florida Department of Environmental Protection are maintained in the City.

Policy V.4.2 The City shall encourage new development that maintains and improves air quality. Factors contributing to the maintenance or improvement of air quality shall be identified and considered during land use planning and development review. These factors include but are not limited to:

1. Increased use of green space in site planning for all types of development and along major roadways;
2. Increased strategic planting of trees and shrubs to shade streets and buildings, reducing energy consumption and new carbon dioxide generation caused by combustion of fossil fuels; and
3. Control of airborne dust generated from land clearing and site preparation activities. Control may involve the use of techniques such as temporary silt fencing, immediate seeding or sodding, permanent vegetative buffering, phasing land clearing with development, or sprinkling the area with water.

Policy V.4.3 The City shall support programs that reduce adverse impacts on air quality due to traffic emissions by encouraging multiple ridership in automobiles and safe use of bikeways.

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Policy V.4.4 All incineration, prescribed open burning, and yard trash burning shall be conducted in accordance with local, State and Federal regulations such that the health and safety of the public and the environment is protected.

SOILS

OBJECTIVE V.5 The City shall reduce the rate of soil erosion and sedimentation from development activities and encourage the utilization of the soil consistent with the ability of the physical properties of the soil to support appropriate land uses.

Policy V.5.1 The City will include in its land development code for development review provisions for protection of soils, and native vegetative communities.

Policy V.5.2 The City shall review topographic, hydrologic and vegetative cover factors during the development review process in order to protect and conserve the natural functions of soils.

Policy V.5.3 Characteristics of soil suitability and capability shall be considered in determining appropriate land uses. Preliminary recommendations concerning soil suitability can be found in the County Soil Survey prepared by the United States Department of Agriculture Natural Resources Conservation Service.

Policy V.5.4 The City shall require land clearing for development to be phased with construction activity and include measures to:

1. Minimize soil erosion.
2. Minimize removal of native and non-invasive trees and vegetation.
3. Limit the removal and damage of historic and designated specimen trees; and
4. Stabilize and revegetate the site with native vegetation after clearing.

Policy V.5.5 The City shall require that land be developed with regard for natural topographic features.

GEOLOGICAL RESOURCES

OBJECTIVE V.6 The City shall protect and maintain significant natural geologic features such as special karst features.

Policy V.6.1 Significant geologic features shall be identified and evaluated for their importance to the overall natural resource system of the City and region.

Policy V.6.2 The City shall utilize the High Groundwater Aquifer Recharge Areas Map in Appendix A of this Comprehensive Plan in conjunction with site-specific data, when available, to determine karst related aquifer contamination potentials.

Policy V.6.3 The City shall review the possibility of acquiring and managing, when feasible, unique geological features and their surrounding natural areas. If a subject feature is privately owned, the City shall encourage the owner to create a management plan in cooperation with the appropriate agencies and investigate the possibility of acquiring and preserving the surrounding property.

Policy V.6.4 The City shall utilize regulatory and stewardship techniques to ensure that stormwater, wastewater and landscaping practices do not negatively impact the structural integrity, hydrology, biodiversity and other natural functions of significant geologic resources.

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- Policy V.6.5 Significant geological features shall be accurately identified on development proposals. The City shall require strategies for protecting these features during construction and after development. These strategies shall address:
1. Inclusion of significant geologic features as part of common open space;
 2. Utilization of principles of good landscape design to incorporate features as aesthetic elements;
 3. Pretreatment of stormwater runoff, in accordance with City and water management district rules and regulations, prior to discharging to karst geology features;
 4. The identification of the appropriate level of treatment of wastewater effluent prior to discharge to any karst geology features; and
 5. Perimeter edge buffering around features to maintain natural context, edge vegetation, and structural protection.

GROUNDWATER

OBJECTIVE V.7 The City shall protect and conserve the quality and quantity of groundwater resources to ensure long-term public health and safety, potable water supplies from surficial, intermediate, and Floridan Aquifer, and the ecological integrity of natural resources.

Policy V.7.1 The City shall protect groundwater resources by minimizing impervious surface requirements for new development and by providing incentives to developers for utilizing environmentally beneficial techniques and materials, such as pervious materials for parking lots, water reclamation practices, and high filtration landscape design. The incentives should be based on best management practices for water resources protection recommended by the Florida Department of Agriculture and Consumer Services, and the state land planning agency.

Policy V.7.2 All development within the City shall comply with the County Hazardous Materials Management Code.

Policy V.7.3 Appropriate planning, development design standards, and special construction practices shall be required to ensure both short- and long-term mitigation of impacts on groundwater created by activities occurring in High Aquifer Recharge Areas. The following provisions shall apply:

1. All new development or modifications to existing development shall provide stormwater treatment consistent with the Comprehensive Plan.
2. All stormwater basins in High Aquifer Recharge Areas shall be designed and constructed to provide for at least three (3) feet of unconsolidated solid materials such as sand, silts, and clays between the surface of limestone bedrock and the bottom and sides of the stormwater basin.
3. The following new uses shall be prohibited in areas of the City designated as the high vulnerability zone of the High Groundwater Aquifer Recharge Area Map in Appendix A of this Comprehensive Plan, unless it can be demonstrated that the material, in the quantity and/or solution stored or the conditions under which it is to be stored, does not pose a hazard to human health or the environment:

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- a. Wholesale bulk fuel storage;
 - b. Chemical manufacturing;
 - c. Pesticide manufacturing;
 - d. Auto salvage or junk yard;
 - e. Asphalt plant;
 - f. Battery reclamation or manufacturing;
 - g. Electronics manufacturing using halogenated solvents;
 - h. Any hazardous waste transfer site;
 - i. Any site defined by the Resource Conservation and Recovery Act as a treatment, storage, or disposal facility for hazardous waste;
 - j. Regional pesticide distribution site;
 - k. Underground storage tank for the storage of hazardous materials;
and
 - l. Portland cement manufacturing.
4. The City shall cooperate with the County to enforce the County Hazardous Materials Management Code. The Code provides the following measures towards the protection of natural resources:
- a. Regulates hazardous materials to prevent discharges to the environment in the County;
 - b. Provides uniform standards for the proper storage, handling, and monitoring of hazardous materials on a county-wide basis;
 - c. Provides for early detection, containment, and recovery of discharges;
 - d. Establishes a cost recovery mechanism to pay for hazardous materials emergency response actions performed by the Florida Environmental Protection Department;
 - e. Provides the County with legal authority to establish environmental monitoring, remediation, and closure requirements for contaminated sites; and,
 - f. Disallows the construction of new storage tank systems within three hundred (300) feet of an existing private water supply utility well, or within one thousand (1,000) feet of an existing public water supply well.

Policy V.7.4

The City as part of the development review process, shall require that all hazardous waste generators properly manage their own wastes and 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.7.5 The City shall require all hazardous materials or waste facilities to obtain federal, state and County permitting as required by law prior to issuance of a development order. A copy of a Hazardous Materials Management Plan for the site shall be submitted to the City.
- Policy V.7.6 The City shall prohibit the unauthorized disposal and burning of waste within the City.
- Policy V.7.7 The City, as part of the development review process, shall limit impervious surface in high aquifer recharge areas, designated by the Suwannee River Water Management District, in order to maintain the natural features of these areas.
- Policy V.7.8 Applicants for new development or additions to existing development shall address potential groundwater quality impacts. Development applications shall be denied if they are insufficiently protective of groundwater quality.
- Policy V.7.9 The City shall as part of the development review process require the maintenance of the quantity and quality of surface water runoff within freshwater stream to sink watersheds by prohibiting any development which may diminish or degrade the quality and quantity of surfacewater runoff within the City.
- Policy V.7.10 The City shall, through the development review process, require that post-development runoff rates and pollutant loads do not exceed pre-development conditions.
- Policy V.7.11 The City shall require all new development to maintain the natural functions of environmentally sensitive areas, including but not limited to wetlands and 100-year floodplains so that the long-term environmental integrity and economic and recreational value of these areas is maintained.
- Policy V.7.12 The City shall protect the natural function of floodplains, recognizing the role of flood patterns in maintain water quality and quantity. Flood plain regulations will be based on Federal Emergency Management Agency Flood Insurance Rate Map.
- Policy V.7.13 The City shall regulate development within 100-year floodplains in order to maintain the flood-carrying and flood storage capacities of the floodplains and reduce the risk of property damage and loss of life.
- Policy V.7.14 The City shall prohibit uses within or adjacent to the water resources of the City which would violate water quality anti-degradation rules established by the Florida Department of Environmental Protection.
- Policy V.7.15 The City shall include within the land development code applicable provisions of the Florida Division of Forestry best management practices to provide for the conservation, appropriate use and protection of the quality and quantity of current and projected water sources, water recharge areas and potable water wells.
- Policy V.7.16 The City shall support the Suwannee River Water Management District in their conducting of water conservation programs.

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Policy V.7.17 The City shall comply with the plans of the Suwannee River Water Management District for the emergency conservation of water sources.

ENDANGERED OR THREATENED SPECIES

OBJECTIVE V.8 The City shall protect all endangered and threatened Flora and Fauna from adverse impacts due to loss of critical habitat.

Policy V.8.1 The City of Archer shall identify those areas containing endangered plant or animal species through the requirement of site specific surveys of undeveloped parcels by the developer prior to issuance of building permits.

Policy V.8.2 The City of Archer shall protect those areas containing endangered plant or animal species. The following measures shall be considered depending upon specific circumstances:

1. Off site mitigation
2. Setback requirement adjustments
3. Buffers
4. Clustering

Evidence shall include an assessment based on size, location and viability of a natural or vegetative community.

Policy V.8.3 The City shall ensure that land use designations, development practices and regulations protect native communities and ecosystems, and environmentally sensitive lands.

