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MEETING NOTICE

CLEARINGHOUSE COMMITTEE

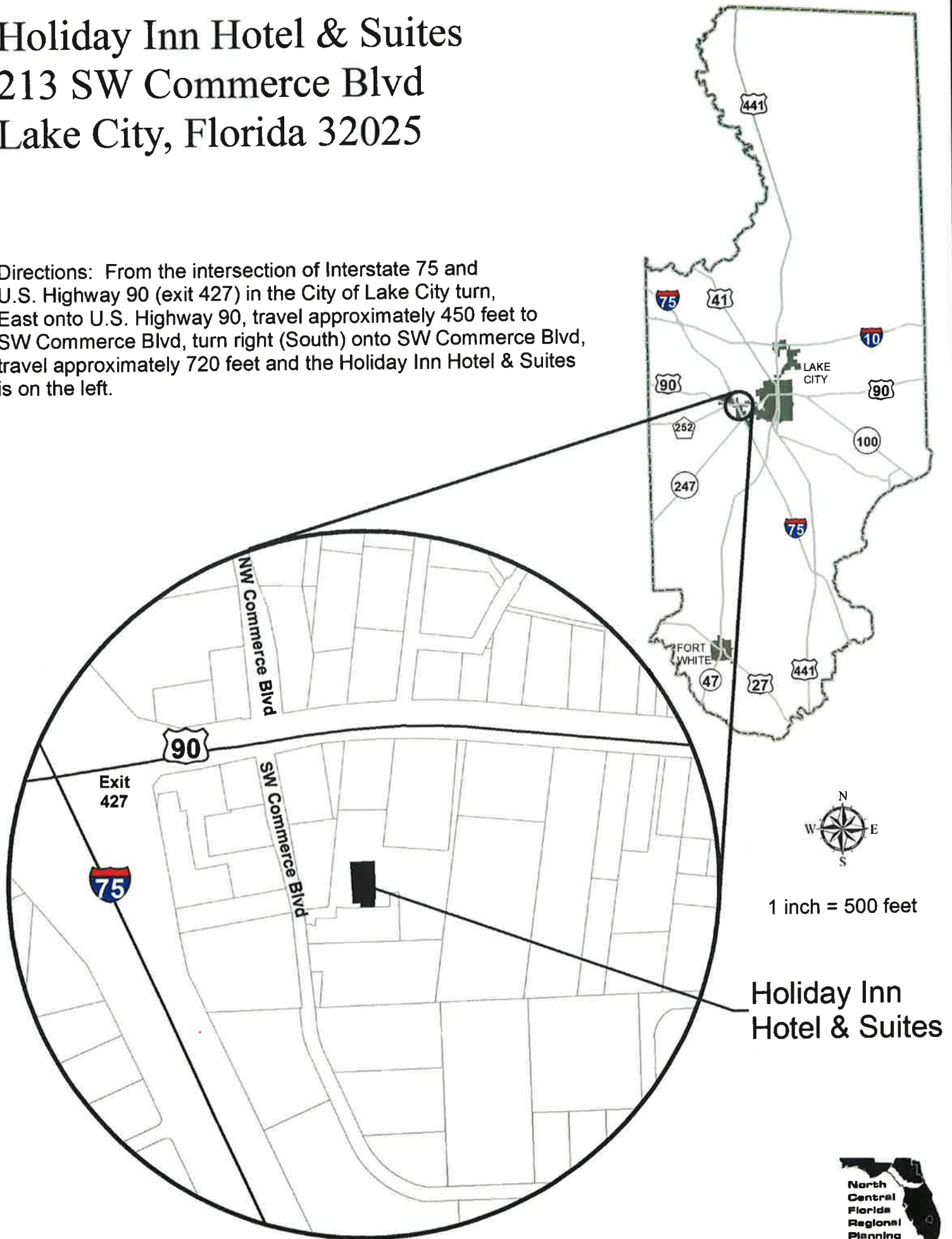
There will be a meeting of the Clearinghouse Committee of the North Central Florida Regional Planning Council on **June 23, 2016**. The meeting will be held at the **Holiday Inn Hotel & Suites, 213 SW Commerce Boulevard, Lake City**, beginning at **6:00 p.m.**

(Location Map on Back)

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.





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AGENDA

CLEARINGHOUSE COMMITTEE

Holiday Inn Hotel & Suites
Lake City, Florida

June 23, 2016
6:00 p.m.

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<u>Comprehensive Plan Amendments</u>	
#100 - Alachua County Comprehensive Plan Adopted Amendment (DEO No. 16-1ESR)	9
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NORTH CENTRAL FLORIDA REGIONAL PLANNING COUNCIL
CLEARINGHOUSE COMMITTEE
MINUTES

Holiday Inn Hotel and Suites
Lake City, Florida

May 26, 2016
6:00 p.m.

MEMBERS PRESENT

Beth Burnam
Jim Catron
James Montgomery, Chair
Patricia Patterson, Vice-Chair
Larry Sessions
Helen Warren

MEMBERS ABSENT

William Hunter
Mike Williams
Stephen Witt

STAFF PRESENT

Steven Dopp

The meeting was called to order by Chair Montgomery at 6:12 p.m.

Chair Montgomery requested that the following item received by the Council following the distribution of the meeting packet be added to the Committee agenda:

#98 Marion County Comprehensive Plan Draft Amendments (DEO No. 16-2ESR)

ACTION: It was moved by Commissioner Patterson and seconded by Commissioner Catron to add item #98, Marion County Comprehensive Plan Draft Amendments (DEO No. 16-2ESR), to the agenda and to approve the agenda as amended. The motion carried unanimously.

I. APPROVAL OF THE APRIL 28, 2016 MEETING MINUTES

ACTION: It was moved by Commissioner Catron and seconded by Commissioner Patterson to approve the April 28, 2016 meeting minutes as circulated. The motion carried unanimously.

II. COMMITTEE-LEVEL REVIEW ITEMS

- #83 - Draft Supplemental Environmental Impact Statement - Gulf of Mexico Outer Continental Shelf Oil and Gas
- #92 - City of Hampton Comprehensive Plan Draft Amendment (DEO No. 16-1ER)
- #95 - Alachua County Comprehensive Plan Draft Amendment (DEO No. 16-3ESR)
- #96 - Marion County Comprehensive Plan Adopted Amendment (DEO No. 15-2ESR)
- #97 - Alachua County Comprehensive Plan Draft Amendment (DEO No. 16-4ESR)
- #98 Marion County Comprehensive Plan Draft Amendments (DEO No. 16-2ESR)

The Committee agreed by consensus to group these items for purposes of Clearinghouse Committee review. Mr. Dopp stated that the staff reports find for all items that the local government 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.

Mr. Dopp stated that the staff report for the draft environmental impact statement finds that it 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 Warren and seconded by Commissioner Catron to approve the staff reports as circulated. The motion carried unanimously.

The meeting adjourned at 6:40 p.m.

James Montgomery, Chair

6/23/16

COMMITTEE-LEVEL ITEMS

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

Regional Planning Council: North Central FL
Review Date: 6/23/16
Amendment Type: Adopted Amendment

Regional Planning Council Item No.: 100
Local Government: Alachua County
Local Government Item No: CPA 06-15
State Land Planning Agency Item No: 16-1ESR

Date Mailed to Local Government and State Land Planning Agency: 6/24/16 (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 item amends Objective 6.2 of the Future Land Use Element to allow for rural event centers and amends Policy 6.2.14 of the Future Land Use Element to remove the requirement for Board of Adjustment approval of Family Homestead Exceptions under certain conditions. The item also amends Potable Water and Sanitary Sewer Element Policy 2.1.3 to remove conflicting language (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 Natural Resources of Regional Significance, regional facilities, or adjoining local governments.

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

Adverse extrajurisdictional impacts are not anticipated to occur to adjacent local governments as a result of the amendment.

Request a copy of the adopted version of the amendment?

Yes _____ No _____

Not Applicable _____ X _____

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

**EXCERPTS FROM THE
COUNTY COMPREHENSIVE PLAN AMENDMENT**

to hold a public hearing on whether to adopt the comprehensive plan amendment within 180 days after receipt of agency comments; and,

WHEREAS, the Board of County Commissioners finds CPA 06-15 to be in compliance with Chapter 163, Part II of the Florida Statutes; and

WHEREAS, at the May 10, 2016 public hearing, the Board of County Commissioners provided for and received public participation and adopted the amendment, as embodied in Section 1 below;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNTY COMMISSION OF THE COUNTY OF ALACHUA, FLORIDA:

SECTION 1. Text Amendments. That Policy 6.2.10 and Policy 6.2.10.1 of the Future Land Use Element, and Policy 2.1.3 of the Potable Water and Sanitary Sewer Element; Alachua County Comprehensive Plan 2011-2030, be amended as follows:

Policy 6.2.10 Density and Intensity

The overall development density shall not exceed the maximum gross density of one dwelling unit per five acres for the Rural/Agriculture land use category, except as a result of the provisions for accessory dwelling units found in Policy 6.2.10.1, the family homestead exceptions found in Policy 6.2.14(c), of a hardship variance or other temporary permits issued by the Growth Management Department, or as a result of incentive bonuses for clustering as provided under item 4 subsection (d) below, subject to the resource protection standards in the Conservation and Open Space Element. These standards include the following requirements:

- (a) Impacts to wetlands and surface waters shall be avoided, minimized, and mitigated in accordance with Conservation and Open Space Element Policies 4.7.4. and 4.6.6.
- (b) Density and open space requirements for new rural residential subdivisions shall be consistent with requirements for adequate protection

of conservation areas in Conservation and Open Space Element Objective 3.6.

- (c) Development of property that is determined to be a strategic ecosystem shall require a special area plan pursuant to Conservation and Open Space Element Objective 4.10 unless it is determined that sufficient protection can be achieved through clustering.
- (d) As an incentive to cluster new residential subdivisions, if a new residential subdivision in the Rural/Agriculture area is clustered with a minimum of 50% of the development in open space, a total of 2 units in addition to the number units based on the gross density of 1 unit per 5 acres are allowed, plus 1 additional unit per every 10 acres of conservation area set aside as open space; plus 1 additional unit per every 20 acres non-conservation area set aside as open space.

