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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 **March 24, 2022**. 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

March 24, 2022  
6:00 p.m.

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I. APPROVAL OF THE AGENDA	3
II. APPROVAL OF THE FEBRUARY 24, 2022 MEETING MINUTES	5
III. COMMITTEE-LEVEL REVIEW ITEMS	

### Comprehensive Plan Amendments

#65 - Columbia County Comprehensive Plan Adopted Amendment (DEO No. 21-1ESR)	7
#66 - City of Archer Comprehensive Plan Adopted Amendment (DEO No. 21-1ER)	13
#67 - City of Waldo Comprehensive Plan Draft Amendment (DEO No. 22-1ESR)	31
#68 - City of Starke Comprehensive Plan Adopted Amendment (DEO No. 21-1ER)	39
#69 - City of Madison Comprehensive Plan Draft Amendment (DEO No. 22-1ER)	55

IV. STAFF-LEVEL REVIEW ITEMS - None

V. CITIZEN COMMENTS

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

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NORTH CENTRAL FLORIDA REGIONAL PLANNING COUNCIL  
CLEARINGHOUSE COMMITTEE  
MINUTES

Virtual Public Meeting  
Via Communications Media Technology

February 24, 2022  
6:00 p.m.

MEMBERS PRESENT

Patricia Bouie Hutchinson, Chair  
Robert Brown, Vice-Chair  
Jim Catron  
Reina Saco  
James Tallman  
Donnie Waldrep  
Marihelen Wheeler  
Robert Wilford

MEMBERS ABSENT

John Meeks

STAFF PRESENT

Lauren Yeatter

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

I. APPROVAL OF THE AGENDA

Chair Bouie Hutchinson requested approval of the agenda as presented.

**ACTION:** It was moved by Commissioner Wilford and seconded by Commissioner Wheeler to approve the February 24, 2022 Clearinghouse Committee Agenda as presented. The motion carried unanimously.

II. APPROVAL OF THE JANUARY 27, 2022 MEETING MINUTES

**ACTION:** It was moved by Commissioner Wheeler and seconded by Commissioner Brown to approve the January 27, 2022 Clearinghouse Committee meeting minutes as circulated. The motion carried unanimously.

III. COMMITTEE-LEVEL REVIEW ITEMS

- #49 - City of Hawthorne Comprehensive Plan Adopted Amendment (DEO No. 21-1ESR)
- #50 - Town of Fort White Comprehensive Plan Draft Amendment (DEO No. 22-1ESR)
- #51 - City of Newberry Comprehensive Plan Adopted Amendment (DEO No. 21-7ESR)
- #52 - Union County Comprehensive Plan Adopted Amendment (DEO No. 21-1ESR)
- #53 - City of Newberry Comprehensive Plan Draft Amendment (DEO No. 22-1ESR)
- #54 - City of Newberry Comprehensive Plan Draft Amendment (DEO No. 22-2ESR)
- #55 - City of Newberry Comprehensive Plan Adopted Amendment (DEO No. 21-2ESR)
- #58 - Alachua County Comprehensive Plan Adopted Amendment (DEO No. 21-3ESR)
- #59 - City of Fanning Springs Comprehensive Plan Adopted Amendment (DEO No. 21-1ESR)
- #62 - Town of Inglis Comprehensive Plan Adopted Amendment (DEO No. 21-1ESR)
- #63 - City of Gainesville Comprehensive Plan Draft Amendment (DEO No. 22-1ESR)
- #64 - Town of Micanopy Comprehensive Plan Adopted Amendment (DEO No. 21-1ESR)

**ACTION:** It was moved by Commissioner Brown and seconded by Commissioner Wheeler to group Committee-Level Review Items #49, #50, #51, #52, #53, #54, #55, #58, #59, #62, #63 and #64 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 Wilford and seconded by Commissioner Wheeler to recommend that the Council approve the staff reports as circulated. The motion carried unanimously.**

The meeting adjourned at 6:27 p.m.

\_\_\_\_\_  
Patricia Bouie Hutchinson, Chair

3/24/22  
Date

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

Regional Planning Council: North Central Fl      Regional Planning Council Item No.: 65  
Review Date: 3/24/22      Local Government: Columbia 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: 3/25/22 (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**



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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.: 66  
Review Date: 3/24/22      Local Government: City of Archer  
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: 3/25/22 (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 \_\_\_\_\_   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 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 14-97 and 17-97, 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.

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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.

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.

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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.

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.



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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:
  - 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.

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- 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.
- 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.

