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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 **October 27, 2022**. Due to the COVID-19 Public Health Emergency, the meeting will be a hybrid meeting in-person at the **Holiday Inn Hotel and Suites, Suwannee Room, 213 Southwest Commerce Boulevard, Lake City, Florida**, and via Communications Media Technology at **6:00 p.m.**

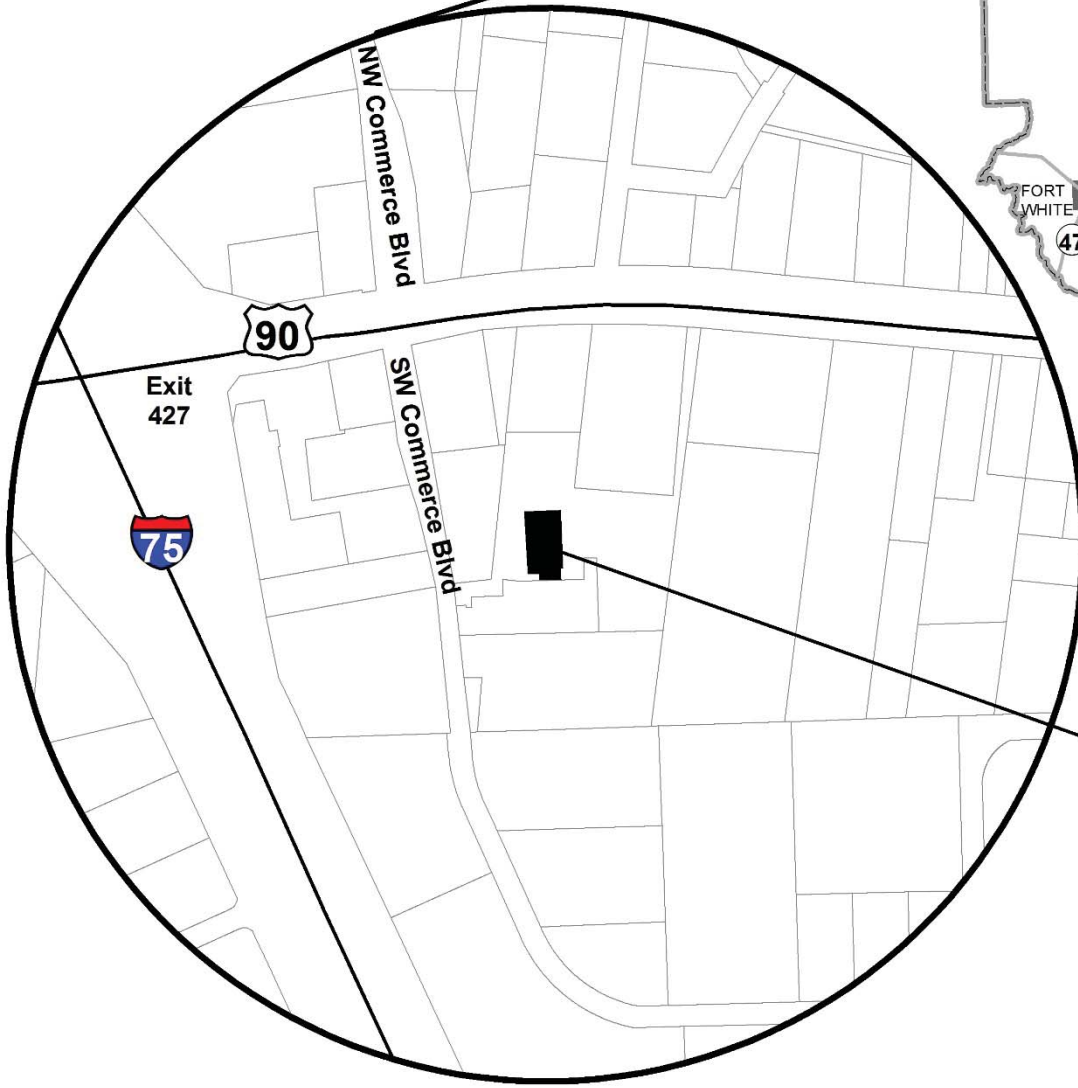
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213 SW Commerce Blvd
Lake City, Florida 32025

Directions: From the intersection of Interstate 75 and U.S. Highway 90 (exit 427) in the City of Lake City turn, East onto U.S. Highway 90, travel approximately 450 feet to SW Commerce Blvd, turn right (South) onto SW Commerce Blvd, travel approximately 720 feet and the Holiday Inn Hotel & Suites is on the left.



1 inch = 500 feet

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AGENDA CLEARINGHOUSE COMMITTEE

Hybrid Public Meeting
Holiday Inn & Suites
213 Southwest Commerce Boulevard
Lake City, Florida and
Via Communications Media Technology

October 27, 2022
6:00 p.m.

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Comprehensive Plan Amendments

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V. CITIZEN COMMENTS

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

NORTH CENTRAL FLORIDA REGIONAL PLANNING COUNCIL
CLEARINGHOUSE COMMITTEE
MINUTES

Virtual Public Meeting
Via Communications Media Technology

August 25, 2022
6:00 p.m.

MEMBERS PRESENT

Patricia Bouie Hutchinson, Chair
John Meeks, Vice-Chair
Daniel Riddick
Reina Saco
James Tallman
Donnie Waldrep
Marihelen Wheeler
Stephen Witt

MEMBERS ABSENT

James Catron

STAFF PRESENT

Lauren Yeatter

OTHERS PRESENT

Peggy Carr

Noting the presence of a quorum, the meeting was called to order by Chair Bouie Hutchinson at 6:03 p.m.

I. APPROVAL OF THE AGENDA

Chair Bouie Hutchinson requested approval of the agenda as presented.

ACTION: It was moved by Commissioner Wheeler and seconded by Commissioner Tallman to approve the August 25, 2022 Clearinghouse Committee Agenda as presented. The motion carried unanimously.

II. APPROVAL OF THE JULY 28, 2022 MEETING MINUTES

ACTION: It was moved by Mayor Witt and seconded by Commissioner Meeks to approve the July 28, 2022 Clearinghouse Committee meeting minutes as circulated. The motion carried unanimously.

III. COMMITTEE-LEVEL REVIEW ITEMS

- #106 - City of Newberry Comprehensive Plan Draft Amendment (DEO No. 22-3ESR)
- #109 - City of Newberry Comprehensive Plan Draft Amendment (DEO No. 22-4ESR)
- #118 - City of Alachua Comprehensive Plan Adopted Amendment (DEO No. 22-3ESR)
- #120 - City of Alachua Comprehensive Plan Draft Amendment (DEO No. 22-4ESR)
- #121 - Gilchrist County Comprehensive Plan Adopted Amendment (DEO No. 21-1ER)
- #122 - Dixie County Comprehensive Plan Adopted Amendment (DEO No. 22-2ER)
- #123 - Town of Micanopy Comprehensive Plan Adopted Amendment (DEO No. 22-1ER)
- #125 - Town of LaCrosse Comprehensive Plan Adopted Amendment (DEO No. 22-1ER)
- #126 - City of Fanning Springs Comprehensive Plan Draft Amendment (DEO No. 22-1ER)

ACTION: It was moved by Commissioner Meeks and seconded by Commissioner Waldrep to group Committee-Level Review Items #106, #109, #118, #120, #121, #122, #123, #125 and #126 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 Meeks and seconded by Mayor Witt to approve the staff reports for Items #106, #109, #118, #120, #121, #122, #123, #125 and #126 as circulated. The motion carried unanimously.

#124 - City of Gainesville Comprehensive Plan Draft Amendment (DEO No. 22-3ESR)

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

ACTION: It was moved by Commissioner Saco and seconded by Commissioner Wheeler to recommend that the Council approve the staff report for Item #124 as circulated.

Peggy Carr, Gainesville Neighborhood Voices, Inc., spoke in opposition to the motion.

The motion carried 7 Yeas, 1 Nay.

The meeting adjourned at 6:48 p.m.

Patricia Bouie Hutchinson, Chair

10/27/22
Date

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

Regional Planning Council: North Central Fl
Review Date: 10/27/22
Amendment Type: Draft Amendment

Regional Planning Council Item No.: 130
Local Government: City of Newberry
Local Government Item Nos.: CPA 22-11
State Land Planning Agency Item No.: 22-5ER

Date Mailed to Local Government and State Land Planning Agency: 10/28/22

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 its 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 item amends the text of the Future Land Use Element and Specific Location Sub Element of the City’s Comprehensive Plan, in conformance with Sections 163.3161 through 163.3215, Florida Statutes; amending the Visioning Sub Element and deleting in its entirety the Specific Locations Sub Element of the Future Land Use Element (see attached).

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

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

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

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

Request a copy of the adopted version of the amendment?

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

Yes No
Not Applicable

EXCERPTS FROM CITY COMPREHENSIVE PLAN AMENDMENT

ORDINANCE 2022-38

AN ORDINANCE OF THE CITY OF NEWBERRY, FLORIDA, AMENDING ORDINANCE NO. 4-91, AS AMENDED, RELATING TO THE FUTURE LAND USE ELEMENT, SPECIFIC LOCATION SUB ELEMENT, OF THE CITY OF NEWBERRY COMPREHENSIVE PLAN, UNDER THE EXPEDITED AMENDMENT PROCEDURES ESTABLISHED IN SECTIONS 163.3184 (2) AND (3), FLORIDA STATUTES, AND IN CONFORMANCE WITH SECTIONS 163.3161 THROUGH 163.3215, FLORIDA STATUTES; AMENDING THE VISIONING SUB ELEMENT, AND DELETING IN ITS ENTIRETY THE SPECIFIC LOCATIONS SUB ELEMENT OF THE FUTURE LAND USE ELEMENT, PERTAINING TO CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF THE CITY OF NEWBERRY, FLORIDA, PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Section 166.021, Florida Statutes, as amended, empowers the City Commission of the City of Newberry, Florida, hereinafter referred to as the City Commission, to prepare, adopt and enforce land development regulations;

WHEREAS, Sections 163.3161 through 163.3215, Florida Statutes, as amended, the Local Government Comprehensive Planning and Land Development Regulation Act, requires the City Commission to prepare and adopt regulations concerning the use of land and water to implement the City of Newberry Comprehensive Plan, hereinafter referred to as the Comprehensive Plan;

WHEREAS, an application CPA 22-12 for an amendment, as described below, has been filed with the City;

WHEREAS, the Planning and Zoning Board of the City of Newberry, Florida, hereinafter referred to as the Planning and Zoning Board, has been designated as the Local Planning Agency of the City of Newberry, hereinafter referred to as the Local Planning Agency;

WHEREAS, pursuant to Section 163.3174, Florida Statutes, as amended, and the Land Development Regulations, as amended, the Planning and Zoning Board, serving also as the Local Planning Agency, held the required public hearing, with public notice having been provided, on said application for an amendment, as described below, and at said public hearing, the Planning and Zoning Board, serving also as the Local Planning Agency, reviewed and considered all comments received during said public hearing concerning said application for an amendment, as described below, and recommended to the City Commission approval of said application for an amendment, as described below;

WHEREAS, pursuant to Section 166.041, Florida Statutes, as amended, the City Commission held the required public hearings, with public notice having been provided, on said application for an amendment, as described below, and at said public hearings, the City Commission reviewed and considered all comments received during said public hearing, including the recommendation of the Planning and Zoning Board, serving also as the Local

Planning Agency, concerning said application for an amendment, as described below; and

WHEREAS, the City Commission has determined and found that approval of said application for an amendment, as described below, would promote the public health, safety, morals, order, comfort, convenience, appearance, prosperity or general welfare.

NOW, THEREFORE, BE IT ORDAINED BY THE PEOPLE OF THE CITY OF NEWBERRY, FLORIDA, AS FOLLOWS:

Section 1. Visioning Sub Element Amended. Pursuant to an application, CPA 22-11, an application by the City of Newberry to amend the Future Land Use Element of the City of Newberry Comprehensive Plan by amending the Sub Element as shown below:

NEWBERRY VISIONS SUB ELEMENT

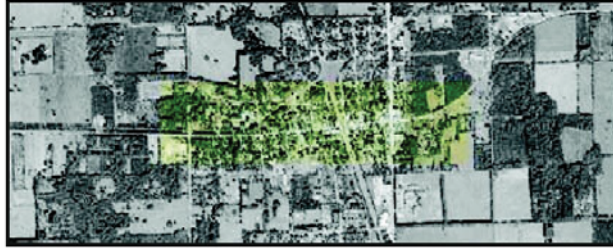
Introduction

~~In~~ Since 2004, the City of Newberry ~~began~~ has engaged in an ongoing series of visioning processes. The first visioning sessions were conducted with the help of the Florida Department of Community Affairs and the Florida A&M University's School of Architecture. A ~~primary~~ aim of the visioning process ~~was~~ is to identify the various aspects of the City's character that are important to its citizens ~~prefer~~, and to develop a visual depiction of those design elements so they may be reinforced through public policy, funding, and other mechanisms.

The latest round of Community Visioning was conducted over several months beginning in 2021 and concluding in 2022, with facilitation assistance from the Institute of Government offices of the Universities of both Central and South Florida. Workshops focused on maintaining the community's rural character, enhancing the quality of life in the community, and managing the high growth rate that Newberry has experienced for several years in a sustainable manner. The Community Visioning sessions resulted in the development of Community Vision and Mission statements, Core Values and Guiding Principles.

Concurrent with the Community Visioning sessions the City Conducted workshops on development and design standards on the City's two primary transportation corridors, State Road 26 (Newberry Road) which runs east and west, and State Road 45 (also known as US Highways 27 and 41) which runs north and south. The community input from the corridor workshops confirmed several of the themes of the Community Visioning workshops, such as preserving the historic nature of the downtown area, and maintaining the rural, small-town character of the community.

Newberry also created a Community Redevelopment Agency in 2021 to address blighted conditions in the downtown core area. The research conducted as part of the required Finding of Necessity confirmed that many of the issues identified in 2004 and subsequent years are still valid in 2022. As a result, many of the goals and objectives originally drafted in 2004 remain in this updated Vision Plan.



Earlier visioning sessions focused on identifying issues within a specific study area that were affecting the community. The most current visioning exercises confirmed that previously identified issues were still valid, while also focusing on identifying a set of core values and guiding principles of the community. A primary issue was the desire to establish and maintain an overall urban development plan for management of future growth and as an equally important task to revitalize Newberry's downtown area to boost the community's economic health and quality of life. The intention of the vision plan was to identify and employ methods to reduce sprawl, protect property values, and increase the community's options for goods and services, improve the aesthetic of development on the City's primary commercial corridors through the implementation of enhanced design standards.

Goals of citizens that emerged from the previous and current visioning exercises were to preserve the City's small-town rural character, complement the existing historic architecture, enhance the existing pedestrian orientation, encourage streetscape design, and communicate the community's vision for revitalizing the existing core area.

Since the original 2004 visioning sessions, the City has adopted an Urban Service Area to concentrate urban development within areas that were logical extensions for urban services. Since its original adoption in 2006, the Urban Service Area was further expanded and amended in 2016.

Preservation of the current historic nature of commercial presence of downtown was and remains also a major priority. Creation of a downtown overlay district to increase overall density and thus better support downtown businesses was suggested as one means to achieve these goals. Other suggested methods included creating public/private partnerships, focusing on developing and capitalizing on the unique qualities of downtowns, creating a sense of "place" by maintaining and developing genuine public spaces, and securing multiple sources of funding. Specific implementation strategies and tools included the following:

- Implementing the guidelines through preparation and adoption of zoning provisions that deal directly with facilitate and incentivize the town center's development; redevelopment;
- Adopt policies that facilitate small infill projects;
- Adopting an Official Plan Amendment that references the historic design guidelines in general in order to ensure that the physical elements of development occur in a manner that maintains and improves the built environment;

- ~~the guidelines can form the basis for~~ **Develop** a revitalization strategy for public right-of-way enhancements ~~and for small infill projects; and, in order to evaluate new construction, the City could~~
- ~~a~~ **Adopt** a formal ~~checklist set~~ of desired **design** elements to ensure that the preferred **aesthetic** character ~~is pursued~~ **achieved**.

Community History

The history of Newberry can be traced as far back as the late 1880s, when a narrow vein of ~~“hard-rock phosphate”~~ was discovered in the area. Mining companies and prospectors began buying up land. Phosphate processing plants with steam-powered equipment soon dotted the surrounding countryside with railways crossing the area to High Springs and Archer.

In 1893, Henry Plant extended his Savannah, Florida and Western Railroad from High Springs to Archer, and Newberry was established the following year as a railroad stop and trading center at mid-point. In the late 1890s, the Cummer Lumber and Phosphate Company completed the Jacksonville and Southwestern Railroad line from its lumber mill near Jacksonville to Newberry.

Prior to 1900, The Newberry Miner, the local newspaper, reported more than five-hundred men worked at the fourteen mines located within six miles of town. As the mines prospered, so did the fledgling town of Newberry. By 1907, Newberry listed livery stables, restaurants, boarding houses, hotels, barbers, cleaners, pharmacies, meat markets, general merchandise stores, photographers, bicycle shops, pool halls, saloons, side shows and theaters as businesses on the City's occupational license roll.

On the weekends, Newberry's population of 1,500 swelled as the miners came to town for supplies and entertainment. Injuries, such as cuttings and shootings were common ~~—~~ they kept Newberry's three doctors busy. One of the local doctors, W.N. ~~“Doc”~~ Barry, Sr. worked at his mother's pharmacy during this period. ~~“Doc”~~ described Newberry as ~~“a real wild west town in the East.”~~ Despite its wild nature, Newberry's prosperity also brought the trappings of civilization in the form of churches, schools, and in 1913, an electric light plant. Early electric customers were able to enjoy four hours of light each night. With the discovery of soft-rock phosphate near Dunnellon, Newberry's prosperity began to wane. An increase in soft-rock production meant a reduction in mining the hard-rock phosphate found near Newberry. However, the real blow came with the **U.S.** declaration of war **against Germany** in 1917. World War I ended shipments of phosphate to Germany, the United States' primary buyer. **As a result**, Newberry's economy was brought to a screeching halt.

Many of Newberry's residents left. ~~Many of t~~ Those who ~~stayed~~ **remained** turned to farming **to make a living**. Vegetables were grown for the table, while crops like watermelons and tobacco were grown for cash. The land boom of 1925-26 brought hordes of tourists to Tampa and Miami. They traveled through the eastern edge of town on a newly paved road known as the Tamiami Trail (US 41). Newberry's population remained stable until the advent of World War II, when many of Newberry's finest were called away to war. These brave men came home filled with energy, fresh ideas and new skills. Most returned to farming and **the pace of** Newberry's economy **increased** ~~picked up~~ **pace**.

After the war the local American Legion, established in 1946, voted to hold a festival in celebration of the town's major income-producing crop: ~~—~~ the watermelon. The first

Watermelon Festival included a beauty contest and a dance at the skating rink. ~~The~~ Over the years the Festival has grown and now brings about 10,000 people to Newberry each June, and is the longest perpetually held watermelon festival in the U.S.

As the fifties ended and the sixties rolled by, the ~~agriculturally-driven~~ agriculturally driven seasonal economy was gradually replaced with steady jobs and regular paychecks. Newberry today is close to the cultural attractions in Gainesville but still retains its rural nature.

Newberry is well-positioned both geographically and economically to take advantage of Alachua County's westward growth. Infrastructure and equipment owned by the City of Newberry provides residents with centralized City water and sewer, ~~cable TV~~, and within the original City areas, ~~City owned electric power~~.

Alachua County's school system is generally recognized as one of the top systems in the state and Newberry can further boast that it is one of the few places in the county with true neighborhood schools. The elementary, middle and high schools are all located within one mile of downtown Newberry.

Maintenance of Character

While Downtown Newberry has long been the commercial center of the City, new challenges ~~continue to have~~ threatened the sustainability of the district, ~~as~~ As growth pressures from Gainesville continue to drive new development to the East. In addition, the small footprint of the downtown area provides limited opportunities for redevelopment at a scale sufficient to stimulate investment. The City has been working in conjunction with the Florida Department of Transportation on a plan to create two one-way pairs through the downtown area. Not only will the one-way pairs increase capacity on State Road 26 (Newberry Road), it will also provide the City with the opportunity to substantially increase its downtown commercial footprint, creating a more sustainable commercial district. and the prospect of a new highway bypass poses a potential threat to the long-term viability of the Downtown. Discussion involving these issues provided the momentum for the City's redevelopment planning efforts.

Successful redevelopment planning is integral to achieving the vision of an economically diverse, aesthetically pleasing, and pedestrian-friendly downtown. Furthermore, the type of revitalization envisioned will only be successful when it comes as a result of a partnership between the public and private sectors of Newberry.

Existing Conditions

The Following conditions were originally reviewed by the 2004 visions committee and were found to be still relevant in the 2021 Finding of Necessity report presented as part of the establishment of the Newberry Community Redevelopment Agency. These conditions present were determined to be areas of opportunity for ~~revisions~~ improvement to encourage the future redevelopment of the Downtown Newberry area:

- **Lot layout diversity in relation to size, adequacy, accessibility, or usefulness**

- The current layout of the commercial area of the existing City presents a series of problems that has the potential to interfere with redevelopment if not addressed.

The City was originally laid out for residential purposes, which has resulted in a lot layout that does not allow for many lands itself primarily to small-scale commercial options development within the original City area. (This "original City area" is identified on plat maps as "Original Newberry"; references to the "Original City" or "Original Newberry" are included in various historical and local property documents.)

→ Shallow block configuration in Newberry has created land use conflicts along the city's commercial borders. As currently situated, some houses in the residential area are faced with fencing, trucks, sheds, and other aspects of commercial uses that are incompatible with the neighborhood character. This situation can impact property values in homes adjacent to these commercial structures and can reduce residential interest in the area if not addressed in redevelopment efforts.

→ The study area Newberry has multiple railroad lines, some active and some abandoned, that run through the downtown area which intersect in the center of the original city core. Areas adjacent to by railroad tracks have small and irregular shaped lots parcels that can present an opportunity for a designated railroad redevelopment area be difficult to incorporate into redevelopment plans, though may provide opportunities for rails to trails programs on the abandoned lines.

- **Inadequate and outdated building density patterns**

→ The current amount of dwelling units per acre has not reached a level that is considered optimal for an urban setting. Currently, the density within the study area is approximately 2.5 dwelling units per acre. To establish a pedestrian-friendly planning framework for the city, this area should be closer to 3.5 dwelling units per acre.

- **Unsafe conditions**

→ The current emphasis for State Road-26, as a Strategic Intermodal System roadway, is the movement of high levels of traffic, which can have a disastrous deleterious effect on the continuity of the downtown area. Minimal pedestrian safety features creates create a situation that is both an immediately obvious safety hazard~~s~~ but also a potential detriment to the economic prospects of downtown's storefronts.