Policy 6.2.10.1 To provide for a greater range of choices of housing types, affordable housing, and the promotion of infill into existing neighborhoods while maintaining rural character, one accessory dwelling unit shall be allowed on residential lots in the Rural/Agriculture area without being included in gross residential density calculations as follows.

- (a) Performance criteria shall be detailed in the land development regulations and include elements such as size, site design, access, and parking requirements. In no instance shall an accessory dwelling unit be permitted on a lot with less than one acre of buildable area outside the boundaries of any conservation areas.
- (b) Prior to the issuance of a building permit for the construction of an accessory dwelling unit in an existing residential area, the applicant shall provide proof of homestead exemption status establishing ownership and principal residence of the lot.
- (c) Permanent occupancy by the owner of either the primary or accessory dwelling unit shall be required for all accessory dwelling units.
- (d) The accessory dwelling unit shall meet all applicable requirements of the Florida Department of Health for the well and septic system.

Policy 2.1.3 The following standards, relating to private wells and septic systems, shall govern any residential development:

- Pre-1991: Lots of record of ½-acre or greater that were approved for well and septic may use well and septic provided they meet state standards.
- Pre-1991: Lots of record of less than ½-acre that cannot be combined to meet the ½-acre size minimum, may use well and septic if hardship can be demonstrated and they meet state standards.
- Post-1991: Existing lots of record as of May 2, 2005 of ½-acre or greater, may be developed with a single residential unit with well and septic, provided the lot is not part of a subdivision and meets state standards.

- Post-1991: Subdivided lots in the urban cluster of one acre or greater, that were approved for well and septic, may use well and septic provided they meet state standards.
- In the Rural/Agriculture areas, lots of record within a designated Rural Cluster of ½-acre or greater, may use well and septic provided they meet state standards.

SECTION 2. Ordinance to be Liberally Construed. This ordinance shall be liberally construed in order to effectively carry out the purposes hereof which are deemed to be in the best interest of the public health, safety and welfare of the citizens and residents of Alachua County, Florida.

SECTION 3. Repealing Clause. All ordinances or parts of ordinances in conflict herewith are, to the extent of the conflict, hereby repealed.

SECTION 4. Severability. It is the declared intent of the Board of County Commissioners that, if any section, sentence, clause, phrase or provision of this ordinance is held invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not be so construed as to render invalid or unconstitutional the remaining provisions of this ordinance and the remainder of this ordinance after the exclusion of such part or parts shall be deemed to be valid.

SECTION 5. Effective Date. This amendment shall become effective 31 days after the state land planning agency notifies the County that the plan amendment package is complete pursuant to Section 163.3184(3)(c)4, Florida Statutes. If the amendment is timely challenged pursuant to Section 163.3184(5), Florida Statutes, then it will become effective upon the state land planning agency or the Administration

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

Regional Planning Council: North Central Fl
Review Date: 6/23/16
Amendment Type: Draft Amendments

Regional Planning Council Item No.: 101
Local Government: Alachua County
Local Government Item Nos: CPA-04-16
& CPA-05-16
State Land Planning Agency Item No: 16-5ESR

Date Mailed to Local Government and State Land Planning Agency: 6/24/16 (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

County item CPA-04-16 amends Policy 6.4.2 of the Future Land Use Element to change the minimum lot size requirements for new residential development in Rural Clusters from one-half acre to one acre when connected to central water. County item CPA-05-16 amends the boundary of the Melrose Rural Cluster on the Future Land Use Map based on the criteria adopted in Future Land Use Element Policy 6.4.1. (see attached).

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

The amendments do not result in an increase in intensity or density of uses. Therefore, significant adverse impacts are not anticipated to occur to Natural Resources of Regional Significance, regional facilities, or adjoining local governments.

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

Adverse extrajurisdictional impacts are not anticipated to occur to adjacent local governments as a result of the amendments.

Request a copy of the adopted version of the amendment?

Yes X No

Not Applicable

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

**EXCERPTS FROM THE
COUNTY COMPREHENSIVE PLAN AMENDMENTS**

Alachua County

Department of Growth Management Staff Report

Application Number: CPA-04-16

Staff Contact: Ben Chumley, Senior Planner, (352) 374-5249

SUBJECT: County-initiated amendment to the Alachua County Comprehensive Plan: 2011-2030, amending the Future Land Use Element Policy 6.4.2, relating to the minimum lot size requirements for new residential development in Rural Clusters, to eliminate the general allowance for lots within new residential development to be as small as one-half acre if connected to central water.

APPLICANT/AGENT: Alachua County Board of County Commissioners

CHRONOLOGY: Original Staff Report Date: April 13, 2016
Planning Commission (LPA) Hearing: April 20, 2016
County Commission Transmittal Hearing: May 24, 2016
County Commission Adoption Hearing: TBD

STAFF RECOMMENDATION: Approve transmittal of CPA-04-16 to the State Land Planning Agency and other agencies for review and comment.

LPA RECOMMENDATION: Approve transmittal to the State Land Planning Agency and other agencies for review and comment.
(4-2 vote)

BoCC ACTION: Approve transmittal to the State Land Planning Agency and other agencies for review and comment.
(5-0 vote)

Exhibit 1 – Proposed Text Amendment to Future Land Use Element

Policy 6.4.2 Residential development within Rural Clusters may be permitted with lot sizes of one acre or greater ~~for development on private wells and septic tanks, or on lots as small as one-half acre for development on a central water system, consistent with Potable Water/Sanitary Sewer Element Policy 2.1.3.1 and Conservation and Open Space Element Policy 4.5.5(f).~~

ALACHUA COUNTY

DEPARTMENT OF GROWTH MANAGEMENT STAFF REPORT

Application Number: CPA 05-16

Staff Contact: Ben Chumley, Senior Planner, 352-374-5249

SUBJECT: County-initiated amendment to the Alachua County Comprehensive Plan: 2011-2030 to delineate a parcel-based boundary for the Melrose Rural Cluster on the Future Land Use Map based on the criteria adopted in Policy 6.4.1(a) through (e) of the Future Land Use Element.

APPLICANT/AGENT: Alachua County Board of County Commissioners

CHRONOLOGY: Original Staff Report Date: April 13, 2016
Planning Commission (LPA) Hearing: April 20, 2016
County Commission Transmittal Hearing: May 24, 2016
County Commission Adoption Hearing: TBD

STAFF RECOMMENDATION: Approve transmittal of CPA-05-16 to the State Land Planning Agency and other agencies for review and comment.

LPA RECOMMENDATION: Approve transmittal to the State Land Planning Agency and other agencies for review and comment.
(4-2 vote)

BoCC ACTION: Approve transmittal to the State Land Planning Agency and other agencies for review and comment.
(5-0 vote)

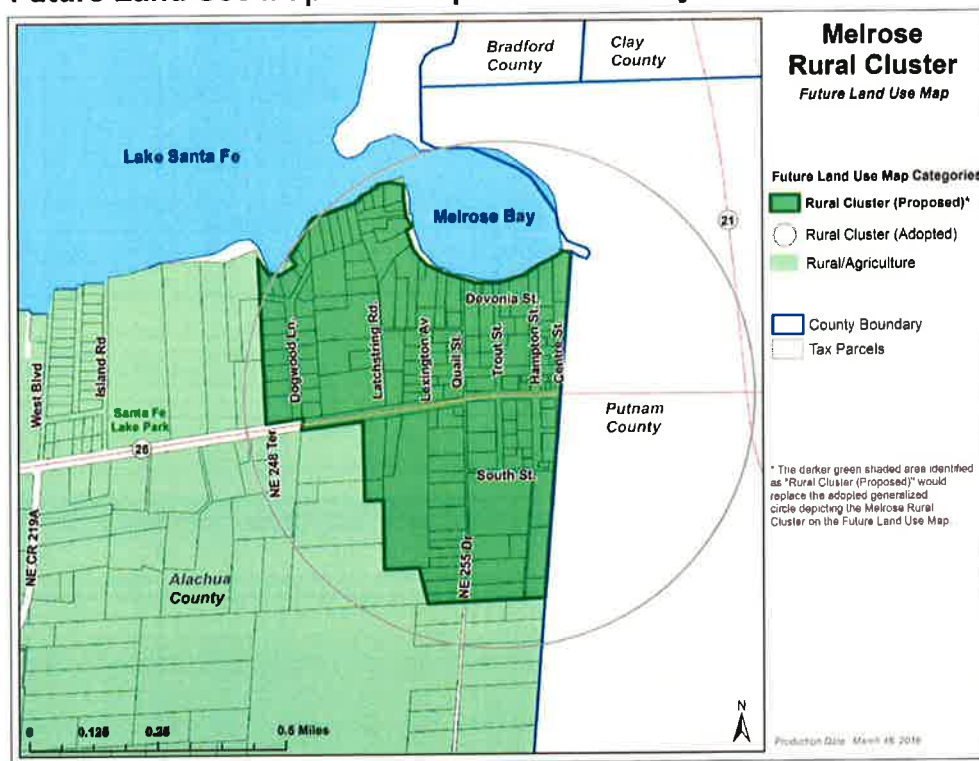
- Non-farm residential with lot sizes generally less than 5 acres and usually less than 1 acre
 - Other specialized uses not normally found in a rural setting
 - Pre-existing subdivisions or other development with densities >1 unit per acre, even if not developed. The extent of nonconformity of the lots from County setback, access, and other regulations shall be considered in determining the boundary.
- d) Rural Clusters may include open space or conservation areas if logical, given the other standards above.
- e) Consideration may be given to natural or man-made features that may help form a possible logical boundary.

The following section of this report includes data and analysis on these criteria relative to the delineation of the proposed boundary of the Melrose Rural Cluster.

Analysis of Melrose Rural Cluster Proposed Boundary Delineation Based on Criteria in Policy 6.4.1

A map showing the proposed boundaries of the Melrose Rural Cluster to be designated on the Future Land Use Map is provided in Map 2 below.

Map 2. Future Land Use Map with Proposed Boundary for Melrose Rural Cluster



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

Regional Planning Council: North Central FI
Review Date: 6/23/16
Amendment Type: Adopted Amendment

Regional Planning Council Item No. 103
Local Government: Yankeetown
Local Government Item No. CPA 15-01
State Land Planning Agency Item No. 16-1ESR

Date Mailed to Local Government and State Land Planning Agency: 6/24/16 (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 amendment consists of text amendments to various policies contained in the Town Comprehensive Plan regarding septic tank systems. The policies currently require the installation of performance-based septic systems within the Town limits. The amendments require the use of such systems within the Residential Environmentally Sensitive Land Use District and also require that all new and replacement septic systems in the remaining land use districts shall meet minimum State standards for Outstanding Florida Waters (see attached).