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Policy V.7.16 The City shall support the Suwannee River Water Management District in their conducting of water conservation programs.

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**.

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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.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.

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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.: 67  
Review Date: 3/24/22      Local Government: City of Waldo  
Amendment Type: Draft Amendment      Local Government Item No.: CPA 22-01  
State Land Planning Agency Item No.: 22-1 ESR

Date Mailed to Local Government and State Land Planning Agency: 3/25/22 (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 22-01 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   X        No \_\_\_\_\_  
Not Applicable      \_\_\_\_\_





**EXCERPTS FROM THE  
CITY COMPREHENSIVE PLAN AMENDMENT**



## **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.** *Decisions by the Waldo City Council 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** *The decisions of the Waldo City Council shall recognize the property owners right to privacy and the ability to exclude others from the property to protect the owner's possessions and property.*

**PPR 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.: 68  
Review Date: 3/24/22      Local Government: City of Starke  
Amendment Type: Adopted 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: 3/25/22 (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 Statutes; 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	_____X_____





**EXCERPTS FROM THE  
CITY COMPREHENSIVE PLAN AMENDMENT**



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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

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**CITY OF STARKE COMPREHENSIVE PLAN**

ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	LEVEL OF SERVICE
10	CR 100A / Edwards Rd (W. City Limit to U.S. 301)	2-U	Major Collector	Transition	D

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.

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**CITY OF STARKE COMPREHENSIVE PLAN**

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- 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.
- 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

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### 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

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- 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

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- 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:

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## CITY OF STARKE COMPREHENSIVE PLAN

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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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## **J.**

### **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 J - RECOGNIZE AND RESPECT JUDICIALLY ACKNOWLEDGED AND CONSTITUTIONALLY PROTECTED PRIVATE PROPERTY RIGHTS.**

- OBJECTIVE J.1**      **In local decision making, the City shall consider the statement of rights as enumerated in Policy J.1.1, Policy J.1.2, Policy J.1.3, and Policy J.1.4.**
- Policy J.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 J.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 J.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 J.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: 3/24/22  
Amendment Type: Draft Amendment

Regional Planning Council Item No.: 69  
Local Government: City of Madison  
Local Government Item No.: CPA 22-01  
State Land Planning Agency Item No.: 22-1ER

Date Mailed to Local Government and State Land Planning Agency: 3/25/22 (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, as amended, by amending the text of the 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, Property Rights Element and the Future Land Use Plan Map Series of the 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 <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Not Applicable <input type="checkbox"/>	<input type="checkbox"/>





**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 its analysis, contained in the Data and Analysis document, are not part of this plan element, but provide a basis for its formulation.

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 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 goals, objectives and policies of the Intergovernmental Coordination Element establish guidelines to be followed which provide for coordination between various governmental entities.

The following goals, 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 maintain 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. 90/S.R. 10 (from west city limits to S.R. 53)	4 U	Principal Arterial	<del>Rural</del> <u>Community</u>	D
2	U.S. 90/S.R. 10 (from S.R. 53 W to S.R. 53 E/S.R. 145)	4 U	Principal Arterial	<del>Rural</del> <u>Community</u>	D
3	U.S. 90\S.R. 10 (from S.R. 53/S.R. 145 to east city limits)	4 D	Principal Arterial	<del>Rural</del> <u>Community</u>	D
4	S.R. 53 (from U.S. 90 to north city limits)	2 U	Minor Arterial	<del>Rural</del> <u>Community</u>	D
5	S.R. 145 (from U.S. 90 to northeast city limits)	2 U	Minor Arterial	<del>Rural</del> <u>Community</u>	D
6	S.R. 53 (from south city limits to <del>U.S. 90\ S.R. 14</del> <u>S.R. 14</u> )	2 U	Minor Arterial	<del>Rural</del> <u>Community</u>	D
<del>7</del>	<del>S.R. 53</del> <u>(from S.R. 14 to U.S. 90)</u>	<del>2 U</del>	<del>Minor Arterial</del>	<del>Community</del>	<del>D</del>
<del>78</del>	S.R. 14 (from south city limits to S.R. 53)	2 U	Minor Arterial	<del>Rural</del> <u>Community</u>	D
<del>89</del>	C.R. 591 (from north city limits to S.R. 145)	2 U	Minor Collector	Rural	D
<del>910</del>	C.R. 360A (from south city limits to U.S. 90\ S.R. 10)	2 U	Minor Collector	Rural	D

D - Divided Roadway

U - Undivided Roadway

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

1. Permitting one access point for ingress and egress purposes to a single property or development;

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2. Permitting two access points if the minimum distance between the two access points exceeds 20 feet;
3. Permitting three access points if the minimum distance between each access point is at least 100 feet; or
4. Permitting more than three access points where a minimum distance of 1,000 feet is maintained between each access point.

