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# MEETING NOTICE

## CLEARINGHOUSE COMMITTEE

There will be a meeting of the Clearinghouse Committee of the North Central Florida Regional Planning Council on **March 23, 2023**. 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.**

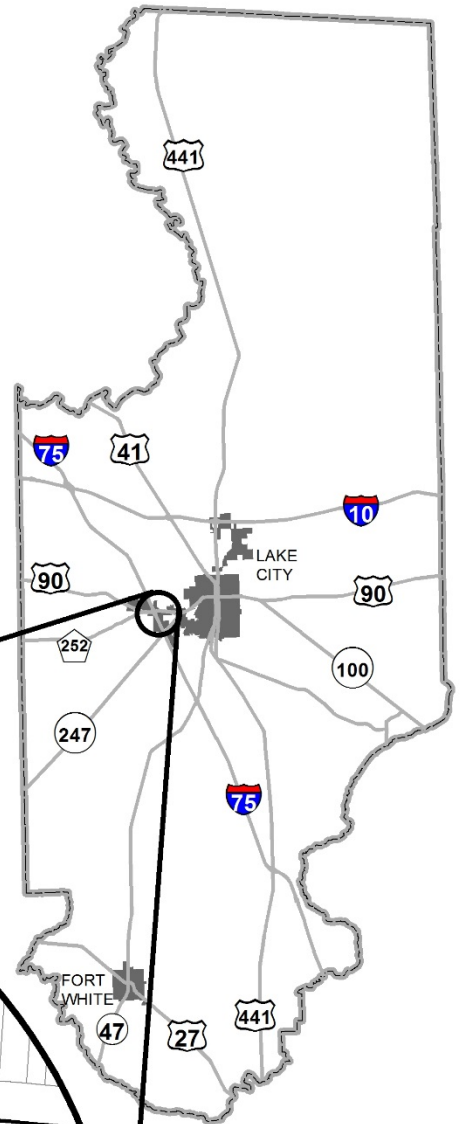
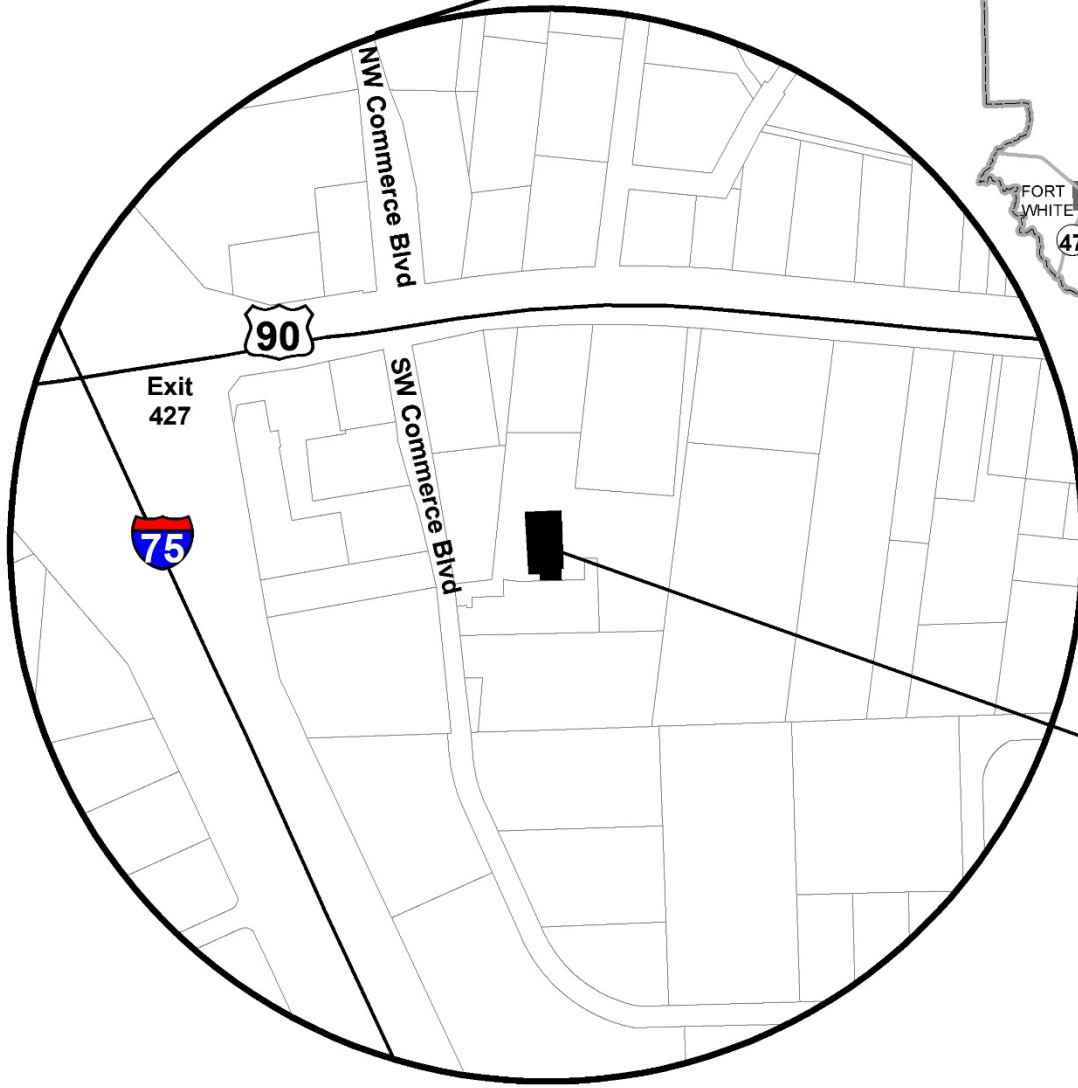
**DIAL IN NUMBER: Toll Free 1.888.585.9008**