As noted in the transmittal letter of the draft amendment, the requirements to use performance-based septic tanks throughout the entire Town has discouraged property owners from replacing aging on-site wastewater systems which are no longer performing adequately due to the high costs associated with the installation and maintenance of performance-based septic tanks. Additionally, the letter notes that the requirement has discouraged the construction of new residences within the Town.

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

The Town is located adjacent to the Withlacoochee River and associated wetlands, which are identified and mapped in the Withlacoochee Strategic Regional Policy Plan as Natural Resources of Regional Significance. The Withlacoochee Strategic Regional Policy Plan contains policies intended to prevent further degradation to, and restore the quality of surface-water quality (see attached).

Nevertheless, significant adverse impacts to these Natural Resources of Regional Significance are not anticipated as a result of the amendment, since the amendment retains the use of performance-based septic systems within the Residential Environmentally Sensitive Area land use district and requires all other wastewater treatment systems to meet minimum State standards for Outstanding Florida Waters.

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

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

Significant adverse extrajurisdictional impacts are not anticipated as a result of the amendment.

Request a copy of the adopted version of the amendment?

Yes _____ No _____

Not Applicable _____ X _____

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

EXCERPTS FROM TOWN COMPREHENSIVE PLAN AMENDMENT

**TOWN OF YANKEETOWN
ORDINANCE NO. 2015-02A**

AN ORDINANCE OF THE TOWN OF YANKEETOWN FLORIDA PROVIDING FOR ADOPTION OF AMENDMENTS TO THE TOWN OF YANKEETOWN COMPREHENSIVE PLAN; AMENDING CHAPTER ONE - FUTURE LAND USE ELEMENT; CHAPTER THREE - HOUSING ELEMENT; CHAPTER FOUR - PUBLIC FACILITIES ELEMENT; CHAPTER FIVE - CONSERVATION AND COASTAL MANAGEMENT ELEMENT; CHAPTER EIGHT - CAPITAL IMPROVEMENTS ELEMENT; PROVIDING EFFECTIVE DATES; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT.

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF YANKEETOWN, FLORIDA, AS FOLLOWS:

WHEREAS, the TOWN COUNCIL has considered and reviewed the proposed Comprehensive Plan amendments, received public comment through at least two (2) public hearings on the proposed amendments and

WHEREAS, the TOWN COUNCIL has received and considered any and all comment letters from the state and other commenting agencies; and

WHEREAS, a referendum ballot question held on February 23, 2016 on the proposed Comprehensive Plan Amendments passed by a vote of 65 for, and 10 against and

WHEREAS, the TOWN COUNCIL has determined that the adoption of this Ordinance is in the best interest of the public health, safety and welfare and meets state requirements,

NOW, THEREFORE, BE IT FURTHER ORDAINED BY THE YANKEETOWN TOWN COUNCIL TO ADOPT THE COMPREHENSIVE PLAN AMENDMENTS AS FOLLOWS:

COMPREHENSIVE PLAN AMENDMENT

Amended Comprehensive Plan text (underline and ~~strikethrough~~):

**CHAPTER ONE
FUTURE LAND USE ELEMENT**

The lack of central sanitary wastewater treatment facilities (sanitary WWTF), any plan to locate a sanitary central WWTF outside of the CHHA, and the resulting current reliance on septic systems create additional planning constraints until a publicly-owned sanitary WWTF can be financed and constructed outside the CHHA. ~~In the interim, Florida Department of Community Affairs (DCA) has objected and recommended, and Yankeetown has concurred, that~~ Therefore all new and replacement septic systems in the Residential Environmentally Sensitive Land Use District are to be performance-based certified to provide secondary treatment equivalent to 10 milligrams per liter maximum Nitrogen. All new and replacement septic systems in the remaining land use districts shall meet minimum State standards for Outstanding Florida Waters. Poor soils and a high water table limit the densities of development in Yankeetown.

1.1.1.2.5

~~DCA has objected and recommended, and Yankeetown has concurred that~~ All new and replacement septic systems in the Residential Environmentally Sensitive Land Use District are to be performance-based certified to provide secondary treatment equivalent to 10 milligrams per liter maximum Nitrogen. All new and replacement septic systems in the remaining land use districts shall meet minimum State standards for Outstanding

CHAPTER THREE HOUSING ELEMENT

POLICY 3.1.1.11

Allow new residential development to be served by individual well and sanitary OSDS wastewater systems not to exceed 1 dwelling unit per acre, taking into account soils, wetlands, and floodplain. (Refer to analysis of infrastructure). Homes on pre-platted lots may utilize on-site performance-based septic systems that provide advanced secondary treatment equivalent to 10 milligrams per liter maximum Nitrogen, subject to DHRS approval and any additional conditions established by land use district as set forth in the Future Land Use Element.

CHAPTER FOUR PUBLIC FACILITIES ELEMENT

POLICY 4.1.2.1

The following level of service standards are hereby adopted for the Town

IV. Sanitary Sewer Facilities -

B. Yankeetown shall require that all new or replacement sanitary sewage systems in all land use districts meet the following requirements:

- (c) ~~The DCA has objected and recommended, and Yankeetown has concurred that~~ All new and replacement septic systems in the Residential Environmentally Sensitive Land Use District are to be performance-based certified to provide secondary treatment equivalent to 10 milligrams per liter maximum Nitrogen. All new and replacement septic systems in the remaining land use districts shall meet minimum State standards for Outstanding Florida Waters.

POLICY 4.2.2.5

All future development in ~~all land use districts in the~~ Residential Environmentally Sensitive Land Use District shall be required to use performance based septic systems that provide secondary treatment equivalent to 10 milligrams maximum per liter of Total Nitrogen. All new and replacement septic systems in the remaining land use districts shall meet minimum State standards for Outstanding Florida Waters.

CHAPTER FIVE CONSERVATION AND COASTAL MANAGEMENT ELEMENT

POLICY 5.1.4.5

For all new development or septic system replacement in the Residential Environmentally Sensitive Land Use District, require the use of performance-based septic systems that provide secondary treatment equivalent to 10 milligrams per liter maximum Nitrogen. All new and replacement septic systems in the remaining land use districts shall meet minimum State standards for Outstanding Florida Waters.

POLICY 5.1.4.6

Develop an environmental assessment checklist for all future development in the ~~coastal areas, in the~~ Residential Environmentally Sensitive Land Use District, which address such environmental constraints as wetlands, vegetation floodplain, depth to the water table, soil suitability, availability of potable water, central sewer, and approved performance-based septic systems that provide secondary treatment equivalent to 10 milligrams per liter maximum Nitrogen in determining residential use and density requirements.

POLICY 5.1.6.8

~~DCA has objected and recommended, and Yankeetown has concurred that~~ all new and replacement septic systems in the Residential Environmentally Sensitive Land Use District are to be performance-based certified to provide secondary treatment equivalent to 10 milligrams per liter maximum Nitrogen. All new and replacement septic systems in the remaining land use districts shall meet minimum State standards for Outstanding Florida Waters.

CHAPTER EIGHT
CAPITAL IMPROVEMENTS ELEMENT

POLICY 8.1.3.1

Sanitary Sewer Facilities

In the interim period before a regional central wastewater system is available, the Town shall require in all land use districts:

- a. Yankeetown shall develop a strategy to participate in water quality monitoring of the Withlacoochee River;
- b. develop an educational program to encourage inspection (and pump-out if needed) of existing septic tanks;
- c. all new and replacement septic tanks in the Residential Environmentally Sensitive Land Use District shall meet performance based standards (10mg/l nitrogen). All new and replacement septic systems in the remaining land use districts shall meet minimum State standards for Outstanding Florida Waters.

Section 2 ~~**EFFECTIVE DATE OF INDEPENDENT QUESTIONS.**~~ The plan amendments shall become effective upon passage by the Town Council pursuant to Section 16 of the Town Charter. and shall be incorporated into and become a part of the Town Of Yankeetown Comprehensive Plan.

Section 3. ~~**REPEAL OF ORDINANCES IN CONFLICT.**~~ Any portion of any ordinance in conflict with the Town of Yankeetown Charter, to the extent of such conflict, is hereby repealed and compliance is required with the Town of Yankeetown Charter as may be amended by the voters.

**FIRST HEARING HELD ON SEPTEMBER 28, 2015.
SECOND HEARING HELD ON OCTOBER 19, 2015.**

PASSED AND DULY ADOPTED, with a quorum present and voting, this 25th day of April, 2016
by a vote of 4 yeas and 1 nays.