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

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

Policy II.1.5 In accordance with Section 163.3180(5)(h)1.c and 163.3180(5)(h)2 Florida Statutes, as amended, the 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 continue to require that all traffic circulation improvements be consistent with and complement the future land uses on the Future Land Use Plan Map of the Comprehensive Plan.

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.

OBJECTIVE II.3 The City shall continue to coordinate its traffic circulation planning efforts with the Florida Department of Transportation for consistency with the Department's Five-Year Transportation Plan.

Policy II.3.1 The City shall review all comprehensive plans and land development activity for consistency with the Florida Department of Transportation's Five-Year Transportation Plan.

OBJECTIVE II.4 The City shall continue to provide for the protection of future right-of-ways from building encroachment by establishing right-of-way setback requirements, as provided in the rights-of-way policy of this element, for all structures along new or realigned collector and arterial roadways to be provided by either the developer or purchased as additional right-of-way.

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- Policy II.4.1            The City shall maintain provisions which require all structures to provide additional setbacks for the future need of additional right-of-way. Such additional right-of-way shall be provided by the developer of the land as part of the development review process or shall be purchased by the agency improving the road.
- Policy II.4.2            Properties under the same ownership or those consolidated for development shall be treated as one property for the purposes of access management and shall not receive the maximum potential number of access points for that frontage indicated under minimum access spacing standards.
- Policy II.4.3            Large commercial developments shall be required to provide and/or extend nearby local and collector streets and provide street connections with surrounding residential areas so residents may access the development without traveling on arterial streets.
- Policy II.4.4            Shopping centers shall be required to provide a unified access and circulation plan and require any out parcels to obtain access from the unified access and circulation system.
- Policy II.4.5            Existing lots unable to meet the access spacing standards for arterials shall obtain access from platted side streets, parallel streets, service roads, joint and cross-access or the provision of easements;
- Policy II.4.6            Adequate corner clearance shall be maintained at crossroad intersections with arterials.
- Policy II.4.7            The City shall encourage cross-access connections easements and joint driveways, where available and economically feasible.

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## V

### CONSERVATION ELEMENT

#### INTRODUCTION

The following goals, objectives and policies comprise the Conservation Element providing for the conservation, use and protection of the City's natural resources. The data collected for this plan element and its analysis contained in the City's Data and Analysis document, are not part of this plan element but provide a basis for its formulation.

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 ground water or surface water, flood plain management, or protection of vegetative communities or wildlife habitats.

The Future Land Use Plan Map addresses Conservation Future Land Use as defined above. The Conservation Future Land Use category, shown on the Future Land Use Plan Map, identifies lands which have been designated "conservation" for the purpose of protecting natural resources or environmental quality. At present, there are no conservation uses within the City. Therefore, until such time as there are areas designated for the protection of a natural resource, 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 water wells, rivers, bays, lakes, minerals and soils, which are land cover features, but are not land uses. Therefore, although these natural resources are identified within the Future Land Use Plan Map series, they are not designated on the Future Land Use Plan Map as "conservation" areas. However, the constraints on future land uses of these natural resources are addressed in the following goals, objectives 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 continue to enforce provisions within the site plan review process to protect air quality through the appropriate siting of development and associated public facilities.

**Policy V.1.1** The City shall continue to 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, in order to protect the quality and quantity of current and projected water sources, hereby establishes a 500-foot wellfield protection area around community water system wells. In addition, the City, in order to protect high groundwater aquifer recharge areas, shall limit development in these areas as specified in the high groundwater aquifer recharge protection policy of the Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element of this Comprehensive Plan.