**CONFERENCE CODE: 381 777 570**

# Holiday Inn Hotel & Suites

213 SW Commerce Blvd  
Lake City, Florida 32025

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



1 inch = 500 feet

Holiday Inn  
Hotel & Suites





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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

March 23, 2023  
6:00 p.m.

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	<u>Comprehensive Plan Amendments</u>	
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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

Hybrid Meeting  
Holiday Inn Hotel & Suites  
Lake City, Florida and  
Via Communications Media Technology

February 23, 2023  
6:00 p.m.

MEMBERS PRESENT IN PERSON

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

MEMBERS ABSENT

James Catron  
Marihelen Wheeler

MEMBERS PRESET VIA  
COMMUNICATIONS  
MEDIA TECHNOLOGY

None

STAFF PRESENT

Lauren Yeatter

Noting the presence of a quorum, the meeting was called to order by Chair Bouie Hutchinson at 6:07 p.m.

I. APPROVAL OF THE AGENDA

Chair Bouie Hutchinson requested approval of the agenda as presented.

**ACTION:** It was moved by Mayor Witt and seconded by Commissioner Meeks to approve the February 23, 2023 Clearinghouse Committee Agenda as presented. The motion carried unanimously.

II. APPROVAL OF THE JANUARY 26, 2023 MEETING MINUTES

**ACTION:** It was moved by Commissioner Meeks and seconded by Commissioner Tallman to approve the January 26, 2023 Clearinghouse Committee meeting minutes as circulated. The motion carried unanimously.