TOWN OF YANKEETOWN, FLORIDA, BY AND THROUGH THE TOWN COUNCIL OF THE TOWN OF YANKEETOWN

By: Deb L Weiss
DEBRA WEISS, Mayor of Yankeetown

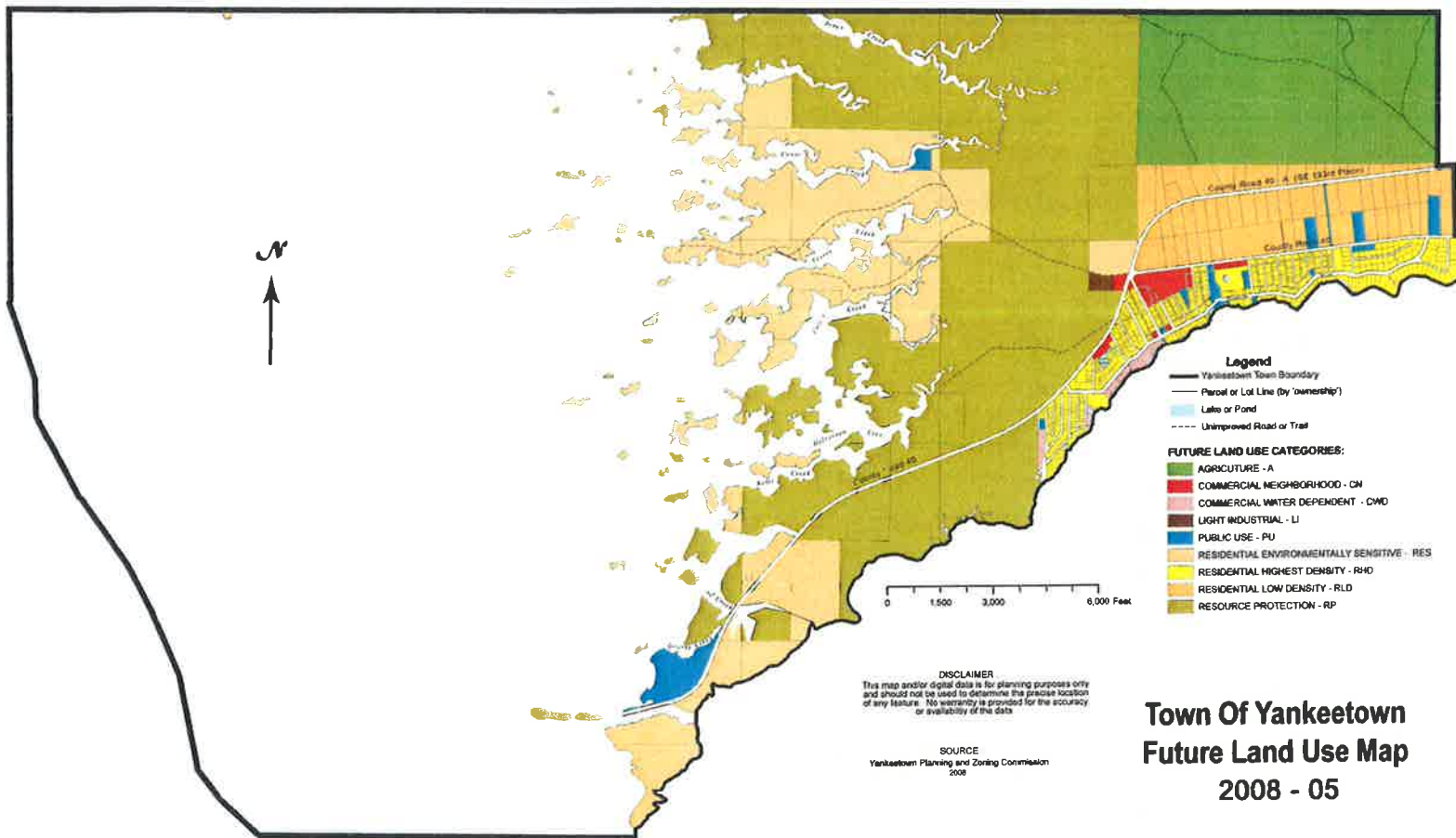
ATTEST:

By: Rhiannon Castle
RHIANNON CASTLE, Town Clerk



APPROVED AS TO FORM AND CONTENT FOR THE RELIANCE OF THE TOWN OF YANKEETOWN ONLY:

RALF BROOKS, Town Attorney



**EXCERPTS FROM THE WITHLACOOCHEE
STRATEGIC REGIONAL POLICY PLAN**

STRATEGIC REGIONAL POLICY PLAN

**for the
Withlacoochee Region**

**1241 S.W. 10th Street
Ocala, FL 34474-2798
352/732-1315 FAX 352/732-1319
Suncom 667-1315**

IV. NATURAL RESOURCE GOALS, POLICIES, AND INDICATORS

A. GROUNDWATER RESOURCE PROTECTION

Goal 4.1 **Maintain groundwater and surfacewater at levels no lower than the minimum seasonal levels necessary to maintain natural system functions and prevent saltwater intrusion into the aquifer.**

Policy 4.1.1 **Provide infrastructure and approve development permits only for new developments that have identified a specific long-term supply of water that is both adequate for the increased population associated with the development and that will not diminish the ability to provide adequate water for the local government's projected population or the water needed by natural systems.**

Policy 4.1.2 **Consider pumpage of water outside the region only when the following factors have been met :**

- a. **The receiving community has exhausted all legally available alternative sources including, but not limited to desalinization, effluent reuse, and mandatory conservation measures;**
- b. **A detailed study of the proposed impacts to water sources has demonstrated the proposed pumpage will cause no adverse environmental and economic impacts or the impacts can be mitigated through practices including, but not limited to, the re-hydration of wetlands and recharge areas within the region.**

Policy 4.1.3 **Design new development in high aquifer recharge areas to minimize impacts on aquifer recharge.**

Policy 4.1.4 **Adopt comprehensive programs and plans for protection of current and future public water supplies. Each plan and program should require, at a minimum: scientific delineation of zones of contribution for wellfields and protection of these areas from incompatible land uses and activities, analyses of supply and demand that are based on population projections and the location of uses indicated on future land use maps (series), and the maintenance and restoration of natural systems.**

Policy 4.1.5 **Limit groundwater withdrawals to locations and quantities that will not result in additional salt water intrusion.**

Policy 4.1.6 **Use consistent policies and data from the water management districts' (WMDs) "Needs and Sources Studies" and WMD "Water Resource Plans", and similar studies by water supply authorities in formulating local government comprehensive plans and water supply policies.**

Policy 4.1.7 **Support the development of local water sources first, prior to any import of water from outside the region.**

Policy 4.1.9 **Minimize environmental impacts from water withdrawals by keeping water pumpage below levels that would cause significant harm to native communities, spring flow, or water quality.**

Policy 4.1.11 **Curtail or cease pumping whenever adverse environmental impacts are observed.**

- Indicators:
- (A) Groundwater levels below those established as minimum levels by the Water Management District's minimum flows and levels studies and water resource assessment project studies.
 - (B) Measurable impacts to surface water bodies and natural systems such as lakes, springs, estuaries, saltwater marshes and wetlands.
 - (C) Local ordinances protecting water resources.

B. WATER CONSERVATION

Goal 4.2 Reduce per capita use of groundwater and surface water.

- Policy 4.2.1 Use rate structures and other incentives to encourage the efficient use and re-use of water.
- Policy 4.2.2 Encourage the use of water-efficient plumbing fixtures and devices in new construction and renovation through building codes and other means.
- Policy 4.2.3 Cooperate with water management districts in water conservation education, leak detection, and plumbing retrofit programs.
- Policy 4.2.4 Require efficient irrigation practices in all new development.
- Policy 4.2.5 Create incentive programs that reward installation of plumbing systems in new construction that will immediately use gray water systems or will facilitate the use of future gray water systems.
- Policy 4.2.6 Use treated wastewater effluent for irrigation, instead of freshwater, where it is feasible, environmentally sound, and safe.
- Policy 4.2.7 Adopt minimum landscape ordinances incorporating the use of drought-resistant native plants and assigned preference to the preservation of native vegetation on site.
- Policy 4.2.8 Use water-conserving and water re-use processes and techniques in mining and other industrial processes.
- Policy 4.2.9 Formulate water shortage contingency plans that are consistent with the plans of the water management district.
- Policy 4.2.10 Consider waste to energy plants for the purpose of powering desalinization facilities.
- Policy 4.2.11 Seek technical assistance from water management districts and regional planning councils in formulating and implementing water conservation plans.

Indicators: Reduction in groundwater withdrawal per capita .

C. WATER QUALITY

Goal 4.3 Prevent further degradation and restore ground- and surface-water quality.

- Policy 4.3.1 Protect ground- and surface-water quality through the regulation of land use activities which may cause water pollution. Siting criteria and containment requirements should be established for: landfills, stormwater, wastewater, agricultural, and

industrial impoundments, land application of wastewater sludge and effluent, use and disposal of pesticides, herbicides, fertilizer and other hazardous materials, and underground storage tanks.

- Policy 4.3.2 Cooperate to adopt and implement watershed management programs for surface water basins which:
- a. Ensure consistency among the program and local comprehensive plans and land development regulations, Department of Environmental Protection's aquatic preserve programs and water management district's surface water plans/programs;
 - b. Provide for stormwater master plans that identify existing problems and solutions which promote pollutant load reductions through such methods as wastewater and stormwater reuse and retrofitting, and promote best management practices in agriculture and silviculture;
 - c. Give high priority to the protection of native vegetation, fish, and wildlife populations;
 - d. Provide for public education regarding non-point source management and watershed protection;
 - e. Address coordinated land acquisition for regionally significant floodplains;
 - f. Promote the establishment of centralized sewer systems in identified septic tank problem areas; and,
 - g. Provide for a dedicated funding source, such as a stormwater utility, for management projects.
- Policy 4.3.3 Require new development to locate and construct impervious surfaces, buildings, lawns, and sewage facilities so that they do not adversely affect the quality of nearby surface waters.
- Policy 4.3.4 Require all development activities that create stormwater runoff to treat the water to meet state water quality standards before discharge.
- Policy 4.3.5 In new developments and redevelopment projects, design stormwater treatment systems to protect ground water as well as surface water.
- Policy 4.3.6 Retain vegetated buffer strips along the banks of regionally significant surface waters. Buffers should be of sufficient width to prevent erosion, trap the sediment in runoff, and filter out nutrients. Buffer width and vegetative material should be defined by local governments with assistance from the WMDs and DEP.
- Policy 4.3.7 In areas prone to sinkholes, protect groundwater from contamination through additional treatment of stormwater. Design surface water management systems in karst areas to avoid the collapse of retention and detention ponds. Prohibit untreated stormwater runoff from entering drainage wells and sinkholes directly connected to the Floridan aquifer.
- Policy 4.3.8 Include provisions in stormwater master plans for: reducing contaminant loads, treating runoff from areas where on-site retention is infeasible, improving systems that do not meet current standards, and maintaining the efficient operation of stormwater facilities.