→ Railroad cars have been stored along the active tracks within the Community Redevelopment Area. These cars often are placed close to residential areas, which create an unsafe situation for local residents due to the nature of potentially harmful materials contained in some of the cars and potential for criminal activity related to these cars.

→ Citizens have expressed concern about the need for sidewalks within the area, particularly in the residential section of the Community Redevelopment Area north of SR-26. Without an adequate sidewalk network, residents are left not only without connections to the downtown area but without a safe method of pedestrian travel to local schools.

- **Deterioration of site or other improvements**

→ ~~A windshield survey conducted plan Planning Department staff showed 53 parcels exhibiting some signs of deterioration~~ As noted in the Newberry CRA Finding of Necessity, a significant number of properties, mostly in the older residential section of the urban core, exhibit various levels of deterioration. These parcels showed signs of deterioration ranging from extensive roof damage to wall cracking and in some cases, the apparent abandonment of the structure.

→ The 'Original City' area has an older building stock, often populated by low and fixed income residents, that indicates great care will need to be taken to ensure the integrity of many of the buildings in the Community Redevelopment Area.

- A greater number of violations of the Florida Building Code in the urban core area than the number of violations recorded in the remainder of the ~~county or~~ municipality.

→ The Community Redevelopment Area represents a very high percentage of the total violations of minimum housing standards and the Florida Building Code in relation to the remainder of the municipality. In the last two years, more than 80% of the building code violations in the City have occurred within the Community Redevelopment Area.

Transportation

Located approximately 20 miles from the City of Gainesville, Newberry faces traffic problems on State Road 26 that are caused primarily by residents of neighboring counties traveling to Gainesville. The congestion on the road, which is the effective 'Main Street' of Newberry's downtown, creates a dangerous situation for pedestrians in the area. It is believed that once FDOT's One-Way Pairs project is completed, pedestrian safety will be significantly improved by allowing pedestrians to focus on a single direction of traffic, as well as traffic calming devices installed as part of the project streetscaping. Other pedestrian enhancements are included in the City's Capitol Improvement Plan, and the City's Community Redevelopment Agency Plan. ~~When combined with Florida's Transportation Concurrency requirements, the traffic on the road also has the effect of stifling development opportunities.~~

The "original city" is located on a traditional grid network, ~~although the area~~ which is heavily dependent on ~~county and~~ state roads to move traffic. The other roads in the Community Redevelopment Area are designed to carry primarily residential traffic.

Utilities

The City of Newberry is the primary provider of utility services and owns, operates, and maintains water treatment and distribution, ~~and~~ wastewater collection, treatment and disposal, and electric distribution systems which serve residents within the service area of the city. Outside of the City service area, electric services are provided by Clay Electric and Central Florida Electric Cooperatives. The City of Newberry Utilities and Public Works Department consists of the water, wastewater, electric, streets and storm water, general services, vehicle maintenance and sanitation divisions. Inherent in this section is the city's obligation to establish a uniform method of determining charges in efforts to serve the citizens of Newberry uniformly and equitably.

Downtown Parking

The City of Newberry has on-street and off-street parking in the downtown area that is marginally adequate to serve the needs of the Newberry community. Some business owners have expressed concern about the availability ~~of and~~ accessibility of parking and its potential effect on redevelopment efforts. The FDOT One-Way Pairs project is anticipated to have a positive impact on downtown parking by providing additional paved parking areas and streetscaping improvements to the existing as well as newly constructed roadway area. As the downtown continues to redevelop, additional parking will need to be addressed.

Redevelopment Opportunities and Constraints

Opportunities

- A historic building stock that dates back to the early 1900s that provides Newberry's residents a connection with their past and results in the potential for various historic preservation grants to ~~put invest money in the~~ downtown redevelopment.
- A Historic District that includes a variety of historic residential and commercial structures.
- A grid pattern of streets that makes the area accessible and walkable.
- The City Government has ~~shown demonstrated~~ an interest commitment in to redeveloping the Downtown through the creation of the Newberry Community Redevelopment Agency.
- The FDOT One-Way Pairs project on State Road 26 will present opportunities to expand the commercial footprint of the downtown district, while providing for additional pedestrian safety features.
- A positive small-town atmosphere.
- Lack of vacancies in the area indicate a stable commercial element.

Constraints

- Traffic on State Road 26 makes pedestrian crossing difficult ~~and creates concurrency issues for local businesses.~~
- Lack of sidewalk coverage in the urban core create a lack of pedestrian connections to the downtown from areas of the city.
- Railroad tracks split the district, which is a constraint to creating a unified district.
- Growth pressures from Gainesville create a situation where development is drawn towards the East, away from the downtown area.
- Lack of broadband availability to rural areas of the City.
- ~~A discussed bypass of SR-26 could create a situation that diverts crucial traffic from the Downtown area.~~

Newberry Visions and Community Design

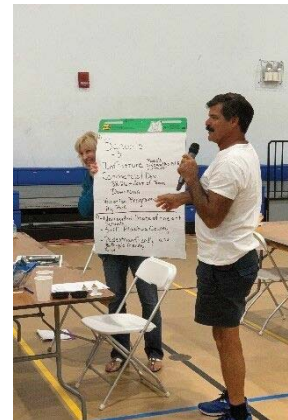
America's urban and downtown areas began a long period of decline in the fifties and sixties. The popularity of the automobile changed individual and commercial behavior, and the focus of commercial activity shifted from the cities to the suburbs. During the late sixties and seventies,

cities declined further as white flight accelerated. The result was a vicious cycle as downtown businesses closed (because of population declines), further increasing the rate at which residents and visitors left downtown areas.

In spite of these trends, research shows that a healthy and vibrant downtown boosts the economic health and quality of life in a community. Specifically, it creates jobs, incubates small businesses, reduces sprawl, protects property values, and increases the community's options for goods and services. A healthy downtown is a symbol of community pride and history, and provides the community with a unique sense of, "place."

The nineties saw the beginning of downtown revitalization from population increases in urban and downtown areas, particularly among young middle- and upper-class individuals and families, as well as decreases in crime rates. Commercial investment in small cities is also growing, albeit slowly. ~~Community Development Corporations (CDCs) which use community-based strategies to revitalize downtown areas often aid revitalization.~~ As Newberry's population continues to grow, interest in commercial development is growing as well. The challenge is to encourage commercial redevelopment in the downtown area as well as new development in suburban areas.

The most important decision for a small town is to decide what it wants ~~to be, physically~~ the built environment to look like, and then encourage development that reflects that "vision," while allowing the town to attract economic growth. In other words, regulations should be proactively designed to catalyze or attract certain desirable changes, rather than merely controlling permit-processing procedures. ~~The vision plan should include a map and other visual representative documents to support the overall theme.~~



The series of community visioning and planning sessions conducted for multiple projects in 2021 and 2022, along with relevant input from previous efforts provide the basis for this revised Vision Sub Element. In addition to identifying the vision for future community development, the City also developed succinct Vision and Mission statements. These statements are intended to guide the City Commission and staff in both future land use and overall policy decisions.

Newberry Vision:

Newberry is a progressively conservative community that focuses on innovation, excellence, and family values.

Newberry Mission Statement:

The City of Newberry is dedicated to building a diverse and vibrant community by investing in our infrastructure, embracing innovation, providing excellent customer service and a responsive government, while remaining fiscally conservative and preserving our small-town feel.

The Florida Department of Community Affairs staff and Florida A&M University (FAMU) School of Architecture (SOA) worked with the City of Newberry to decide what the City visually wants to be. The FAMU SOA is crafting drawings and images to promote discussion on the kind of development and preservation the residents consider ideal. The pictures of a preferred future provide the first test. If the vision was adopted, would it be legal to build what's shown in those pictures? If the changes to be existing rules were not adopted, might something antithetical to those pictures get approved?

The purpose of the project was to provide the community with graphic tools that will help improve the relationship between the private and public realm. It is important to emphasize that the intentions are not to prescribe any particular architectural style or detail, but rather to layout a framework for buildings that re-emphasize the existing elements and patterns. In general, the intent of the vision is to encourage desirable economic growth while maintaining the small town character of the City. The City can determine if the urban vision is solely the clarification of the community recommendation or a series of small requirements. If this document is interpreted as requirements, it will be enforced by the City.



The Visions Plan

The following overall goals and sub-goals were originally drafted originally by the Newberry Project 2020 Community Visioning Program participants to establish a strategic direction for the future of the City of Newberry. The Newberry community again engaged in a visioning and community assessment process, initiated locally and then carried out through the Florida Department of Economic Opportunity's (DEO) Competitive Florida Partnership Pilot Program. By the end of 2014, participants had developed, and the City Commission had approved, a detailed economic development strategies document. In 2016, another series of community workshops and public hearings was conducted, focusing on updating key elements of the City's Comprehensive Plan relative to economic development; the resulting public input led to amendments that support and enhance the community vision. In 2021, the City once again initiated a series of public visioning workshops to guide the development of a community strategic plan, which was completed in 2022.

The Vision Plan presented here includes those elements from previous visioning sessions that were found to be still relevant and updated for changed conditions in the community, along with additional elements from the 2021 visioning sessions, the Gateway Corridor design standards study, and the 2021 Newberry CRA Finding of Necessity. The strategic direction provided by this/these community visioning sessions serves as a/the basis for the development

goals, objections and policies of the various elements of this comprehensive plan and especially for the development of within the Urban Service Area as designated.

Goal I.1: Infrastructure

Objective I.1.1: Protect water quality by implementing water and wastewater improvements

Policy I.1.1.1 Proactively monitor water and wastewater treatment facility capacity for future growth

Policy I.1.1.2 Review and modify the rates and/or development fees to ensure funding is available for infrastructure renewal, replacement or expansion projects

Policy I.1.1.3 Deploy technology that allows customers to see real-time consumption data to make informed decisions

Policy I.1.1.4 Continue investing in cleaner utility systems to provide for growth

Objective I.1.2: A safe and effective transportation network

Policy I.1.2.1 Develop additional funding mechanisms for transportation projects

Policy I.1.2.2 Increase road connectivity and reduce traffic circulation problems

Policy I.1.2.3 Require proposed developments to provide for connectivity to existing and arterial roadways (Reference land development comp plan)

Policy I.1.2.4 Offer alternative transportation opportunities such as sidewalks, multimodal trails, etc.

Objective I.1.3: Expand broadband access throughout the community

Policy I.1.3.1 Evaluate and analyze broadband expansion opportunities throughout the community

Policy I.1.3.2 Identify opportunities to partner with federal, state, local, and private entities for broadband expansion

Objective I.1.4: Safe, reliable, and affordable electrical services

Policy I.1.4.1 Provide an additional connection point of bulk power supply for service reliability

Policy I.1.4.2 Deploy technology that allows customers to see real-time consumption data to make informed decisions

Policy I.1.4.3 Implement utility system upgrades by undergrounding, vegetation management, and storm hardening

Policy I.1.4.4 Seek out competitive bulk power opportunities within the Florida Municipal Power Agency

Policy I.1.4.5 Explore opportunities to expand the City's electric service territory

Goal I.2: Parks & Recreation

Objective I.2.1: Park and greenspace expansion

Policy I.2.1.1 Expand parks where feasible to enhance our recreational opportunities

Policy I.2.1.2 Preserve and acquire greenspaces for passive parks

Policy I.2.1.3 Coordinate park expansion with the master comprehensive plan

Policy I.2.1.4 Improve existing parks and facilities to accommodate accessibility needs

Goal I.3: Growth & Economic Development

Objective I.3.1: Future-focused roadmap for community planning

Policy I.3.1.1 Revise the comprehensive plan to incorporate the vision of our community

Policy I.3.1.2 Align Land Development Regulations with the revised comprehensive plan

Policy I.3.1.3 Enhance development design standards along the primary corridors

Objective I.3.2: Revitalization of Newberry downtown area

Policy I.3.2.1 Preserve the historic nature of the downtown commercial district

Policy I.3.2.2 Develop programs to assist downtown businesses with aesthetic improvements to create a desirable core destination

Policy I.3.2.3 Improve infrastructure in the CRA district (roadway paving and improvement, extending water and sewer to unserved areas)

Policy I.3.2.4 Establish partnerships to help identify and acquire potential property for the development of low income/affordable housing

Policy I.3.2.5 Create incentive programs for redevelopment of existing properties within the CRA district

Objective I.3.3: A strong, diverse local economy

Policy I.3.3.1 Streamline permitting and planning processes to facilitate rapid industrial and manufacturing project development

Policy I.3.3.2 Continue to create a pro-business environment for commercial development

Policy I.3.3.3 Facilitate the development of the Newberry Agricultural Technology Park

Goal I.1: Preserve the small-town character.

Objective I.1.1 Upon the adoption of this Objective the City will strengthen and enhance the downtown district, carefully expanding opportunities for business, shops, restaurants, and housing. New construction should be planned in the context of preserving the historic character of the City core.

Policy I.1.1.1 To implement Objective I.1.1 the City shall (1) encourage the location of a number of neighborhood centers in the community, where local residents can walk or bike; (2) Establish mixed use development along arterials; and (3) Partner with organizations in the business to preserve and increase the availability of affordable housing at a rate consistent with population growth.



Goal I.2: Complement the existing historic architecture.

Objective I.2.1 The City shall assist in the development and maintenance of a Florida Main Street Program¹ which has its purpose in the preservation of the historic character of the City. The City will endeavor to reach Main Street National Trust certification by December 31, 2007.

Policy I.2.1.1 To implement Objective I.2.1, the City shall (1) conduct a new historic survey to assist the Historical Architectural Review Board with implementation of the City's historic district regulations.

Policy I.2.1.2; and (2) establish design standards to apply to the following:

¹<https://dos.myflorida.com/historical/preservation/florida-main-street/><http://dos.myflorida.com/historical/preservation/main-street-program/>

- Newly constructed buildings
- Exterior building improvements and signage changes that require a building and/or sign permit
- New or reconstructed parking areas with 5 or more spaces



~~**Goal I.3: Enhance the existing pedestrian orientation and encourage streetscape design that is inviting and on a human scale.**~~

~~**Objective I.3.1** By December 31, 2009, the City shall file a CRA with the Alachua County Board of County Commissioners to address the public side of downtown redevelopment.~~

~~**Policy I.3.1.1** To assist the development of the Community Redevelopment Area the City shall establish a:~~

- ~~(1) Transportation Improvement Program for multi-modal transportation opportunities; and~~
- ~~(2) "Walkable communities" program.~~

~~**Goal I.4: Communicate the community's vision for the existing core area.**~~

~~**Objective I.4.1** The City has adopted an urban service area boundary which is subject to clear, measurable targets. Density, open space, affordable housing, mixed use development, and industrial lands will be measured to determine what is economically feasible to concentrate the development of urban infrastructure within a 10-year planning period.~~

~~Policy I.4.1.1~~ The City shall develop a fair, coherent system of taxes, fees and development charges, which will be used to provide adequate funding to build and maintain quality community infrastructure and provide public services concurrent with growth.

~~Policy I.4.1.2~~ The City shall continue to develop using the grid roadway pattern to provide an integrated system of auto, bicycle and walking routes, which provide a safe, healthy access to all points within the urban service area.

~~Policy I.4.1.3~~ The City shall establish an economically feasible comprehensive long term traffic and street improvement program, facilitating internal traffic flow, bypasses and easy connection to all areas of the community.

Goal I.5: The City shall create Visioning Implementation Strategies.

Objective I.5.1 The City shall continue to develop a broad strategy for revitalization of the City core, utilizing the Newberry CRA Plan and the City's Capital Improvements Plan as the primary tools. ~~This strategy shall be incorporated within the next evaluation and appraisal of this Comprehensive Plan.~~

Policy I.5.1.1 ~~Any m~~Master plans for improving downtown areas must should attempt to address several areas at once. Whenever feasible, Ddowntown revitalization shall include a mix of commercial businesses, new housing, and accessible public spaces, and alternative transportation opportunities. ~~commercial businesses, also in addition to after-school programs, anti-crime initiatives, youth development and employment services, arts, recreational opportunities, and public transit.~~

Policy I.5.1.2 The Complete Streets Program² can help to mitigate undesired, existing transportation conditions while also focusing on economic development within the City core. Traffic calming measures can help with the conditions in addition to looking at existing pedestrian pathways. The Complete Streets Program focuses on serving the transportation needs of all the transportation system users, including but not limited to, cyclists, motorists, transit riders, freight handlers, and pedestrians.

~~Policy I.5.1.3~~ ~~The Florida Main Street Program uses an approach that is a common-sense, strategy driven effort that guides community based revitalization efforts while maintaining a sense of place for the City and highlighting local place-based activities.~~

Objective I.5.2 The City shall seek to create partnerships to help implement this community vision. ~~By December 31, 2008, the City will endeavor to partnership with Alachua County to develop a financially feasible tax increment program to assist with the funding of the Main Street/Historic Section of the City.~~

Policy I.5.2.1 Downtown revitalization shall encompass a wide range of activities. Therefore, in order to implement Objective I.5.2 the City shall encourage the cooperation of county government, chambers of commerce, the private sectors, civic organizations, and other key institutions; and shall pay particular attention to attracting commercial business.

²<http://www.flcompletestreets.com/dot.state.fl.us/rddesign/CSI/Default.shtm>

Objective I.5.3 The City shall encourage a diversity of land uses within the downtown community, with an emphasis on growth from the core area outward. ~~This objective includes the partnering with a Main Street Organization, as well as other taxing authorities and non-profits to create a mix of development that will encourage a multi-faceted and multi-functional central business district. A City-wide master plan has been prepared.~~

Policy I.5.3.1 To implement Objective I.5.3 the City shall endeavor to attract a wide range of individuals by positively affecting housing, work, shopping, culture, entertainment, government, and tourist attractions.

Policy I.5.3.2 The City shall continue to utilize an Urban Services Area boundary as a means to direct and limit growth to areas appropriate for new developments.

Objective I.5.4 City shall focus on developing the unique quality of the Main Street/Historic Area of the City. This is the core of the Urban Service area and is the centerpiece of the community ~~vision plan.~~

Policy I.5.4.1 The City shall focus on the historical value and compact, walking-friendly size of the Historical/Main Street area by preserving historical architecture and promoting traditional architecture through zoning and adaptive reuse of existing structures. The City shall also improve pedestrian walkways through installation of attractive lights, benches, and flowers landscaping in order to draw shoppers and other traffic to this area.

Objective I.5.5 The City, as part of the preparation of a generalized master plan for the development of the urban core, shall endeavor to identify multiple sources of funding to implement the City vision.

Policy I.5.5.1 The City shall ~~attempt to secure~~ utilize funding from a variety of sources, ~~assistance from local governments is particularly important for long term project sustainability including tax increment financing from the City and Alachua County through implementation of the Newberry CRA plan, grant funding opportunities, the City General Fund, and private sector investments.~~

Policy I.5.5.2 The City shall use its regulatory powers to ~~make it easier for~~ facilitate the location and growth of a wide variety of small businesses ~~to locate~~ within the Historic/Main Street Area, as well as help preserve existing housing and promote new, affordable housing.

Section 2. Specific Locations Sub Element Deleted. The City of Newberry hereby amends the Future Land Use Element of the City of Newberry Comprehensive Plan by deleting the Specific Location Sub Element in its entirety.

SPECIFIC LOCATIONS SUB ELEMENT

~~The following Objective and Policy applies to Future Land Use Plan Map Amendment CPA 03-5-~~

~~**OBJECTIVE SP.1** Upon adoption of each designation on the Future Land Use Plan Map for CPA 03-5 (DCA 04-1), the following policy for each specifically classified land use shall apply to development which occurs on lands addressed within the above stated amendment.~~

POLICY SP 1.1—Densities and intensities of uses identified within the Mixed Use Future Land Use Classifications for CPA 03-5, shall not exceed the following total square footage by classification and number of dwelling units listed as follows:

Category	Minimum Acreage	Percentage of Total Acreage	Total Dwelling Units (not to exceed)
Single Family Detached	41.2 ac	20.1%	214
Town-homes	20.6 ac	10.04%	106
Apartments	10.3 ac	5.02%	120
Retail	20.6 ac	10.04%	249,750
Office	10.3 ac	5.02%	80,000
Recreation	10.3 ac	5.02%	N/A
Open Space	20.6 ac	10.04%	N/A

The following Objective and Policy applies to Future Land Use Plan Map Amendment CPA 03-10.

OBJECTIVE SP.2 Upon adoption of the Residential Low Density Classification on the Future Land Use Plan Map for CPA 03-10 (DCA 04-1), the following policy for said Residential Low Density classification shall apply to development which occurs on lands addressed within CPA 03-10.

POLICY SP 2.1The number of residential units allowed within lands identified as Residential Low Density Future Land Use Classification For CPA 03-10, shall be limited to 175 dwelling units.

The following Objective and Policy applies to Comprehensive Plan amendment CPA 04-1.

OBJECTIVE SP.3 Upon adoption of the Residential Low Density Classification and Commercial Classification on the Future Land Use Plan Map for CPA 04-1 (DCA 04-2), the following policy for said Residential Low Density and Commercial classifications shall apply to development which occurs on lands addressed within CPA 04-1.

Policy SP 3.1The number of residential units allowed within lands identified as Residential Low Density Future Land Use Classification for CPA 04-1, shall be limited to 265 dwelling units. The commercial square footage allowed within lands identified as Commercial Future Land Use Classification for CPA 04-1, shall be limited to 125,000 gross square feet of development.

OBJECTIVE SP. 4 Upon adoption of the Future Land Use Plan Map amendment CPA 06-1 (DCA 06-2), the following policies shall govern the development which occurs on lands addressed within the above stated amendment.

POLICY SP 4.1The Developer of properties identified within CPA 06-1 shall be financially responsible for the mitigation of all impacts, as a result of the development, where it is determined by the City that portable water, sanitary sewer, solid waste, stormwater management, roads and recreation facilities will not meet or exceed the adopted level of service standard for each facility. Mitigation options include, without limitation, separately or collectively, private funds, contributions of land, and construction and contribution of facilities and may include public funds as determined by the local government or other appropriate entity.

POLICY SP 4.2The City shall be the sole provider for potable water, reuse water (if available) and sanitary sewer service to any future development on the property addressed under CPA 06-1.

POLICY SP 4.3The Developer shall be responsible for the financial mitigation of all on-site and off-site impacts of any development on the property addressed under CPA 06-1.

POLICY SP 4.4 Proportionate fair share payments for S.R. 26 as identified within the Schedule for Improvements within the Capital Improvements Element of the City of Newberry Comprehensive Plan shall be calculated in accordance with the provisions of City of Newberry Ordinance No. 27-06 and the interlocal agreement between the City of Newberry and the Florida Department of Transportation. No further development orders shall be granted by the City for properties addressed within CPA 06-1 until the above stated interlocal agreement is executed by the parties.