III. COMMITTEE-LEVEL REVIEW ITEMS

- #22 - City of Newberry Comprehensive Plan Adopted Amendment (DEO No. 22-6ESR)
- #24 - City of Newberry Comprehensive Plan Adopted Amendment (DEO No. 21-8ESR)
- #25 - City of Newberry Comprehensive Plan Adopted Amendment (DEO No. 21-9ESR)
- #26 - City of Newberry Comprehensive Plan Adopted Amendment (DEO No. 22-1ESR)
- #27 - City of Newberry Comprehensive Plan Adopted Amendment (DEO No. 22-2ESR)

**ACTION:** It was moved by Commissioner Meeks and seconded by Commissioner Waldrep to group Committee-Level Review Items #22, #24, #25, #26 and #27 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 Commissioner Riddick to recommend that the Council approve the staff reports for Items #22, #24, #25, #26 and #27 as circulated. The motion carried unanimously.**

The meeting adjourned at 6:19 p.m.

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Patricia B. Hutchinson, Chair

Date     3/23/23

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

Regional Planning Council: North Central Fl  
Review Date: 3/23/23  
Amendment Type: Adopted Amendment

Regional Planning Council Item No.: 29  
Local Government: Gilchrist County  
Local Government Item No.: Not Provided  
State Land Planning Agency Item No.: 22-1ESR

Date Mailed to Local Government and State Land Planning Agency: 3/24/23 (estimated)

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

**DESCRIPTION OF AMENDMENT**

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

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

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

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

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

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

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

Yes _____	No _____
Not Applicable	_____X_____





**EXCERPTS FROM THE  
COUNTY COMPREHENSIVE PLAN AMENDMENT**



Ordinance No. 2022-01

AN ORDINANCE OF GILCHRIST COUNTY, FLORIDA, AMENDING THE TEXT OF THE GILCHRIST COUNTY COMPREHENSIVE PLAN, UNDER THE AMENDMENT PROCEDURES ESTABLISHED IN SECTIONS 163.3161 THROUGH 163.3215, FLORIDA STATUTES, AS AMENDED, AMENDING THE TEXT OF THE GILCHRIST COUNTY COMPREHENSIVE PLAN TO ADD A PROPERTY RIGHTS ELEMENT IN ACCORDANCE WITH SECTION 163.3177(6)(i)2, FLORIDA STATUTES; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING FOR AUTHORITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Section 125.01, Florida Statutes, as amended, empowers the Board of County Commissioners of Gilchrist County, Florida, hereinafter referred to as the Board of County Commissioners, to prepare, adopt and implement a comprehensive plan; and

WHEREAS, Sections 163.3161 through 163.3215, Florida Statutes, as amended, the Community Planning Act, empower and require the Board of County Commissioners to prepare, adopt and implement a comprehensive plan; and

WHEREAS, pursuant to the Community Planning Act the Gilchrist County Board of County Commissioners has adopted the Gilchrist County Comprehensive Plan; and

WHEREAS, the Board of County Commissioners of Gilchrist County, Florida, hereinafter referred to as the Board of County Commissioners, has been designated as the Local Planning Agency of Gilchrist County, Florida, hereinafter referred to as the Local Planning Agency; and

WHEREAS, Section 163.3177(6)(i)2, Florida Statutes, requires each local government to adopt and include a property rights element in its comprehensive plan; and

WHEREAS, the Board of County Commissioners held the required public hearings, with public notice having been provided, under the procedures established in Section 125.66, Florida Statutes, and Sections 163.3161 to 163.3215, Florida Statutes, as amended, on said proposed amendment, as described below, and at said public hearings, the Board of County Commissioners reviewed and considered all comments received during said public hearings concerning said proposed amendment, as described below; and

WHEREAS, the Board of County Commissioners has reviewed the report submitted to it by the State Land Planning Agency and the written comments submitted to it by state agencies; and

WHEREAS, the Board of County Commissioners has determined and found said proposed amendment to be compatible with the goals, objectives and policies, and those other affected elements of the Comprehensive Plan; and



CERTIFIED: TRUE COPY  
TODD NEWTON, CLERK

BY:   
Deputy Clerk

Dated: 10/19/2022

WHEREAS, the Board of County Commissioners has determined and found that adoption of said proposed 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 BOARD OF COUNTY COMMISSIONERS OF GILCHRIST COUNTY, FLORIDA, AS FOLLOWS:

Section 1. Text Amendment. The County's Comprehensive Plan is hereby amended to add Article IX as follows (~~striketrough~~ and underline format):

## ARTICLE IX

### PROPERTY RIGHTS ELEMENT

Goal Gilchrist County shall ensure that the private property rights are duly considered in its local decision-making.