REGIONALLY SIGNIFICANT RESOURCES

OBJECTIVE V.9 The City, in order to protect significant natural resources in a manner which is in conformance with and furthers the North Central Florida Strategic Regional Policy Plan, as amended, ~~October 27, 2011~~ **August 23, 2018**, hereby adopts the following maps as they apply to the City as part of the Future Land Use Map Series of this Comprehensive Plan;

1. Regionally Significant Natural Resources - Ground Water Resources, dated ~~October 27, 2011~~ **August 23, 2018**;
2. Regionally Significant Natural Resources - Natural Systems, dated ~~October 27, 2011~~ **August 23, 2018**;
3. Regionally Significant Natural Resources - Planning and Resource Management Areas, dated ~~October 27, 2011~~ **August 23, 2018**;
4. Regionally Significant Natural Resources - Planning and Resource Management Areas (Surface Water Improvement Management Water Bodies), dated ~~October 27, 2011~~ **August 23, 2018**; and
5. Regionally Significant Natural Areas - Surface Water Resources, dated ~~October 27, 2011~~ **August 23, 2018**.

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

Words **bolded and underlined** have been added.
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- Policy V.9.1 The map entitled Regionally Significant Natural Resources - Ground Water Resources, dated ~~October 27, 2011~~ **August 23, 2018**, included within the Future Land Use Map Series, identifies groundwater resources for the application of the provisions of the high groundwater aquifer protection policy of the Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element of this Comprehensive Plan.
- Policy V.9.2 The map entitled Regionally Significant Natural Resources - Natural Systems, dated ~~October 27, 2011~~ **August 23, 2018**, included within the Future Land Use Map Series, identifies listed species for the application of the provisions the critical wildlife habitat policy of this element.
- Policy V.9.3 The maps entitled Regionally Significant Natural Resources - Planning and Resource Management Areas, dated ~~October 27, 2011~~ **August 23, 2018**, included within the Future Land Use Map Series, identifies state owned regionally significant lands for application of the provisions of the conservation land use policy of the Future Land Use Element of this Comprehensive Plan.
- Policy V.9.4 The maps entitled Regionally Significant Natural Resources - Planning and Resource Management Areas (Surface Water Improvement Management Water Bodies), dated ~~October 27, 2011~~ **August 23, 2018**, included within the Future Land Use Map Series, identifies surface water management improvement water bodies for the application of the provisions of the surface water runoff policy of this element.
- Policy V.9.5 The map entitled Regionally Significant Natural Areas - Surface Water Resources, dated ~~October 27, 2011~~ **August 23, 2018**, included within the Future Land Use Map Series, identifies surface water resources for the application of the provisions of the surface water and riverbank protection policies of this element.

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

Regional Planning Council: North Central Fl Regional Planning Council Item No.: 20
Review Date: 12/9/21 Local Government: City of Starke
Amendment Type: Draft Amendment Local Government Item Nos.: CPA 21-01
State Land Planning Agency Item No.: 21-1ER

Date Mailed to Local Government and State Land Planning Agency: 12/10/21 (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

City item CPA 21-01 amends the text and the Future Land Use Plan Map Series of the City Comprehensive Plan based on an evaluation completed by the City to reflect changes in state requirements pursuant to Section 163.3191, Florida Statues; amends the text of the Land Use Element; the Transportation Element; the Housing Element; the Public Facilities Element; the Conservation Element; the Recreation and Open Space Element; the Intergovernmental Coordination Element; the Capital Improvements Element; and the Public School Facilities Element; and adds a new Property Rights Element (see attached).

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

The City is bisected by the following roads which are identified and mapped in the North Central Florida Strategic Regional Policy Plan as part of the Regional Road Network: U.S. Highway 301, State Road 16, State Road 100 and State Road 230. Nevertheless, significant adverse impacts are not anticipated to occur to the regional road network as a result of the amendment since it does not result in an increase in intensity or density of use.

Significant adverse impacts are not anticipated to occur to Natural Resources of Regional Significance as no such resources are located within or near the City.

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

**EXCERPTS FROM THE
CITY COMPREHENSIVE PLAN AMENDMENT**

Words **bolded and underlined** have been added.
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CITY OF STARKE COMPREHENSIVE PLAN

B. TRANSPORTATION ELEMENT

GOAL, OBJECTIVES AND POLICIES

GOAL B.1 - PROVIDE A SAFE, CONVENIENT, EFFICIENT TRANSPORTATION SYSTEM.

OBJECTIVE B.1.1 Maintain an acceptable level of service standards on all roadways within the City.

Policy B.1.1.1 Establish the service standards as noted below at peak hour for the following functionally classified roadways within the City as defined within the **most recent version of** Florida Department of Transportation **2013** Quality/Level of Service Handbook.

ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	LEVEL OF SERVICE
1	S.R. 16 (from W. Market Road to U.S. 301)	2-U	Highway	Transition	C
2	S.R. 16 (from U.S. 301 to East City Limit)	2-U	Arterial II	Transition	C
3	S.R. 100 (from C.R. 100A (South Starke) to U.S. 301)	2-U	Arterial I	Transition	C
4	S.R. 100 (from U.S. 301 to C.R. 100A (West Starke))	2-U	Arterial I	Transition	C
5	U.S. 301/S.R. 200 (from SW City Limit (SE 146th St) to S.R. 100)	4-D	Arterial II	Transition	C
6	U.S. 301/S.R. 200 (from S.R. 100 to S.R. 16)	4-D	Arterial II	Transition	C
7	U.S. 301/S.R. 200 (from S.R. 16 to N. City Limit (Market Rd.))	4-D	Arterial I	Transition	C
8	S.R. 230 (from U.S. 301 to SE City Limit (Valley Rd.))	2-U	Arterial I	Transition	C
9	CR 229 / Weldon St (from W. City Limit to S.R. 16)	2-U	Major Collector	Transition	D
10	CR 100A / Edwards Rd (W. City Limit to U.S. 301)	2-U	Major Collector	Transition	D

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

CITY OF STARKE COMPREHENSIVE PLAN

D - Divided Roadway

U - Undivided Roadway

Class I - Arterials with a posted speed of 40 mph or greater.

Class II - Arterials with a posted speed of 35 mph or less.

- Policy B.1.1.2 The City shall adopt a concurrency management ordinance that will assure implementation of the level of service standards cited above.
- Policy B.1.1.3 By communication to the Florida Department of Transportation District Secretary, urge Florida Department of Transportation to address the deficiencies on any backlogged or constrained facilities on the State highway system within the City.
- Policy B.1.1.4** **The City shall control the number and frequency of connections and access points of driveways and roads to arterial and collector roads. For State Roads, the number and frequency of connections and access points shall be in conformance with Chapter 14-96 and 14-97, Florida Administrative Code, as amended.**
- OBJECTIVE B.1.2 Coordinate local transportation planning with the County, North Central Florida Regional Planning Council, and Florida Department of Transportation.
- Policy B.1.2.1 Continue to work with the County on the maintenance of local roads.
- Policy B.1.2.2 Coordinate transportation projections with land use forecasts for the City and the County.
- OBJECTIVE B.1.3 Provide for adequate future right-of-way requirements.
- Policy B.1.3.1 Work with Florida Department of Transportation on the expansion of right-of-way along U.S. 301 in downtown area of the City through actions that include acquisition, zoning control, and setback requirements as outlined in the Land Development Code.
- Policy B.1.3.2 In accordance with Section 163.3180(5)(h)1.c. and 163.3180(5)(h)2., Florida Statutes, as amended, the City shall provide a means by which the landowner will be assessed a proportionate share of the cost of providing the transportation facilities necessary to serve the proposed development. However, the landowner shall not be held responsible for contributing to deficient transportation facilities.
- OBJECTIVE B.1.4 Provide for safe and convenient on-site traffic flow and parking for motorized and non-motorized modes.
- Policy B.1.4.1 Explore opportunities for bicycle and pedestrian ways where feasible. disadvantaged.
- Policy B.1.5.1 If any mass transit services are proposed for the City, the City shall assure that the needs of the transportation disadvantaged are addressed.
- OBJECTIVE B.1.6 Coordinate the transportation system with the future land use map.
- Policy B.1.6.1 Assure that the Future Land Use Map and Transportation Element promote the timely and efficient access to services, jobs, markets, and attractions to Florida's citizens and visitors.

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

CITY OF STARKE COMPREHENSIVE PLAN

- Policy B.1.6.2 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 B.1.6.3 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 B.1.6.4 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 B.1.6.5 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 B.1.6.6 Adequate corner clearance shall be maintained at crossroad intersections with arterials.
- Policy B.1.6.7 The City shall encourage cross-access connections easements and joint driveways, where available and economically feasible.
- Policy B.1.6.8 The City shall encourage closure of existing excessive, duplicative, unsafe curb cuts or narrowing of overly wide curb cuts at the development site.
- OBJECTIVE B.1.7 Insure development along U.S. 301 is consistent with the Florida Intrastate Highway System standards.
- Policy B.1.7.1 Develop an overlay zone for property adjacent to U. S. 301 to include Florida Intrastate Highway System standards for minimum driveway spacing, access management, lot width and setbacks.
- Policy B.1.7.2 Work with the County to establish a consistent approach to development review for properties along the U.S. 301 corridor.

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CITY OF STARKE COMPREHENSIVE PLAN

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CITY OF STARKE COMPREHENSIVE PLAN

E. CONSERVATION ELEMENT

GOALS, OBJECTIVES, AND POLICIES

GOAL E.1 - THE GOAL OF THE CITY IS TO CONSERVE, PROTECT, AND APPROPRIATELY MANAGE ITS NATURAL RESOURCES TO ENSURE THE HIGHEST ENVIRONMENTAL QUALITY POSSIBLE.

OBJECTIVE E.1.1 The City shall ensure that the minimum acceptable air quality levels established by the Florida Department of Environmental Protection will continue to be met.

Policy E.1.1.1 The City shall cooperate with the appropriate agencies on a continuing basis to establish an air quality monitoring program when appropriate data and analyses indicate a need for such activity.