OBJECTIVE SP.5 Upon adoption of the Future Land Use Plan Map amendment CPA 06-4 (DCA 06-2), the following policies shall govern the development which occurs on lands addressed within the above stated amendment.

POLICY SP 5.1 The Developer of properties identified within CPA 06-4 shall be financially responsible for the mitigation of all impacts, as a result of the development, where it is determined by the City that portable water, sanitary sewer, solid waste, stormwater management, roads and recreation facilities will not meet or exceed the adopted level of service standard for each facility. Mitigation options include, without limitation, separately or collectively, private funds, contributions of land, and construction and contribution of facilities and may include public funds as determined by the local government or other appropriate entity.

POLICY SP 5.2 The City shall be the sole provider for potable water, reuse water (if available) and sanitary sewer service to any future development on the property addressed under CPA 06-4.

POLICY SP 5.3 The Developer shall be responsible for the financial mitigation of all on-site and off-site impacts of any development on the property addressed under CPA 06-4.

POLICY SP 5.4 Proportionate fair share payments for S.R. 26 as identified within the Schedule for Improvements within the Capital Improvements Element of the City of Newberry Comprehensive Plan shall be calculated in accordance with the provisions of City of Newberry Ordinance No. 27-06 and the interlocal agreement between the City of Newberry and the Florida Department of Transportation. No further development orders shall be granted by the City for properties addressed within CPA 06-4 until the above stated interlocal agreement is executed by the parties.

OBJECTIVE SP.6 Upon adoption of the Future Land Use Plan Map amendment CPA 06-6 (DCA 06-2), the following policies shall govern the development which occurs on lands addressed within the above stated amendment.

Densities and intensities of uses identified within the Mixed Use Future Land Use Classifications for CPA 06-6, shall not exceed the following total square footage by classification and number of dwelling units listed as follows:

Land Use	Minimum Percent Required by Comprehensive Plan	Minimum Acreage Required	Proposed Land Use Acreage	Percent Proposed by Development	Density/ Square Footage	Proposed Units
Single Family/Duplex	20%	45.39	112.25	49%	4	449
Multi-Town Home	10%	22.70	31.25	14%	8	250
Multi-Apartment	5%	11.35	16.65	7%	18	300
Residential Total	35%	79.44	160.15	70%		999
Recreational	5%	11.35	18.90	8%		

Open Space	10%	22.70	22.70	10%		
Recreational and Open Space Total	15%	34.05	41.60	18%		
Retail/Commercial	5%	11.35	11.35	5%	0.25	123601.5
Accessory Structures						
Commercial Total	5%	11.35	11.35	5%		123601.5
Business Professional	5%	11.35	11.35	5%	0.14	67239.22
Accessory Structures						
Professional Total	5%		11.35			67239.22
Schools						
Churches						
Public Buildings						
Public Buildings			2.50	1.10%	0.05	5169.48
Group Home (6 or less)						
Group Home (7 or more)						
Total Other						
All Uses Grand Total	60.00%		226.95			

POLICY SP 6.1 The Developer of properties identified within CPA 06-6 shall be financially responsible for the mitigation of all impacts, as a result of the development, where it is determined by the City that portable water, sanitary sewer, solid waste, stormwater management, roads and recreation facilities will not meet or exceed the adopted level of service standard for each facility. Mitigation options include, without limitation, separately or collectively, private funds, contributions of land, and construction and contribution of facilities and may include public funds as determined by the local government or other appropriate entity.

POLICY SP 6.2 The City shall be the sole provider for potable water, reuse water (if available) and sanitary sewer service to any future development on the property addressed under CPA 06-6.

POLICY SP 6.3 The Developer shall be responsible for the financial mitigation of all on site and off site impacts of any development on the property addressed under CPA 06-6.

POLICY SP 6.4 Proportionate fair share payments for S.R. 26 as identified within the Schedule for Improvements within the Capital Improvements Element of the City of Newberry Comprehensive Plan shall be calculated in accordance with the provisions of City of Newberry Ordinance No. 27-06 and the interlocal agreement between the City of Newberry and the Florida Department of

~~Transportation. No further development orders shall be granted by the City for properties addressed within CPA 06-6 until the above stated interlocal agreement is executed by the parties.~~

~~**POLICY SP 6.5** The Developer shall enter into a Chapter 163 Developers Agreement to formalize the provisions of Policy 6.1 through 6.4, inclusive. In addition the Developer shall enter into a separate Chapter 163 Ordinance Developers Agreement along with the preliminary master plan for the mixed use development. Such development agreement shall specifically address the Developers financial responsibility for the on-site and off-site impacts created by the development related to the phasing plan of the preliminary master plan. No further development orders shall be granted by the City for properties addressed within CPA 06-6 until the above stated developers agreements are executed by the parties.~~

Section 3. Severability. If any provision or portion of this ordinance is declared by any court of competent jurisdiction to be void, unconstitutional or unenforceable, then all remaining provisions and portions of this ordinance shall remain in full force and effect.

Section 4. Conflict. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 5. Effective Date. This ordinance shall be adopted upon the date provided below as passed.

Section 6. Authority. This ordinance is adopted pursuant to the authority granted by Section 166.021, Florida Statutes, as amended, and Sections 163.3161 through 163.3215, Florida Statutes, as amended.

DONE THE FIRST READING, by the City Commission of the City of Newberry, Florida, at a regular meeting, this 12th day of September, 2022.

DONE, THE PUBLIC NOTICE, in a newspaper of general circulation in the City of Newberry, Florida, by the City Clerk of the City of Newberry, Florida on this day of , 2022.

DONE THE SECOND READING, AND ADOPTED ON FINAL PASSAGE, by an affirmative vote of a majority of a quorum present of the City Commission of the City of Newberry, Florida, at a regular meeting, this day of , 2022.

BY THE MAYOR OF THE CITY OF
NEWBERRY, FLORIDA

Honorable Jordan Marlowe, Mayor

ATTEST, BY THE CLERK OF THE
CITY COMMISSION OF THE CITY OF
NEWBERRY, FLORIDA:

Judy S. Rice, City Clerk

APPROVED AS TO FORM AND
LEGALITY:

City Attorney's Office

DRAFT

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

Regional Planning Council: North Central Fl Regional Planning Council Item No.: 131
Review Date: 10/27/22 Local Government: City of Hampton
Amendment Type: Draft Amendment Local Government Item No.: CPA 22-01
State Land Planning Agency Item No.: 22-1ESR
Date Mailed to Local Government and State Land Planning Agency: 10/28/22 (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 item CPA 22-01 amends the City’s Comprehensive Plan to add a new Property Rights Element (see attached).

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

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

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

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

Request a copy of the adopted version of the amendment?

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

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

**EXCERPTS FROM THE
CITY COMPREHENSIVE PLAN AMENDMENT**

CHAPTER TEN
PROPERTY RIGHTS ELEMENT
GOAL, OBJECTIVE AND POLICIES

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.: 132
Review Date: 10/27/22 Local Government: Town of Bell
Amendment Type: Draft Amendment 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: 10/28/22 (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 Town is amending its comprehensive plan based on an evaluation completed by the Town to reflect changes in state requirements pursuant to Section 163.3191, Florida Statutes. More specifically, the item amends the Future Land Use Map as well as the text of the Future Land Use Element; the Transportation Element; the Housing Element; the Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element; the Conservation Element; the Recreation and Open Space Element, the Intergovernmental Coordination Element; the Capital Improvements Element and the Public School Facilities Element, and adds a Property Rights Element. The amendment also adds an Economic Development Element to the Town Comprehensive Plan (see attached excerpts).

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

The Town is bisected by U.S. Highway 129, which is identified in the North Central Florida Strategic Regional Policy Plan as a Regional Transportation Facility. Additionally, the Town is located within an Area of High Aquifer Recharge Potential, which is identified and mapped as a Natural Resource of Regional Significance in the Regional Plan. Nevertheless, significant adverse impacts are not anticipated to the regional facility or to the Natural Resource of Regional Significance as the amendment does not result in an increase in allowable density or intensity of use.

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

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

Request a copy of the adopted version of the amendment?

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

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

**EXCERPTS FROM THE
TOWN COMPREHENSIVE PLAN AMENDMENT**

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

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 Town and establish a framework for making policy decisions in planning for future transportation needs.

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 Town'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 Town.

TRANSPORTATION ELEMENT GOAL, OBJECTIVES AND POLICIES

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

OBJECTIVE II.1 The Town 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 Town:

ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	NUMBER OF LANES	FACILITY TYPE	AREA TYPE	LEVEL OF SERVICE
1	C.R. 341-342 (from U.S. 129 /S.R. 49 to Town's west limits)	2	Collector	Community	D
2	U.S. 129/S.R. 49 (from Town's north limits to Town's south limits)	2	Arterial	Community	D

Policy II.1.2 The Town 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.

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- Policy II.1.3 The Town 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 Town shall, for any development which is required to provide a site plan or any development requiring platting, 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 For state facilities, the Town shall coordinate with the Florida Department of Transportation in developing transportation mitigation and agreements ensuring that state facilities function at acceptable levels of service in accordance with Section 163.3180(5)(h)1.c., Florida Statutes, as amended.
- OBJECTIVE II.2 The Town 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 Town shall 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 Town shall notify such jurisdiction, in writing, if any identified roadway improvement plans are not consistent with the provisions of the future land use plan element.
- OBJECTIVE II.3 The Town shall coordinate its traffic circulation planning efforts with the Florida Department of Transportation for consistency with the Department's 5-year Transportation Plan.
- Policy II.3.1 The Town shall, during the capital improvements planning process for roadway improvements, review the proposed roadway improvements which will be completed as part of the implementation of the Florida Department of Transportation 5-Year Transportation Plan so that such capital project planning is complementary and consistent with the state roadway improvement planning.
- OBJECTIVE II.4 The Town shall provide for the protection of existing and future right-of-ways from building encroachment by establishing right-of-way setback requirements for all structures along new or realigned collector and arterial roadways.
- Policy II.4.1 The Supplementary District Regulations found within the Town's land development regulations shall include the following provision which requires a structure to provide a minimum setback of seventy-five (75) feet as measured from the centerline of the right-of-way for new or realigned arterial roads.
- OBJECTIVE II.5 The Town will attempt to ensure that transportation plans made by other units of government do not have a detrimental effect on town residents.
- Policy II.5.1 The Town shall encourage that future neighborhoods be shaped around cul-de-sacs, and that houses built on strips along the road be discouraged.
- Policy II.5.2 The Town 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.5.3 In accordance with Section 163.3180(5)(h)1.c. and 163.3180(5)(h)2. Florida Statutes, as amended, the Town shall provide a means by which the landowner will be assessed a proportionate share of the cost of providing the transportation facilities necessary to serve the proposed development. However, the landowner shall not be held responsible for contributing to deficient transportation facilities.

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- Policy II.5.4 Properties under the same ownership or those consolidated for development shall be treated as one property for the purposes of access management and shall not receive the maximum potential number of access points for that frontage indicated under minimum access spacing standards.
- Policy II.5.6 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.5.7 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.5.8 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.5.9 Adequate corner clearance shall be maintained at crossroad intersections with arterials.
- Policy II.5.10 The Town shall encourage cross-access connections easements and joint driveways, where available and economically feasible.

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V

CONSERVATION ELEMENT

INTRODUCTION

The following goal, objectives and policies constitute the Conservation Element providing for the promotion of the conservation, use and protection of the Town's natural resources.

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

The Future Land Use Plan map addresses conservation future land use as defined above. At present there are no areas which have planned management of a natural resource within the Town. Therefore, until such time as there are areas which require conservation of 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 existing waterwells and soils, which are land cover features, but are not land uses. Therefore, although these natural resources are identified within the Future Land Use Plan map series, they are not designated on the Future Land Use Plan map as conservation areas. However, the constraints on future land uses of these natural resources are addressed in the following goal, objective and policy statements.

CONSERVATION ELEMENT GOAL, OBJECTIVES AND POLICIES

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

OBJECTIVE V.1 The Town's land development regulations, ~~upon adoption of this comprehensive plan,~~ shall protect air quality through the appropriate siting of development and associated public facilities by requiring landscape buffers and setbacks to prevent wind shadows.

Policy V.1.1 The Town 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 Town.

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

Policy V.2. 1 The Town 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 Town's current and projected water sources.

Policy V.2.2 The Town does not have specific hydrological information that would be helpful in developing regulations to protect potable water well fields. Studies are presently being done by the Water District which will form the basis for review and re-evaluation of existing well field regulations. In the interim, between the time of adoption of the Comprehensive Plan and the availability of the Water District study, the following measures shall be taken:

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1. The first 200 foot radius around the well shall remain a zone of exclusion where no development activities shall be permitted except that the footprint of a residential building may be located between 150-200 feet from the well. However, the septic tank shall be 200 or more feet from the well.
2. From a radius of 1,000 feet around the well, land uses shall be regulated to prohibit:
 - a. Landfills;
 - b. Facilities for the bulk storage, handling or processing of materials on the Florida Substance List;
 - c. Activities that require the storage, use or transportation of restricted substances, agricultural chemicals, petroleum products, hazardous toxic waste, medical waste, etc.;
 - d. Feedlots or other commercial animal facilities;
 - e. Waste-water treatment plants, percolation ponds, and similar facilities;
 - f. Mines; and
 - g. Excavation of waterways or drainage facilities which intersect the water table.

Policy V.2.3 The Town shall identify and make recommendations, where appropriate, for the purchase of environmentally sensitive lands under the Conservation and Recreation Lands Program or Save Our Rivers Program.

Policy V.2.4 The Town shall, through the development review process, require that post-development runoff rates and pollutant loads do not exceed pre-development conditions.

Policy V.2.5 The Town shall require all new development to maintain the natural functions of environmentally sensitive areas, including but not limited to wetlands and 100-year floodplains so that the long term environmental integrity and economic and recreational value of these areas is maintained.

Policy V.2.6 The Town shall regulate development within the 100 year to 25 year riverine floodplain. The following standards shall apply for the protection of this area.

CRITERIA:

1. Residential land uses may be considered up to a maximum density of two dwelling units per acre.
2. Development within the 25 to 100 year floodplain shall not negatively impact adjoining properties.
3. Parking areas in commercial and industrial areas shall not be filled to the 100 year flood elevation.
4. The following specific uses will not be allowed in the 25 to 100 year floodplain:
 - a. Placing, depositing, or dumping of solid waste;
 - b. Commercial processing; and

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- c. Storing, or disposal of pesticides, herbicides, domestic waste, (except for residential on-site sewage disposal systems), industrial waste, toxic bio hazardous or hazardous materials or radioactive materials.
5. Industrial uses shall not be permitted.

Policy V.2.7 The Town shall regulate development within the 10 to 25 year floodplain. The following standards shall apply:

CRITERIA:

- 1. Residential densities may be considered at a maximum density of one dwelling unit per 2.5 acres.
- 2. Development within floodplain shall not result in the loss of the flood storage capacity.
- 3. Industrial uses shall not be permitted.
- 4. Commercial uses other than recreation oriented business shall not be allowed.
- 5. The uses not allowed in Policy V.2.6(4) of this plan will not be allowed in the 25 to 10 year floodplain.

Policy V.2.8 The Town shall protect the area below the 10 year floodplain. The following standards shall apply below the 10 year floodplain:

CRITERIA:

- 1. The annual floodplain shall be left in its natural state.
- 2. Residential land uses may be considered up to a maximum density of one dwelling per ten acres.
- 3. Permitted uses include:
 - a. Passive recreation (with no impervious surfaces except existing boat ramps);
 - b. Forestry and non-animal agricultural pursuits;
 - c. Open space and other low intensity uses which maintain the function of the floodplain.
- 4. Commercial and industrial uses shall not be permitted.

Policy V.2.9 In accordance with the Water Management District policies, the Town shall set forth a development setback from the ordinary high water line as specified.

Policy V.2.10 The Town shall support the Water Management District in their conducting of water conservation programs.

Policy V.2.11 The Town shall comply with the plans of the Water Management District for the emergency conservation of water sources.

Policy V.2.12 The Town shall as part of the development review process limit development to low density and non-intensive uses in prime aquifer recharge areas, designated by the Water Management District, in order to maintain the natural features of these areas.

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Policy V.2.13 The Town 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 surface water runoff within the Town.

Policy V.2.14 The Town 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.

OBJECTIVE V.3 The Town shall include within the land development regulations stream bank protection and woodland improvement provisions as best management practices for the conservation, appropriate use and protection of soils, minerals and native vegetative communities.

Policy V.3.1 The Town shall review topographic, hydrologic and vegetative cover factors during the development review process in order to protect and conserve the natural functions of soils.

Policy V.3.2 The Town shall require within the development review process that multiple use of forest resources where appropriate, be required to provide for recreation, wildlife habitat, watershed protection, erosion control and maintenance of water quality.

Policy V.3.3 The Town shall cooperate with adjacent local governments and other governmental entities, research and interest groups to conserve and protect, from destruction by development activities, unique vegetative communities located within the Town and adjacent local government jurisdictions.

Policy V.3.4 Mining shall not be permitted in the Town because:

1. There are no known minerals of commercial value located in the Town to be mined, and
2. Responsible mining development would require expertise not economically available to the Town.

If minerals of commercial value are discovered and a proposal for development of those minerals is submitted, the Town may address that need and all of the foregoing concerns with regulations which:

1. Require special buffers and setbacks;
2. Eliminate/regulate blasting;
3. Require and assure reclamation;
4. Require and evaluate environmental impact reports; and
5. Evaluate transportation needs and impacts created by heavy equipment transporting materials.

OBJECTIVE V.4 The Town shall protect all endangered and threatened Flora and Fauna from adverse impacts due to loss of critical habitat.

Policy V.4.1 The Town 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.

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Policy V.4.2 The Town shall protect those areas containing endangered plant or animal species by requiring the natural habitat or vegetative community be protected. Sixty percent of the community shall remain undisturbed. The following measures shall be considered depending upon specific circumstances:

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

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

Policy V.4.3 The Town shall assist in the application and compliance with all Federal and state regulations which pertain to endangered and rare species.

Policy V.4.4 The Town shall consult with the Florida Fish and Wildlife Conservation Commission prior to the issuance of a development order where there is an indication that such issuance would result in an adverse impact to any endangered or rare species.

Policy V.4.5 The Town shall address, during the development review process, the mitigation of development activities within environmentally sensitive areas so that the possible impacts created by the proposed development activity will not significantly alter the natural functions of these significant natural resources, especially the natural reservations identified in the recreation and open space element of this Comprehensive Plan.

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XI
PROPERTY RIGHTS ELEMENT

INTRODUCTION

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

PROPERTY RIGHTS GOAL, OBJECTIVE AND POLICIES

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

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

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

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

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

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

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FLORIDA REGIONAL COUNCILS ASSOCIATION	
LOCAL GOVERNMENT COMPREHENSIVE PLAN AMENDMENT REVIEW FORM 01	
Regional Planning Council: North Central Fl	Regional Planning Council Item No.: 133
Review Date: 10/27/22	Local Government: Union County
Amendment Type: Draft Amendment	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: 10/28/22 (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 County is amending its comprehensive plan based on an evaluation completed by the County to reflect changes in state requirements pursuant to Section 163.3191, Florida Statutes. More specifically, the item amends the Future Land Use Map as well as the text of the Future Land Use Element; the Traffic Circulation 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 and Property Rights Element. (see attached excerpts).

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

The County is bisected by State Roads 18, 100, 121 and 238, all of which are identified in the North Central Florida Strategic Regional Policy Plan as Regional Transportation Facilities. Additionally, Lake Butler, a portion of the North Central Florida Ecological Greenway, identified state-owned conservation lands, the Santa Fe River Corridor and Worthington Spring, which are identified and mapped as Natural Resources of Regional Significance in the Regional Plan are located within the County. Nevertheless, significant adverse impacts are not anticipated to regional facilities or Natural Resources of Regional Significance as the amendment does not result in an increase in allowable 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 <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Not Applicable <input type="checkbox"/>	<input type="checkbox"/>

**EXCERPTS FROM THE
COUNTY COMPREHENSIVE PLAN AMENDMENT**

II

TRANSPORTATION ELEMENT

INTRODUCTION

A traffic circulation system provides for the safe and efficient movement of people and goods and supports existing and future development. This plan element identifies the types, locations and extent of existing and proposed major thoroughfares and transportation routes in the County and establishes a framework for policy decisions in planning future transportation needs. 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 interrelates with the Future Land Use Element due to the inherent two-way relationship between land use and transportation. Land use patterns directly affect the demand for transportation facilities. More intensive land uses generate more traffic and require greater degrees of accessibility. Conversely, the transportation network affects and influences the use of land located adjacent to these facilities.

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

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

GOAL, OBJECTIVES AND POLICIES

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

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

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

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ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT DESCRIPTION	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	LEVEL OF SERVICE
1	S.R. 16 from County east boundary to S.R. 121	2U	Minor Arterial	Rural	D
2	S.R. 100 from County east boundary to S.R. 121	2U	Minor Arterial	Rural	D
3	S.R. 100 from Lake Butler west limits (SW 12th Ave) to County west boundary	2U	Minor Arterial	Rural	D
4	S.R. 121 from County north boundary to (S.R.16)	2U	Minor Arterial	Rural	D
5	S.R. 121 from S.R. 16 to Raiford east limits	2U	Minor Arterial	Rural	D
6	S.R. 121 from Raiford southwest limits (NE 222nd Ct.) to S.R. 100	2U	Minor Arterial	Rural	D
7	S.R. 121 from Lake Butler southwest limits to C.R. 18	2U	Minor Arterial	Rural	D
8	S.R. 231 from Lake Butler south limits to Department of Corrections Reception and Medical Center	2U	Minor Arterial	Rural	D
9	S.R. 18 from County east boundary to Worthington Springs east limits (SW 120th Ct.)	2U	Major Collector	Rural	D
10	C.R. 18 from Worthington Springs west limits to County west boundary	2U	Major Collector	Rural	D
11	C.R. 231 from County north boundary to S.R. 100	2U	Major Collector	Rural	D
12	C.R. 231 from Department of Corrections Reception and Medical Center to County southeast boundary	2U	Major Collector	Rural	D

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ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT DESCRIPTION	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	LEVEL OF SERVICE
13	S.R. 238 from County west boundary to Lake Butler west limits	2U	Major Collector	Rural	D
14	C.R. 238 and C.R. 229 from Lake Butler northeast limits to County north boundary	2U	Major Collector	Rural	D
15	C.R. 241 from County south boundary to S.R. 238	2U	Major Collector	Rural	D
16	C.R. 245 from S.R. 238 to County west boundary	2U	Major Collector	Rural	D
17	C.R. 18A from S.R. 18 to C.R. 239A	2U	Minor Collector	Rural	D
18	C.R. 125 from County east boundary to S.R. 121	2U	Minor Collector	Rural	D
19	C.R. 199 from C.R. 125 to S.R. 16	2U	Minor Collector	Rural	D
20	C.R. 229 from C.R. 238 near County north boundary to Raiford north limits	2U	Minor Collector	Rural	D
21	C.R. 229 from Raiford south limits to County east boundary	2U	Minor Collector	Rural	D
22	C.R. 231A from S.R. 100 to C.R. 231	2U	Minor Collector	Rural	D
23	C.R. 231A from C.R. 231 to S.R. 121	2U	Minor Collector	Rural	D
24	C.R. 237 from S.R. 121 to S.R. 100	2U	Minor Collector	Rural	D
25	C.R. 238A from C.R. 239 to C.R. 18	2U	Minor Collector	Rural	D
26	C.R. 239A from C.R. 231A to C.R. 241	2U	Minor Collector	Rural	D
27	C.R. 239 from C.R. 18 to S.R. 100	2U	Minor Collector	Rural	D
28	C.R. 796 from S.R. 121 to C.R. 238A	2U	Minor Collector	Rural	D

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ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT DESCRIPTION	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	LEVEL OF SERVICE
29	C.R. 240 from C.R. 241 to County west boundary	2U	Minor Collector	Rural	D
30	C.R. 241A from C.R. 241 to S.R. 238	2U	Minor Collector	Rural	D
31	C.R. 241 from S.R. 238 to County west boundary	2U	Minor Collector	Rural	D
32	C.R. 791 from C.R. 241A to S.R. 238	2U	Minor Collector	Rural	D

U - Undivided roadway.