Objective IX.1 In order to comply with the legislative intent expressed in Section 163.3161(10), F.S., that governmental entities respect private property rights, and the requirements of Section 163.3177(6), F.S., that each local government include a property rights element in its comprehensive plan, Gilchrist County shall consider private property rights in its local decision-making in accordance with the policies herein.

Policy IX.1.1 The following rights shall be considered in local decision making:

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

Section 2. 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 3. Conflict. All ordinances or portions of ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict.

Section 4. Effective Date. Pursuant to Section 125.66, Florida Statutes, as amended, a certified copy of this ordinance shall be filed with the Florida Department of State by the Clerk of the Board of County Commissioners within ten (10) days after enactment by the Board of County Commissioners. This ordinance shall become effective upon filing of this ordinance with the Florida Department of State and upon satisfaction of the additional criteria stated herein below.

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

Regional Planning Council: North Central Fl      Regional Planning Council Item No.: 30  
Review Date: 3/23/23      Local Government: Gilchrist County  
Amendment Type: Draft Amendment      Local Government Item No.: Not Provided  
State Land Planning Agency Item No.: 23-2ESR

Date Mailed to Local Government and State Land Planning Agency: 3/24/23 (estimated)

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

**DESCRIPTION OF AMENDMENT**

The County item amends the County’s Comprehensive Plan by removing Policy I.2.2, 3. of the Future Land Use Element, Objective 1.2, regarding Floor Area of Neighborhood Commercial districts (see attached).

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

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

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

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

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

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

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



**EXCERPTS FROM THE  
COUNTY COMPREHENSIVE PLAN AMENDMENT**





Ordinance No. 2023-05

AN ORDINANCE OF GILCHRIST COUNTY, FLORIDA, AMENDING THE TEXT OF THE GILCHRIST COUNTY COMPREHENSIVE PLAN, UNDER THE AMENDMENT PROCEDURES ESTABLISHED IN SECTIONS 163.3161 THROUGH 163.3215, FLORIDA STATUTES, AS AMENDED, AMENDING THE TEXT OF THE GILCHRIST COUNTY COMPREHENSIVE PLAN TO REMOVE OBJECTIVE I.2, POLICY I.2.2, 3.; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING FOR AUTHORITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Section 125.01, Florida Statutes, as amended, empowers the Board of County Commissioners of Gilchrist County, Florida, hereinafter referred to as the Board of County Commissioners, to prepare, adopt and implement a comprehensive plan; and

WHEREAS, Sections 163.3161 through 163.3215, Florida Statutes, as amended, the Community Planning Act, empower and require the Board of County Commissioners to prepare, adopt and implement a comprehensive plan; and

WHEREAS, pursuant to the Community Planning Act the Gilchrist County Board of County Commissioners has adopted the Gilchrist County Comprehensive Plan; and

WHEREAS, the Board of County Commissioners of Gilchrist County, Florida, hereinafter referred to as the Board of County Commissioners, has been designated as the Local Planning Agency of Gilchrist County, Florida, hereinafter referred to as the Local Planning Agency; and

WHEREAS, the Board of County Commissioners held the required public hearings, with public notice having been provided, under the procedures established in Section 125.66, Florida Statutes, and Sections 163.3161 to 163.3215, Florida Statutes, as amended, on said proposed amendment, as described below, and at said public hearings, the Board of County Commissioners reviewed and considered all comments received during said public hearings concerning said proposed amendment, as described below; and

WHEREAS, the Board of County Commissioners has reviewed the report submitted to it by the State Land Planning Agency and the written comments submitted to it by state agencies; and