Policy E.1.1.2 The City shall implement the provisions of the Future Land Use Plan, and Land Development Code, which together limit vehicle miles of travel by reducing urban sprawl and providing for the availability of necessary retail and service uses in proximity to residential uses.

Policy E.1.1.3 The City shall implement the provisions of the Land Development Code which require that new industrial uses that demonstrate the potential to violate any State or Federal air quality standards be fully evaluated and, where appropriate, mitigation systems shall be required as a prerequisite to the approval of a development order.

OBJECTIVE E.1.2 The City shall act within its authority to protect all surface and subsurface water resources within its corporate limits in accordance with Policies E.1.2.1, E.1.2.2, E.1.2.3, E.1.2.4, E.1.2.5, and E.1.2.6.

Policy E.1.2.1 The City shall continue to operate its municipal wastewater treatment plant in accordance with design guidelines and in a manner that ensures the level of treatment of the wastewater at the outfall meets all Department of Environmental Protection standards and guidelines.

Policy E.1.2.2 The City will ensure throughout the planning period that all septic tank disposal systems continue to be approved for installation and inspected by the County and/or State agency.

Policy E.1.2.3 Septic tank wastewater treatment systems will be prohibited where soils are classified as severely unsuitable for on-site systems according to the Soil Conservation Service.

Policy E.1.2.4 The City will require all buildings currently served by on-site sewage disposal systems that are located within or, in the future, become located within 100 feet of a publicly-owned or investor-owned permitted sewage system to connect to that system not later than one year following notification that such a system is available.

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CITY OF STARKE COMPREHENSIVE PLAN

- Policy E.1.2.5 The City shall continue to require that new single-family subdivision, multiple family projects, and commercial developments provide on-site retention of stormwater in accordance with the minimum levels of service established by this Plan and the criteria established by the Suwannee Water Management District, with facilities constructed using approved techniques and practices.
- Policy E.1.2.6 The City shall implement the provisions of the Land Development Regulations to protect potable water wellfields by establishing potable water wellfield protection zones, as follows:
1. An Interim Wellhead Protection area shall be established as a circular area with a fixed radius of two hundred (200) feet and shall be drawn utilizing each well as the center of the circle.
 2. A Final Wellhead Protection area shall be established utilizing hydrological information and flow modeling developed in cooperation with the Suwannee River Water Management District. The Final Wellhead Protection area when available, will replace the Interim Wellhead Protection area.
 3. The boundaries of Wellhead Protection areas shall be shown on the Future Land Use Map.
 4. Non-compatible land uses prohibited within the Wellhead Protection area shall include operations which store, handle, use, package, create, treat, recycle, or reclaim substances listed in 40 Code of Federal Regulations 355 Appendix A, July 1, 1990, Extremely Hazardous Substances.
- Policy E.1.2.7 The City will cooperate to reduce potable water consumption by adopting and enforcing conservation oriented construction and irrigation requirements, xeric landscaping standards, mandatory use restrictions, rate structuring and other water conservation techniques promulgated and promoted by the Suwannee River Water Management District.
- OBJECTIVE E.1.3 The City shall protect the natural functions of the 100-year floodplain so that flood-carrying and flood storage capacity are maintained.
- Policy E.1.3.1 The City shall continue to participate in the National Flood Insurance Program.
- Policy E.1.3.2 The City will develop a formal program for protection of the natural drainage features within Starke based on the findings of a master drainage study.
- Policy E.1.3.3 Incorporate natural drainage features into the City-wide master drainage plan to the maximum extent possible.
- Policy E.1.3.4 The Land Development Code to require that all drainage plans submitted for proposed development identify natural drainage features on-site and demonstrate compatibility of the manmade and natural drainage systems.
- Policy E.1.3.5 Maintain adopted stormwater levels of service as identified in the master drainage study.

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CITY OF STARKE COMPREHENSIVE PLAN

- OBJECTIVE E.1.4 The City shall protect its undeveloped wetlands from physical and hydrological alteration through the development and adoption of regulations to implement the programs as stated in Policy E.1.4.1 and E.1.4.2.
- Policy E.1.4.1 The City shall protect wetlands from destruction by amending, adopting, and enforcing land development regulations to ensure that:
1. Site plans for new development identify the location and extent of wetlands located on the property;
 2. Site plans provide measures to assure that normal flows and quality of water will be provided to maintain wetlands after development;
 3. Every effort is made to achieve a goal of no net loss of wetland area while still providing for reasonable use of the property impacted by the presence of wetlands. After ensuring that an unavoidable loss of wetlands has been reduced to the lowest amount of impact possible through reduction in the intensity of the proposed use, density transfer or relocation of structures within the site, clustering of development on uplands and other proven land planning techniques; the City shall permit compensatory mitigation, preferably on the same site. Compensatory mitigation shall require that the amount of wetlands purchases, created, enhanced or restored by of sufficient size to assure that the amount of wetland lost will be completely and successfully replaced. No subdivision of land will be permitted unless all of the new parcels created contain sufficient upland area to accommodate a development having the maximum intensity or density allowed; and
 4. To the maximum extent possible, all wetland mitigation will be performed "on-site".
- Policy E.1.4.2 The City shall cooperate with the Federal Department of Environmental Protection, the Florida Fish and Wildlife Conservation, and the Suwannee Water Management District by enforcing current regulations to ensure that dredge and/or fill activities are conducted in manner which minimizes adverse impacts on natural systems and surface water quality.
- OBJECTIVE E.1.5 The City shall act to protect and conserve minerals and the natural functions of existing soils, fisheries, lakes and floodplains by implementing programs and regulations in accordance with Policies E.1.5.1 and E.1.5.2.
- Policy E.1.5.1 The City shall protect and conserve the natural functions of existing soils, lakes and ponds, and floodplains through the implementation of the policies regarding these resources set forth in the various elements of this plan and enforcement of existing local, state, and federal regulations designed to protect and conserve these functions.
- Policy E.1.5.2 The City shall establish by ordinance a 50-foot buffer on either side of Alligator Creek. No new development shall be allowed within this buffer.

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CITY OF STARKE COMPREHENSIVE PLAN

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- Policy E.1.5.3 In accordance with the Objective G.1.3 and associated Policies G.1.3.1, G.1.3.2, and G.1.3.3, set forth in the Intergovernmental Coordination Element of this Comprehensive Plan, the City shall provide for mutual actions to conserve, appropriately use, or protect unique vegetative communities located in both the City and the County by providing for County review of projects that span jurisdictional boundaries, review of proposed developments with respect to the provisions of the County's Comprehensive Plan to identify inconsistencies, and continue current policies and practices involving review of all development activities falling under the jurisdiction of the Florida Department of Transportation, Suwannee River Water Management District, Florida Department of Environmental Protection, and the United States Corps of Engineers.
- Policy E.1.5.4 In conformance with Federal and State regulations, commercial establishments that use, treat, store, generate or transport toxic or hazardous substances shall provide a plan to the City that identifies the materials and how these materials will be handled and disposed.
- OBJECTIVE E.1.6 The City shall protect the natural functions of the 100-year floodplains from physical and hydrological alteration through the programs as stated in Policies E.1.6.1 and E.1.6.2.
- Policy E.1.6.1 The City shall protect floodplains from adverse impacts by ensuring that:
1. Site plans for new development identify the location and extent of the 100-year floodplains located on the property; and
 2. Site plans provide measures to assure that normal flows and quality of water will be provided to maintain the floodplains after development and every effort is made to achieve no net loss of floodplain areas.
- Policy E.1.6.2 The City shall adopt land development regulations which limit the density of dwelling units within Federal Emergency Management Agency designated 100-year floodplains to the low-density land use classification (0 to 4.0 dwelling units per acre) so that existing flood storage is maintained and allowable densities do not create potential flood hazards, or degrade the natural functions of the floodplain. Within the Alligator Creek floodplain, the density shall be limited to 0 to 2 dwelling units per acre. No hazardous materials or hazardous waste should be stored, used or generated within the floodplain. Existing public facilities located in the floodplains shall continue as conforming uses. Any lot of record existing at the time of adoption of this comprehensive plan shall be allowed one residential dwelling regardless of lot size.
- OBJECTIVE E.1.7 The City, in order to protect significant natural resources in a manner which is in conformance with and furthers the North Central Florida Strategic Regional Policy Plan, as amended ~~October 27, 2011~~ **August 23, 2018**, hereby adopts the following maps as they apply to the City as part of the Future Land Use Map Series of this Comprehensive Plan:

Words **bolded and underlined** have been added.
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CITY OF STARKE COMPREHENSIVE PLAN

1. Regionally Significant Natural Resources - Ground Water Resources, dated ~~October 27, 2011~~ **August 23, 2018**;
2. Regionally Significant Natural Resources - Natural Systems, dated ~~October 27, 2011~~ **August 23, 2018**;
3. Regionally Significant Natural Resources - Planning and Resource Management Areas, dated ~~October 27, 2011~~ **August 23, 2018**;
4. Regionally Significant Natural Resources - Planning and Resource Management Areas (Surface Water Improvement Management Water Bodies), dated ~~October 27, 2011~~ **August 23, 2018**; and
5. Regionally Significant Natural Areas - Surface Water Resources, dated ~~October 27, 2011~~ **August 23, 2018**.