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

1. Permitting 1 access point for ingress and egress purposes to a single property or development;
2. Permitting 2 access points if the minimum distance between the two access points exceeds 20 feet;
3. Permitting 3 access points if the minimum distance between each access point is at least 100 feet; or
4. Permitting more than 3 access points where a minimum distance of 1000 feet is maintained between each access point.

Policy II.1.3. The County shall require the provision of safe and convenient on-site traffic flow which includes the provision for vehicle parking to 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 plus a 5 foot wide access aisle. The County may allow the establishment of such offstreet parking facilities within 300 feet of the premises they are intended to service when the practical difficulties prevent the placing of the facilities on the same lot as the premises they are designed to serve.

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

Policy II.1.5 In accordance with Section 163.3180(5)(h)1.c. and 163.3180(5)(h)2. Florida Statutes, as amended, the County shall provide a means by which the landowner will be assessed a proportionate share of the cost of providing the transportation facilities necessary to serve the proposed development. However, the landowner shall not be held responsible for contributing to deficient transportation facilities.

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- OBJECTIVE II.2 The County shall continue to require all traffic circulation system improvements be consistent with land uses shown on the future land use plan map of the Comprehensive Plan by limiting higher density and higher intensity land use locations to be adjacent to collector and arterial roads.
- Policy II.2.1 The County shall, as part of the capital improvements scheduling of roadway improvements, review all such proposed roadway improvements to determine if they will further the direction of the Future Land Use Plan Element. Where the roadway is operated and maintained by another jurisdictional authority, the County shall notify such jurisdiction, in writing, if any proposed roadway improvement is not consistent with the provisions of the Future Land Use Plan Element.
- Policy II.2.2 The County shall coordinate the traffic circulation system improvements with the provisions of the adopted Suwannee River Management Plan prepared pursuant to Florida Statutes Chapter 380, by the Suwannee River Resource Planning and Management Committee.
- OBJECTIVE II.3 The County shall coordinate its traffic circulation planning efforts with the Florida Department of Transportation for consistency with the Department's **5 Five**-Year Transportation Plan.
- Policy II.3.1. The County shall, during the capital improvements planning process, review all proposed roadway improvements for consistency with the Florida Department of Transportation's **5 Five**-Year Transportation Plan.
- OBJECTIVE II.4 The County shall continue to provide for the protection of future rights-of-way from building encroachment by establishing right-of-way setback requirements, as provided in the rights-of-way setback policy contained within the Transportation Element of this Comprehensive Plan, for all structures along new or realigned collector and arterial roadways. Extra right-of-way will either be provided by the developer if the road is part of the development or purchased as additional right-of -way.
- Policy II.4.1 The County shall continue to require all structures along new or realigned collector or arterial roadways to provide an additional setback of 75 feet as measured from the centerline of the right of way for the future need of additional right-of-way. Such additional right-of-way shall be provided by the developer of the land as part of the development review process or shall be purchased by the agency improving the roadway.
- Policy II.4.2 Properties under the same ownership or those consolidated for development shall be treated as one property for the purposes of access management and shall not receive the maximum potential number of access points for that frontage indicated under minimum access spacing standards.
- Policy II.4.3 Large commercial developments shall be required to provide and/or extend nearby local and collector streets and provide street connections with surrounding residential areas so residents may access the development without traveling on arterial streets.
- Policy II.4.4 Shopping centers shall be required to provide a unified access and circulation plan and require any out parcels to obtain access from the unified access and circulation system.

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- Policy II.4.5 Existing lots unable to meet the access spacing standards for arterials shall obtain access from platted side streets, parallel streets, service roads, joint and cross-access or the provision of easements;
- Policy II.4.6 Adequate corner clearance shall be maintained at crossroad intersections with arterials.
- Policy II.4.7 The County shall encourage cross-access connections easements and joint driveways, where available and economically feasible.

V

CONSERVATION ELEMENT

INTRODUCTION

The following goal, objectives and policies comprise the Conservation Element and provide for the conservation, use and protection of the County's natural resources. Data collected for this plan element and its analysis, contained in the County'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. Within this plan such publicly owned areas designated for flood control, protection of quality or quantity of groundwater or surface water, floodplain management, protection of vegetative communities or wildlife habitats or similar.

The Future Land Use Plan map series identifies conservation future land use as defined above. These are public lands designated "conservation" for the purpose of protecting natural resources or environmental quality.

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

GOAL, OBJECTIVES AND POLICIES

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

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

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

OBJECTIVE V.2 The County, in order to protect the quality and quantity of current and projected water sources, shall require a 500-foot wellfield protection areas around community water system wells. In addition, the County in order to protect high groundwater aquifer recharge areas as designated by the Water Management District and depicted in Appendix A of this Comprehensive Plan shall continue to limit development in these areas as specified in the high groundwater aquifer recharge protection policy of the Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element of this Comprehensive Plan.

Policy V.2.1 The County as part of the development review process shall require the coordination of development plans and mining activities with the Florida Department of Environmental Protection and the Water Management District to assist in the monitoring uses which may impact the current and projected water sources of the County.

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- Policy V.2.2 The County shall protect the present water quality classification established by the Florida Department of Environmental Protection by prohibiting industrial uses, commercial uses and intensive agricultural uses, such as milking barns and chicken houses, to be located adjacent to the County's surface water bodies. 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 County shall review and comment on proposals for the purchase of environmentally sensitive lands as part of the Florida Forever Program as listed by the Acquisition and Restoration Council for the Board of Trustees of the Internal Improvement Trust Fund, Water Management District, or U.S. Government, under the programs administered by the U.S. Department of Interior, Florida Department of Environmental Protection or the land acquisition programs of the Water Management District.
- Policy V.2.4 The County shall require a 35-foot natural buffer around all wetlands and prohibit the location of agriculture, residential, commercial and industrial land uses within the buffer areas, but allow resource-based recreational activities within buffer areas and silviculture activities within buffer areas subject to the provisions of the silviculture policies of this element. Natural buffers for mining activities shall be in accordance with the mining requirements of the Future Land Use Element.
- Policy V.2.5 The County shall, through the development review process, require that post-development runoff rates and pollutant loads do not exceed pre-development conditions.
- Policy V.2.6 The County shall require all new development, and mining activity, to maintain the natural functions of wetlands and 100-year floodplains so that the long term environmental integrity and economic and recreational value of these areas is maintained.
- Policy V.2.7 The County shall regulate development within that part of the 100-year floodplain of the Santa Fe River as shown on the Future Land Use map by establishing these areas as Environmentally Sensitive in accordance with the land use classification policy contained within the Future Land Use Element of this Comprehensive Plan. In addition, in order to maintain the flood-carrying and flood storage capacities of the floodplains and reduce the risk of property damage and loss of life, the County shall adopt flood damage prevention regulations and in the interim shall continue to enforce the provisions of the National Flood Insurance Program and regulate all development and the installation of utilities in the County within flood hazard areas in conformance with the program requirements. Further, the County shall require all structures in the County to be clustered on the non-floodprone portion of a site. Where the entire site is in a floodprone area or an insufficient buildable area on the non-floodprone portion of a site exists, all structures, located in floodplains, shall be elevated no lower than 1 foot above base flood elevation. Non-residential structures located in floodplains may be flood proofed in lieu of being elevated provided that all areas of the structure below the required elevation are water tight. In addition, where the entire site is in a floodprone area or an insufficient buildable area on the non-floodprone portion of site exists, all structures located in areas of shallow flooding shall be elevated at least two feet above the highest adjacent grade.

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Policy V.2.8 Where the alternative of clustering all structures on the non-wetland portion of a site exists, the County shall conserve wetlands by prohibiting any development, which alters the natural function of wetlands, and prohibiting mining operations within wetlands as provided for in the mining policies contained in the Land Use Element of this Comprehensive Plan. Mitigation efforts shall be required for activities which alter the natural functions of wetlands in accordance with Chapter 62-330, Florida Administrative Code, as amended, ~~in effect upon adoption of this Comprehensive Plan as amended.~~ Such mitigation shall result in no net loss of wetlands and all restored or created wetlands shall be of the same ecological type, nature and function.

Where the alternative of clustering all structures on the non-wetland portion of a site does not exist, the County shall allow only minimal residential development activity in those areas defined as wetlands within this Comprehensive Plan and such development activity shall conform to the density requirement for the land use classification applicable to the location of the wetland. However, in no case shall residential dwelling unit density be greater than 1 dwelling unit per 5 acres. In addition, such development activity shall comply with the following densities and performance standards:

1. Residences and any support buildings shall be elevated no lower than 1 foot above the highest recorded flood level in the wetland. If flooding data is not available, residences and any support buildings shall be built at least 2 feet above the highest seasonal water level.
2. Clearing or removal of native vegetation shall not exceed 1/2 acre per 5 acres. Exotic vegetation may be removed without regard to this limitation provided that, if the area cleared of exotic vegetation exceeds the 1/2 acre limitation, it is replanted with native wetland vegetation.
3. Walking paths and driveways to the residence shall use permeable fill and shall be constructed with a sufficient number and size of culverts to allow the natural flow of water to continue.

For the purposes of this Comprehensive Plan, wetlands shall be generally located as shown in Appendix A, and more specifically described and defined as follows: Wetlands mean those areas that are inundated or saturated by surface water or ground water 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. The delineation of actual wetland boundaries may be made by any professionally accepted methodology consistent with the type of wetlands being delineated, but shall be consistent with any unified statewide methodology for the delineation of the extent of wetlands ratified by the Legislature.

Policy V.2.9 The County shall support the Water Management District in their conducting of water conservation programs.

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- Policy V.2.10 The County shall comply with the plans of the Water Management District for the emergency conservation of water sources.
- Policy V.2.11 The County shall, as part of the developmental review process, limit development to low density and non-intensive uses in high groundwater aquifer recharge areas designated by the Water Management District and depicted in Appendix A of this Comprehensive Plan, in accordance with the requirements stipulated in the high groundwater aquifer recharge policy contained in the Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element of this Comprehensive Plan in order to maintain the natural features of these areas.
- Policy V.2.12 The County as part of the development review process shall require the maintenance of the quantity and quality of surface water runoff within natural drainage basins.
- Policy V.2.13 In no case shall a hazardous or bio-medical waste treatment facility be located within an Environmentally Sensitive Area as designated within this Comprehensive Plan.
- Policy V.2.14 The County shall prohibit development on the river berm by requiring a minimum undisturbed, vegetated buffer of 75 feet measured from the generally recognized river bank of any Outstanding Florida Water (Olawee Creek and Santa Fe River), as classified by the Florida Department of Environmental Protection, **in effect upon adoption of this policy as amended.** This buffer shall be maintained for all single-family residential and agricultural uses and silvicultural activities. All other permitted land uses shall conform to the variable buffer requirements contained in Chapter 40B-4.3030(4), Florida Administrative Code, as administered by the Water Management District, ~~**in effect upon adoption of this Comprehensive Plan as amended.**~~ Exception shall be made for the provision of reasonable access to the river; and resource-based recreational activities within buffer areas. Reasonable access shall mean the minimum amount of clearing necessary for access not to exceed 25 feet in width.
- Policy V.2.15 The County shall require a minimum undisturbed, vegetated buffer of 50 feet measured from the generally recognized bank of all other perennial rivers, streams and creeks and prohibit the location of residential, commercial, industrial and agricultural uses within the buffer areas. Exception shall be made for the provision of reasonable access to the river, stream or creek; and resource-based recreational activities within buffer areas. Reasonable access shall mean the minimum amount of clearing necessary for access not to exceed 25 feet in width. In addition, silvicultural activities within the buffer areas shall be conducted in accordance with the silviculture policies of this element.
- Policy V.2.16 Silviculture activities shall be conducted in accordance with the best management practices outlined in the publication entitled Silviculture Best Management Practices, Florida Department of Agriculture and Consumer Services, 2000. In addition, silviculture activities shall also be conducted in accordance with Chapter 40B-4.3030(4)(c), Florida Administrative Code, as administered by the Water Management District, ~~**in effect upon adoption of this Comprehensive Plan as amended.**~~

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- OBJECTIVE V.3 The County shall require special mining permits and that such permits be coordinated with the Florida Department of Environmental Protection; require that all subdivision plats be approved in a manner which will protect and conserve the natural functions of soils; and establishing a coordination process by which adjacent local governments, other governmental entities and research and interest groups have input into the identification and preservation of unique vegetative communities.
- Policy V.3.1 The County shall require that any mining permit be granted in conformance with the mining policies of this Comprehensive Plan and further, that such permit be coordinated with the Florida Department of Environmental Protection.
- Policy V.3.2 The County shall submit proposed subdivision plats to the Soil and Water Conservation District and request the District’s review and comment regarding topographic, hydrologic and vegetative cover factors in order to identify procedures for the protection and conservation of the natural functions of soils by the proposed development.
- Policy V.3.3 The County shall consider flexible and creative concepts in development plans, where development retains forest resources located on the site, to be maintained as space to provide for recreation, wildlife habitat, watershed protection, erosion control and maintenance of water quality.
- Policy V.3.4 The County shall apply the provisions of the critical wildlife habitat policy contained within this element to the areas identified by the Florida Natural Areas Inventory’s Biodiversity Matrix as containing documented, documented-historic, likely, or potential rare species or natural communities.
- OBJECTIVE V.4 The County shall continue to identify and protect native wildlife and their habitats, including state and federally protected plants 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 Natural Areas Inventory, and North Central Florida Strategic Regional Policy Plan Regionally Significant Natural Resources map series to identify habitats which potentially contain endangered, threatened or species of special concern, and rare or unique vegetative communities prior to granting development approval.
- Policy V.4.1 The County shall cooperate in the application and compliance with all Federal and state regulations which pertain to endangered and rare species.
- Policy V.4.2 The County shall consult with the Florida Fish and Wildlife Conservation Commission prior to the issuance of a development order where there is an indication that such issuance would result in an adverse impact to any endangered or rare species. All new development will maintain the natural functions of environmentally sensitive areas, including but not limited to wetlands and 100-year floodplains so that the long term environmental integrity and economic impact and recreation value of these areas is maintained.
- Policy V.4.3 The County shall address, during the development review process, the mitigation of development activities within environmentally sensitive areas, which include but are not limited to those areas identified as environmentally sensitive areas, within Appendix A of this Comprehensive Plan to ensure that the possible impacts created by the proposed development activity will not significantly alter the natural functions of these significant natural resources. All new development will maintain the natural functions of environmentally sensitive areas, including but not limited to wetlands and 100-year floodplains so that the long term environmental integrity and economic impact and recreation value of these areas is maintained.

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- Policy V.4.4 The County shall initiate, contingent upon State-provided funding, development and implementation of a local wildlife habitat protection and management program, and shall coordinate with state and federal wildlife programs.
- Policy V.4.5 The County shall implement, contingent upon State-provided funding, a public education program on the need to protect and manage the habitat of threatened and endangered species and species of special concern.
- Policy V.4.6 The County shall request the assistance of the Florida Fish and Wildlife Conservation Commission to conduct inventories of State and federally protected plant and animal species in the County.
- Policy V.4.7 The developer of any proposed development or the applicant for any proposed mining activity equal to or greater than 20 acres and located within areas (or “Matrix Units”) identified by the Florida Natural Areas Inventory’s Biodiversity Matrix as containing documented, documented-historic, likely, or potential rare species or natural communities, shall be required to evaluate the impacts to endangered, threatened or species of special concern and rare or unique vegetative communities. Listed animal species include those species identified in Chapter 68A-27, Florida Administrative Code, as amended, Rules Relating to Endangered or Threaten Species. Alternatively, 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 or proposed mining activity which is equal to or greater than 20 acres is presented to the County at the time of a preliminary plat, site and development plan, or mining operation permit is reviewed by the County, the developer or applicant shall evaluate the impacts on such species, habitats or communities. As a condition of permit approval of any proposed development or any proposed mining activity within these areas, such evaluation shall consist of a survey of the development site or mining activity area conducted on behalf the developer or applicant by person(s) qualified in the appropriate field for study, conducted according to professionally accepted standards to identify the presence of any state and federally protected plant and animal species.
- If protected species are found on the site/area or would be affected by the development or mining activity, a specific management plan shall be required from the developer or applicant, including necessary modifications to the proposed development or proposed mining activity, to ensure the preservation of the protected species and their habitat. The County shall require the use of best management practices for the conservation, appropriate use and protection of fisheries, wildlife and wildlife habitats, identify and protect native wildlife and their habitats, including state and federally protected plant and animal species (endangered, threatened and species of special concern), within proposed development sites or proposed mining activity area and protect these natural resources from the impacts of development or mining activity prior to granting development or mining activity approval. Both the survey and the management plan may be done in consultation with the Florida Fish and Wildlife Conservation Commission, but the final approval of the management plan shall be by the County.
- OBJECTIVE V.5 The County, in order to protect significant natural resources in a manner which is in conformance with and furthers the North Central Florida Strategic Regional Policy Plan, as amended ~~October 27, 2011~~ **August 23, 2018**, hereby adopts the following maps as they apply to the unincorporated areas of the County as part of the Future Land Use Map Series of this Comprehensive Plan;

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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 V.5.1 The map entitled Regionally Significant Natural Resources - Ground Water Resources, dated ~~October 27, 2011~~ **August 23, 2018**, included within the Future Land Use Map Series, identifies groundwater resources for the application of the provisions of the high groundwater aquifer protection policy of the Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element of this Comprehensive Plan.
- Policy V.5.2 The map entitled Regionally Significant Natural Resources - Natural Systems, dated ~~October 27, 2011~~ **August 23, 2018**, included within the Future Land Use Map Series, identifies listed species for the application of the provisions the critical wildlife habitat policy of this element.
- Policy V.5.3 The maps entitled Regionally Significant Natural Resources - Planning and Resource Management Areas, dated ~~October 27, 2011~~ **August 23, 2018**, included within the Future Land Use Map Series, identifies state owned regionally significant lands for application of the provisions of the conservation land use policy of the Future Land Use Element of this Comprehensive Plan.
- Policy V.5.4 The maps entitled Regionally Significant Natural Resources - Planning and Resource Management Areas (Surface Water Improvement Management Water Bodies), dated ~~October 27, 2011~~ **August 23, 2018**, included within the Future Land Use Map Series, identifies surface water management improvement water bodies for the application of the provisions of the surface water runoff policy of this element.
- Policy V.5.5 The map entitled Regionally Significant Natural Areas - Surface Water Resources, dated ~~October 27, 2011~~ **August 23, 2018**, included within the Future Land Use Map Series, identifies surface water resources for the application of the provisions of the surface water and riverbank protection policies of this element.
- OBJECTIVE V.6 The County shall protect the most sensitive resources within springsheds, including the principal areas of ground water contribution and recharge, sinkholes, depressions and stream to sink features, the area immediately adjacent to the spring and spring run.
- Policy V.6.1 The County shall use acquisition funding programs such as the Florida Forever Program, Florida Community Trust, Rural and Family Land Protection Program and others to acquire fee simple or less than fee ownership through conservation easements on land within the delineated springshed that has been identified as critical or sensitive resources.

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- Policy V.6.2 The County shall use other innovative approaches to protect sensitive resources, such as the transfer of development rights, performance zoning, open space zoning, on site density transfer and other techniques to maximize the establishment of open space areas.
- OBJECTIVE V.7 The County shall define and delineate environmental overlay protection zones to protect the springshed and spring system resources and designate appropriate land uses in these zones.
- Policy V.7.1 The County shall designate low density and intensity land uses, including conservation lands and recreation areas, on the Future Land Use Plan Map of the Comprehensive Plan in and around critical springshed resources and sensitive springshed areas. Following the preparation and issuance of springshed maps for magnitude one springs by the Florida Geological Survey of the Florida Department of Environmental Protection, the County shall adopt a springshed overlay protection zone map that designates critical springshed resources and sensitive springshed areas for magnitude one springs. The County will also implement structural and nonstructural best management practices for these designated critical springshed resources based on the publication Protecting Florida’s Springs: Land Use Planning Strategies and Best Management Practices, November 2002; as follows:
1. Limit impervious surfaces by size of residential lots and for non-residential use;
 2. Develop a list of native and drought tolerant plants and require a percentage of these plants in landscape plans;
 3. Require a protection zone around sinkholes with direct connection to the aquifer;
 4. Require a site analysis for structure location if sinkholes or karst features are present on site;
 5. Require swales where appropriate;
 6. Use alternative stormwater treatment systems such as bio-retention areas that are designed to better treat stormwater in springshed protection zones; and
 7. Use best management practices for residential development consistent with the Florida Yards and Neighborhood Program.

**EXCERPTS FROM THE
CITY COMPREHENSIVE PLAN AMENDMENT**

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II

TRANSPORTATION ELEMENT

GOAL, OBJECTIVES AND POLICIES

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

OBJECTIVE II.1 The City, ~~upon adoption of this Comprehensive Plan,~~ 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 the Service Standards as noted below at peak hour for the following roadway segments within the City as defined within the **most recent edition of the** Florida Department of Transportation Quality/Level of Service Handbook.

ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	ROADWAY SEGMENT NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	SEGMENT DISTANCE (in miles)	SEGMENT LEVEL OF SERVICE
1	State Road 47 (from U.S. 129/ State Road 49 to northeast City limits)	2-U	Minor Arterial	Rural	0.6	D
2	U.S 129/State Road 49 (from north City limits to south City limits State Road 47)	2-U	Minor Arterial	Rural	1.3	D
<u>3</u>	<u>U.S. 129/State Road 49/ Main Street (from State Road 47 to U.S. 129/State Road 49)</u>	<u>2-U</u>	<u>Arterial</u>	<u>Community</u>	<u>0.34</u>	<u>D</u>
<u>4</u>	<u>U.S. 129/State Road 49/ Main Street (from State Road 26 to County Road 339)</u>	<u>2-U</u>	<u>Arterial</u>	<u>Community</u>	<u>0.60</u>	<u>D</u>
<u>5</u>	<u>U.S. 129/ State Road 49 (from County Road 339 to County Line)</u>	<u>2-U</u>	<u>Highway</u>	<u>Community</u>	<u>1.5</u>	<u>D</u>

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ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	ROADWAY SEGMENT NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	SEGMENT DISTANCE (in miles)	SEGMENT LEVEL OF SERVICE
3-6	County Road 307A (from west City limits to State Road 47)	2-U	Minor Collector	Rural	0.2	D
4-7	State Road 26 (from west City limits to east City limits <u>U.S. 129/State Road 49</u>)	2-U	Intrastate Highway System Arterial	Community	2.0 <u>0.54</u>	C
<u>8</u>	<u>State Road 26 (from U.S. 129/State Road 49 to east City limits)</u>	<u>2-U</u>	<u>Arterial</u>	<u>Community</u>	<u>1.46</u>	<u>C</u>

U Undivided Roadway

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

1. Permitting 1 access point for ingress and egress purposes to a single property or development;
2. Permitting 2 access points if the minimum distance between the two access points exceeds 20 feet;
3. Permitting 3 access points if the minimum distance between each access point is at least 100 feet; or
4. Permitting more than 3 access points where a minimum distance of 1000 feet is maintained between each access point.

Policy II.1.3 The City shall require the provision of safe and convenient on-site traffic flow, which includes the provision for vehicle parking, which shall be located on the same lot or parcel of land the parking is intended to serve. Each off-street parking space, with the exceptions of handicapped and designated compact vehicle 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. Each compact vehicle parking space shall be a minimum of 7.5 feet by 15 feet in size and the number of designated compact vehicle parking spaces shall not exceed 35 percent of the total number of parking spaces on the lot or parcel. 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.

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Policy II.1.4 The City shall, for 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, ~~upon adoption of this Comprehensive Plan,~~ shall require that all traffic circulation system improvements be consistent with the land uses shown 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.

OBJECTIVE II.3 The City shall, ~~upon adoption of this Comprehensive Plan,~~ 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, ~~upon adoption of this Comprehensive Plan,~~ shall provide for the protection of future right-of-ways from building encroachment by establishing right-of-way setback requirements, as provided in Policy II.4.1, for all structures along new or realigned collector and arterial roadways.

Policy II.4.1 The City's land development regulations shall include provisions which require a structure to provide a minimum setback 75 feet as measured from the centerline of the right-of-way for new or realigned collector and arterial roads.

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V

CONSERVATION ELEMENT

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's land development regulations shall protect air quality through the appropriate siting of development and associated public facilities by requiring landscape buffers and setbacks to prevent wind shadows.

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

OBJECTIVE V.2 The City in order to protect the quality and quantity of current and projected water sources, hereby establishes a 300 foot wellfield protection area around community water system wells. In addition, the City in order to protect areas of high aquifer recharge potential to the Floridan Aquifer as designated by the Water Management District shall limit development in these areas as specified in Policy IV.5.5 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 ~~Regulation~~ Protection and the Water Management District to assist in monitoring uses which may impact the City's current and projected water sources.

Policy V.2.2 The City shall protect the present water quality classification established by the Florida Department of Environmental ~~Regulation~~ 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.

Policy V.2.3 The City shall identify and make recommendations, where appropriate, for the purchase of environmentally sensitive lands under the State and Federal grant programs.

Policy V.2.4 The City's land development regulations shall 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 subject to best management practices.

Policy V.2.5 The City shall, through the development review process, require that post-development runoff rates and pollutant loads do not exceed pre-development conditions.

Policy V.2.6 The City's land development regulations shall require all new development to maintain the natural functions of natural flood storage, pollution alternatives in wetlands and 100-year floodprone areas.

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- Policy V.2.7 The City shall require all structure to be clustered on the non-floodprone portion of a site or where the entire site is in a floodprone area, structure shall be elevated at least 2 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 Chapter ~~6362~~-312, Rules of the Florida Department of Environmental Protection, ~~in effect upon adoption of this Comprehensive Plan as amended.~~
- 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's land development regulations shall require a 35-foot regulated natural buffer adjacent to all perennial rivers, streams and creeks and prohibit the location of residential, commercial and industrial land uses within the buffer areas, but allow agriculture, silviculture and resource-based recreational activities within buffer areas subject to best management practices.
- Policy V.2.12 The City shall as part of the development review process limit development to low density and non-intensive uses in prime aquifer recharge areas, designated by the Water Management District, in order to maintain the natural features of these areas.
- Policy V.2.13 The City shall as part of the development review process require the maintenance of the quantity and quality of surface water runoff natural drainage basins by prohibiting any development which may diminish or degrade the quality and quantity of surfacewater runoff within the City.
- Policy V.2.14 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, by the Florida Department of Environmental Protection. In addition, the City, prior to the issuance of a certificate of land development regulation compliance, shall require that all existing hazardous waste facilities or uses which generates hazardous waste show proof of such permit prior to a change in occupancy.
- OBJECTIVE V.3 The City shall maintain within the land development regulations for development review, provisions for the conservation, use and protection of soils, minerals, and native vegetative communities.
- Policy V.3.1 The City shall require within the land development regulations that any mining permit be coordinated with the Florida Department Environmental Protection so that mineral resources are conserved and used appropriately.
- Policy V.3.2 The City shall review topographic, hydrologic and vegetative cover factors during the development review process in order to protect and conserve the natural functions of soils.

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- 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 for the multiple uses of recreation, wildlife habitat, watershed protection, erosion control and maintenance of water quality.
- OBJECTIVE V.4 The City shall, ~~upon adoption of this Comprehensive Plan~~, identify as provided in Policy V.4.3, 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 impacts of development.
- Policy V.4.1 The City shall cooperate with the Florida Fish and Wildlife Conservation Commission in the monitoring and inventorying of wildlife and wildlife habitats within the City.
- Policy V.4.2 The City shall assist in the application and compliance with all Federal and state regulations which pertain to endangered and rare species.
- Policy V.4.3 The City shall 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 shall cooperate with the Florida Department Environmental Protection in the inventorying and monitoring aquaculture activities within the City.
- Policy V.4.5 The City shall address, during the development review process, the mitigation of development activities within environmentally sensitive areas by prohibiting 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 Chapter 62-312, Rules of the Florida Department of Environmental Protection, **as amended**.

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

X
PROPERTY RIGHTS ELEMENT

INTRODUCTION

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

PROPERTY RIGHTS GOAL, OBJECTIVES 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.**

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

Regional Planning Council: North Central Fl
Review Date: 10/27/22
Amendment Type: Draft Amendment

Regional Planning Council Item No.: 2
Local Government: Madison County
Local Government Item No.: CPA 22-01 & CPA 22-02
State Land Planning Agency Item No.: 22-1ESR

Date Mailed to Local Government and State Land Planning Agency: 10/28/22 (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 22-01 amends the County’s Comprehensive Plan to add a new Property Rights Element (see attached).
County item CPA 22-02 reclassifies 33.36 acres from Commerce Park to Mixed Use (up to 8 dwelling units per 1 acre) (see attached).

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

CPA 22-01 is not anticipated to result in significant adverse impacts to regional facilities or Natural Resources of Regional Significance as the amendment is not anticipated to result in an increase in density or intensity of use.

The CPA 22-02 subject property is located within one-half mile of Interstate Highway 10, which is part of the Regional Road Network as identified and mapped in the North Central Florida Strategic Regional Policy Plan. Data and analysis calculating the proposed amendment’s impact on level of service was not provided by the County. It is recommended that the County provide a transportation analysis of impacts to the Regional Road Network or add new policies to the County Transportation Element which prevent or mitigate any identified adverse impacts or identify how existing policies contained in the County Comprehensive Plan to prevent adverse impacts to the Regional Road Network. The Regional Plan Transportation Element Policy 5.1.3 states that areas outside municipalities, urban service areas, and urban development areas where local government comprehensive plans include goals and policies implementing Transportation Planning Best Practices, local government comprehensive plans and plan amendments shall be subject to a regional planning council determination of Regional Road Network and extrajurisdictional impacts based on the minimum level of service standard of E as determined by the Florida Department of Transportation Quality/Level of Service Handbook. Therefore, it is undetermined if adverse impacts on the Regional Road Network will occur.

The subject property is located within a Stream to Sink Watershed, a Natural Resource of Regional Significance identified and mapped in the regional plan. Nevertheless, adverse impacts are not anticipated to occur to Natural Resources of Regional Significance as the County Comprehensive Plan includes maps of all Natural Resources of Regional Significance contained in the regional plan, therefore assuring consistency between mapped areas.

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

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

Request a copy of the adopted version of the amendment?

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

Yes No
Not Applicable

**EXCERPTS FROM THE
COUNTY COMPREHENSIVE PLAN AMENDMENT**

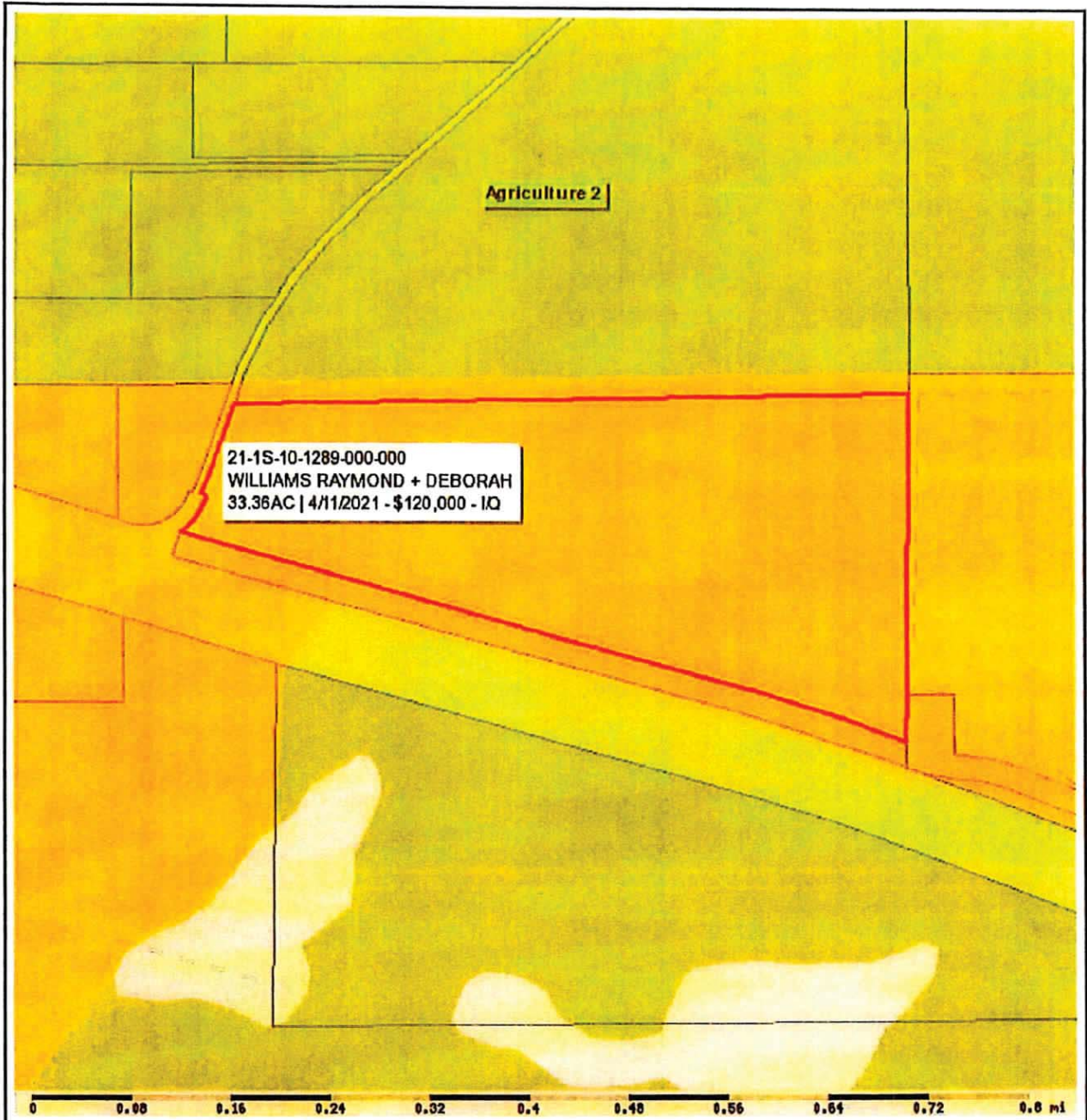
XI
PROPERTY RIGHTS ELEMENT
INTRODUCTION

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

PROPERTY RIGHTS GOAL, OBJECTIVE AND POLICIES

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

- | | |
|------------------------------|---|
| <u>OBJECTIVE XI.1</u> | <u>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.</u> |
| <u>Policy XI.1.1</u> | <u>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.</u> |
| <u>Policy XI.1.2</u> | <u>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.</u> |
| <u>Policy XI.1.3</u> | <u>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.</u> |
| <u>Policy XI.1.4</u> | <u>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.</u> |



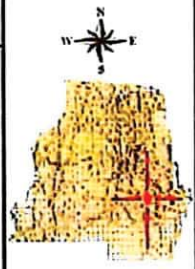
Madison County Planning & Zoning

Renee Demps - Madison, Florida - 850-973-3179 ext. 112

PARCEL: 21-1S-10-1289-000-000 - TIMBERLAND PLANTED (5620)
 W 1/2 OF NE 1/4, & E 1/2 OF TO I-10, LESS THAT PART LYING S OF OF I-10, OR 489 PG 239 LESS 5.31 AC OR 639 PG 259
 TT 1286-1 ALSO

Name: WILLIAMS RAYMOND + DEBORAH	2020 Tax Roll Year
Site: 1894 SE BANDIT ST	Land \$2,000.00
Mail: 2375 SE CR 255	Bldg \$0.00
LEE, FL 32059	Assd \$11,058.00
Sales 4/11/2021 \$120,000.00 I / Q	Exmpt \$0.00
Info 12/13/2013 \$100.00 I / U	County: \$10,976.00
	Taxbl Other: \$0.00 School: \$11,058.00

NOTES:



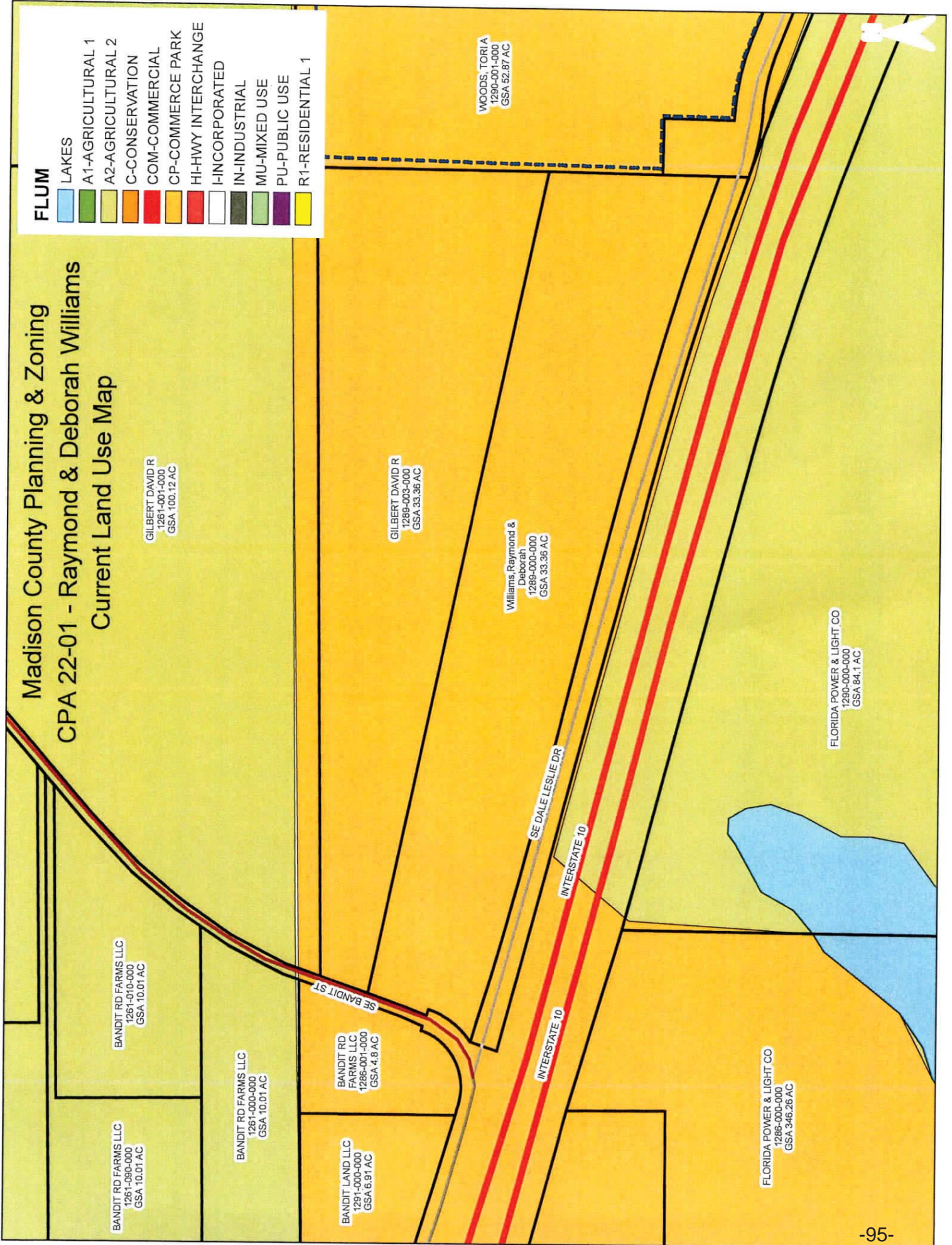
This information, updated: 7/8/2021, was derived from data which was compiled by the Madison County Planning & Zoning Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, it's use, or it's interpretation. Although it is periodically updated, this information may not reflect the data currently on file in the Property Appraiser's office. The assessed values are NOT certified values and therefore are subject to change before being finalized for ad valorem assessment purposes.

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GrizzlyLogic.com

Madison County Planning & Zoning CPA 22-01 - Raymond & Deborah Williams Current Land Use Map

FLUM

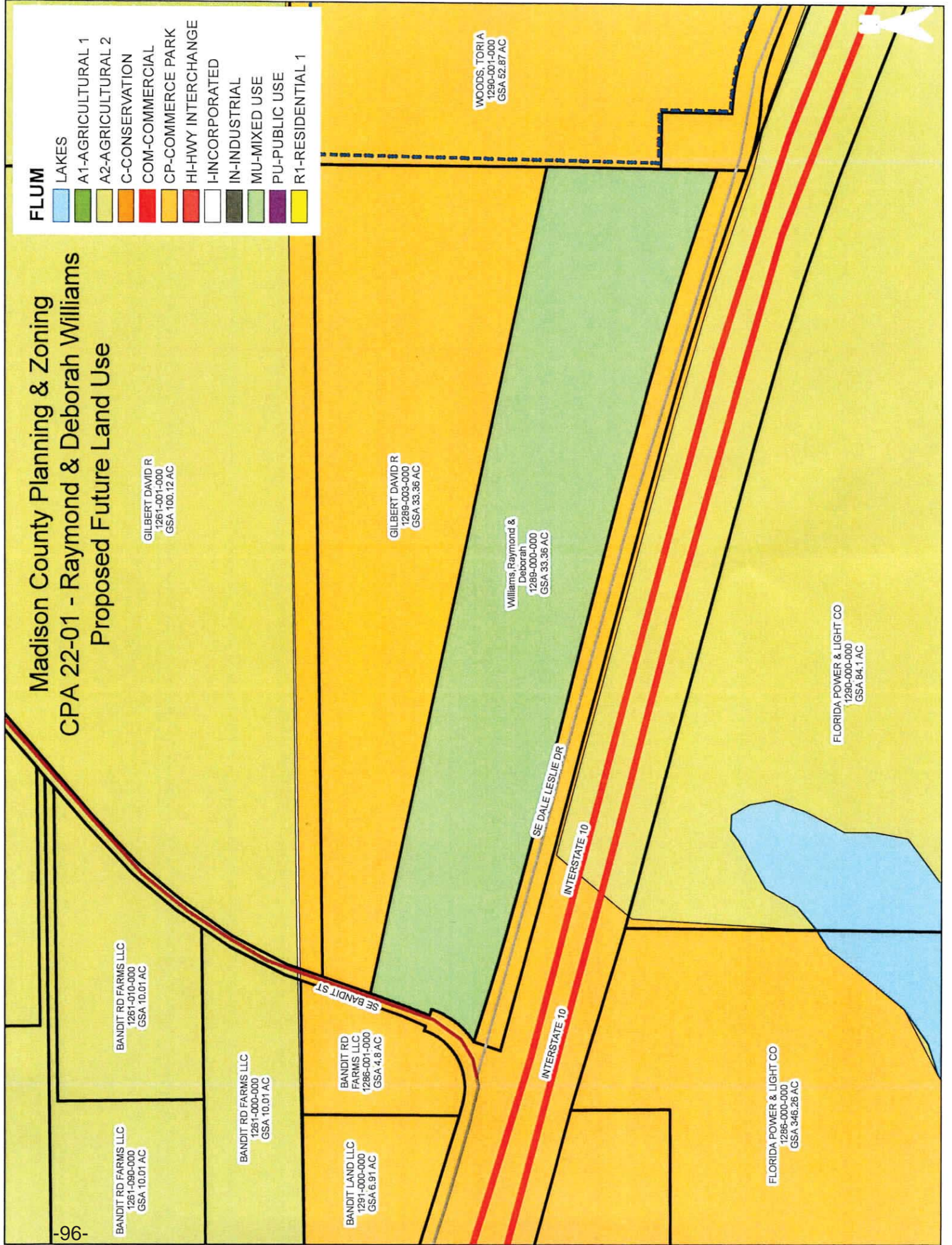
- LAKES
- A1-AGRICULTURAL 1
- A2-AGRICULTURAL 2
- C-CONSERVATION
- COM-COMMERCIAL
- CP-COMMERCE PARK
- HI-HWY INTERCHANGE
- I-INCORPORATED
- IN-INDUSTRIAL
- MU-MIXED USE
- PU-PUBLIC USE
- R1-RESIDENTIAL 1



Madison County Planning & Zoning CPA 22-01 - Raymond & Deborah Williams Proposed Future Land Use

FLUM

- LAKES
- A1-AGRICULTURAL 1
- A2-AGRICULTURAL 2
- C-CONSERVATION
- COM-COMMERCIAL
- CP-COMMERCE PARK
- HI-HWY INTERCHANGE
- I-INCORPORATED
- IN-INDUSTRIAL
- MU-MIXED USE
- PU-PUBLIC USE
- R1-RESIDENTIAL 1



FLORIDA REGIONAL COUNCILS ASSOCIATION	
LOCAL GOVERNMENT COMPREHENSIVE PLAN AMENDMENT REVIEW FORM 01	
Regional Planning Council: North Central Fl	Regional Planning Council Item No.: 3
Review Date: 10/27/22	Local Government: City of Newberry
Amendment Type: Draft Amendment	Local Government Item No.: CPA 22-08
	State Land Planning Agency Item No.: 22-6ESR
Date Mailed to Local Government and State Land Planning Agency: 10/28/22 (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 AMENDMENTS

City item CPA 22-08 reclassifies approximately 124.0 acres of land from Alachua County Rural/Agriculture (less than or equal to one dwelling unit per five acres) to Mining for a proposed expansion of an active mining operation (see attached).