WHEREAS, the Board of County Commissioners has determined and found said proposed amendment to be compatible with the goals, objectives and policies, and those other affected elements of the Comprehensive Plan; and

WHEREAS, the Board of County Commissioners has determined and found that adoption of said proposed 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 BOARD OF COUNTY COMMISSIONERS OF GILCHRIST COUNTY, FLORIDA, AS FOLLOWS:

Section 1. Text Amendment. The County's Comprehensive Plan is hereby amended as follows (~~strikethrough~~ and underline format):

## ARTICLE I

### FUTURE LAND USE ELEMENT

OBJECTIVE I.2 In order that adjacent land uses are not adversely impacted by any change in land use, a landscaped buffer of not less than 10 feet shall be required along the affected rear and/or side yards of the site which abuts lands within a residential land use category.

Policy I.2.1 The County shall regulate the location of public facilities so as to discourage the proliferation of urban sprawl.

Policy I.2.2 The neighborhood commercial district provides small scale retail service establishments which serve the convenience needs of adjacent areas within the designated urban development areas and the rural areas of the County. Neighborhood Commercial Activities are not shown on the Future Land Use Plan Map; rather these commercial activities should be accommodated throughout the County as market forces determine the need according to the following criteria:

1. Neighborhood Commercial activities are intended to be oriented to and compatible with the area to be served. Such activities shall include retail commercial outlets for the sale of food, hardware or drugs; service establishments such as barber or beauty shops, shoe repair shops, and self-service laundries or dry cleaners; and commercial establishments that are directly related to nature-based tourism and recreation.

In addition, other compatible uses in accordance with the County's Land Development Code may be allowed as special use permits and will be subject to an intensity of .25 Floor Area Ratio.

Commercial establishments that are directly related to nature-based tourism and recreation, as listed above, are limited to: the uses in accordance with the County's Land Development Code.

2. Neighborhood Commercial activities shall be located within one quarter mile of an intersection of an arterial with a collector road or an intersection of two collector roads;
3. ~~Floor area for each individual outlet or establishment shall not exceed 5,000 square feet;~~

- 4. ~~3.~~ Sale, display, preparation and storage shall be conducted completely within an enclosed building and no more than 20 percent of the floor area shall to be devoted to storage; and
- 5. ~~4.~~ Neighborhood Commercial uses shall be limited to an intensity of .25 floor area ratio.

Section 2. 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 3. Conflict. All ordinances or portions of ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict.

Section 4. Effective Date. Pursuant to Section 125.66, Florida Statutes, as amended, a certified copy of this ordinance shall be filed with the Florida Department of State by the Clerk of the Board of County Commissioners within ten (10) days after enactment by the Board of County Commissioners. This ordinance shall become effective upon filing of this ordinance with the Florida Department of State and upon satisfaction of the additional criteria stated herein below.

The effective date of this plan amendment shall be the latter of:

- (a) Thirty-one (31) days after the Department of Economic Opportunity notifies Gilchrist County that the plan amendment is complete; or
- (b) If the plan amendment is challenged, the date a final order is issued by the Department of Economic Opportunity or the Administration Commission finding the amendment in compliance in accordance with Section 163.3184(1)(b), Florida Statutes, whichever is applicable.

Section 5. Authority. This ordinance adopted is pursuant to the authority granted by Section 125.01, Florida Statutes, as amended, and Sections 163.3161 through 163.3215, Florida Statutes, as amended.

PASSED AND DULY ADOPTED in regular session with a quorum present and voting by the Board of County Commissioners this \_\_\_\_ day of \_\_\_\_\_ 2023.

BOARD OF COUNTY COMMISSIONERS OF  
GILCHRIST COUNTY, FLORIDA

\_\_\_\_\_  
Bill Martin, Chairman

ATTESTED BY:

\_\_\_\_\_  
Todd Newton, Clerk

This ordinance was submitted to the Secretary of State, State of Florida on the \_\_\_\_\_ day of \_\_\_\_\_ 2023.