**Policy V.2.1** The 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.

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- Policy V.2.2        The City shall protect the present water quality classification established by the Florida Department of Environmental Protection by prohibiting industrial uses, commercial uses and intensive agricultural uses, such as milking barns and chicken houses, to be located adjacent to the City’s surface water bodies. For the purpose of this Comprehensive Plan “surface water” means water above the surface of the ground whether or not flowing through definite channels, and including:
1.    A natural or artificial pond, lake, reservoir, or other area which ordinarily or intermittently contains water and which has a discernible shoreline; or
  2.    A natural or artificial stream, river, creek, channel, ditch, canal, conduit culvert, drain, waterway, gully, ravine, street, roadway swale or wash in which water flows in a definite direction, either continuously or intermittently and which has a definite channel, bed or banks; or
  3.    Any wetland.
- 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 Preservation 2000 program or its successors.
- Policy V.2.4        The City shall continue to require a 35-foot natural buffer around all wetlands and prohibit the location of residential, commercial and industrial land uses within the buffer areas, but allow agriculture, silviculture and resource-based recreational activities within buffer areas.
- Policy V.2.5        The City shall, through the development review process, require that post-development run-off rates and pollutant loads do not exceed pre-development conditions.
- Policy V.2.6        The City shall continue to require all new development to maintain the natural functions of natural flood storage, pollution alternatives, in wetlands and 100-year flood prone areas.
- Policy V.2.7        The City shall participate in the National Flood Insurance Program and regulate development and the installation of utilities in flood hazard areas in conformance with the program requirements. Further, the City shall require all structures to be clustered on the non-flood prone portion of a site or where the entire site is in a flood prone area, structure shall be elevated at least two feet above the highest adjacent grade.
- Policy V.2.8        The City shall conserve wetlands by prohibiting, where alternatives for development exist, any development or dredging and filling which would alter their natural functions. If 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. For the purposes of this Comprehensive Plan "wetlands" means those areas that are inundated or saturated by surface water or groundwater at a frequency and a duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soils. Soils present in wetlands generally are classified as hydric or alluvial, or possess characteristics that are associated with reducing soil conditions. The prevalent vegetation in wetlands generally consists of facultative or obligate hydrophytic macrophytes that are typically adapted to areas having soil conditions described above. These species, due to morphological, physiological or reproductive adaptations, have the ability to grow, reproduce or persist in aquatic environments or anaerobic soil conditions. Florida wetlands generally include swamps, marshes, bayheads, bogs, cypress domes and strands, sloughs, wet prairies, riverine swamps and marshes, hydric seepage slopes, tidal marshes, mangrove swamps and other similar areas. Florida wetlands generally do not include longleaf or slash pine flatwoods with an understory dominated by saw palmetto.



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- Policy V.2.9           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 a water shortage.
- Policy V.2.10         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.2.11         The City shall, as part of the development review process, prohibit the use of drainage wells and sinkholes for storm water disposal in high groundwater aquifer recharge areas, designated by the Water Management District, in order to maintain the natural features of these areas.
1.     Stormwater management practices shall not include drainage wells and sinkholes for stormwater disposal. New development, redevelopment and when expansion occurs, existing development shall be prohibited from discharging stormwater into an active sinkhole. Where development is proposed in areas with existing drainage wells, these wells shall be abandoned, including adequate sealing and plugging according to Chapter 62-528, Florida Administrative Code, **as amended**;
  2.     Well construction, modification or closure shall be regulated in accordance with the criteria established by the Water Management District and the Florida Department of Health;
  3.     Abandoned wells shall be closed in accordance with the criteria established in Chapter 62-528, Florida Administrative Code, **as amended**;
  4.     No person shall discharge or cause to or permit the discharge of a regulated material as listed in Title 42, Chapter 116, United States Code, **as amended**, to the soils, groundwater, or surfacewater;
  5.     No person shall tamper or bypass or cause or permit tampering with or bypassing of the containment of a regulated material storage system, except as necessary for maintenance or testing of those components;
  6.     The City shall require that the following impervious surface coverages (including buildings and paved areas such as driveways) be maintained within high groundwater aquifer recharge areas, as follows:
    - a.     For parcels equal to or greater than 1 acre - impervious surface shall not exceed 20 percent; and
    - b.     For parcels less than 1 acre - impervious surface shall not exceed 40 percent;
  7.     The following uses shall be prohibited in high groundwater aquifer recharge areas, 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 and environment:
    - a.     Wholesale bulk fuel storage;
    - b.     Chemical manufacturing;
    - c.     Pesticide manufacturing;
    - d.     Battery reclamation or manufacturing;
    - e.     Electronics manufacturing using halogenated solvents;

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- f. Hazardous waste transfer sites;
  - g. Any site defined by the Resource Conservation and Recovery Act as a treatment storage or disposal facility for hazardous waste;
  - h. Regional pesticide distribution site; and
  - i. Underground storage tank for the storage of hazardous material except underground petroleum storage tanks.
8. The City shall require a 35-foot setback for all structures from karst features, such as sinkholes.

Policy V.2.12 The City shall, as part of the development review process, require the maintenance of the quantity and quality of surface water run-off within natural drainage basins by prohibiting any development which may diminish or degrade the quality and quantity of surface water run-off within the City.