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

The subject property is not located within one-half mile of the Regional Road Network identified and mapped in the North Central Florida Strategic Regional Policy Plan, therefore no adverse impacts are anticipated to the Regional Road Network.

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

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

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

Request a copy of the adopted version of the amendment?

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

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

**EXCERPTS FROM THE
CITY COMPREHENSIVE PLAN AMENDMENT**

**SUPPORTING DATA AND ANALYSIS
FOR CPA 22-08
FUTURE LAND USE MAP AMENDMENT**

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

CPA 22-08, an application by eda consultants, inc., Agent for Cates & Broome, LLC and Cates and Broome Partnership, Owners, to amend the Future Land Use Plan Map of the City of Newberry Comprehensive Plan by changing the future Land Use Classification from (County) Rural/Agriculture to (City) Mining on ±124 acres, located on Northwest County Road 236 and identified by Alachua County Parcel Numbers 01855-000-000, 01855-001-000, 01855-002-000, 01856-000-000, and 01862-000-000 as referenced in Table 1 below (hereinafter “Property”).

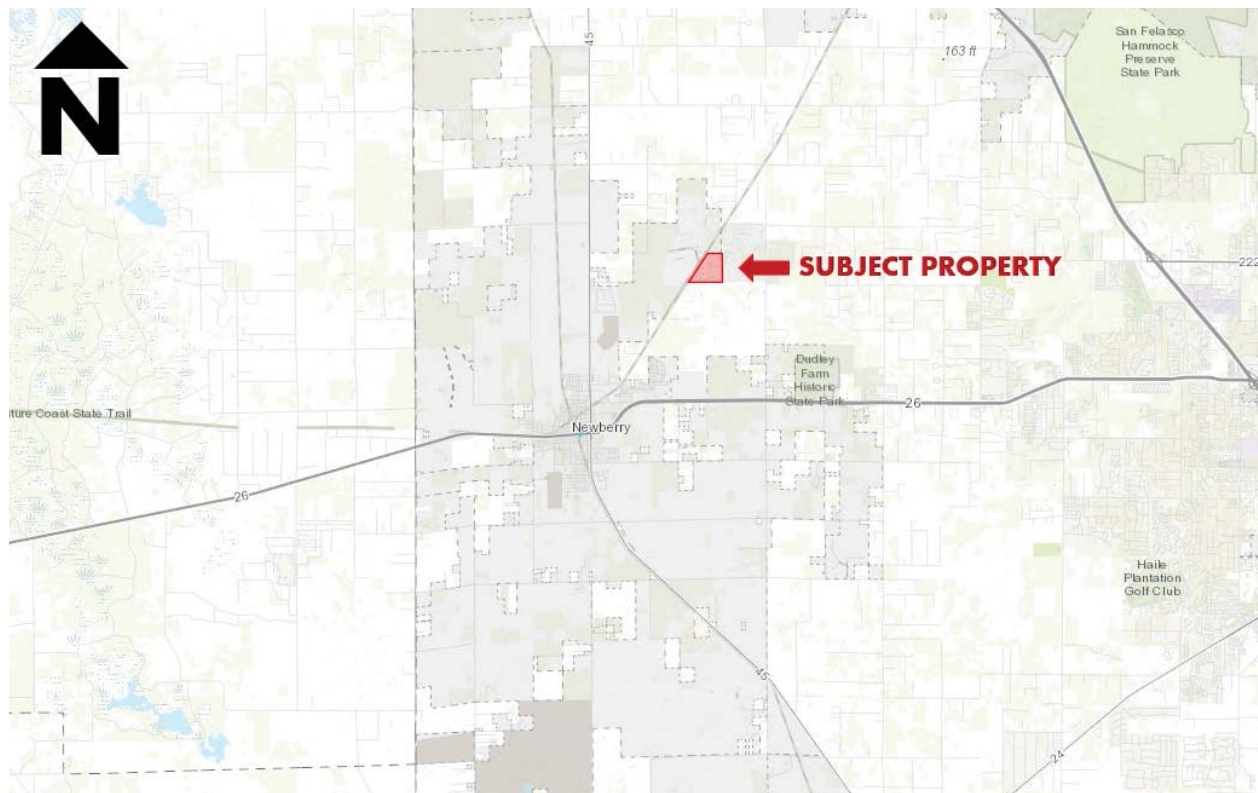


Table 1: List of Properties

Site Address	PIN	Area	Zoning	FLU
3611 NW County Rd 235	01855-000-000	5.55	Agriculture	Rural/Agriculture
3707 NW County Rd 235	01855-001-000	2.19	Agriculture	Rural/Agriculture
3805 NW County Rd 235	01855-002-000	2.2	Agriculture	Rural/Agriculture
Not Assigned	01856-000-000	34.67	Agriculture	Rural/Agriculture
3837 NW County Rd 236	01862-000-000	79.2	Agriculture	Rural/Agriculture

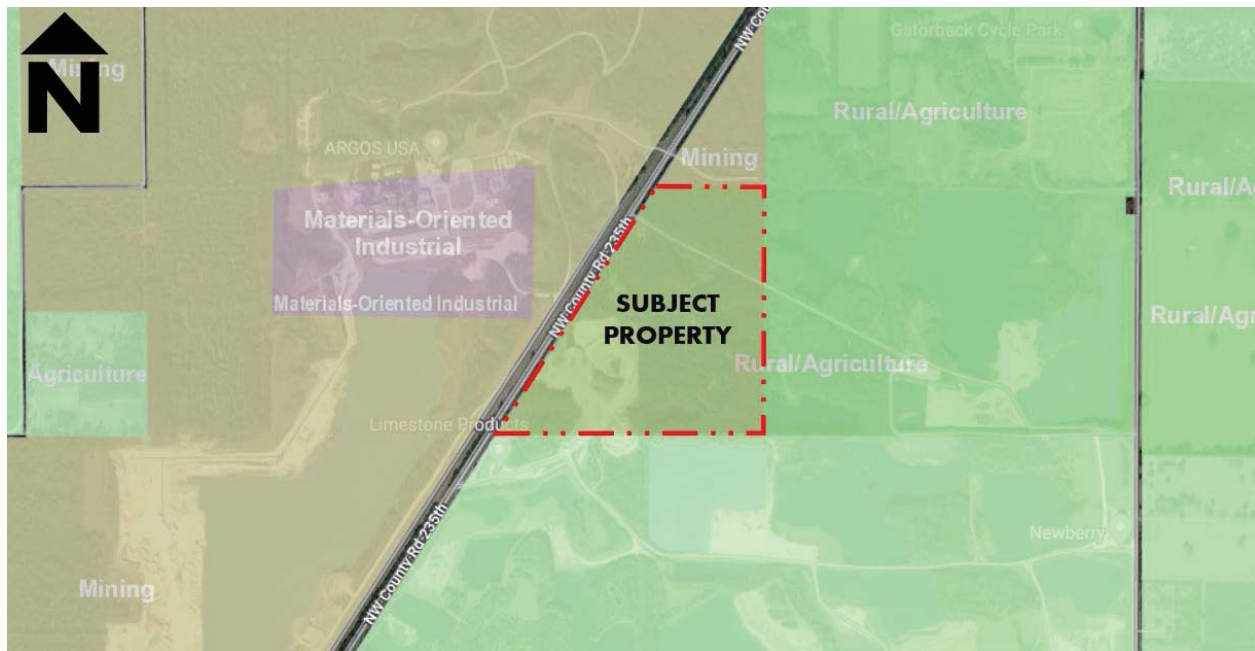


Figure 2: Surrounding Future Land Uses

SURROUNDING FUTURE LAND USE CLASSIFICATIONS: Those uses on and around the Property are compatible with the proposed FLUMA and the intended use of the site. Table 2 below provides the adjacent future land uses and the current use of the lands.

Table 2: List of Adjacent Future Land Uses

Direction	Future Land Use Designation	Use
North	Mining	Vacant.
East	Rural/Agriculture (County)	Retired mining site.
South	Rural/Agriculture (County)	Active mining site.
West	Mining/Materials-Oriented Industrial	Active mining site and concrete manufacturing.

COMPREHENSIVE PLAN: The southwest portion of the Property is within the Urban Service Area, wholly outside of the Transportation Enhancement Project Area, Economic Opportunity District, and the Community Redevelopment Area. The Property currently does not have access to potable and wastewater services. Should these services become available, connection to these services will be required within 12 months of notification of availability. Regardless, the site will be mining operation and will not have an office or other enclosed structure that would warrant public utility services. Electric is served by Clay Electric Cooperative. The amendment request is consistent with the goals, objectives, and policies of the City of Newberry Comprehensive Plan (see Comprehensive Plan excerpts below).

CONCURRENCY: Concurrency evaluations will be conducted when a preliminary master plan and development order are prepared in conjunction with a request for rezoning prior to development.

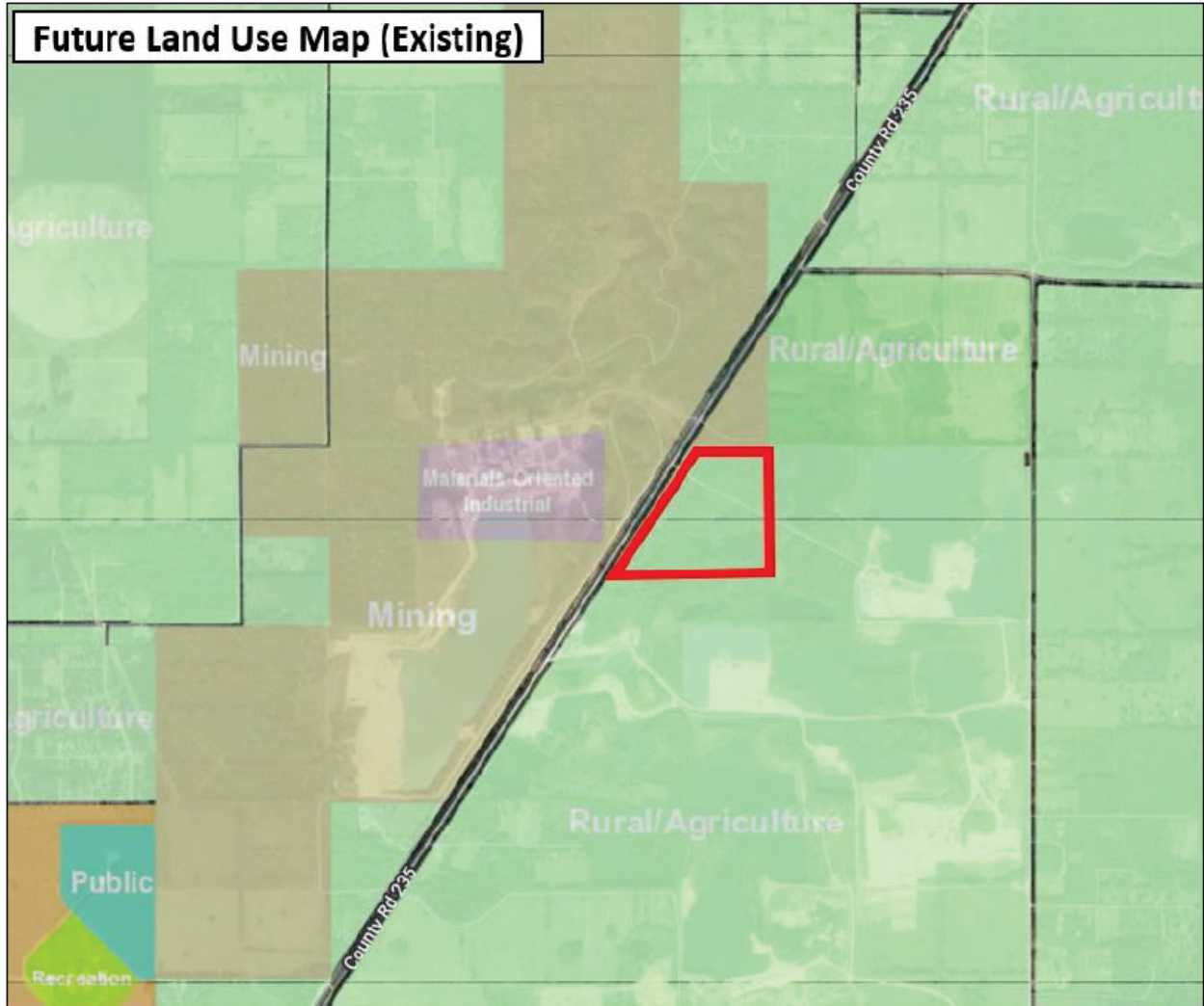


Figure 3: Current Future Land Use Map

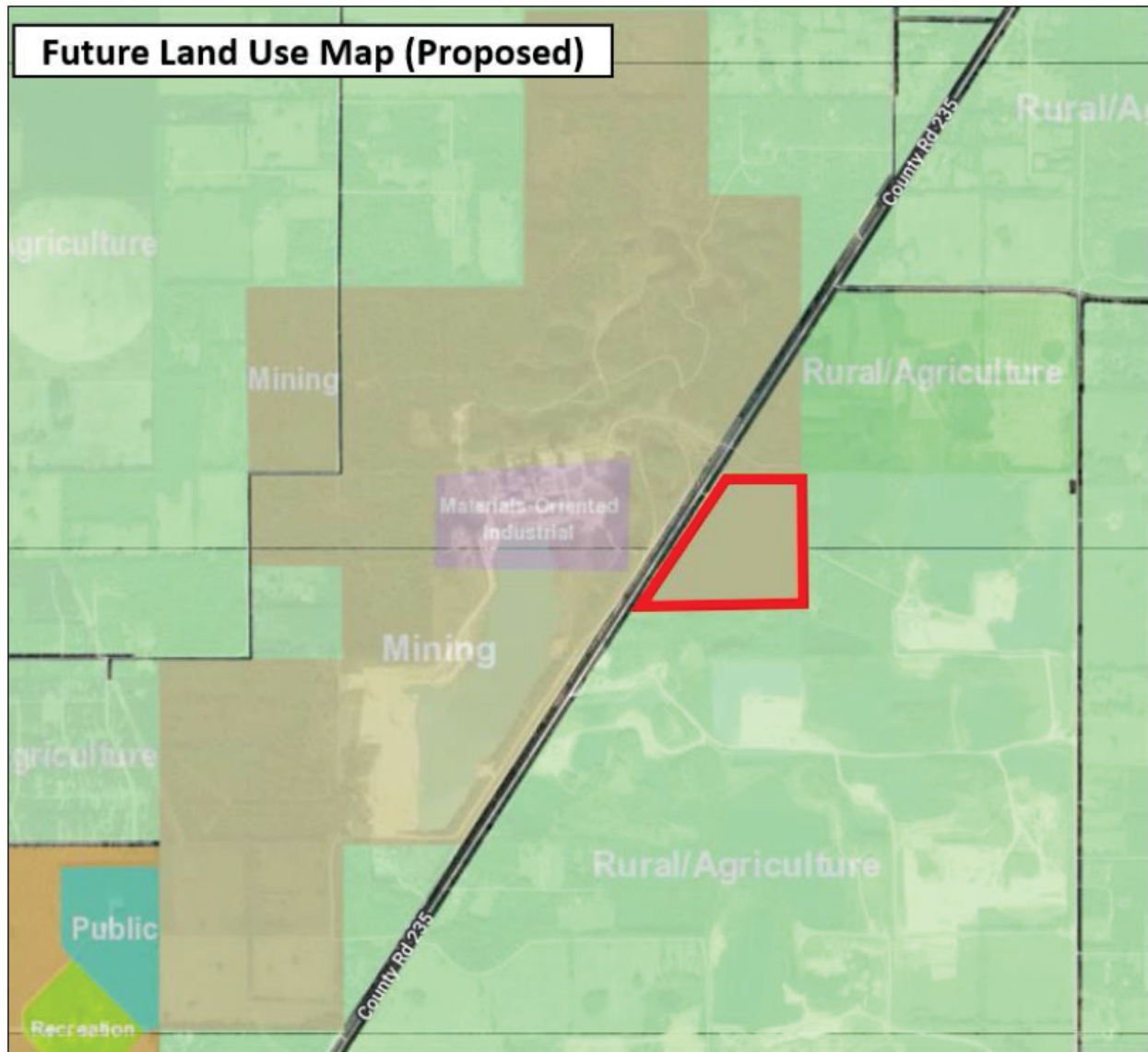


Figure 4: Proposed Future Land Use Map

IMPACT ANALYSIS

Staff concurs with the Applicant's data and analysis regarding the availability of and the demand on services, i.e., sanitary sewer, solid waste, drainage, potable water, traffic circulation, schools, and recreation (see application's data and analysis/justification report).

Traffic

This application requests to change the Property's existing FLU designation from County Agriculture to City Mining with the intent to provide a future mining operation once the adjacent southern sites of Limestone Products, LLC have been exhausted and enter reclamation. The request proposes no new buildings or expansion to the capacity of the current mining operation. Per the narrative in the petition, there would be no new trips generated as this land use would be sustaining the existing mining operation once the adjacent southern site has been exhausted. The abutting right-of-way, Northwest County Road 235 is not a state right-of-way, and the Alachua County Growth Management have been notified of this petition.

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

Regional Planning Council: North Central Fl
Review Date: 10/27/22
Amendment Type: Draft Amendment

Regional Planning Council Item No.: 5
Local Government: City of Gainesville
Local Government Item No.: LD-22-105
State Land Planning Agency Item No.: 22-4ESR

Date Mailed to Local Government and State Land Planning Agency: 10/28/22 (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 LD-22-105 amends Policy 4.3.4 of the Comprehensive Plan Future Land Use Element and reclassifies approximately 1,778 acres from Single Family and Residential Low to Mixed-Use Office/Residential (See attached.)

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

The subject property is located within one-half mile of U.S. Highway 441 and State Road 121, which are part of the Regional Road Network identified and mapped in the North Central Florida Strategic Regional Policy Plan. The City Transportation Mobility Element contains objectives and policies which implement one or more practices consistent with Transportation Planning Best Practices contained in the North Central Florida Strategic Regional Policy Plan. Regional Plan Transportation Element Policy 5.1.1 states that within municipalities where local government comprehensive plans contain goals and policies which implement Transportation Planning Best Practices, adverse impacts to the Regional Road Network are adequately mitigated and local government plans and plan amendments are not subject to a Regional Planning Council determination impacts to the Regional Road Network. Therefore, significant adverse transportation impacts to the Regional Road Network are adequately mitigated.

The subject property is located within an area that contains 100-year floodplain, a Natural Resource of Regional Significance as identified and mapped in the North Central Florida Strategic Regional Policy Plan. However, significant adverse impacts are not anticipated to occur to Natural Resources of Regional Significance, as the floodplain area will continue to be designated as Conservation, and the City Comprehensive Plan contains adequate policy direction consistent with the regional plan to mitigate adverse impacts to natural resources.

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 AMENDMENTS**

ORDINANCE NO. 211459

An ordinance of the City of Gainesville, Florida, amending the Comprehensive Plan of the City of Gainesville by amending the Future Land Use Map and Policy 4.3.4 of the Comprehensive Plan Future Land Use Element pertaining to certain property generally located north of U.S. 441 and both east and west of SR 121, as more specifically described in this ordinance; providing directions to the City Manager; providing a severability clause; providing a repealing clause; and providing an effective date.