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

Regional Planning Council: North Central Fl      Regional Planning Council Item No.: 31  
Review Date: 3/23/23      Local Government: City of Lake Butler  
Amendment Type: Adopted Amendment      Local Government Item No.: CPA 22-01  
State Land Planning Agency Item No.: 22-2ER  
Date Mailed to Local Government and State Land Planning Agency: 3/24/23 (estimated)

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

**DESCRIPTION OF AMENDMENT**

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

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

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

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

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

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

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

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



**EXCERPTS FROM THE  
CITY COMPREHENSIVE PLAN AMENDMENT**





Words **bolded and underlined** have been added.  
Words **~~bolded and struck through~~** have been 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 City and establish a framework for making policy decisions in planning for future transportation needs. The data collected for this plan element and its analysis, contained in the Data and Analysis document, are not part of this plan element, but provide a basis for its formulation.

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

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

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

### TRANSPORTATION GOAL, OBJECTIVES AND POLICIES

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

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

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

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

ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	LEVEL OF SERVICE
1	C.R. 238 (from City's north limits to City's west limits)	2 U	Major Collector	Rural	D
2	S. R. 121 (from City's southwest limits (SW 12 Ave) to S.R. 231)	2 U	Minor Arterial	Transition	D
3	S. R. 121 (from S.R. 231 to SE City Limit (SW 8th Ave))	2 U	Minor Arterial	Transition	D
4	S. R. 121 (from SW 8th Ave to S.R. 100)	2 U	Minor Arterial	Transition	D
5	S. R. 100 (from SW 12 Ave to S.R. 231)	2 U	Minor Arterial	Transition	D
6	S. R. 100 (from S.R. 231 to NE 8th Ave)	2 U	Minor Arterial	Transition	D
7	S. R. 100 (from NE 8th Ave to S.R. 121)	2 U	Minor Arterial	Transition	D
8	S.R. 238/SW 2nd St. (from SW 12th Ave to S.R. 231)	2 U	Minor Arterial	Transition	D
9	S.R. 231 (from S.R. 238 to S.R. 100)	2 U	Minor Arterial	Transition	D
10	S. R. 231 (from <del>C.R. S.R</del> 238 to S.R. 121)	2 U	Minor Arterial	Transition	D
11	S. R. 231 (from S.R. 121 to SW 11th St)	2 U	Minor Arterial	Transition	D

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 and the following requirements for City roads:

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

1. Permitting one access point for ingress and egress purposes to a single property or development;
2. Permitting two access points if the minimum distance between the two access points exceeds 20 feet;
3. Permitting three access points if the minimum distance between each access point is at least 100 feet; or
4. Permitting more than three access points where a minimum distance of 1,000 feet is maintained between each access point.

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

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

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

OBJECTIVE II.2 The City shall 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 coordinate its traffic circulation planning efforts with the Florida Department of Transportation for consistency with the Department's 5-Year Transportation Plan.

Policy II.3.1 The City shall review all comprehensive plans and land development activity for consistency with the Florida Department of Transportation's 5-Year Transportation Plan.

OBJECTIVE II.4 The City 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 seventy-five (75) feet as measured from the centerline of the right-of-way for new or realigned collector and arterial roads.

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

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

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

## V

### CONSERVATION ELEMENT

#### INTRODUCTION

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

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

The Future Land Use Plan map addresses conservation future land use as defined above. The conservation future land use category shown on the Future Land Use Plan map identifies public lands which have been designated "conservation" for the purpose of protecting natural resources or environmental quality. At present, there are no conservation uses within the City. Therefore, until such time as there are areas designated for the protection of a natural resource, this category, although listed, will not be shown on the Future Land use Plan map.

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

#### CONSERVATION GOAL, OBJECTIVES AND POLICIES

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

**OBJECTIVE V.1** The City shall protect air quality through the appropriate siting of development and associated public facilities by requiring landscape buffers and setbacks to prevent wind shadows.