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

- Policy E.1.7.1 The map entitled Regionally Significant Natural Resources - Ground Water Resources, dated ~~October 27, 2011~~ **August 23, 2018**, included within the Future Land Use Map Series, identifies groundwater resources for the application of the provisions of the high groundwater aquifer protection policy of the Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element of this Comprehensive Plan.
- Policy E.1.7.2 The map entitled Regionally Significant Natural Resources - Natural Systems, dated ~~October 27, 2011~~ **August 23, 2018**, included within the Future Land Use Map Series, identifies listed species for the application of the provisions the critical wildlife habitat policy of this element.
- Policy E.1.7.3 The maps entitled Regionally Significant Natural Resources - Planning and Resource Management Areas, dated ~~October 27, 2011~~ **August 23, 2018**, included within the Future Land Use Map Series, identifies state owned regionally significant lands for application of the provisions of the conservation land use policy of the Future Land Use Element of this Comprehensive Plan.
- Policy E.1.7.4 The maps entitled Regionally Significant Natural Resources - Planning and Resource Management Areas (Surface Water Improvement Management Water Bodies), dated ~~October 27, 2011~~ **August 23, 2018**, included within the Future Land Use Map Series, identifies surface water management improvement water bodies for the application of the provisions of the surface water runoff policy of this element.
- Policy E.1.7.5 The map entitled Regionally Significant Natural Areas - Surface Water Resources, dated ~~October 27, 2011~~ **August 23, 2018**, included within the Future Land Use Map Series, identifies surface water resources for the application of the provisions of the surface water and riverbank protection policies of this element.

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CITY OF STARKE COMPREHENSIVE PLAN

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

Regional Planning Council: North Central Fl
Review Date: 12/9/21
Amendment Type: Draft Amendment

Regional Planning Council Item No.: 21
Local Government: Taylor County
Local Government Item No.: CPA 21-01
State Land Planning Agency Item No.: 21-1ESR

Date Mailed to Local Government and State Land Planning Agency: 12/10/21 (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

The County item CPA 21-01 amends the County's Comprehensive Plan to add a new Property Rights Element (see attached).

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

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

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

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

Request a copy of the adopted version of the amendment?

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

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

**EXCERPTS FROM THE
COUNTY COMPREHENSIVE PLAN AMENDMENT**

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XII

PROPERTY RIGHTS ELEMENT

INTRODUCTION

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

PROPERTY RIGHTS GOAL, OBJECTIVE AND POLICIES

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

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

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

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

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

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

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

Regional Planning Council: North Central Fl
Review Date: 12/9/21
Amendment Type: Draft Amendment

Regional Planning Council Item No.: 23
Local Government: City of Madison
Local Government Item No.: CPA 21-01
State Land Planning Agency Item No.: 21-1ESR

Date Mailed to Local Government and State Land Planning Agency: 12/10/21 (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

The City item CPA 21-01 amends the City’s Comprehensive Plan to add a new Property Rights Element (see attached).

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

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

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

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

Request a copy of the adopted version of the amendment?

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

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

**EXCERPTS FROM THE
CITY COMPREHENSIVE PLAN AMENDMENT**

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PROPERTY RIGHTS ELEMENT

INTRODUCTION

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

PROPERTY RIGHTS GOAL, OBJECTIVE AND POLICIES

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

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

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

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

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

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

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

Regional Planning Council: North Central Fl Regional Planning Council Item No.: 24
Review Date: 12/9/21 Local Government: City of Perry
Amendment Type: Adopted Amendment Local Government Item No.: CPA 21-01
State Land Planning Agency Item No.: 21-1ER

Date Mailed to Local Government and State Land Planning Agency: 12/10/21 (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

The City is amending the text and the Future Land Use Plan Map Series of the City Comprehensive Plan based on an evaluation completed by the City to reflect changes in state requirements pursuant to Section 163.3191, Florida Statutes. More specifically, the amendment amends the text of the Future Land Use Element; Transportation Element; Housing Element; Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element; Conservation Element; Recreation and Open Space Element; Intergovernmental Coordination Element; Capital Improvements Element; Public School Facilities Element; the Future Land Use Plan Map Series; and adds a new Property Rights Element of the City Comprehensive Plan (see attached excerpts).

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

Significant adverse impacts are not anticipated to regional transportation facilities or Natural Resources of Regional Significance as the amendment does not result in an increase in density or intensity of use.

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

The 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	_____X_____

**EXCERPTS FROM THE
CITY 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 City and establish a framework for making policy decisions in planning for future transportation needs. The data collected for this plan element and analysis of this data, contained in the Data and Analysis document, are not part of this plan element, but serve to provide a foundation and basis for this portion of the Comprehensive Plan.

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

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

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

TRANSPORTATION GOAL, OBJECTIVES AND POLICIES

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

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

Policy II.1.1 Establish Service Standard at peak hour as defined within the **most recent version of** Florida Department of Transportation **2013** Quality/Level of Service Handbook for the following roadway segments within the City:

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ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	SEGMENT LEVEL OF SERVICE
1	U.S. 19 / 27 from City's north limits to U.S. 98 / S.R. 30	4	Arterial I Transition	C
2	U.S. 221 / S.R. 55 from City's north limits to U.S. 27/S.R. 20	2	Arterial II Transition	C
3	C.R. 361C from City's north limits to College Street	2	Urban Major Collector	D
4	C.R. 356 from U.S. 19 to U.S. 221	2	Urban Major Collector	D
5	C.R. 356 from U.S. 221 to C.R. 361C	2	Urban Major Collector	D
6	C.R. 356 from City's west limits to U.S. 19	2	Urban Major Collector	D
7	College Street from U.S. 221 to Clark Street	2	Urban Major Collector	D
8	Clark Street from College Street to C.R. 356	2	Urban Minor Collector	D
9	C.R. 356 from U.S. 10 to U.S. 221	2	Urban Major Collector	D
10	C.R. 356 from U.S. 221 to County Road Department	2	Urban Major Collector	D
11	U.S. 27/ S.R. 20 from U.S. 221 / S.R. 55 to J. Tom Moore	2	Arterial II Transition	C
12	U.S. 27/ S.R. 20 from J. Tom Moore to City's east limits	4	Arterial I Transition	C
13	U.S. 27/ S.R. 20 from U.S. 19 / 27 to U.S. 221/S.R. 55	2	Arterial I Transition	C

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ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	SEGMENT LEVEL OF SERVICE
14	U.S. 98/ S.R. 30 from City's west limits to U.S. 19 / 27	2	Arterial I Transition	C
15	U.S. 98/ S.R. 30 from U.S. 19 / 27 to U.S. 221/ S.R. 55	2	Arterial I Transition	C
15	U.S. 19/ 27 from U.S. 27 to U.S. 221	4	Arterial I Transition	C
16	U.S. 221/ S.R. 55 from U.S. 27/98 to U.S. 98 /19	4	Arterial I Transition	C
17	S.R. 30 from U.S. 221/ S.R. 55 to City's south limits	2	Arterial I Transition	C
18	Church Street from U.S. 19 to U.S. 221	2	Urban Major Collector	D
19	Church Street from U.S. 221 to S.R. 30	2	Urban Major Collector	D
20	C.R. 361A from U.S. 19 to City's south limits	2	Urban Major Collector	D
21	U.S. 19 from U.S. 221 to City's south limits	4	Arterial I Transition	C
22	C.R. S361 from U.S. 19 to City's north limits	2	Urban Major Collector	D

Policy II.1.2 The City shall ~~include provisions to~~ control the number and frequency of connections and access points of driveways and roads to arterial and collector roads. **For State Roads, the number and frequency of connections and access points shall be in conformance with Chapter 14-96 and 14-97, Florida Administrative Code, as amended.**

Policy II.1.3 The City shall require the provision of safe and convenient on-site traffic flow, which includes the provision for non-motorized vehicle parking.

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- Policy II.1.4 The City's Planning and Zoning Board shall consider the need for the purchase of additional right-of-way width for bicycle and pedestrian ways as integrated or parallel transportation facilities for any development which is required to provide a site plan or any development requiring platting, which faces a collector and arterial roadways.
- Policy II.1.5 In accordance with Section 163.3180(5)(h)1.c. and 163.3180(5)(h)2. Florida Statutes, **as amended**, the City shall provide a means by which the landowner will be assessed a proportionate share of the cost of providing the transportation facilities necessary to serve the proposed development. However, the landowner shall not be held responsible for contributing to deficient transportation facilities.
- OBJECTIVE II.2 The City shall require that all traffic circulation improvements be consistent with and complement the future land uses on the future land use plan map.
- Policy II.2.1 The City shall, as part of the capital improvement scheduling of roadway improvements, review all proposed roadway improvements to determine if such improvement will further the direction of the future Land Use Plan Element. Where the roadway is operated and maintained by another jurisdictional authority, the City shall notify such jurisdiction, in writing, if any identified roadway improvement plans are not consistent with the provisions of the future land use plan element.
- OBJECTIVE II.3 The City shall on an annual basis 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 City shall, during the capital improvements planning process for roadway improvements, review the proposed roadway improvements which will be completed as part of the implementation of the Florida Department of Transportation 5 - Year Transportation Plan so that such capital project planning is complementary and consistent with the state roadway improvement planning.
- OBJECTIVE II.4 The City shall provide for the protection of existing and future right-of-ways from building encroachment by identifying the need to purchase additional right of way where new development is being established along new or realigned collector and arterial roadways
- Policy II.4.1 The Planning and Zoning Board shall identify the need for the purchase of additional right-of-way where new development is being established along new or realigned collector and arterial roadways.
- 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.

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- Policy II.4.4 Shopping centers shall be required to provide a unified access and circulation plan and require any out parcels to obtain access from the unified access and circulation system.
- Policy II.4.5 Existing lots unable to meet the access spacing standards for arterials shall obtain access from platted side streets, parallel streets, service roads, joint and cross-access or the provision of easements;
- Policy II.4.6 Adequate corner clearance shall be maintained at crossroad intersections with arterials.
- Policy II.4.7 The City shall encourage cross-access connections easements and joint driveways, where available and economically feasible.
- Policy II.4.8 The City shall encourage closure of existing excessive, duplicative, unsafe curb cuts or narrowing of overly wide curb cuts at the development site.

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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 City's natural resources. The data collected for this plan element and analysis of this data, contained in the City's Data and Analysis document, are not part of this plan element, but serve to provide a foundation and basis for the formulation of this portion of the Comprehensive Plan.