WHEREAS, Section 163.3167, Florida Statutes, requires the City of Gainesville to maintain a Comprehensive Plan to guide the future development and growth of the city; and

WHEREAS, the City of Gainesville Comprehensive Plan, as required by Section 163.3177(1), Florida Statutes, must provide the principles, guidelines, standards, and strategies for the orderly and balanced future economic, social, physical, environmental, and fiscal development of the city as reflected by the community’s commitments to implement such plan; and

WHEREAS, Section 163.3177(6), Florida Statutes, requires the City of Gainesville Comprehensive Plan to include a Future Land Use Element with a Future Land Use Map that designates the future general distribution, location, and extent of the uses of land for residential, commercial, industry, agriculture, recreation, conservation, education, public facilities, and other categories of the public and private uses of land, with the goals of protecting natural and historic resources, providing for the compatibility of adjacent land uses, and discouraging the proliferation of urban sprawl; and

WHEREAS, this ordinance, which was noticed as required by law, will amend the Future Land Use Element of the Comprehensive Plan for the property that is the subject of this ordinance; and

1 **WHEREAS**, on April 24, 1992, the City adopted Ordinance No. 3768 and annexed into the City
2 from Alachua County approximately 460 acres of property generally located north of the
3 intersection of U.S. 441 and SR 121; and

4 **WHEREAS**, on February 12, 2007, the City adopted Ordinance No. 060731 and annexed into the
5 City from Alachua County approximately 1,318 acres of property generally located north of the
6 intersection of U.S. 441 and SR 121; and

7 **WHEREAS**, Weyerhaeuser is the successor-in-interest by merger to the approximately 1,778
8 acres of land annexed into the City by Ordinance Nos. 3768 and 060731; and

9 **WHEREAS**, on January 1, 2009, the City adopted Ordinance No. 070447 and assigned certain land
10 use designations to the 1,778 acres of property annexed into the City by Ordinance Nos. 3768
11 and 060731, and provided certain conditions including a requirement that the property owner
12 seek Planned Development District (PD) zoning on approximately 744 acres of property lying
13 below a certain phase line of the total 1,778-acre property; and

14 **WHEREAS**, to-date and since the approximately 1,778 acres of property was annexed into the
15 City by Ordinance Nos. 3768 and 060731, the City has not assigned City zoning to any portion of
16 the property and therefore the property's zoning remains Alachua County Agriculture which was
17 assigned by Alachua County prior to annexation; and

18 **WHEREAS**, in 2017, Weyerhaeuser submitted to the City a rezoning application to rezone the
19 approximately 744-acre portion of the 1,778-acre property that lies below the phase line
20 established by Ordinance No. 070447; and

21 **WHEREAS**, on December 5, 2019, the City Commission held a quasi-judicial hearing and voted to
22 deny Weyerhaeuser's rezoning application ("City Commission Order"); and

1 **WHEREAS**, on June 3, 2021, and as amended on September 1, 2021, Weyerhaeuser filed in the
2 Eighth Judicial Circuit Court of Alachua County, Florida, a Petition for Writ of Certiorari to appeal
3 the City Commission Order (Case No. 01-2021-AP-0003); and

4 **WHEREAS**, on June 4, 2021, and as amended on September 28, 2021, Weyerhaeuser filed in the
5 Eighth Judicial Circuit Court of Alachua County, Florida, a Complaint for Declaratory Judgment
6 and Injunctive Relief pursuant to Section 163.3215, Florida Statutes, challenging the City
7 Commission Order (Case No. 2021-CA-001533); and

8 **WHEREAS**, throughout the ongoing litigation, which is costly and resource intensive for both
9 parties, the City and Weyerhaeuser have continued communications seeking a mutually-
10 beneficial solution; and

11 **WHEREAS**, this ordinance, which was noticed as required by law, will amend the Future Land Use
12 Element of the Comprehensive Plan for the approximately 1,778 acres of property subject to
13 Ordinance No. 070447 and, together with the companion rezoning ordinance, represents the
14 mutually-beneficial solution agreed upon by both the City and Weyerhaeuser and will hereby
15 settle and terminate the ongoing litigation in both Case No. 01-2021-AP-0003 and Case No. 2021-
16 CA-001533; and

17 **WHEREAS**, accordingly this ordinance, together with the companion rezoning ordinance, is
18 consistent with Chapter 163, Florida Statutes, the City of Gainesville Comprehensive Plan, and
19 the City of Gainesville Land Development Code; and

20 **WHEREAS**, the City Plan Board, which acts pursuant to the authority granted in Section 4.02 of
21 the Charter Laws of the City of Gainesville and which acts as the Local Planning Agency pursuant
22 to Section 163.3174, Florida Statutes, held a public hearing on September 22, 2022, and voted to

1 make a recommendation on the subject of this ordinance; and

2 **WHEREAS**, an advertisement no less than two columns wide by ten inches long was placed in a

3 newspaper of general circulation and provided the public with at least seven days' advance notice

4 of this ordinance's first public hearing (i.e., transmittal hearing) to be held by the City

5 Commission; and

6 **WHEREAS**, after the first public hearing, the City of Gainesville transmitted copies of this

7 proposed amendment to the reviewing agencies and any other local government unit or state

8 agency that requested same; and

9 **WHEREAS**, a second advertisement no less than two columns wide by ten inches long was placed

10 in the aforesaid newspaper and provided the public with at least five days' advance notice of this

11 ordinance's second public hearing (i.e., adoption hearing) to be held by the City Commission; and

12 **WHEREAS**, public hearings were held pursuant to the notice described above at which hearings

13 the parties in interest and all others had an opportunity to be and were, in fact, heard; and

14 **WHEREAS**, prior to adoption of this ordinance, the City Commission has considered any written

15 comments received concerning this ordinance.

16 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF GAINESVILLE,**

17 **FLORIDA:**

18 **SECTION 1.** Policy 4.3.4 of the Comprehensive Plan Future Land Use Element is amended as

19 follows.

20 Policy 4.3.4 The property governed by this policy shall be known as the ~~Plum Creek~~
21 ~~Development Company~~ (“~~Plum Creek~~”) ~~Weyerhaeuser NR Company~~
22 (“~~Weyerhaeuser~~”) for land use purposes. Due to the unique infrastructure and
23 environmental constraints of “~~Plum Creek~~” “~~Weyerhaeuser~~” as depicted on the map
24 labeled “~~Plum Creek Weyerhaeuser~~ SR 121 Overall Site” in the Future Land Use
25 Map Series A, ~~Plum Creek Weyerhaeuser~~ shall be governed by the following

1 policies:

2
3 a. Within all land use areas of ~~Plum Creek~~ Weyerhaeuser:

- 4
5 1. ~~Maximum residential development of the entire 1,778 acres shall not exceed~~
6 ~~1,890 residential units and 100,000 square feet of non-residential uses of~~
7 ~~which a maximum of 80,000 square feet shall be permitted as Commercial,~~
8 ~~and these densities and square footage may be less unless the developer~~
9 ~~establishes to the City at the time of rezoning by competent substantial~~
10 ~~evidence, that the development meets the criteria and standards of this~~
11 ~~Policy 4.3.4 and the Land Development Code. In accordance with Section~~
12 ~~1.4 of the Charter Laws of Alachua County, Florida, the Alachua County~~
13 ~~Countywide Wetland Protection and Natural Resource Protection Codes~~
14 ~~apply to Weyerhaeuser and to the extent that resources protected by said~~
15 ~~codes are determined to exist on Weyerhaeuser, the requirements of said~~
16 ~~codes must be met.~~
17
18 2. Development shall be clustered to inhibit encroachment upon the
19 environmentally significant features of ~~Plum Creek~~ Weyerhaeuser; and
20
21 3. Wetlands shall not be impacted other than where necessary to achieve
22 interconnectivity between upland properties; and
23
24 4. Wetlands shall be protected by wetland buffers that shall be a minimum of
25 fifty (50) feet and an average of seventy-five (75) feet wide. The minimum
26 and average buffer widths shall not apply to those portions of the wetlands
27 that are impacted consistent with 4.3.4.a.3 above; and
28
29 5. Stormwater treatment facilities shall not be permitted within the wetland
30 buffers established pursuant to Section 4.3.4.a.4. above, except that outfall
31 structures shall be allowed within these buffers; and
32
33 6. Areas within the floodplain district, as defined in the City's Land
34 Development Code, shall be protected so that at least ninety (90%) percent
35 of existing floodplain areas shall not be altered by development, except that
36 recreation and stormwater management may occur within not more than
37 twenty percent (20%) of the floodplain district, and the existing floodplain
38 storage volume will be maintained; and
39
40 7. Stormwater best management practices and/or low impact development
41 (LID) practices shall be used to the maximum extent practicable to maintain
42 or replicate the pre-development hydrologic regime, as determined by the
43 City, and consistent with state requirements; and
44
45 8. Existing functioning ecological systems within ~~Plum Creek~~ Weyerhaeuser
46 shall be retained to the maximum extent practicable while accommodating

1 the uses and intensity of uses authorized by the land use policies governing
2 ~~Plum Creek~~ Weyerhaeuser, as determined by the City.

- 3
4 9. Maintain and enhance plant and animal species habitat and distribution
5 by protecting significant plant and animal habitats, provide for habitat
6 corridors, prevent habitat fragmentation by requiring a detailed survey of
7 listed species, identify habitat needs for maintaining species diversity and
8 sustainability; preserve wetlands and at least forty percent (40%) and up to
9 fifty percent (50%) of the upland area, inclusive of the wetland buffers
10 established pursuant to 4.3.4.a.4. above. Listed species are those species of
11 plants and animals listed as endangered, threatened, rare, or species of
12 special concern by the state and federal plant and wildlife agencies, or
13 species ranked as S1, S2, or S3 the Florida Natural Areas Inventory (FNAI).
14
15 10. Wetlands, wetland buffers, floodplain and upland habitat areas that are to
16 be protected shall be identified as Conservation Management Areas and
17 protected by a perpetual conservation easement in favor of the City, or a tax
18 exempt land trust doing business within Alachua County, Florida, as
19 determined by the City. Activities within the Conservation Management
20 Areas shall be as set forth in a Conservation Management Plan approved by
21 the City.
22
23 11. Planned Developments adopted by zoning ordinances within ~~Plum Creek~~
24 Weyerhaeuser shall impose standards that address minimum required
25 setback from SR 121 and CR 231, retention of existing vegetation and
26 supplemental vegetative plantings, fencing and other forms of screening.
27 Except where access to the property is provided, a minimum 50 foot
28 vegetative buffer shall be retained along both sides of SR 121 and CR 231
29 within ~~Plum Creek~~ Weyerhaeuser.
30
31 12. A natural and/or planted buffer with a minimum average width of 100 feet
32 that at no location is less than 25 feet wide, shall be retained along the entire
33 western boundary property line beginning at SR 121 at the north and ending
34 at US 441 at the south, but shall not include the southwesterly property line
35 abutting US 441.
36
37 13. A natural and/or planted buffer with a minimum average width of 200 feet
38 that at no location is less than 50 feet wide, shall be retained along the
39 southern boundary of ~~Plum Creek~~ Weyerhaeuser, west of SR 121, between
40 industrial and residential uses.
41
42 14. Planned Developments adopted pursuant to this Policy may require that
43 Weyerhaeuser provide for transit access when approved by the City's
44 Regional Transit System (RTS), and the owner/developer may be required
45 to provide comfortable, multi-use transit stations when transit service is
46 made available to Weyerhaeuser. The owner/developer may be required to
47 fund transit service (capital and operations) for the development with

1 minimum 15-minute frequencies in the a.m. and p.m. peak hours for RTS.
2 If the funding is for a new route to serve the development, the funding for
3 transit must be for a minimum period of 5 years. If the funding is for
4 expansion of an existing route to serve the development, the funding for
5 transit must be for a minimum period of 3 years.

6
7 If transit service to Weyerhaeuser is approved by RTS, transit service must
8 be phased at the development to maximize successful transit routes
9 consistent with population and density standards set by RTS as
10 Weyerhaeuser develops. The transit phasing plan for the required transit
11 service must be provided in the associated PD ordinances and will be
12 subject to RTS approval. All costs incurred by the owner/developer during
13 implementation of this requirement will be credited against its
14 Transportation Mobility Program obligation.

15
16
17 b. Conservation Land Use Areas

18
19 All areas designated Conservation land use shall receive a zoning district
20 designation of Conservation and will be regulated in accordance with said
21 zoning district except that no are not permitted to have any residential units may
22 be allowed and ~~There shall be~~ no transfer of density may be allowed to other
23 areas. The owner/developer shall make incremental applications for
24 Conservation zoning of areas designated Conservation land use in conjunction
25 with applications submitted for Final Development Plan or Final Plat approvals
26 within areas designated Mixed-Use Office/Residential and Planned Use District
27 land use. Such incremental applications for Conservation zoning must include
28 at least the same or greater proportion of the total Conservation land use area as
29 the application for Final Development Plan or Final Plat approval contains
30 relative to the total area having Mixed-Use Office/Residential and Planned Use
31 District land use designations.

32
33 No development, other than minimum crossings necessary to achieve
34 interconnectivity between upland developable properties, and passive
35 recreational uses is allowed as a permanent use within the Conservation Land
36 Use Areas. Silvicultural use may continue within existing planted pine
37 plantations until receiving a zoning district designation of Conservation, as
38 determined by the City.

39
40 c. ~~Single Family, Residential Low Density~~ Mixed-Use Office/Residential and
41 Planned Use District Land Use Areas

42
43 1. All areas designated ~~Single Family, Residential Low Density~~ Mixed-Use
44 Office/Residential and Planned Use District land use shall be implemented
45 by Planned Development (PD) zoning. The required rezoning to PD of the
46 areas designated ~~Single Family and Residential Low Density~~ Mixed-Use
47 Office/Residential may occur in increments over time upon request of the

1 property owner and approval by the City; ~~however, r~~Rezoning of the
2 Planned Use District (PUD) area to PD shall occur as provided in Paragraph
3 ~~F~~e below entitled “Planned Use District Land Use Area”. Until such
4 rezonings to PD are effective, the zoning district designations shall remain
5 Agriculture for all areas designated ~~Single-Family-Residential-Low-~~
6 ~~Density~~ Mixed-Use Office/Residential and Planned Use District land use
7 with allowed uses limited to uses specified in the Agriculture zoning
8 district; and

- 9
- 10 2. All areas that are rezoned to PD shall be designed to be traffic- calmed and
11 pedestrian friendly; and
- 12
- 13 3. The PD rezonings for ~~Plum-Creek~~ Weyerhaeuser shall ensure that allowed
14 uses are integrated within the existing site landscape in a way that
15 reasonably assures the following:
- 16
- 17 a. Preservation of the ecological integrity of the ecosystems of
18 ~~Plum-Creek~~ Weyerhaeuser by creating and maintaining connectivity
19 between habitats, minimizing natural area fragmentation, and protecting
20 wetlands, associated uplands, and floodplains as indicated in Policy
21 4.3.4.a. above; and
- 22
- 23 b. Preservation or enhancement of existing wetlands with approved treated
24 stormwater to wetlands, limiting impacts to such wetlands to crossings
25 necessary to achieve interconnectivity between upland properties, and
26 requiring that any such crossings be designed to minimize wetland
27 impacts.
- 28
- 29 4. The PD rezonings for ~~Plum-Creek~~ Weyerhaeuser shall require that
30 appropriate “low impact development” (LID) techniques for the site must
31 be implemented. At least 25% of stormwater from public and common area
32 impervious surfaces must be treated through LID methods. Prior to second
33 and final reading of each ordinance that rezones property within the Mixed-
34 Use Office/Residential and PUD land use to PD, the owner/developer shall
35 provide legally enforceable documents to the City that establish that a
36 responsible entity (e.g., community development district, developer and/or
37 ~~homeowner’s association~~ or other third party entity) will permanently
38 provide for proper maintenance of the LID functional landscape. LID is a
39 site design strategy for maintaining or replicating the pre- development
40 hydrologic regime through the use of design techniques that create a
41 functionally equivalent hydrologic landscape. Hydrologic functions of
42 storage, infiltration, and ground water recharge, plus discharge volume and
43 frequency shall be maintained by integrated and distributed micro-scale
44 stormwater retention and detention areas, by the reduction of impervious
45 surfaces, and by the lengthening of flow paths and runoff time. Other LID
46 strategies include, but are not limited to, the preservation/protection of
47 environmentally sensitive site features such as wetlands, wetland buffers

1 and flood plains. Required LID facilities must be concentrated on common
2 areas rather than individual lots to better ensure effective long-term
3 maintenance by the responsible entity. Each rezoning to PD shall include
4 conditions requiring appropriate LID practices, subject to the approval of
5 the City. Such practices shall include, but are not limited to:

- 6
- 7 a. Development that adheres to the principles of “New Urbanism” or
- 8 “Traditional Neighborhood Development”.
- 9
- 10 b. Clustering of development.
- 11
- 12 c. Bioretention areas or ‘rain gardens.’
- 13
- 14 d. Grass swales
- 15
- 16 e. Permeable pavements
- 17
- 18 f. Redirecting rooftop runoff to functional landscape areas, rain barrels or
- 19 cisterns.
- 20
- 21 g. Narrowing street widths to the minimum width required to support
- 22 traffic, on-street parking where appropriate, and emergency vehicle
- 23 access.
- 24
- 25 h. Elimination of curb and gutter where appropriate.
- 26
- 27 i. Minimization of impervious surfaces through use of shared driveways
- 28 and parking lots.
- 29
- 30 j. Reduction in impervious driveways through reduced building setbacks.
- 31 frontages for lots.
- 32
- 33 l. Permanent educational programs to ensure that future owners and
- 34 residents of the site have an opportunity to fully understand the purpose,
- 35 function, and maintenance of each LID component.
- 36
- 37 m. Limitations on the amount of turf allowed within the site and standards
- 38 for implementation of best management practices for such turf,
- 39 including minimum fertilizer applications.
- 40
- 41 n. Reuse of stormwater.
- 42
- 43 o. Use of “Florida Friendly” plant species and preferably native species for
- 44 landscaping.
- 45
- 46 p. Use of low-volume irrigation technologies and soil moisture sensors if

1 1. Within the Planned Use District overlay, the maximum density is 20
2 dwelling units per acre and the maximum intensity of non-residential uses
3 will be regulated by the design standards of the land development code and
4 the implementing PD rezoning with building height limited to 5 stories.
5

6 2. Development within the Planned Use District area shall maximize
7 pedestrian/bicycle connections among all uses (residential and non-
8 residential) and shall maximize pedestrian and bicyclist safety and comfort.
9 A network of sidewalks and street trees shall be provided on all internal
10 streets. Sidewalk connections shall be made from the internal sidewalk
11 system to the public right-of-way adjoining the Planned Use District. To
12 minimize traffic impacts on SR 121, the implementing PDs shall maximize
13 internal roadway connectivity between residential and areas with mixed
14 uses.
15

16 ~~2.~~ The PDs associated with the Planned Use District shall provide for transit
17 access approved by the City's Regional Transit System (RTS), and the
18 owner/developer shall be required to provide comfortable, multi use transit
19 stations when transit service is made available to Plum Creek. The
20 owner/developer shall be required to fund transit service (capital and
21 operations) for the development with minimum 15 minute frequencies in
22 the a.m. and p.m. peak hours for RTS. If the funding is for a new route to
23 serve the development, the funding for transit shall be for a minimum period
24 of 5 years. If the funding is for expansion of an existing route to serve the
25 development, the funding for transit shall be for a minimum period of 3
26 years.
27

28 ~~Transit service shall be phased at the development to maximize successful~~
29 ~~transit routes consistent with population and density standards set by RTS~~
30 ~~as Plum Creek develops. The transit phasing plan for the required transit~~
31 ~~service shall be provided in the associated PD ordinance and shall be~~
32 ~~subject to RTS approval.~~
33

34 3. The implementing PDs district zoning for the Planned Use District area
35 shall be subject to the following standards:
36

37 a. The Planned Use District area shall allow mixed uses such as residential,
38 office, business retail, professional and financial services, schools,
39 places of religious assembly and community facilities. The area shall be
40 implemented by PD zoning which shall generally adhere to the
41 requirements of the City's Traditional Neighborhood Development
42 District standards.
43

44 b. A minimum gross density of 4 residential units per acre (~~668 residential~~
45 ~~units~~) is required for the 166.89 acres of Planned Use District (PUD)
46 land use. A transfer of density from the ~~Residential Low Density Land~~
47 ~~Use Areas~~ or the ~~Single Family Residential~~ Mixed-Use

1 Office/Residential Land Use Areas into the PUD area may be approved
2 during PD rezonings. Any transfers of density from the ~~Residential~~
3 ~~Low Density Land Use Areas and the Single Family~~Mixed-Use
4 Office/Residential Land Use Areas to PUD shall reduce the overall
5 number of units for the Mixed-Use Office/Residential ~~Residential Low~~
6 ~~Density Land Use Areas and Single Family Residential~~ Land Use
7 Areas, ~~respectively~~, allowed by the number of residential units
8 transferred.

- 9
- 10 c. Residential uses that are located above non-residential uses are allowed
11 and encouraged. Residential types allowed include townhouses,
12 apartments, plus attached and detached single-family homes.
- 13
- 14 d. A ~~maximum of 100,000~~ minimum of 15,000 square feet of non-
15 residential use shall be ~~allowed~~ located within the Planned Use District
16 land use ~~area, of which a maximum of 80,000 square feet shall be~~
17 ~~permitted as commercial use~~. Except as may be otherwise provided in
18 the implementing PD zoning ordinance, each building within this zone
19 shall be allowed to be mixed with residential ~~located above~~ and non-
20 residential uses. ~~Each~~ The implementing PD zoning shall provide
21 detailed and specific design standards governing all aspects of
22 development within the PD.
- 23
- 24 e. Urban design standards that ensure compatibility among the various
25 allowed uses shall be included as part of the PD ordinance. Additional
26 standards may be required to address noise and lighting to further assure
27 compatibility.
- 28
- 29 f. The PD zoning ordinance shall, through design and performance
30 measures, assure the neighborhood, pedestrian quality of ~~Plum Creek~~
31 Weyerhaeuser by regulating building type and scale, overall building
32 appearance and orientation, placement and function of parking, loading,
33 waste disposal, access points, outdoor uses and mechanical equipment,
34 signage and landscaping.
- 35
- 36 g. Open space shall be provided, where appropriate, as common open
37 space serving conservation, recreation and civic needs of the Planned
38 Use District Area, subject to approval of the City.