- Policy 4.3.9 Use master plans for sewage treatment and disposal to identify sewage treatment plants in need of upgrading, package plants that need to be replaced by central sewer, and areas where septic systems should be replaced or not allowed. These plans should also link the development of water supply facilities to the capacity for wastewater disposal, and require development approval to be contingent on the availability of adequate facilities of both types.
- Policy 4.3.10 Require protective devices to prevent construction activity from causing increased sediment in surface waters or wetlands.
- Policy 4.3.11 Cooperate with water management districts in implementing land use and stormwater plans that support the achievement of pollutant loading targets where established by the water management districts or the Department of Environmental Protection.
- Policy 4.3.12 Septic systems should be located a sufficient distance from wetlands to prevent biological contamination and nutrient loading.
- Policy 4.3.13 Initiate programs or utilities to monitor existing septic systems for proper functioning. Operating and maintenance instructions should periodically be given to builders and home owners using such systems.
- Policy 4.3.14 Avoid installation of traditional septic systems within 100-year floodplains and hurricane flood zones in new developments. The minimum distance required between the bottom of the drainfield and the water table should be increased where necessary to provide treatment of effluent adequate to protect the groundwater. Replace traditional systems with non-traditional wastewater treatment systems providing a higher level of treatment in areas of the 100-year floodplain where traditional septic systems have failed; use incentives to encourage higher level onsite treatment systems in coastal and other environmentally sensitive areas.
- Policy 4.3.15 Prohibit landfill cells in 100-year floodplain and hurricane surge and flood zones.
- Policy 4.3.16 Remediate unlined landfills or leachate collection systems when contamination of groundwater is detected.
- Policy 4.3.17 Protect underground chemical storage tanks with secondary containment systems and/or continuous leak detection systems as required by state law.
- Policy 4.3.18 Require new or expanding marinas to have sewage pumpout facilities for boats, and a means of effluent disposal that will ensure ground and surface waters are not contaminated.
- Indicators: (A) Number of ground and surface water quality violations reported within the region.
- (B) Percent of watersheds in the region for which master plans for water supply, sewer, and stormwater are being implemented.

D. FLOODPLAIN PROTECTION

Goal 4.4 Maintain the integrity and natural value of floodplains, and manage floodplains through non-structural means.

Policy 4.4.1 Utilize natural drainage and floodplain functions in new development and redevelopment; prohibit significant interference of floodplain functions.

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

Regional Planning Council: North Central Fl
Review Date: 6/23/16
Amendment Type: Adopted Amendment

Regional Planning Council Item No. 104
Local Government: Yankeetown
Local Government Item No. CPA 15-02
State Land Planning Agency Item No. 15-2ESR

Date Mailed to Local Government and State Land Planning Agency: 6/24/16 (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 amendment consists of text amendments which add goals, objectives and policies of the Conservation and Coastal Management Element to address planning for long term sea-level rise and establishing a Natural Resource Adaptation Area Overlay District in the Resource Protection and Residential Environmental Sensitivity land use districts (see attached).

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

The Town is located adjacent to the Withlacoochee River, Gulf of Mexico associated saltwater and freshwater wetlands, all of which are identified and mapped in the Withlacoochee Strategic Regional Policy Plan as Natural Resources of Regional Significance. Nevertheless, significant adverse impacts are not anticipated to these Natural Resources of Regional Significance as a result of the amendment as the amendment does not result in an increase in intensity or density of use. Significant adverse impacts are not anticipated to occur to the Regional Road Network as the amendment does not result in an increase in intensity or density of use.

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

Significant adverse extrajurisdictional impacts are not anticipated as a result of the amendment.

Request a copy of the adopted version of the amendment?

Yes _____ No _____
Not Applicable _____ X _____

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

EXCERPTS FROM TOWN COMPREHENSIVE PLAN AMENDMENT

FOLLOWS:

COMPREHENSIVE PLAN AMENDMENT

Amended Comprehensive Plan text (underline and ~~strikethrough~~):

Town of Yankeetown Comprehensive Plan

Chapter 5 – Conservation and Coastal Management Element

...

Natural Resource Adaptation Action Area

Goal 5.2. Long Term Planning. To develop a long term plan to address sea-level rise in the Town through the creation of a Natural Resource Adaptation Action Area (NR-AAA)

Objective 5.2.1. Overlay. To identify the vulnerable natural resources of Yankeetown where protection and/or accommodation strategies should be used.

Policy 5.2.1.1: NR-AAA. The Resource Protection (RP) area and Residential Environmentally Sensitive (RES) area as designated on the future land use map shall constitute the Natural Resource Adaptation Action Area Overlay District for protection of natural resources and accommodation of sea level rise within the Town of Yankeetown.

Objective 5.2.2. Long Term Planning Horizon for Sea Level Rise. To adopt a long term planning horizon for sea-level rise adaptation to accommodate the anticipated impacts of sea level rise based on sea level rise models

Policy 5.2.2.1: NR-AAA Planning Horizon. The Town shall utilize a long term 20-40 year planning horizon for the NR-AAA Overlay District.

Objective 5.2.3. Science Plan. The Town shall periodically review and regularly update the "Science Plan" to guide adaptation planning in NR-AAA Overlay District.

Policy 5.2.3.1. Adaptive Restoration. Based on the science plan, the Town shall develop a comprehensive adaptation permitting strategy that includes oyster reef restoration, offshore island habitat protection and enhancement, restoration of hydrologic connectivity

Policy 5.2.3.2. Ecosystem Migration. Based on the science plan, the Town shall identify priority areas, including upland parcels adjacent to the WGP, for fee simple, and less than fee simple, acquisition based on their strategic capacity to support coastal ecosystem migration.

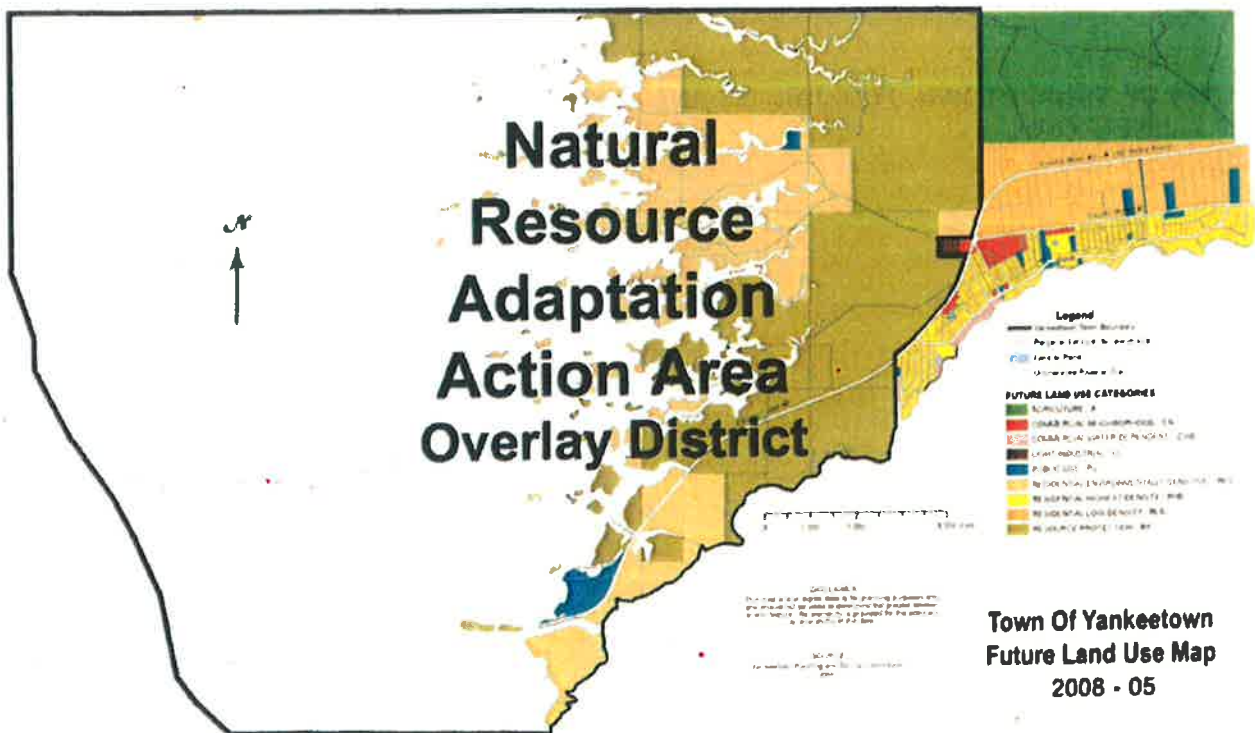
Goal 5.3. Sea Level Rise Ready Infrastructure. To ensure continuing protection of the Town's natural resources by promoting "Sea Level Rise Ready" infrastructure within the NR-AAA Overlay District

Objective 5.3.1. Adaptive Structures. The Town shall discourage new structures within the the NR-AAA Overlay District that are vulnerable to sea level rise unless designed to allow for coastal ecosystem migration (for example, floating, elevated or moveable structures).

Objective 5.3.2. Soft Shoreline Stabilization. The Town shall encourage soft shoreline stabilization strategies within NR-AAA Overlay (and where feasible in other Public Use (PU) Districts that have public boat ramps, docks and other infrastructure).

GOAL 5.4. Education, Outreach and Economic Development. To utilize the Town's unique setting and circumstances as a laboratory for natural resources adaptation planning and implementation.

Objective 5.4.1. Business Plan. The Town shall periodically review and regularly update the "Business Plan" to guide adaptation education, outreach and economic development planning within the NR-AAA Overlay District and the Town and address Sea Level Rise.



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

Regional Planning Council: North Central FL
Review Date: 6/23/16
Amendment Type: Draft Amendment

Regional Planning Council Item No.: 105
Local Government: Gilchrist County
Local Government Item No.: Not Provided
State Land Planning Agency Item No.: 16-1ER

Date Mailed to Local Government and State Land Planning Agency: 6/24/16 (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 the text of the Future Land Use Element of the County Comprehensive Plan based on an evaluation completed by the City to reflect changes in state requirements pursuant to Section 163.3191, Florida Statutes (see attached excerpts).

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

The County is bisected by U.S. Highways 19/98 and 129 as well as State Roads 26 and 47, all of which are identified in the North Central Florida Strategic Regional Policy Plan as Regional Transportation Facilities. Additionally, the County contains Areas of High Recharge Potential to the Floridan Aquifer, the Suwannee and Santa Fe Rivers, Blue Springs, Ginnie Springs, Hart Springs, Otter Springs and Wacassassa Flats, which are identified and mapped as Natural Resources of Regional Significance in the regional plan. 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 adjacent local governments.

Request a copy of the adopted version of the amendment?

Yes X No
Not Applicable

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

**EXCERPTS FROM THE
COUNTY COMPREHENSIVE PLAN AMENDMENT**

I

FUTURE LAND USE ELEMENT

INTRODUCTION

This Future Land Use Element and Future Land Use Plan map and map series designate the general distribution, location and extent of uses of land within the unincorporated areas of the County. The Future Land Use Element provides for appropriate distribution of population densities and building and structural densities and intensities. 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.