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

The Future Land Use Plan map addresses conservation future land use as defined above. The conservation future land use category shown on the Future Land Use Plan map identifies future conservation areas which consist of land within the City which is anticipated to have planned management of a natural resource to prevent exploitation, destruction or neglect of that natural resources. At present there are no areas which have planned management of a natural resource within the City. Therefore, until such time as there are areas which conserve a natural resource through the use of best management programs, this category although listed, will not be shown on the Future Land use Plan map.

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

CONSERVATION GOAL, OBJECTIVES AND POLICIES

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

OBJECTIVE V.1 The City shall protect air quality through the development review process by requiring the appropriate siting of development and associated public facilities and by requiring landscape buffers and setbacks.

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

OBJECTIVE V.2 The City shall establish applicable provisions of the Florida Forest Service best management practices to provide for the conservation, appropriate use and protection of the quality and quantity of current and projected water sources, water recharge areas and potable water wells.

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- Policy V.2.1 The City shall as part of the development review process require the coordination of development plans with the Florida Department of Environmental Protection and the Water Management District to assist in monitoring uses which may impact the City's current and projected water sources.
- Policy V.2.2 The City's ~~land development regulations~~ shall prohibit uses within or adjacent to the water resources of the City which would violate water quality anti-degradation rules established by the Florida Department of Environmental Protection.
- Policy V.2.3 The City shall identify and make recommendations, where appropriate, for the purchase of environmentally sensitive lands under the Conservation and Recreation Lands Program or Save Our Rivers Program.
- Policy V.2.4 The City's ~~land development regulations~~ shall require a 35-foot natural buffer around all wetlands, except isolated wetlands less than one-half acre in size, consistent with Section 12.2.2.1 of the Suwannee River Water Management District's Environmental Resource Permit Applicant's Handbook, and shall prohibit the location of residential, commercial and industrial land uses within the buffer areas.
- Policy V.2.5 The City prior to granting approval of a site and development plan, for the construction or expansion shall require that all hazardous waste generators and facilities are duly permitted as required by Chapter 403, Florida Statutes, **as amended**, by the Florida Department of Environmental Protection. In addition, the City, prior to the issuance of a certificate of land development regulation compliance, shall require that all existing hazardous waste facilities or uses which generate hazardous waste show proof of such permit prior to a change in occupancy.
- Policy V.2.6 The City shall, through the development review process, require that post-development runoff rates and pollutant loads do not exceed pre-development conditions.
- Policy V.2.7 The City shall require all new development to maintain the natural functions of environmentally sensitive areas, including but not limited to wetlands, except isolated wetlands less than one-half acre in size, consistent with Section 12.2.2.1 of the Suwannee River Water Management District's Environmental Resource Permit Applicant's Handbook, and 100-year floodplains so that the long term environmental integrity and economic and recreational value of these areas are maintained.
- Policy V.2.8 The City shall regulate development within 100-year floodplains in order to maintain the flood-carrying and flood storage capacities of the floodplains and reduce the risk of property damage and loss of life.
- Policy V.2.9 The City's ~~land development regulations~~ shall conserve wetlands by prohibiting, where other alternatives for development exist, any development or dredging and filling which would alter their natural functions. Where no other alternative for development exists, mitigation will be considered as a last resort using criteria established within Chapters 40B-4 and 40B-400, Florida Administrative Code, Rules of the Suwannee River Water Management District, **as amended**. Fish and wildlife values of isolated wetlands less than one-half acre in size, consistent with Section 12.2.2.1 of the Suwannee River Water Management District's Environmental Resource Permit Applicant's Handbook, are de minimis and no mitigation of such de minimis values shall be required.

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- Policy V.2.10 The City shall support the Water Management District in their conducting of water conservation programs, by assisting with public information programs for water use restrictions in the case of water shortage.
- Policy V.2.11 The City shall comply with the plans of the Water Management District for the emergency conservation of water sources through assisting the Water Management District with public information programs for any water use restrictions in the case of water shortage.
- Policy V.2.12 The City's ~~land development regulations~~ shall require a 35-foot regulated natural buffer adjacent to all perennial rivers, streams and creeks and prohibit the location of residential, commercial and industrial land uses within the buffer areas, but allow resource-based recreational activities within buffer areas.
- Policy V.2.13 The City shall as part of the development review process limit development to low density and non-intensive uses in prime aquifer recharge areas, designated by the Water Management District, in order to maintain the natural features of these areas.
- Policy V.2.14 The City shall as part of the development review process require the maintenance of the quantity and quality of surface water runoff within freshwater stream to sink watersheds by prohibiting any development which may diminish or degrade the quality and quantity of surfacewater runoff within the City.
- Policy V.2.15 The City prior to granting approval of a site and development plan, for construction or expansion shall require that all hazardous waste generators and facilities are duly permitted as required by Chapter 403, Florida Statutes, **as amended** by the Florida Department of Environmental Protection. In addition, the City, prior to the issuance of a certificated of land development regulation compliance, shall require that all existing hazardous waste facilities or uses which generate hazardous waste show proof of such permit prior to a change in occupancy.
- OBJECTIVE V.3 The City shall provide for the conservation, use and protection of soils, minerals and native vegetative communities.
- Policy V.3.1 The City shall require that any mining permit be coordinated with the Florida Department of Environmental Protection so that mineral resources areas disturbed by mining activities are reclaimed to productive and beneficial use.
- Policy V.3.2 The City shall review topographic, hydrologic and vegetative cover factors during the development review process in order to protect and conserve the natural functions of soils.
- Policy V.3.3 The City shall require within the development review process that multiple use of forest resources where appropriate, be required to provide for recreation, wildlife habitat, watershed protection, erosion control and maintenance of water quality.
- OBJECTIVE V.4 The City shall include within the site and development plan approval Process, provisions for the location and use of screens and buffers to preserve wildlife and wildlife habitats.

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- Policy V.4.1 The City shall cooperate with the Florida Fish and Wildlife Conservation Commission in the monitoring and inventorying of wildlife and wildlife habitats within the City.
- Policy V.4.2 The City shall assist in the application and compliance with all Federal and state regulations which pertain to endangered and rare species.
- Policy V.4.3 The City shall consult with the Florida Fish and Wildlife Conservation Commission prior to the issuance of a development order where there is an indication that such issuance would result in an adverse impact to any endangered or rare species.
- Policy V.4.4 The City shall cooperate with the Florida Department of Environmental Protection in the inventorying and monitoring aquaculture activities within the City.
- Policy V.4.5 The City shall address, during the development review process, the mitigation of development activities within environmentally sensitive areas by prohibiting, where other alternatives for development exist, any development or dredging and filling which would alter their natural functions. Where no other alternative for development exists, mitigation will be considered as a last resort using criteria established within the rules of the Florida Department of Environmental Protection.
- Policy V.4.6 The City shall cooperate with the Florida Fish and Wildlife Conservation Commission in the inventorying and monitoring aquaculture activities within the City.
- Policy V.4.7 The City shall address during the development review process the mitigation of development activities within environmentally sensitive areas so that the possible impacts created by the proposed development activity will not significantly alter the natural functions of the these significant natural resources.
- OBJECTIVE V.5 The City, in order to protect significant natural resources in a manner which is in conformance with and furthers the North Central Florida Strategic Regional Policy Plan, as amended ~~October 27, 2011~~ **August 23, 2018**, hereby adopts the following maps as they apply to the City as part of the Future Land Use Map Series of this Comprehensive Plan;
1. Regionally Significant Natural Resources - Ground Water Resources, dated ~~October 27, 2011~~ **August 23, 2018**;
 2. Regionally Significant Natural Resources - Natural Systems, dated ~~October 27, 2011~~ **August 23, 2018**;
 3. Regionally Significant Natural Resources - Planning and Resource Management Areas, dated ~~October 27, 2011~~ **August 23, 2018**;
 4. Regionally Significant Natural Resources - Planning and Resource Management Areas (Surface Water Improvement Management Water Bodies), dated ~~October 27, 2011~~ **August 23, 2018**; and
 5. Regionally Significant Natural Areas - Surface Water Resources, dated ~~October 27, 2011~~ **August 23, 2018**.

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

- Policy V.5.1 The map entitled Regionally Significant Natural Resources - Ground Water Resources, dated ~~October 27, 2011~~ **August 23, 2018**, included within the Future Land Use Map Series, identifies groundwater resources for the application of the provisions of the high groundwater aquifer protection policy of the Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element of this Comprehensive Plan.
- Policy V.5.2 The map entitled Regionally Significant Natural Resources - Natural Systems, dated ~~October 27, 2011~~ **August 23, 2018**, included within the Future Land Use Map Series, identifies listed species for the application of the provisions the critical wildlife habitat policy of this element.
- Policy V.5.3 The maps entitled Regionally Significant Natural Resources - Planning and Resource Management Areas, dated ~~October 27, 2011~~ **August 23, 2018**, included within the Future Land Use Map Series, identifies state owned regionally significant lands for application of the provisions of the conservation land use policy of the Future Land Use Element of this Comprehensive Plan.
- Policy V.5.4 The maps entitled Regionally Significant Natural Resources - Planning and Resource Management Areas (Surface Water Improvement Management Water Bodies), dated ~~October 27, 2011~~ **August 23, 2018**, included within the Future Land Use Map Series, identifies surface water management improvement water bodies for the application of the provisions of the surface water runoff policy of this element.
- Policy V.5.5 The map entitled Regionally Significant Natural Areas - Surface Water Resources, dated ~~October 27, 2011~~ **August 23, 2018**, included within the Future Land Use Map Series, identifies surface water resources for the application of the provisions of the surface water and riverbank protection policies of this element.