39

40 gf. Miscellaneous Provisions

- 41
- 42 1. The development of the Weyerhaeuser property will be subject to the
43 requirements of the City's Transportation Mobility Program, as may be
44 amended from time to time. The owner/developer shall construct a paved
45 multi-use trail along the west side of SR 121 from the north end of the
46 development south to the existing trail at US 441. All costs incurred by the

1 owner/developer for this multi-use trail will be credited by the City against
2 the applicable owner/developer obligations required pursuant to the City's
3 Transportation Mobility Program. Should construction of the paved multi-
4 use trail not be permitted or otherwise feasible within the rights-of-way of
5 FDOT or CSX railroad, alternative improvements and/or payments may be
6 substituted in accordance with the City's Transportation Mobility Program.
7 ~~developer has signed a binding agreement acknowledging owner/developer~~
8 ~~responsibility for mitigation of transportation impacts associated with the~~
9 ~~maximum amount of development identified in the future land use~~
10 ~~amendment. Prior to the second reading of the first PD rezoning~~
11 ~~ordinance(s) for Plum Creek, the owner/developer shall sign an agreement~~
12 ~~associated with the transportation mobility program in effect at the time of~~
13 ~~PD rezoning submittal for the first phase of the development as shown in~~
14 ~~the PD ordinance. At a minimum, prior to adoption of the second reading~~
15 ~~of the ordinance for any PD rezoning for any portion of Plum Creek, the~~
16 ~~owner/developer shall make a payment to the City or sign a binding~~
17 ~~agreement for construction of an acceptable project, which shall include~~
18 ~~bonding requirements or other assurance acceptable to the City Attorney for~~
19 ~~the required transportation mobility project (consistent with the~~
20 ~~transportation mobility program in effect at the time of PD rezoning)~~
21 ~~associated with the trip generation for the first phase as shown in the PD.~~
22 ~~Subsequent to the first agreement associated with the transportation~~
23 ~~mobility agreement program in effect at the time of PD rezoning, additional~~
24 ~~transportation mobility agreements shall be executed prior to the issuance~~
25 ~~of final site plan or subdivision final plat development orders for the~~
26 ~~relevant phases of the development.~~

- 27
28 2. ~~At the time of filing an application for the first planned development~~
29 ~~rezoning, the developer shall submit to the City recommended~~
30 ~~transportation mobility modifications needed to address the full build-out~~
31 ~~of residential and nonresidential uses authorized by Policy 4.3.4.a.1. and~~
32 ~~identify funding of such modifications pursuant to the Agreement required~~
33 ~~for Policy 4.3.4.g.1. herein, subject to approval by the City. Such~~
34 ~~transportation modifications shall be consistent with the City's~~
35 ~~transportation mobility requirements in effect at that time.~~

36
37 All recreation facilities that are required to ensure that the City's Recreation
38 LOS standards are maintained shall be specified in the PD rezoning
39 application and ordinance. ~~Many of the single-family areas along with~~
40 ~~portions of the PUD area shall be built around pocket parks of various types,~~
41 ~~subject to approval by the City.~~ At the development stage for each phase
42 and section of the project, recreational acreage necessary to meet the
43 demands of the residential units will be provided by the owner/developer as
44 required by the Gainesville Comprehensive Plan Recreation Element. All
45 recreational amenities will be provided at the cost of the owner/developer.
46 Recreation facilities shall be provided on-site to ensure that the needs of the

1 residents of ~~Plum Creek~~ Weyerhaeuser are met on-site, provided that a
2 portion of the recreation need may be met through the development of active
3 recreation facilities on the adjacent property (tax parcel 07781-002-000)
4 owned by the City of Gainesville, subject to approval by the City.
5

- 6 3. All proposed access points to CR 231 are subject to approval by the
7 Alachua County Public Works Department. All proposed access points
8 onto SR 121 are subject to approval by the FDOT.
9
- 10 4. Due to the roadway operation and safety concerns of SR 121, the
11 owner/developer shall provide a traffic study acceptable to the City,
12 ~~Alachua County~~, and the Florida Department of Transportation as a part of
13 the City's subdivision or development plan approval process prior to the
14 application for each PD rezoning. The study shall analyze issues related to
15 trip generation, trip distribution, operational and safety concerns, and shall
16 propose appropriate transportation mobility modifications, consistent with
17 the transportation impacts of the development. The development shall be
18 required to meet any ~~Transportation~~ Mobility Program requirements in
19 effect at the time of final development plan or subdivision plat
20 approval application for development review. The developer shall provide
21 any transportation modifications that are site related and required for
22 operational or safety reasons, such as, but not limited to, new turn lanes into
23 the development, driveway modifications, or new traffic signals, and the
24 cost of such operational and safety modifications shall not be ~~unrelated to~~
25 credited against the Transportation Mobility Program requirements.
26
- 27 5. Land use changes for ~~Plum Creek~~ Weyerhaeuser do not vest future
28 development for concurrency. All future development is subject to the ~~The~~
29 ~~owner/developer is required to apply for and meet~~ concurrency
30 requirements of the land development code. ~~management certification~~
31 ~~requirements, including public school facilities and recreation mitigation at~~
32 ~~the time of filing any PD rezoning application.~~
33
- 34 6. The ~~Plum Creek~~ Weyerhaeuser development shall include in any Planned
35 Development Report the requirement that five percent of the residential
36 units shall be perpetually affordable, provided by a legal mechanism
37 including but not limited to deed restrictions or land trust, to households
38 earning between 80% and 120% of the median income for Alachua County
39 for a family of four as established from time to time by the U.S. Department
40 of Housing and Urban Development. Each implementing PD zoning
41 ordinance shall provide all required methods for ensuring implementation
42 of this requirement, including the requirement that the owner/developer
43 enter into a binding agreement that specifies the number of affordable units
44 that must be constructed on an approved time schedule.
45
- 46 7. No rezonings to PD within the area of the map labeled "~~Plum Creek~~
47 Weyerhaeuser SR 121 Overall Site" in the Future Land Use Map Series A

1 shall be adopted on final reading of the ordinance for areas north of the line
2 labeled “Phase Line” until all areas south of the same line have been rezoned
3 to PD zoning, and at least 75 percent of the infrastructure (e.g., roads,
4 sidewalks, stormwater facilities, utilities) south of the “Phase Line” has
5 been constructed and completed.
6

7 8. ~~In accordance with Policy 1.1.5 of the Public School Facilities Element and~~
8 ~~School Concurrency Alachua County, FL, Updated Interlocal Agreement~~
9 ~~for Public School Facility Planning (December 23, 2008), the Alachua~~
10 ~~County School Board submitted a school facilities capacity report. The~~
11 ~~report concludes that projected student demand resulting from Plum Creek~~
12 ~~Development at the elementary, middle and high school levels can~~
13 ~~reasonably be accommodated for the five, ten and twenty year planning~~
14 ~~periods and is consistent with the Public School Facilities Element based~~
15 ~~upon School District not constitute a school capacity availability~~
16 ~~determination or concurrency certification, it does not reserve school~~
17 ~~capacity for Plum Creek, and it does not vest Plum Creek for school~~
18 ~~concurrency. At the time of application for a development order for Plum~~
19 ~~Creek, the developer shall apply for and obtain concurrency certification in~~
20 ~~compliance with the City Comprehensive Plan, Code of Ordinances and~~
21 ~~state law. Prior to approval of any development order, the City shall~~
22 ~~coordinate with the School Board and determine availability of school~~
23 ~~capacity within the applicable School Concurrency Service Area. A~~
24 ~~Capacity Enhancement Agreement or other mitigation option as provided~~
25 ~~for in Policies 1.1.7 and 2.5.1 through 2.5.4 of the Public School Facilities~~
26 ~~Element may be required at that time to ensure continued compliance with~~
27 ~~all applicable provisions of the City Comprehensive Plan, Code of~~
28 ~~Ordinances and state law. In the absence of a Capacity Enhancement~~
29 ~~Agreement or other mitigation option being approved fulfilling the~~
30 ~~concurrency requirement, the City will not issue a concurrency certification~~
31 ~~if capacity is unavailable, and such circumstance can result in a delay or~~
32 ~~denial of a development order for Plum Creek Weyerhaeuser.~~
33

34 **SECTION 2.** The Comprehensive Plan Future Land Use Element Future Land Use Map Series is
35 amended as follows. Except as amended herein, the remainder of the Future Land Use Map Series
36 remains in full force and effect.

37 **Future Land Use Map Series**

- 38 • ~~Plum Creek~~ Weyerhaeuser SR 121 PUD and Underlying Future Land Use

1 **SECTION 3.** The Future Land Use Map of the City of Gainesville Comprehensive Plan is
2 amended by changing the land use category from Single-Family (SF) and Residential Low-Density
3 (RL) to Mixed-Use Office/Residential (MOR) on the property as shown in **Exhibit A**, which is made
4 a part hereof as if set forth in full.

5 **SECTION 4.** It is the intent of the City Commission that the provisions of Sections 1 through 3
6 of this ordinance will become and be made a part of the City of Gainesville Comprehensive Plan
7 and that the sections and paragraphs of the Comprehensive Plan may be renumbered in order to
8 accomplish such intent.

9 **SECTION 5.** The City Manager or designee is authorized and directed to make the necessary
10 changes to the City of Gainesville Comprehensive Plan in order to fully implement this ordinance.
11 The City Manager or designee is authorized to correct any typographical errors that do not affect
12 the intent of this ordinance.

13 **SECTION 6.** Within ten working days of the transmittal (first) hearing, the City Manager or
14 designee is authorized and directed to transmit this plan amendment and appropriate supporting
15 data and analyses to the reviewing agencies and to any other local government or governmental
16 agency that has filed a written request for same with the City. Within ten working days of the
17 adoption (second) hearing, the City Manager or designee is authorized and directed to transmit
18 this amendment to the state land planning agency and any other agency or local government
19 that provided comments to the City regarding the amendment.

20 **SECTION 7.** If any word, phrase, clause, paragraph, section, or provision of this ordinance or
21 the application hereof to any person or circumstance is held invalid or unconstitutional, such
22 finding will not affect the other provisions or applications of this ordinance that can be given

1 effect without the invalid or unconstitutional provision or application, and to this end the
2 provisions of this ordinance are declared severable.

3 **SECTION 8.** All ordinances or parts of ordinances in conflict herewith are to the extent of such
4 conflict hereby superseded on the effective date of this amendment to the Comprehensive Plan.

5 **SECTION 9.** This ordinance will become effective immediately upon adoption; however, the
6 effective date of this amendment to the City of Gainesville Comprehensive Plan, if the
7 amendment is not timely challenged, will be 31 days after the state land planning agency notifies
8 the City that the plan amendment package is complete in accordance with Section 163.3184,
9 Florida Statutes. If timely challenged, this Comprehensive Plan amendment will become effective
10 on the date the state land planning agency or the Administration Commission enters a final order
11 determining the amendment to be in compliance with Chapter 163, Florida Statutes. No
12 development orders, development permits, or land uses dependent on this Comprehensive Plan
13 amendment may be issued or commenced before this amendment has become effective.

14

15 **PASSED AND ADOPTED** this _____ day of _____, 2022.

16

17

18

LAUREN POE
MAYOR

19

20

21 Attest:

Approved as to form and legality:

22

23

OMICHELE D. GAINEY
CITY CLERK

DANIEL M. NEE
INTERIM CITY ATTORNEY

26

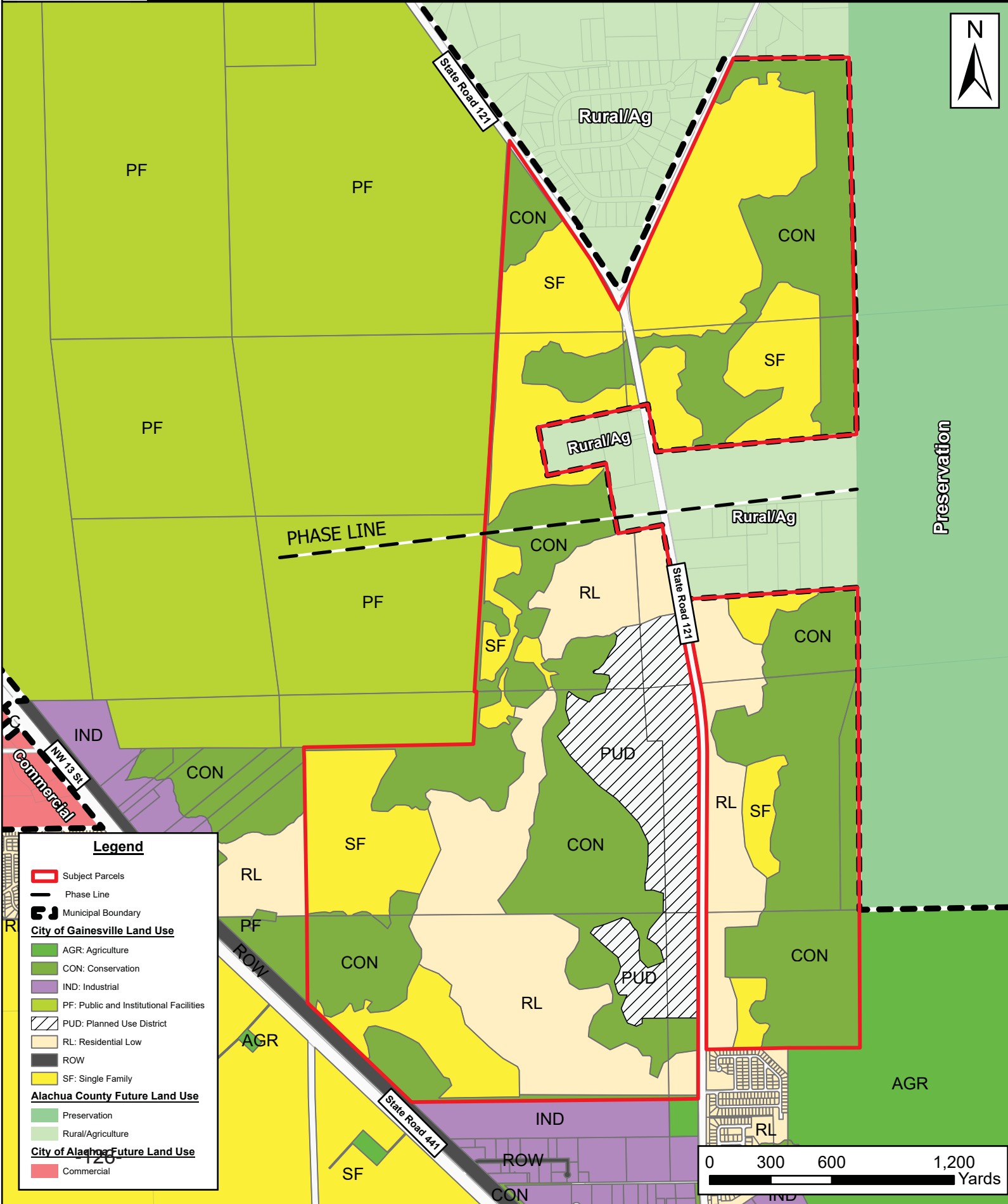
27 This ordinance passed on transmittal (first) reading this ____ day of _____, 2022.

28

29 This ordinance passed on adoption (second) reading this ____ day of _____, 2022.



Existing Land Use



Legend

- Subject Parcels
- Phase Line
- Municipal Boundary

City of Gainesville Land Use

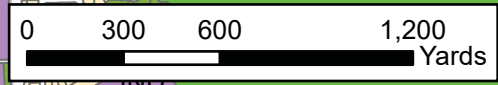
- AGR: Agriculture
- CON: Conservation
- IND: Industrial
- PF: Public and Institutional Facilities
- PUD: Planned Use District
- RL: Residential Low
- ROW
- SF: Single Family

Alachua County Future Land Use

- Preservation
- Rural/Agriculture

City of Alachua Future Land Use

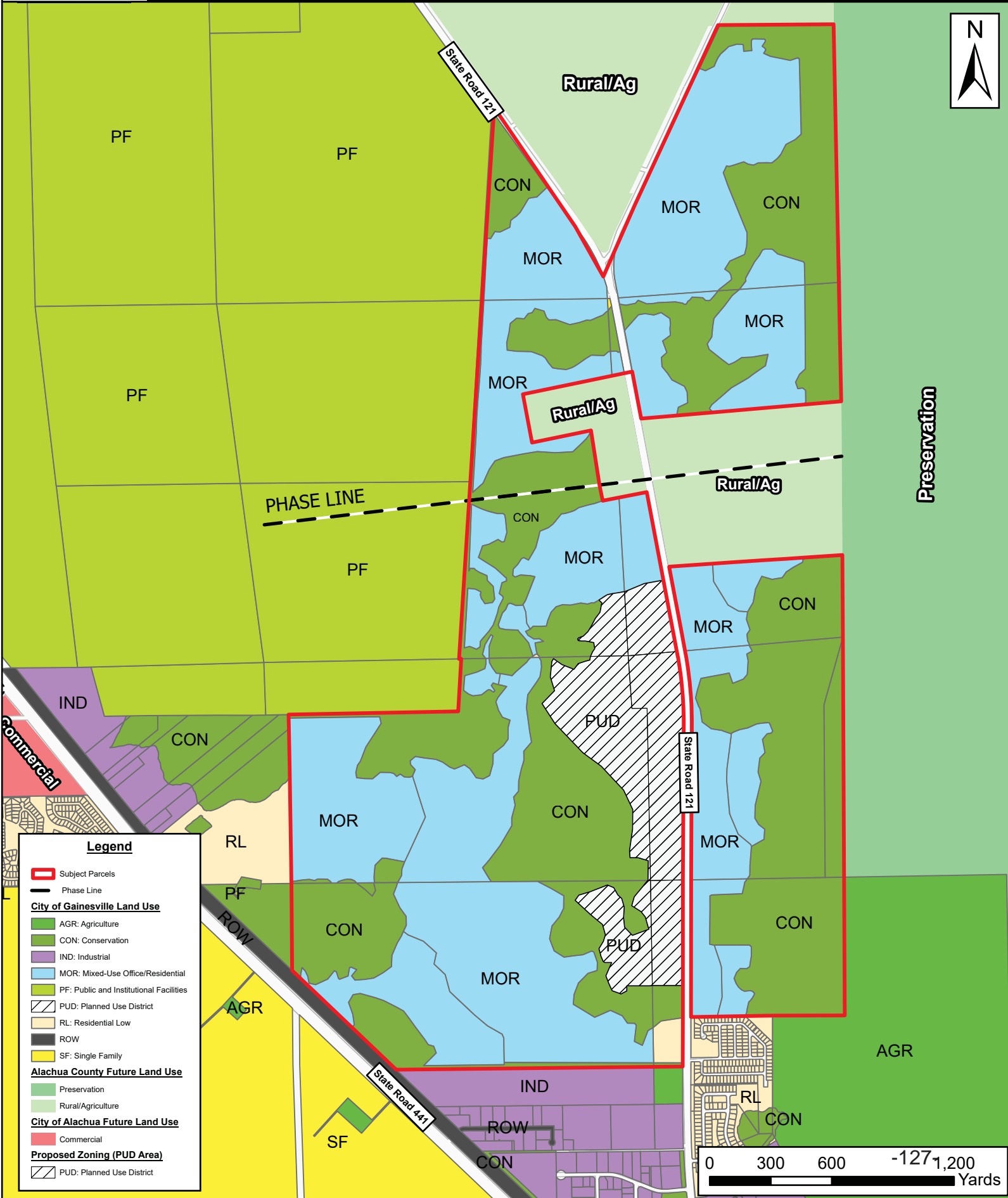
- Commercial





Proposed Land Use

Exhibit A
Ordinance No. 211459
Page 2 of 2



Preservation

Legend

- Subject Parcels
- Phase Line
- City of Gainesville Land Use**
- AGR: Agriculture
- CON: Conservation
- IND: Industrial
- MOR: Mixed-Use Office/Residential
- PF: Public and Institutional Facilities
- PUD: Planned Use District
- RL: Residential Low
- ROW
- SF: Single Family
- Alachua County Future Land Use**
- Preservation
- Rural/Agriculture
- City of Alachua Future Land Use**
- Commercial
- Proposed Zoning (PUD Area)**
- PUD: Planned Use District





#4

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REGIONAL CLEARINGHOUSE INTERGOVERNMENTAL COORDINATION AND RESPONSE

Date: 10/27/22

PROJECT DESCRIPTION

#4 - City of Hawthorne - Community Development Block Grant - Corona Virus -
Environmental Review

TO: Florida State Clearinghouse

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

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

 COMMENTS ATTACHED

 X **NO COMMENTS REGARDING THIS PROJECT**

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

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HAWTHORNE FOOD PANTRY FOR COVID RELIEF PROJECT

ACTIVITY DESCRIPTION

Background

The coronavirus disease COVID-19 pandemic is among the deadliest infectious diseases to have emerged in recent history. The ongoing COVID-19 epidemic is the fifth documented pandemic since the 1918 flu pandemic. COVID-19 was first reported in Wuhan, China on December 31, 2019, and subsequently spread worldwide. The first reported case in the United States was near Seattle Washington on January 15, 2020. Because the virus is highly contagious, it rapidly spreads and continuously evolves in the human population. As of October 23, 2021, there have been 45,391,030 (45.39 million) confirmed cases of Corona Virus (COVID-19) in the United States, with 735,703 deaths. In Florida as of the same date, there have been 3,635,126 confirmed cases, with 58,803 deaths. As of October 23, 2021, Alachua County, with a population of 269,043 people, has a reported 39,469 (14.67% of the County's population) cases of the virus causing 521 deaths.

Impacts and Needs

On the healthcare front, the pandemic has impacted thousands of people, who are either sick, have died, or have lost friends and loved ones due to the spread of this disease. The nation's healthcare system, its healthcare professionals, medical supplies and equipment have been severely overtaxed and overburdened. From an economic standpoint, manufacturing has slowed down, supply chains have been disrupted (e.g., paper towel and toilet paper shortages), and both travel and international trade have been impacted. Socially, we have not been able to dine out, attend sporting events, go to plays or movies, take vacations, have celebrations, worship or embrace our families and friends as we were able to do pre-pandemic. During the COVID-19 pandemic, residents of Hawthorne, Alachua County, the State of Florida, and the United States have been forced to shift how they work, play, exercise, shop, travel, and move through their communities. During the Covid-19 pandemic, the demand on food banks and pantries has escalated substantially as people who have lost their jobs or have had their hours reduced find themselves visiting food banks for the first time.

Review of the State of Florida's Local Area Change in Unemployment between March 2020 and January 2021 when compared to the Unemployment Change for the same period for the previous year noted Alachua County's unemployment rate increased by 14.4%.

The Project

The Hawthorne Area Resource Center (HARC), Inc is a food pantry, as well as an information and referral center set up to meet the needs of persons in the City of Hawthorne and the surrounding areas. The HARC offers food from their Farm Share partnership as well as food from their pantry Monday thru Friday from 9 AM-2PM each day. The HARC works with the local Food Bank to stock the pantry and receives donations from the community as well as obtaining fresh vegetables from the Community Garden. The HARC is staffed totally by volunteers. The personnel at the food pantry includes an individual who acts as a nurse and community outreach coordinator. She spends her time meeting with clients who seek assistance for a wide array of needs. She provides

health and nutrition counseling, assessments for crisis interventions like referrals to mental health services, DCF or Adult and Aging services or other agencies that can meet their needs. She provides basic financial guidance to help people create a budget and guidance on how to live within that budget. While providing these services she assess' the client's mental and spiritual health and offers counseling and/or referrals as needed. During the Covid Virus crisis, it has become more challenging to provide the above services as space is severely limited. For example, the HARC could take more food donations and get more food from the local Food Bank if they had more storage space and a more efficient floor plan for accessing that food safely and quickly. The HARC currently operates out of a small building located on a local church property. The proposed project is for the City of Hawthorne to acquire an acceptable piece of property which already contains the correct zoning for the HARC operation. Construct a facility from which HARC can fully operate and lease the facility to them for a nominal annual amount.

The City of Hawthorne has identified two adjoining parcels of property (19923-002-000 and 19908-001-000) that meets the zoning requirement and are adequately sized for the proposed building and is requesting \$3,538,035 in CDBG-CV assistance to acquire the property, design and construct a new 14,000 square foot building with a 4,200 square foot loading dock. Once constructed, the City would lease the building to HARC at a nominal rate to improve the organization's capacity and enable them to better provide the much-needed essential food to meet the increased demand for the low- to moderate income residents of Hawthorne. The HARC organization would only provide assistance to income qualified clients, thus making the beneficiaries served by this project 100% low- to moderate-income.

The project is located in Tract: 002000, Block Group 2 & 5, and will serve the City's low- to moderate income population of 1,085 (100%), thus meeting a National Objective of Low- to moderate-income by HUD definition of presumed LMI limited clientele that includes benefits that have income eligibility requirements limiting the activity to LMI persons only.