~~The focal point around which this Future Land Use Element is centered is the relationship between urban and rural areas and the uses and intensity of such uses for each area. As the unincorporated areas of the County are primarily rural in character and use, opportunity exists to provide appropriate direction for the future location and concentration of urban uses. Concentration of urban uses within designated urban development areas of the County enables both the public and private sectors to feasibly plan for needed public facilities and services.~~

PERMITTED USES, SPECIAL USES, AND COMPATIBILITY

The following policies list uses for each of the land use classifications described in the Future Land Use Element. In addition to the uses there are also uses listed as special ~~exceptions or special permits~~. A special ~~exception or special permit~~ is a use that would not be appropriate generally or without restrictions throughout the land use classification, but if controlled as to number, area, or location would promote the public health, safety, welfare, morals, order comfort, convenience, appearance, prosperity or general welfare. Special ~~exceptions or special permits~~, as all other development orders, shall only be issued in conjunction with a Certificate of Concurrency Compliance as provided within the Concurrency Management System found within this Comprehensive Plan.

Before any special ~~exception permit~~ shall be granted, the County shall make a specific finding that the granting of the special ~~exception permit~~ will not adversely affect the public health, safety and welfare. Before any special ~~exception permit~~ shall be granted, the County shall further make a determination that satisfactory provision and arrangement has been made concerning the following matters;

(a) Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe; (b) Off-street parking and loading areas; (c) Refuse and service areas; (d) Utilities, with reference to locations, availability and compatibility; (e) Screening and buffering with reference to type, dimensions and character; (f) Signs, if any, and proposed exterior lighting; (g) Required yards and other open space; and (h) Considerations relating to general compatibility with adjacent properties and natural resources.

In addition, any non-agriculturally related special ~~exception-permit~~ granted in agriculturally classified areas within the County shall be required to maintain a buffer between any agricultural use and the special ~~exception~~permit use. The purpose of the buffer is to protect agriculture land uses from the special ~~exception~~permit use.

The buffer should function to:

- (a) Screen the special ~~exception-permit~~ use from the adjacent farming activities; and
- (b) Provide protection to the agricultural land use from intrusive activities of the special ~~exception~~permit, by limiting access to the adjacent agricultural land use.

Further, the ~~negative impacts of the uses upon each other must be minimized by the buffer~~buffer must minimize the negative impacts of the uses upon each other, such that the long-term continuance of either use is not threatened by such impact. The buffer shall consist of a landscaped buffer and shall be designed, planted and maintained as to be 80 percent or more opaque between 2 and 6 feet above average ground level when viewed horizontally. A masonry or wood opaque structure may be substituted for the landscaped buffer.

VISION STATEMENT

~~The vision for the County is r~~Rural communities working in harmony to provide opportunities for all its citizens through balanced growth and enhanced education, while preserving our proud heritage, natural resources and agriculture.

FUTURE LAND USE GOAL, OBJECTIVES AND POLICIES

GOAL I - IN RECOGNITION OF THE IMPORTANCE OF CONSERVING THE NATURAL RESOURCES AND ENHANCING THE QUALITY OF LIFE IN THE COUNTY, DIRECT DEVELOPMENT TO THOSE AREAS WHICH HAVE IN PLACE, OR HAVE AGREEMENTS TO PROVIDE, THE LAND AND WATER RESOURCES, FISCAL ABILITIES AND SERVICE CAPACITY TO ACCOMMODATE GROWTH IN AN ENVIRONMENTALLY ACCEPTABLE MANNER.

OBJECTIVES AND POLICIES FOR URBAN DEVELOPMENT AREAS

Urban development areas are those areas designated by the North Central Florida Strategic Regional Policy Plan and shown on the County's Future Land Use Plan Map.

These areas are not urban service areas for public facilities, but are areas to which higher density agricultural, residential (single family, multi-family, and mobile homes) and commercial and industrial uses are to be directed so that at such time as public facilities may be provided, they can be done so in an efficient and economical manner.

OBJECTIVE I.1

The County shall continue to direct future population growth and associated urban development to urban development areas through the establishment of such urban development areas within this Comprehensive Plan. The total area of all the County's urban development areas shall be limited to 10 percent of the total acreage within the County.

Policy I.1.1

The location of higher density residential and high intensity commercial and industrial uses shall be directed to areas adjacent to arterial or collector roads identified on the County Future Traffic Circulation Transportation Map where public facilities are available to support such higher density or intensity.

Policy I.1.2

The County shall allocate amounts and mixes of land uses for agricultural, residential, commercial, industrial, public and recreation to meet the needs of the existing and projected future populations.

Policy I.1.3

The County's Future Land Use Plan Map shall base the designation of residential, commercial and industrial lands upon acreage which can be reasonably expected to develop by the year 2013-2030 based on: (1) best available population data; and (2) best available housing need data.

Policy I.1.4

The County shall, prior to action on a site and development plan, determine the sufficiency of proposed screens and buffers to preserve internal and external harmony and compatibility with uses inside and outside the proposed development so that proposed urban development near agricultural or forested areas, wetlands and 100-year floodplain areas avoids adverse impact upon such areas.

Policy I.1.5

The County shall regulate future urban development within designated urban development areas in conformance with the land topography and soil conditions, and within an area which is or will be served by public facilities and services.

Policy I.1.6

The County's land development regulations shall be based on and be consistent with the following land use classifications and corresponding standards for densities and intensities, within the designated urban development areas of the County.

Policy I.1.6.1

AGRICULTURAL LAND USE

Agriculturally classified lands are lands which are predominantly used for crop cultivation, livestock, specialty farms, silviculture uses and dwelling units. Silviculture activity shall be conducted in accordance with the silviculture policies contained within the Conservation Element of this Comprehensive Plan. The County shall prohibit intensive agriculture uses requiring an industrial wastewater permit from the Florida Department of

Environmental Protection in the Agriculture 1 land use classification. In addition, riding or boarding stables, commercial kennels, veterinary clinics and animal shelters, home occupations, private clubs and lodges, off-site signs, cemeteries, airplane landing fields, churches, small engine repair, welding shop, automotive repair, agricultural equipment shop, bed and breakfast inns, and commercial establishments that are directly related to nature-based tourism and recreation may be approved as special exceptions;

or special permits and shall be limited to an intensity of .25 floor area ratio, unless further limited herein.

Commercial establishments that are directly related to nature-based tourism and recreation are limited to commercial building space not greater than 2,500 square feet. Such establishments will be limited to: fishing and hunting equipment sales and rental (excluding boats, motors, and trailers); camping equipment sales and rental; horse stables; gift and souvenir shops; scuba gear sales and rental; and the sale and rental of canoes, kayaks, inner tubes, bicycles, roller blades and other similar nature based sales and rentals of non-motorized equipment.

Agricultural density within urban development areas shall be as provided below.

Agriculture $1 \leq 1$ d.u. per 2 acres.

Policy I.1.6.2 — **PUBLIC LAND USES**

Lands classified as public consist of public, charter and private schools, public buildings and grounds, other public facilities, including sewer facilities, solid waste transfer stations, solid waste processing and recycling facilities, land clearing debris disposal facilities, drainage facilities and potable water facilities, public health facilities and educational uses. Landfills meaning the final disposal site for solid waste, are not authorized as a permitted use within this land use category. Facilities which accept for disposal only land clearing debris and which are authorized to operate under a general permit issued by the Florida Department of Environmental Protection pursuant to Rule 62-701.803, Florida Administrative Code, are not considered "landfills" for purposes of this section, and are an authorized use within lands designated "public," subject to the requirement otherwise provided herein. "Land clearing debris" means rocks, soils, tree remains, trees and other vegetative matter which normally results from land clearing or land development operations for a construction project. Land clearing debris does not include vegetative matter from lawn maintenance, commercial or residential landscape maintenance, right-of-way or easement maintenance, farming operations, nursery operations or any other sources not related directly to a construction project; and

Public uses shall be limited to an intensity of .25 floor area ratio.

Policy I.1.6.3 — **CONSERVATION LAND USE**

Lands classified as conservation use are lands devoted to the conservation of the unique natural functions within these lands;

Conservation uses include public access, silviculture activities conducted in accordance with the silviculture policies contained as provided in within the Conservation Element of this Comprehensive Plan and residential uses necessary to manage such conservation lands (i.e. ranger stations, research stations and park amenities).

Policy I.1.6.4 — ENVIRONMENTALLY SENSITIVE LAND USE

Lands classified as Environmentally Sensitive are areas which are considered in need of special planning and treatment regarding land development regulation. These are not preservation areas, but land uses permitted within these areas are to provide mitigating measures to protect the natural functions of the County's environmentally sensitive areas as designated within this Comprehensive Plan as regionally significant areas. Environmentally Sensitive Areas are lands within the areas of the 100-year flood, as designated by the Federal Emergency Management Agency, Flood Insurance Rate Map, dated August 16, 1988, located on the Suwannee and Santa Fe Rivers and identified on the Future Land Use Plan Map of this Comprehensive Plan as Environmentally Sensitive Areas. This designated corridor area shall conform with the following densities provided that within the Environmentally Sensitive Areas-2 category dwelling units may be clustered on smaller lots with no lot being less than 5 acres, if the site is developed as a Planned Residential Development and a density of 1 dwelling unit per 10 acres be maintained on site. All lots within Environmentally Sensitive Areas shall have a length to width ratio not greater than 3 to 1. Silviculture uses shall be conducted in accordance with the silviculture policies contained within the Conservation Element of this Comprehensive Plan. In addition, the County shall prohibit the location of intensive agriculture uses and non-residential uses such as industrial activities and non-water dependent commercial uses within these areas. Resource-based activities, such as spring water bottling plants consistent with Chapter 373, Part II, Florida Statutes and Chapter 40B-2, Rules of the Suwannee River Water Management District, water dependent commercial uses (such as marinas) and campgrounds (including sites for travel trailers) of less than or equal to 100 campsites subject to maintaining a minimum distance from another campground within the Environmentally Sensitive Area of 1/2 mile, may be allowed as special exceptions or special permits and shall be limited to an intensity of .25 floor-area ratio; and

Environmentally Sensitive Areas-1 \leq 1 d.u. per 40 acres

Environmentally Sensitive Areas-2 \leq 1 d.u. per 10 acres

Further, within the Environmentally Sensitive Area-2 category, dwelling units may be clustered on smaller lots with no lot being less than 5 acres; if the site is developed as a Planned Residential Development and a density of 1 dwelling unit per 10 acres is maintained on site, as follows:

1. — the development shall maintain 50 percent of the total land area as an undeveloped area;
2. — the development shall be compact and contiguous and shall not be scattered throughout the development parcel. Building lots shall be located on the highest elevations on the site;
3. — the development shall provide a minimum of a 200-foot buffer from adjacent land uses, 75-foot undisturbed buffer from a perennial river, stream or creek and a minimum 50-foot setback from a lake, pond or wetland. This buffer may be a portion of the required undeveloped area;
4. — the developed area shall be configured in such a manner as to permit continued agriculture and/or silviculture uses of the undeveloped area;
5. — developed area of the development, shall be located outside of (1) wetlands; (2) Floodplain; (3) native upland vegetation; and (4) active agricultural areas, unless the entire development site consists of any or a combination of such areas. — If the entire development site consists of any or a combination of such areas, the developed area shall be located in the least sensitive of such areas. Least sensitive areas shall be determined according to the order of priority of the above listing of such areas from most sensitive to least sensitive. In addition, if any developed area is located within any such sensitive areas, the development of such area shall be in accordance with the floodplain and wetland policies contained in the Conservation Element of this Comprehensive Plan;
6. — the development shall have direct access to a paved road. For state maintained roads, such access shall require the approval of the Florida Department of Transportation; and
7. — all internal roads shall be so located in order to minimize the number of access points to external roadways.