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

Regional Planning Council: North Central Fl
Review Date: 12/9/21
Amendment Type: Draft Amendment

Regional Planning Council Item No.: 25
Local Government: Union County
Local Government Item No.: CPA 21-01
State Land Planning Agency Item No.: 21-1ESR

Date Mailed to Local Government and State Land Planning Agency: 12/10/21 (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

The County item CPA 21-01 amends the County's Comprehensive Plan to add a new Property Rights Element (see attached).

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

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

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

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

Request a copy of the adopted version of the amendment?

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

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

**EXCERPTS FROM THE
COUNTY COMPREHENSIVE PLAN AMENDMENT**

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~~Words bolded and struck through are deleted~~

X

PROPERTY RIGHTS ELEMENT

INTRODUCTION

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

PROPERTY RIGHTS GOAL, OBJECTIVE AND POLICIES

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

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

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

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

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

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

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

Regional Planning Council: North Central Fl Regional Planning Council Item No.: 26
Review Date: 12/9/21 Local Government: Dixie County
Amendment Type: Adopted Amendment Local Government Item No.: CPA 21-03
State Land Planning Agency Item No.: 21-2ESR

Date Mailed to Local Government and State Land Planning Agency: 12/10/21 (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 21-03 amends the text of the County Comprehensive Plan to add a new Property Rights Element (see attached).

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

Significant adverse impacts are not anticipated to occur to the Regional Road Network or to Natural Resources of Regional Significance, as the amendment does not result in an increase in density or intensity of use.

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

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

Request a copy of the adopted version of the amendment?

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

Yes _____	No _____
Not Applicable	_____ X _____

**EXCERPTS FROM THE
COUNTY COMPREHENSIVE PLAN AMENDMENT**

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

XI
PROPERTY RIGHTS ELEMENT

INTRODUCTION

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

PROPERTY RIGHTS GOAL, OBJECTIVE AND POLICIES

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

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

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

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

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

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

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

Regional Planning Council: North Central Fl Regional Planning Council Item No.: 27
Review Date: 12/9/21 Local Government: Lafayette County
Amendment Type: Adopted Amendment Local Government Item No.: CPA 21-01
State Land Planning Agency Item No.: 21-1ESR
Date Mailed to Local Government and State Land Planning Agency: 12/10/21 (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 21-01 amends the text of the County Comprehensive Plan to add a new Property Rights Element (see attached).

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

Significant adverse impacts are not anticipated to occur to the Regional Road Network or to Natural Resources of Regional Significance, as the amendment does not result in an increase in density or intensity of use.

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

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

Request a copy of the adopted version of the amendment?

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

Yes _____	No _____
Not Applicable	_____X_____

**EXCERPTS FROM THE
COUNTY COMPREHENSIVE PLAN AMENDMENT**

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

X

PROPERTY RIGHTS ELEMENT

INTRODUCTION

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

PROPERTY RIGHTS GOAL, OBJECTIVE AND POLICIES

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

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

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

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

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

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

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

Regional Planning Council: North Central Fl
Review Date: 12/9/21
Amendment Type: Draft Amendment

Regional Planning Council Item No.: 28
Local Government: Town of Branford
Local Government Item No.: N/A
State Land Planning Agency Item No.: 21-1ESR

Date Mailed to Local Government and State Land Planning Agency: 12/10/21 (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

The Town item amends the Town’s Comprehensive Plan to add a new Property Rights Element (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 Economic Opportunity.

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

**EXCERPTS FROM THE
TOWN COMPREHENSIVE PLAN AMENDMENT**

THE TOWN OF BRANFORD

COMPREHENSIVE PLAN

Town of Branford Property Rights Element

The Following rights shall be considered in local decision making:

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

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

Regional Planning Council: North Central Fl Regional Planning Council Item No.: 29
Review Date: 12/9/21 Local Government: City of Chiefland
Amendment Type: Adopted Amendment Local Government Item No.: CPA 21-01
State Land Planning Agency Item No.: 21-1ESR

Date Mailed to Local Government and State Land Planning Agency: 12/10/21 (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

City item CPA 21-01 amends the text of the City Comprehensive Plan to add a new Property Rights Element (see attached).

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

Significant adverse impacts are not anticipated to occur to the Regional Road Network or to Natural Resources of Regional Significance, as the amendment does not result in an increase in density or intensity of use.

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

The 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	_____X_____

**EXCERPTS FROM THE
CITY COMPREHENSIVE PLAN AMENDMENT**

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

CHAPTER 11
PROPERTY RIGHTS ELEMENT
INTRODUCTION

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

PROPERTY RIGHTS GOAL, OBJECTIVE AND POLICIES

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

OBJECTIVE 11.1 **In local decision making, the City shall consider the statement of rights as enumerated in Policy 11.1.1, Policy 11.1.2, Policy 11.1.3, and Policy 11.1.4.**

Policy 11.1.1 **In local decision making, the City shall consider the right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.**

Policy 11.1.2 **In local decision making, the City shall consider the right of a property owner to use, maintain, develop and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.**

Policy 11.1.3 **In local decision making, the City shall consider the right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.**

Policy 11.1.4 **In local decision making, the City shall consider the right of a property owner to dispose of his or her property through sale or gift.**

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

Regional Planning Council: North Central Fl Regional Planning Council Item No.: 30
Review Date: 12/9/21 Local Government: Town of Micanopy
Amendment Type: Draft Amendment Local Government Item No.: CPA 21-01
State Land Planning Agency Item No.: 21-1ESR

Date Mailed to Local Government and State Land Planning Agency: 12/10/21 (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

The Town item amends the Town’s Comprehensive Plan to add a new Property Rights Element (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 Economic Opportunity.

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

**EXCERPTS FROM THE
TOWN COMPREHENSIVE PLAN AMENDMENT**

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

XII
PROPERTY RIGHTS ELEMENT
INTRODUCTION

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

PROPERTY RIGHTS GOAL, OBJECTIVE AND POLICIES

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

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

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

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

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

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



#8

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**REGIONAL CLEARINGHOUSE
INTERGOVERNMENTAL COORDINATION AND RESPONSE**

Date: 12/2/21

PROJECT DESCRIPTION

#8 - Taylor County - Community Development Block Grant - Mitigation -
Environmental Review -
Contract No. I10179

TO: Florida State Clearinghouse

XC: CDBG
Florida Department of Economic Opportunity
107 E. Madison Street, MSC-400
Tallahassee, FL 32399-6508

Jami Evans, Grants Coordinator
Taylor County Grants Department
401 Industrial Park Drive
Perry, FL 32348

 COMMENTS ATTACHED

 X **NO COMMENTS REGARDING THIS PROJECT**

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

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TAYLOR COUNTY BOARD OF COUNTY COMMISSIONERS

SKL

GARY KNOWLES, Clerk of Court
Post Office Box 620
Perry, Florida 32348
(850) 838-3506 Phone
(850) 838-3549 Fax

LAWANDA PEMBERTON, County Administrator
201 East Green Street
Perry, Florida 32347
(850) 838-3500, extension 7 Phone
(850) 838-3501 Fax

CONRAD C. BISHOP, JR., County Attorney
Post Office Box 167
Perry, Florida 32348
(850) 584-6113 Phone
(850) 584-2433 Fax

RECEIVED

October 4, 2021

OCT 25 2021

North Central Florida Regional Planning Council
Attn: Scott R. Koons
2009 Northwest 67th Place
Gainesville, FL 32653

NORTH CENTRAL FLORIDA
REGIONAL PLANNING COUNCIL

Subject: Taylor County Florida
Community Development Block Grant (CDBG) - Mitigation Program
Broad-Level Tiered Environmental Review for Activity/Project that is Categorically
Excluded Subject to Section 58.5
Rebuild Florida's Critical Hardening Facility Program
DEO Agreement No.: I0179
Request for Comments

Dear Environmental Review Contact,

Taylor County Board of County Commissioners is preparing a broad-level environmental review record for the above referenced project. We request your review of this proposed project to determine the potential for any adverse environmental and/or community impacts.

The Taylor County Board of County Commissioners may supply Community Development Block Grant (CDBG) - Mitigation funds as part of Rebuild Florida's Critical Hardening Facility Program for the replacement of a generator at the Taylor County Jail located at 589 E. US 27, Perry, Florida 32347 to ensure the resilience and full operation of a critical facility during a power outage or a catastrophic weather event.

Enclosed you will find applicable maps with the overall area identified. The County seeks to complete an Unspecified Site Strategy Broad-Level Tier 1 review to allow for use of CDBG funding for this activity as needed.

All necessary construction permits will be obtained before notice to proceed. If you feel there will be any other impacts, or have questions or comments please contact Jami Evans, Grants Coordinator at (850) 838-3553, Taylor County Grants Department, 401 Industrial Park Drive, Perry, FL 32348 or by email at jevans@taylorcountygov.com. Please also copy Melody Cox, Grant Writer, Taylor County at (850) 371-0377 or by e-mail at melody.cox@taylorcountygov.com.

Sincerely,

A handwritten signature in blue ink that reads "Thomas Demps". The signature is written in a cursive style with a large, stylized initial "T".

Thomas Demps

Chairman – Taylor County Board of County Commissioners



#11

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**REGIONAL CLEARINGHOUSE
INTERGOVERNMENTAL COORDINATION AND RESPONSE**

Date: 12/2/21

PROJECT DESCRIPTION

#11 - Alachua County - Community Development Block Grant - Corona Virus -
Environmental Review -

TO: Florida State Clearinghouse

XC: CDBG
Florida Department of Economic Opportunity
107 E. Madison Street, MSC-400
Tallahassee, FL 32399-6508

Stephen Weeks, Housing Program Manager
Alachua County Department of Support Services
218 SE 24th Street
Gainesville, FL 32641

 COMMENTS ATTACHED

 X **NO COMMENTS REGARDING THIS PROJECT**

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

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**ALACHUA COUNTY
DEPARTMENT OF COMMUNITY SUPPORT SERVICES
Division of Housing Programs**

Stephen C. Weeks, Housing Program Manager
sweeks@alachuacounty.us

SKLY

October 28, 2021

RECEIVED

Scott Koons
Noth Central Florida RPC
2009 NW 67th Place
Gainesville, FL 32653

NOV 03 2021

NORTH CENTRAL FLORIDA
REGIONAL PLANNING COUNCIL

Re: Alachua County Environmental Review (Housing Category)

Dear Scott Koons,

Alachua County, Florida is in the process of applying for a grant under the Community Development Block Grant Corona Virus (CDBG-CV), through the Florida Department of Economic Opportunity (DEO). The funding, if awarded, will be used to rehabilitate/convert an existing 36 room hotel (the Budget Inn) to Single Room occupancy units for the homeless. This is a site-specific project located at 4401 SE 13th Street, Gainesville, FL 32608

As part of the Environmental Review process, we are advising you that subject to funding we are giving your organization the opportunity to comment on the proposed project. We have included maps of the area as well a site map. Should you require additional information please advise Mr. weeks at 352-337-6285 or e-mail sweeks@alachuacounty.us.