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

**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 prime water recharge areas 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 Protection and the Water Management District to assist in monitoring uses which may impact the City's current and projected water sources.

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- Policy V.2.2 The City shall protect the present water quality classification established by the Florida Department of Environmental Protection by prohibiting industrial uses, commercial uses and intensive agricultural uses, such as milking barns and chicken houses, to be located adjacent to the City's surface water bodies.
- Policy V.2.3 The City shall identify and make recommendations, where appropriate, for the purchase of environmentally sensitive lands under the Conservation and Recreation Lands Program or Save Our Rivers Program.
- Policy V.2.4 The City's land development regulations shall require a 35-foot natural buffer around all wetlands 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 predevelopment conditions.
- Policy V.2.6 The City shall require all new development to maintain the natural functions of natural flood storage, pollution alternatives in wetlands and 100 year floodprone areas.
- Policy V.2.7 The City shall participate in the National Flood Insurance Program and regulate development and the installation of utilities in flood hazard areas in conformance with the program requirements. Further, the City shall require all 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 two feet above the highest adjacent grade.
- Policy V.2.8 The City shall conserve wetlands by prohibiting, where alternatives for development exist, any development or dredging and filling which would alter their natural functions. If no other alternative for development exists, mitigation will be considered as a last resort using criteria established within Chapter 17-312, Rules of the Florida Department of Environmental Protection **as amended in effect upon adoption of this Comprehensive Plan.**
- 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.

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- 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, **as amended**, by the Florida Department of Environmental Protection. In addition, the City, prior to the issuance of a certificate of land development regulation compliance, shall require that all existing hazardous waste facilities or uses which generates hazardous waste show proof of such permit prior to a change in occupancy.
- OBJECTIVE V.3 The City shall include 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 of 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.
- Policy V.3.3 The City shall require that forest resources be managed as provided in Silviculture Best Management Practices Manual, published by the Florida Department of Agriculture and Consumer Services, Division of Forestry, latest revision, for the multiple uses of recreation, wildlife habitat, watershed protection, erosion control and maintenance of water quality.
- OBJECTIVE V.4 The City shall, ~~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.

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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 Game and Fresh Water Fish 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 of Natural Resources 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 the rules of the Florida Department of Environmental Protection and the Suwannee River Water Management District.

**OBJECTIVE V.5 The City, in order to protect significant natural resources in a manner which is in conformance with and furthers the North Central Florida Strategic Regional Policy Plan, as amended August 23, 2018, hereby adopts the following maps as they apply to the City as part of the Future Land Use Map Series of this Comprehensive Plan;**

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

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

**Policy V.5.1 The map entitled Regionally Significant Natural Resources - Ground Water Resources, dated 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.**



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- Policy V.5.2**      **The map entitled Regionally Significant Natural Resources - Natural Systems, dated August 23, 2018, included within the Future Land Use Map Series, identifies listed species for the application of the provisions the critical wildlife habitat policy of this element.**
- Policy V.5.3**      **The maps entitled Regionally Significant Natural Resources - Planning and Resource Management Areas, dated August 23, 2018, included within the Future Land Use Map Series, identifies publicly owned regionally significant lands for application of the provisions of the conservation land use policy of the Future Land Use Element of this Comprehensive Plan.**
- Policy V.5.4**      **The maps entitled Regionally Significant Natural Resources - Planning and Resource Management Areas (Surface Water Improvement Management Water Bodies), dated August 23, 2018, included within the Future Land Use Map Series, identifies surface water management improvement water bodies for the application of the provisions of the surface water runoff policy of this element.**
- Policy V.5.5**      **The map entitled Regionally Significant Natural Areas - Surface Water Resources, dated August 23, 2018, included within the Future Land Use Map Series, identifies surface water resources for the application of the provisions of the surface water protection policy of this element.**

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