Policy I.1.6.5 — **RECREATION LAND USE**

Lands classified as recreation use consist of areas used for user-based and

resource-based recreation uses; and

Recreation uses shall be limited to user-based and resource-based recreation uses; public access and residential and non-residential uses necessary to manage such recreation uses. Recreation uses shall be limited to an intensity of less than or equal to .25 floor area ratio.

Policy I.1.6.6 — **RESIDENTIAL LAND USES**

Residential use classifications provide locations for dwelling units at low, moderate, medium and high density within the designated urban development areas as defined within this Comprehensive Plan. Public, charter, and private elementary and middle schools are permitted within Residential-1, 2 and 3 land use classifications. Public, charter, and private elementary, middle schools and high schools are permitted in the Residential-4 land use classification. In addition, churches and other houses of worship, golf courses, country clubs, conference centers (identified as facilities, generally consisting of accommodations for meetings, sleeping, eating, and recreation; to be used for such activities such as business meetings, professional seminars and spiritual retreats by groups and clubs), racquet and tennis clubs, cemeteries and mausoleums, private clubs and lodges, home occupations, child care centers, commercial greenhouses and plant nurseries may be approved as special exceptions or special permits and shall be limited to an intensity of .25 floor area ratio;

Where a lot, parcel or development is located within more than one residential density category the permitted density shall be calculated separately for each portion of land within the separate density categories, precluding the total acreage of the lot, parcel or development to be used to calculate the density;

Residential-4 shall be limited to a density of less than or equal to 8.0 dwelling units per acre;

Residential-3 shall be limited to a density of less than or equal to 4.0 dwelling units per acre;

Residential-2 shall be limited to a density of less than or equal to 2.0 dwelling units per acre; and

Residential-1 shall be limited to a density of less than or equal to 1.0 dwelling units per acre.

Policy I.1.6.7 — **COMMERCIAL LAND USE**

Lands classified as commercial use consist of areas used for the sale, rental and distribution of products, or performance of services, as well as

telecommunications towers, public, charter and private elementary, middle and high schools. In addition, churches and other houses of worship, private clubs and lodges, and residential dwelling units, which existed within this category on the date of adoption of this Comprehensive Plan, may be approved as special exceptions or special permits.

Commercial uses and special exceptions or special permits shall be limited to an intensity of less than or equal to .25 floor-area ratio.

Policy I.1.6.8 — **INDUSTRIAL LAND USE**

Lands classified as industrial consist of areas used for the manufacturing, assembly processing or storage of products as well as telecommunications towers, public, charter and private schools teaching industrial arts curriculum. In addition, off-site signs, truck stops and automobile service stations may be approved as special exceptions or special permits. Industrial uses and special exceptions or special permit uses shall be limited to an intensity of less than or equal to .25 floor-area ratio.

Policy I.1.7 — The County shall require the location of public, private and charter school sites to be consistent with the following criteria:

1. — The proposed school location shall be compatible with present and projected use of adjacent property;
2. — Adequate public facilities and services are, or will be available concurrent with the development of the school;
3. — There are no significant environmental constraints that would preclude development of an educational facility on the site;
4. — There will be no adverse impacts on archaeological or historic sites or structures listed on the State of Florida Historic Master Site File, which are located on the site;
5. — The proposed location is well drained and soils are suitable for development or are adaptable for development and outdoor educational purposes with drainage improvements;
6. — The proposed site can accommodate the required parking and circulation of vehicles on the site; and
7. — Where feasible, the proposed site is so located to allow for co-location with parks, libraries and community centers.

Policy I.1.8 — The County shall require the development of public, private and charter school sites to be consistent with the following standards:

1. — Middle and high schools shall be located on collector or arterial

roadways, as functionally classified within the Comprehensive Plan; which have sufficient capacity to carry traffic to be generated by the school and are suitable for high volume traffic during evening and special events as determined by generally acceptable traffic engineering standards;

2. The location, arrangement and lighting of play fields and playgrounds shall be located and buffered as may be necessary to minimize impacts to adjacent residential property; and
3. All structural setbacks, building heights, and access requirements shall be governed by the County's land development regulations.

OBJECTIVES AND POLICIES

FOR RURAL AREAS

Rural areas are those areas located outside the designated urban development areas shown on the

County's Future Land-Use Plan Map.

OBJECTIVE I.2 — The County shall continue to maintain the rural character of rural areas by limiting development activity to those uses and densities which are identified within the following policies.

Policy I.2.1 — The County shall permit agricultural, conservation, recreation and public uses, the processing, storage and sale of agricultural products, conventional single-family dwellings, mobile homes, churches and other houses of worship.

Policy I.2.2 — The County's land development regulations shall be based on and be consistent with the following land use classifications and corresponding standards for densities and intensities within the rural area of the County.

Policy I.2.2.1.6.1 **AGRICULTURE LAND USE**

~~Agriculturally classified lands are lands which are predominantly used for crop cultivation, livestock, specialty farms, silviculture activities conducted in accordance with the silviculture policies contained within the Conservation Element of this Comprehensive Plan, and dwelling units.~~

a. Agriculture-1

Agriculturally classified lands are lands which are predominantly used for crop cultivation, livestock, specialty farms, silviculture uses and dwelling units. Silviculture activity shall be conducted in accordance with the silviculture policies contained within the Conservation Element of this Comprehensive Plan. The County shall prohibit intensive agriculture uses requiring an industrial wastewater permit from the Florida Department of Environmental Protection in the Agriculture-1 land use classification. In addition, riding or boarding stables, commercial kennels, veterinary clinics and animal shelters, home occupations, private clubs and lodges, off-site signs, cemeteries, airplane landing fields, churches, small engine repair, welding shop, automotive repair, agricultural equipment shop, bed and breakfast inns, and commercial establishments that are directly related to nature-based tourism and recreation may be approved as special exceptions; or special permits and shall be limited to an intensity of .25 floor area ratio, unless further limited herein.

Commercial establishments that are directly related to nature-based tourism and recreation are limited to commercial building space not greater than 2,500 square feet. Such establishments will be limited to: fishing and hunting equipment sales and rental (excluding boats, motors, and trailers); camping equipment sales and rental; horse stables; gift and souvenir shops; scuba gear sales and rental; and the sale and rental of canoes, kayaks, inner tubes, bicycles, roller blades and other similar nature based

sales and rentals of non-motorized equipment.

Agricultural density within urban development areas shall be as provided below.

Agriculture-1 ≤ 1 d.u. per 2 acres.

b. Agriculture-2 through Agriculture-5

Agriculturally classified lands are lands which are predominantly used for crop cultivation, livestock, specialty farms, silviculture activities conducted in accordance with the silviculture policies contained within the Conservation Element of this Comprehensive Plan, and dwelling units.

In Agriculture-2 through Agriculture-5 land use classifications inclusive, structures involving farm animals and livestock shall be located no closer than 45 feet of any lot line. In Agriculture-4 and Agriculture-5 land use classifications, telecommunications towers are allowed.

In addition, in Agriculture-2 through Agriculture-5 land use classifications, the processing, storage and sale of agricultural products and commodities which are not raised on the premises, livestock auction arenas, livestock and poultry slaughterhouses, sawmills and planing mills, agricultural equipment and related machinery sales, agricultural feed and grain packaging, blending, storage, and sales, agricultural fertilizer storage and sales, agricultural fairs and fairground activities, recreational activities such as racetracks, speedways, golf courses, country clubs, tennis and racquet clubs, golf ranges, and archery ranges, rifle, shotgun and pistol ranges, travel trailer parks or campgrounds (including sites for travel trailers), day camps and hunting or fishing camps and uses customarily accessory and clearly incidental and subordinate to such uses, riding or boarding stables, drive-in theaters, commercial kennels, veterinary clinics and animal shelters, cemeteries, airplane landing fields, home occupations, off site signs, spring water bottling plants consistent with Chapter 373, Part II, Florida Statutes, and Chapter 40B-2, Rules of the Suwannee River Water Management District, rural conference centers (being rustic facilities, generally consisting of accommodations for meetings, sleeping, eating, and recreation, to be used for such activities such as business meetings, professional seminars and spiritual retreats by groups and clubs), small engine repair shop, airplane landing fields, welding shop, automotive repair and agriculture equipment

repair shop, solid waste landfills for yard debris only, bed and breakfast inns, flea markets, and commercial establishments that are directly related to nature-based tourism and recreation may be approved as special exceptions or special permits and shall be limited to an intensity of .25 floor area ratio, unless further limited herein.

Intensive agriculture means any agricultural use requiring an industrial wastewater permit from the Florida Department of Environmental Protection. Intensive agriculture uses shall be allowed only in Agriculture-2 through Agriculture-5 land use classifications inclusive, and shall first obtain a special exception from the County. However, existing intensive agriculture uses as of the date of adoption of this policy, will not be required to obtain a special exception approval from the County for those existing intensive agriculture uses. However, expansion or change of existing intensive agriculture uses after the date of adoption of this policy, for which an industrial wastewater permit is required from the Florida Department of Environmental Protection for that expansion or change, will require a special exception from the County, unless the expansion or change is required by the Florida Department of Environmental Protection to maintain the same livestock population of the activity as existed on the date of adoption of this policy.