Upon your review please provide a response as to whether or not you believe this project would be harmful to the environment. We would request a response within 30 days.

Again, should you have any additional questions or need additional information please feel free to contact me at 352-337-6285 or via e-mail at sweeks@alachuacounty.us

Sincerely

Stephen Weeks, Housing Program Manager

Alachua County, community Development Block Grant Coronavirus CDBG-CV – Detailed Project Description

Alachua County has applied to the Department of Economic Opportunity for a grant to assist in the Conversion of the Budget Inn; a 36 room hotel recently purchased at 4401 SW 13th Street, Gainesville, Florida 32608.

The hotel was purchased to create housing for the homeless. The objective would be to renovate/rehabilitate convert the units to make them compatible with long-term housing. The estimated cost for the project is just under \$4,100,000.

The project would entail, in brief, upgrading fire suppression, handicap rooms, sidewalk replacement, window, and door upgrades overall energy efficiency upgrades as well.

Following is a more detailed description of the project:

Section A	Description
	General Conditions
	a. A&E Fee
	b. *A&E Reimbursable
	c. P&P Bond
	d. Contractors Building Risk Insurance
	e. Contractor's Liability Insurance
	f. Advertisement Cost (2 Public Hearings, 2 advertisements each for A&E and General Contractor)
	g. Printing Cost
	h. Permit/s
	i. Project Administration Cost
Section B	Site Development
	a. Site Work
	b. Landscaping
	c. Environmental Survey
	d. Install Fire Hydrant to meet Code
	e. Communication Requirements
	f. Repair, Replace ramps/sidewalks for ADA compliance and Code
	g. Improvement to Drainage with SJRWMD permit and approval
	h. Demo and remove Building #9 the old Residential Development Center from existing property
	i. Prep site for new Residential Development Center
	j. Remove and Replace concrete sidewalk & curb

Section C	Building Envelope
	a. Remove shingle roofs and replace them with metal material (Building # 3 and 4)
	b. Replace badly deteriorated exterior siding and prep for exterior painting on Buildings 1,2,3,4,5,7 and 8.
	c. Replace old inefficient single-pane small windows in the living room replacing them with energy-efficient double Pane windows in Buildings 1,2,3,4,5,7 and 8
	d. Replace old inefficient single pane large bedroom windows for energy efficiency double pane windows in Buildings 1,2,3,4,5,6
	e. Remove and Replace Steel insulated core, and entrance doors, knobs, locks, and deadbolts in buildings 1,2,3,4,5,6,7, and 8. with peepholes.
Section D	Interior and Exterior Improvements
	* Flooring
	a. Flooring, approx. 23,000 sq. ft in buildings 1,2,3,4,5,6,7 and 8
	* Doors and Walls
	a. Install 38 new interior doors with hardware/lockset separating the front rooms from bedrooms in buildings 1,2,3,4,5,6,7 and 8
	*Walls
	a. Repair, and Plaster cracks in ceilings and walls in 6 units
	b. Exterior and Interior Painting of Buildings 1,2,3,4,5,6,7 and 8
Section E	Mechanicals, Electrical and Plumbing (MEP)
	* Heating, Ventilation, and Air Conditioning
	a. Replace existing old and inefficient through the wall-mounted 2 Ton AC Units with more energy-efficient units including labor cost to make necessary wall and structure repairs in buildings 1,2,3,4,5,6,7 and 8.
	* Electrical
	a. Any electrical upgrades required for code as required in all buildings
	b. Electrical connections to Back-Up Generator supporting power to emergency plugs and lighting in buildings 1,2,3,4,5,6,7 and 8
	c. Installation of Automatic Transfer Switch (ATS)
	*Plumbing
	a. Purchase and Install 120 gallons electric water heaters in buildings 1,2,3,4,5,6,7 and 8
	b. Clean and service all sanitary sewer lines from Main to each unit supporting buildings 1,2,3,4,5,6,7 and 8

	c. Replace old and inefficient toilets with water-saving units and disposal of the old fixture in buildings 1,2,3,4,5,6,7 and 8
	d. Replace 38 old and inefficient lavatories with water-saving units and disposal of old fixtures in buildings 1,2,3,4,5,6,7 and 8. Work could require minor wall repairs.
	Remove old units and replace them with new water-saving shower mixing valves, fittings, and heads
	f. Replace approx. 450 LF of C.I.or PVC "4" below the ground sanitary sewerage piping, including rental equipment
Subtotal	
Section F	Lighting
	a. Interior: Upgrade and install 110w energy efficient LED Lighting in 84 spaces (living and bedrooms) in buildings 1,2,3,4,5,6,7 and 8
	b. Exterior: Upgrade and Install 150w energy efficient LED Lighting (2) per building on buildings 1,2,3,4,5,6,7 and 8
Section G	Asbestos Mediation
	a. Remove asbestos (includes all of the sinks)
	b. Abate lead base paint
	c. Lead base Survey
Section H	Life Safety
	a. Install a new sprinkler system, alarm system, and fire hydrant to meet fire code supporting buildings 1,2,3,4,5,6,7 and 8
	b. Fire Extinguishers supporting buildings 1,2,3,4,5,6,7 and 8
	c. Install electrical supported smoke detectors
Section I	Renewal Energy (Estimated)
	a. Purchase and Install four energy-efficient solar supported water heaters (120 gallons for laundry space/direct or hydronic type)
	b. Install solar on the rooftops of buildings 1,2,3,4,5,6,7 and 8
Section J	ADA Upgrade
	a. Upgrade 4 units to ADA standards
	b. Install ADA Signage
Subtotal	
Section k	Waste Management

	a. Sanitary Sewer inspection and repair as needed in support of buildings 1,2,3,4,5,6,7 and 8. Plus rental equipment
	b. Waste Cost at landfilled
Section L	Security-Exterior
	a. Install motorized entrance gates
	b. Install approximately 38 linear ft of security fencing
	c. Install Exit Security Gates
	d. Provide and install security cameras
	e. Install door beds
	f. Install Intercom Master System
	g. Install intercom 38 remote stations (1) per room
Section M	Security Cameras -Interior
	a. Provide and Install security cameras in the Managers' Office, laundry room, and residential development center.
Section N	New Construction
	a. Permit for New Structure
	b. Site Work and Utilities for New Residential Development Center
	c. Purchase and erect New 4100 sq. ft Engineered Structure-Residential and Development Center
Section O	Other Costs -
	a. Information Center Kiosk
	b. Back Up Diesel Generator for buildings with transfer switch
	C. Emergency Lighting
	d. Install intercom notification system for safety alerts
	e. Install (3) 50 gpm sump pumps to help with site drainage
	f. Install three outside water fountains
	g. Install 6 (32) gallons ground mounted thermoplastic waste receptacles, secured to the ground-bonnet lid style 36 Gallons
	h. Smoke Detectors (38)
	i. Fire Extinguishers (38)
	j. Uninterrupted Power Supply (UPS)
	k. Fire extinguisher cabinets/brackets

Section P	Other Costs - Building Specialties
	a. Vehicle wheel bumper stops
	b. Fire Extinguishers
	c. Purchase and install Flag Pole 30 ft
	d. Residential Development Center Training Room
	** Audio Equipment
	**Projector Screen
	** Tables 48x24 deluxe folding tables
	** Chairs, vinyl padded folding chairs
Section Q	Other Costs - MISC
	a. Exterior Directional Signage on property
	b. Main Entrance Signage
	b. Audit of Project
	c. Window Covering (90)
	d. Moving Expense
	e. Bus stop (City Codes)
	f. Double wall 18 gauge steel outdoor safety cabinets 43x18x51, ground secured to concrete, with spill berms/dikes
	g. Double wall 18 gauge steel outdoor safety cabinets 43x18x71 ground secured to concrete with spill berms/dikes
	h. Durable, heavy duty, Courtyard Benches 6' with back 48x31x25 Secured to 36x75 concrete pad
Section R	Exterior Parking Lot
	a. Resurface, Repair, and Restripe parking areas and satisfying ADA marking requirements.
	b. Purchase and Install ADA Handicap Parking Signage



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**REGIONAL CLEARINGHOUSE
INTERGOVERNMENTAL COORDINATION AND RESPONSE**

Date: 12/2/21

PROJECT DESCRIPTION

#16 - Columbia County - Community Development Block Grant - Disaster Recovery -
Environmental Assessment
Hi-Dri Acres Subdivision

TO: Florida State Clearinghouse

XC: CDBG
Florida Department of Economic Opportunity
107 E. Madison Street, MSC-400
Tallahassee, FL 32399-6508

J. Corbett Alday
Guardian Community Resource Management, Inc.
15000 Citrus County Drive, Suite 331
Dade City, FL 33523

 COMMENTS ATTACHED

 X **NO COMMENTS REGARDING THIS PROJECT**

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

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SK
LY

November 5, 2021

Attention Scott R. Koons
North Central Florida Regional Planning Council
2009 Northwest 67th Place
Gainesville, FL 32653

Subject: Columbia County, Florida
Environmental Assessment for HUD funded proposal
Community Development Block Grant (CDBG)- Disaster Recovery
Hi-Dri Acres Subdivision - Paving and Drainage Project
Request for Comments

Dear Environmental Review Contact:

Guardian CRM, Inc. is preparing an Environmental Assessment for the above referenced project. We request your review of this proposed project to determine the potential for any adverse environmental or community facility/service impacts.