Policy V.2.13 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 Regulation. 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.

OBJECTIVE V.3 The City shall as part of development review, provide for the conservation, use and protection of soils, minerals, and native vegetative communities.

Policy V.3.1 The City shall continue to require that any mining permit be coordinated with the Florida Department of Environmental Protection so that mineral resources are conserved and used appropriately.

Policy V.3.2 The City shall review any comments by the Water Management District and the Florida Department of Environmental Protection concerning proposed subdivision plats regarding 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 that forest resources be managed as provided in Silviculture Best Management Practices Manual, published by the Florida Department of Agriculture and Consumer Services, Division of Forestry, latest revision for the multiple uses of recreation, wildlife habitat, watershed protection, erosion control and maintenance of water quality.

OBJECTIVE V.4 The City shall coordinate with the Florida Fish and Wildlife Conservation Commission, Florida Natural Areas Inventory, the Water Management District and the Department of Environmental Protection for the identification and protection of native wildlife and their habitats, including state and federally protected plant and animal species (endangered, threatened and species of special concern), within proposed development sites these natural resources from impacts of development by the use of the Florida Fish and Wildlife Conservation Commission Critical Wildlife Conservation Areas, Florida Natural Areas Inventory, and North Central Florida Strategic Regional Policy Plan Regionally Significant Natural Resources map series to identify habitats which potentially contain endangered, threatened or species of special concern, and rare or unique vegetative communities prior to granting development approval.

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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 in coordination with the Florida Fish and Wildlife Conservation Commission and the Florida Natural Areas Inventory.
- Policy V.4.3 The City shall require the evaluation of impacts to endangered, threatened, or species of special concern by requiring as a condition of permit approval of all proposed subdivisions of land into 25 or more lots and multi-family, commercial and industrial developments of 50 acres or more a survey of the site for the presence of state and federally protected plant and animal species. If designated species are found on the site or would be affected by the development, a specific management plan will be required from the developer, including necessary modifications to the proposed development, to ensure the preservation of the designated species and their habitat. The Inventory and Management Plan shall be done in consultation with the Florida Fish and Wildlife Conservation Commission, but the final approval of the management plan shall be by the City.
- Policy V.4.4 The City, in consultation with Florida Fish and Wildlife Conservation Commission, shall address during the development review process, the mitigation of development activities within environmentally sensitive areas by prohibiting any development or dredging and filling which would alter their natural functions. If no other alternative for development exists, mitigation will be considered as a last resort using criteria established within Part IV of Chapter 373, Florida Statutes, as amended.
- Policy V.4.5 The developer of any proposed development which is equal to or greater than 20 acres and located within areas identified by the Florida Fish and Wildlife Conservation Commission as Strategic Habitat Conservation Areas shall be required to evaluate the impacts to endangered, threatened, or species of special concern and rare or unique vegetative communities; provided, however, if competent and substantial scientific evidence demonstrating that an endangered, threatened or species of special concern, wildlife habitat or rare and unique vegetative community is located within the area of any proposed development which is equal to or greater than 20 acres is presented to the City at the time of a preliminary plat or site and development plan is reviewed by the City, the developer shall evaluate the impacts on such habitats or communities. As a condition of permit approval of any proposed development within these areas, such evaluation shall consist of a survey of the development site conducted by the developer to identify the presence of any state and federally protected plant and animal species.
- If protected species are found on the development site or would be affected by the development, a management plan shall be required from the developer, including necessary modifications to the proposed development, to ensure the preservation of the protected species and their habitat. The City shall require the use of best management practices for the conservation, appropriate use and protection of fisheries, wildlife and wildlife habitats, identify and protect native wildlife and their habitats, including state and federally protected plant and animal species (endangered, threatened and species of special concern), within proposed development sites and protect these natural resources from the impacts of development by the use of the Florida Fish and Wildlife Conservation Commission Strategic Habitat Conservation Areas maps, Florida Natural Areas Inventory, and

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North Central Florida Strategic Regional Policy Plan Regionally Significant Natural Resources map series to identify habitats which potentially contain endangered, threatened or species of special concern, and rare or unique vegetative communities prior to granting development approval. Both the survey and the management plan shall be done in consultation with the Florida Fish and Wildlife Conservation Commission, but the final approval of the management plan shall be by the City.

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**.

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 publicly owned regionally significant lands for application of the provisions of the conservation land use policy of the Future Land Use Element of this Comprehensive Plan.

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.

Words **bolded and underlined** have been added.

Words **~~bolded and struck through~~** have been deleted

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 protection policy of this element.