Columbia County will use CDBG Disaster Recovery funding to address unmet disaster recovery needs related to damage from Hurricane Irma. The project will address streets with repetitive flooding including Hurricane Irma. The County's proposed activities include elevation, paving and the installation of drainage swales and culverts to the existing Hi-Dri subdivision streets.

Enclosed you will find applicable maps with the overall area identified. The County seeks to complete an Environmental Assessment to allow for use of CDBG ED funding for these activities as needed.

All necessary construction permits will be obtained before notice to proceed. If you feel there will be any other impacts, or have questions or comments please contact our office at 352-437-3902. To meet project timeframes, if you would like to be a consulting party on this project, please inform us of your interest within 30 days. You may also email me at Corbett.Alday@GuardianCRM.com.

Sincerely,

J. Corbett Alday
J. Corbett Alday
Vice President and COO
Guardian CRM, Inc.

RECEIVED

NOV 15 2021

NORTH CENTRAL FLORIDA
REGIONAL PLANNING COUNCIL

Columbia County is applying for approximately \$4,762,257.50 for infrastructure repair through the Disaster Recovery Rebuild Infrastructure Repair Program to address unmet disaster recovery needs related to damage from Hurricane Irma. The project will address streets with repetitive flooding including Hurricane Irma. The elevation, paving and drainage controls are an unmet need as the streets are currently unpaved and continue to be at risk of flooding. Additionally, the work will benefit existing housing in the neighborhood through paving and flood and drainage improvements. The County's proposed activities include, elevation, paving and the installation of drainage swales and culverts to the existing Hi-Dri Subdivision.



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

**REGIONAL CLEARINGHOUSE
INTERGOVERNMENTAL COORDINATION AND RESPONSE**

Date: 12/2/21

PROJECT DESCRIPTION

#17 - City of Lake Butler - Community Development Block Grant -
Neighborhood Revitalization -
Environmental Assessment
DEO Contract No. 22DB-OP-03-73-02-N06

TO: Florida State Clearinghouse

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

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

 COMMENTS ATTACHED

 X **NO COMMENTS REGARDING THIS PROJECT**

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

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Project Narrative — G-2

Describe the proposed project using the guidelines in the instructions. Specific directions for Commercial Revitalization and Economic Development application narratives can be found in the instructions. Use additional pages as needed.

Service Area #1 Water Works Lift Station Replacement Service Area:

Sewer Line Replacement - The existing sanitary sewer lift station located at the NW corner of SW 6th Avenue (SR 231) and SW 5th Street is failing and beyond its useful life and in need of replacement. The scope of the project is to replace the Water Works pumping station with a new modern pumping station. The new pumping station will be constructed on City-owned property located at the NW corner of SW 6th Avenue (SR 231) and SW 5th Street. The activity proposed in Service Area #1 involves the replacement of the existing Lift Station including a new valve, concrete top, new electrical service, a new pump control panel, new pumps, rails, lifting chair with cables, new water service and a new instrument panel.

The beneficiaries for the activity proposed in Service Area #1 are those people living in the dwelling units whose effluent travels thru the Water Works Lift Station. Currently 83 occupied households are located within Service Area #1. The individuals residing in the dwelling units in Service Area #1 will have less of a chance of the lift station failing with the lift station being replaced. The 83 households in the service area contain 230 people; 122 of these people, or 53.04% are VLI, 220 of the people living in the service area, or 95.65% are LMI and 10 of the people living in the service area, or 4.35% have household incomes above the LMI income limits.

Thus, National Objective #1, Benefit to Low Moderate-income Persons is realized by this activity.

Activity #	Activity	Description	CDBG Amount	Local Match
03J	Sewer Line Replacement	Replace the NW 8TH Avenue Lift Station	\$537,400.00	\$50,000.00

Service Area #1 is bound on the north by the rear property lines of the homes on the south side of SW 3rd Street between SW 12th Avenue and SW 5th Avenue; on the south by the front property lines of the residences located on the south side of SW 6th Street between SW 12th Avenue and SW 6th Avenue/SR 231; on the east side by the rear property lines of the homes on the SW 5th Avenue between SW 2nd Street and SW 4th Street, and on the west by the rear property line of the homes and apartment complexes located on the west side of SW 12th Avenue.

The City anticipates it will take approximately thirty (30) months for the project to be complete including completion of the environmental review, bidding, construction and grant closeout.

None of the work in Service Area #1 will take place within a floodplain. Without the assistance of CDBG funding the City of Lake Butler will not be able to address this project at this time. The sources and uses of funds for the project are as follows:

Project Narrative — G-2 (cont):

Activities	CDBG	Match	Total
03J – Sewer Line Replacement/Lift Station	\$ 537,400.00	\$ 50,000.00	\$ 587,400.00
21B - Engineering	\$ 106,600.00	\$ 0.00	\$ 106,600.00
21A - Administration	\$ 56,000.00	\$ 0.00	\$ 56,000.00
Total	\$ 700,000.00	\$ 50,000.00	\$ 750,000.00

UNMET NEED #1:

Service Area #2 Jetts Lift Station Replacement Service Area:

Sewer Line Replacement - The existing sanitary sewer lift station located on the west side of NW 7th Avenue just north of the apartment located at 216 W. Main Street is failing and beyond its useful life and in need of replacement. The scope of the project is to replace Jetts pumping station with a new modern pumping station. The new pumping station will be constructed on City owned property located at the site of the current lift station. The activity proposed in Service Area #2 involves the replacement of the existing Lift Station including a new valve, concrete top, new electrical service, a new pump control panel, new pumps, rails, lifting chair with cables, new water service and a new instrument panel.

The beneficiaries for the activity proposed in Service Area #2 are those people living in the dwelling units whose effluent travels thru Water Works Lift Station. Currently, 71 occupied households are located within Service Area #2. The individuals residing in the dwelling units in Service Area #2 will have less of a chance of the lift station failing with the lift station being replaced. The 71 households in the service area contain 177 people. 106 of these people, or 59.89% are VLI, 157 of the people living in the service area, or 88.70% are LMI and 20 of the people living in the service area, or 11.30% have household incomes above the LMI income limits.

Thus, National Objective #1, Benefit to Low Moderate-Income Persons is realized by this activity.

Activity #	Activity	Description	CDBG Amount	Local Match
03J	Sewer Line Replacement	Replace the NW 8TH Avenue Lift Station	\$537,400.00	\$ 0.00

Service Area #2 is bound on the north by the City limits; on the south by the front property lines of the residences located on the north side of SR 100/W Main Street; on the east side by NW 7th Avenue, and on the west by the City limits.



#22

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REGIONAL CLEARINGHOUSE INTERGOVERNMENTAL COORDINATION AND RESPONSE

Date: 12/2/21

PROJECT DESCRIPTION

#22 - Columbia County - Community Development Block Grant - Disaster Recovery -
Environmental Assessment
Parnell Hills Subdivision

TO: Florida State Clearinghouse

XC: CDBG
Florida Department of Economic Opportunity
107 E. Madison Street, MSC-400
Tallahassee, FL 32399-6508

J. Corbett Alday
Guardian Community Resource Management, Inc.
15000 Citrus County Drive, Suite 331
Dade City, FL 33523

 COMMENTS ATTACHED

 X **NO COMMENTS REGARDING THIS PROJECT**

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

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SK
LY

November 17, 2021

Attention Scott R. Koons
North Central Florida Regional Planning Council
2009 Northwest 67th Place
Gainesville, FL 32653

Subject: Columbia County, Florida
Environmental Assessment for HUD funded proposal
Community Development Block Grant (CDBG)- Disaster Recovery
Parnell Hills Subdivision – Paving and Drainage Project
Request for Comments

Dear Environmental Review Contact:

Guardian CRM, Inc. is preparing an Environmental Assessment for the above referenced project. We request your review of this proposed project to determine the potential for any adverse environmental or community facility/service impacts.

Columbia County will use CDBG Disaster Recovery funding to address unmet disaster recovery needs related to damage from Hurricane Irma. The project will address streets with repetitive flooding including Hurricane Irma. The County's proposed activities include elevation, paving and the installation of drainage swales and culverts to the existing Parnell Hills subdivision streets.

Enclosed you will find applicable maps with the overall area identified. The County seeks to complete an Environmental Assessment to allow for use of CDBG ED funding for these activities as needed.

All necessary construction permits will be obtained before notice to proceed. If you feel there will be any other impacts, or have questions or comments please contact our office at 352-437-3902. To meet project timeframes, if you would like to be a consulting party on this project, please inform us of your interest within 30 days. You may also email me at Corbett.Alday@GuardianCRM.com.

Sincerely,

J. Corbett Alday
J. Corbett Alday
Vice President and COO
Guardian CRM, Inc.

RECEIVED

NOV 22 2021

NORTH CENTRAL FLORIDA
REGIONAL PLANNING COUNCIL

Columbia County is applying for approximately \$3,614,118.75 for infrastructure repair through the Disaster Recovery Rebuild Infrastructure Repair Program to address unmet disaster recovery needs related to damage from Hurricane Irma. The project will address streets with repetitive flooding including Hurricane Irma. The elevation, paving and drainage controls are an unmet need as the streets are currently unpaved and continue to be at risk of flooding. Additionally, the work will benefit existing housing in the neighborhood through paving and flood and drainage improvements. The County's proposed activities include, elevation, paving and the installation of drainage swales and culverts to the existing Parnell Hills Subdivision.