Commercial establishments that are directly related to nature-based tourism and recreation are limited to commercial building space not greater than 2,500 square feet. Such establishments will be limited to: fishing and hunting equipment sales and rental (excluding boats, motors, and trailers); camping equipment sales and rental; horse stables; gift and souvenir shops; scuba gear sales and rental; and the sale and rental of canoes, kayaks, inner tubes, bicycles, roller blades and other similar nature based sales and rentals of non-motorized equipment.

Dwelling unit densities in agriculture land use classifications are, as follows:

Agriculture-5 \leq 1 dwelling unit per 40 acres

Agriculture-4 \leq 1 dwelling unit per 20 acres

Agriculture-3 \leq 1 dwelling unit per 10 acres

Agriculture-2 \leq 1 dwelling unit per 5 acres

Within the Agriculture-2 and 3 land use classifications, any development which contains up to 25 lots may either be developed as a subdivision with a minimum lot size of 10 acres within the Agriculture-3 classification or 5 acres within the Agriculture-2 classification or as a Planned Rural Residential Development with clustered lots where no lot shall be less than 1 acre and an overall density of 1 dwelling unit per 10 acres within the Agriculture-3 classification or 5 acres within the Agriculture-2 classification shall be maintained on site. Roads within all such subdivisions and Planned

Rural Residential Developments shall comply with the provisions of the road paving policy contained within this plan element. Within the Agriculture - 2 or 3 land use classifications, any development which contains more than 25 lots shall be developed as a Planned Rural Residential Development with clustered lots where no lot shall be less than 1 acre and an overall density of 1 dwelling unit per 10 acres within the Agriculture - 3 classification and per 5 acres within the Agriculture - 2 classification shall be maintained on site. All lots, whether within a subdivision or Planned Rural Residential Development, shall have a length to width ratio no greater than 3 to 1. All Planned Rural Residential Developments shall be developed, as follows:

1. the development shall maintain a minimum 80 percent of the development as undeveloped area. In addition, the number of lots shall not exceed 49 (unless this Comprehensive Plan is amended to permit more than 49 lots);
2. the development shall be compact and contiguous and shall not be scattered throughout the development parcel. Building lots shall be located on the highest elevations on the site;
3. the development shall provide a minimum of a 200 buffer from adjacent land uses, 75 foot undisturbed buffer from a perennial river, stream or creek and a minimum 50 foot setback from a lake, pond or wetland. This buffer may be a portion of the required undeveloped area;
4. the developed area shall be configured in such a manner as to permit continued agriculture and/or silviculture uses of the undeveloped area;
5. the developed area of the development, shall be located outside of (1) wetlands; (2) floodplains; (3) native upland vegetation; and (4) active agricultural areas, unless the entire development site consists of any or a combination of such areas. If the entire development site consists of any or a combination of such areas, the developed area shall be located in the least sensitive of such areas. Least sensitive areas shall be determined according to the order of priority of the above listing of such areas from most sensitive to least sensitive. In addition, if any developed area is located within any such sensitive areas, the development of such area shall be in accordance with the floodplain and wetlands policies contained within the Conservation Element of this Comprehensive Plan;
6. the development shall have direct access to a paved road. For state maintained roads, such access shall require the approval of the Florida Department of Transportation;

7. all internal roads shall be so located in order to minimize the number of access points to external roadways; and
8. the developed area within the development shall provide a buffer to minimize the negative impacts of the uses within the developed area and uses within the undeveloped area upon each other, such that, the long term continuance of uses in either area is not threatened by such impact. The buffer shall consist of a landscaped buffer and shall be designed, planted and maintained as to be 80 percent or more opaque between 2 and 6 feet above average ground level when viewed horizontally. A masonry or wood opaque structure may be substituted for the landscaped buffer.

Undeveloped areas means areas within a Planned Rural Residential Development, as required by this Comprehensive Plan, designed and intended for agricultural uses, (not to include intensive agricultural uses); silvicultural uses and conservation uses. It is not the intent that such undeveloped area be established perpetually. Therefore, at some future time, the Comprehensive Plan may be amended to allow other uses to occur within the undeveloped area.

Policy I.2.2.21.6.2

SILVICULTURE/AGRICULTURE

Lands classified as Silviculture/Agriculture shall be lands which are predominantly used for silviculture activities conducted in accordance with the silviculture policies contained within the Conservation Element of this Comprehensive Plan, limited agriculture uses as described below, dwelling units, development units, archery ranges, rifle, shotgun and pistol ranges, and hunting and fishing camps and uses customarily accessory and clearly incidental and subordinate to such uses. In addition, telecommunications towers are allowed. Development units, are structures commonly associated with row crops, pasture, hunting or silviculture activities such as barns, outbuildings and sheds, vehicle storage, small mill operations, and small office structures, provided that, any structures involving farm animals and livestock shall be no closer than 45 feet of any lot line.

Densities in the Silviculture/Agriculture land use classification are, as follows:

Silviculture/Agriculture \leq 1 dwelling unit per 160 acres and
 \leq 1 development unit per 80 acres

Within the Silviculture/Agriculture land use classification, intensive agriculture uses shall be prohibited. Grazing of livestock on pasture lands shall be allowed and row crops planted on a rotational basis between the harvesting of timber and planting of trees as part of silviculture activities

shall also be allowed. Row crop activities shall be limited to areas containing soils within hydrological Groups A and B as identified in Soil Survey of the County (U.S. Soil Conservation Service, September 1992) and shall maintain a 50-foot natural buffer around all wetlands. In addition, ditching or any other activity which would modify the natural hydrology and environmental character of Silviculture/Agriculture areas shall be prohibited, provided however, that trench irrigation shall be allowed in areas containing soils within hydrological Groups A and B as identified in Soil Survey of the County (U.S. Soil Conservation Service, September 1992) for row crops within Silviculture/Agriculture areas so long as such trench irrigation practices do not result in the conversion of wetlands to uplands.

| Policy I.2.21.6.3

PUBLIC LAND USE

Lands classified as public consist of public, charter and private schools, public buildings and grounds, other public facilities, (including sewer facilities, solid waste transfer stations, solid waste processing and recycling facilities, land clearing debris disposal facilities, drainage facilities, and potable water facilities), public health facilities and educational uses. Landfills, meaning the final disposal site for solid wastes, are not authorized as a permitted use within this land use category. Facilities which accept for disposal only land clearing debris and which are authorized to operate under a general permit issued by the Florida Department of Environmental Protection pursuant to Rule 62-701.803, Florida Administrative Code, are not considered "landfills" for purposes of this section, and are an authorized use within lands designated "public," subject to the requirements otherwise provided herein. "Land clearing debris" means rocks, soils, tree remains, trees and other vegetative matter which normally results from land clearing or land development operations for a construction project. Land clearing debris does not include vegetative matter from lawn maintenance, commercial or residential landscape maintenance, right-of-way or easement maintenance, farming operations, nursery operations, or any other sources not related directly to a construction project; and

Public uses shall be limited to an intensity of .25 floor area ratio.

| Policy I.2.21.6.4

CONSERVATION LAND USE

Lands classified as conservation use are lands devoted to the conservation of the unique natural functions within these lands;

Conservation uses include public access, silviculture activities conducted in accordance with the silviculture policies contained within the Conservation Element of this Comprehensive Plan and residential uses necessary to manage such conservation lands (i.e. ranger stations, research stations and park amenities).

Conservation uses shall be limited to an intensity of .25 floor area ratio.

Policy I.2.21.6.5

ENVIRONMENTALLY SENSITIVE LAND USE

Lands classified as Environmentally Sensitive are areas which are considered in need of special planning and treatment regarding land development regulation. These are not preservation areas, but land uses permitted within these areas are to provide mitigating measures to protect the natural functions of the County's environmentally sensitive areas as designated within this Comprehensive Plan as regionally significant areas. Environmentally Sensitive Areas are lands within the areas of the 100-year flood, as designated by the Federal Emergency Management Agency, Flood Insurance Rate Map, dated August 16, 1988, located on the Suwannee and Santa Fe Rivers and identified within the Future Land Use Plan Map of this Comprehensive Plan as Environmentally Sensitive Areas. This designated corridor area shall conform with the following densities provided that within the Environmentally Sensitive Areas-2 category dwelling units may be clustered on smaller lots with no lot being less than 5 acres, if the site is developed as a Planned Residential Development and a density of 1 dwelling unit per 10 acres be maintained on site. All lots within Environmentally Sensitive Areas shall have a length to width ratio not greater than 3 to 1. Silviculture uses shall be conducted in accordance with the silviculture policies contained within the Conservation Element of this Comprehensive Plan. In addition, the County shall prohibit the location of intensive agriculture uses and non-residential uses such as industrial activities and non-surfacewater dependent commercial uses within these areas. Resource-based activities, such as spring water bottling plants consistent with Chapter 373, Part II, Florida Statutes and Chapter 40B-2, Rules of the Suwannee River Water Management District, surfacewater dependent commercial uses (such as marinas) and new campgrounds (including sites for travel trailers) of less than or equal to 100 campsites subject to maintaining a minimum distance from another campground within the Environmentally Sensitive Area of ½ mile, may be allowed as special exceptions or special permits and limited to an intensity of .25 floor area ratio; and

Environmentally Sensitive Areas-1 ≤ 1 d.u. per 40 acres

Environmentally Sensitive Areas-2 ≤ 1 d.u. per 10 acres

Further, within the Environmentally Sensitive Area-2 category, dwelling units may be clustered on smaller lots with no lot being less than 5 acres, if the site is developed as a Planned Residential Development and a density of 1 dwelling unit per 10 acres is maintained on site as follows:

1. the development shall maintain 50 percent of the total land area as an undeveloped area;
2. the development shall be compact and contiguous and shall not be

scattered throughout the development parcel. Building lots shall be located on the highest elevations on the site;

3. the development shall provide a minimum of a 200 foot buffer from adjacent land uses, 75 foot undisturbed buffer from a perennial river, stream or creek and a minimum 50 foot setback from a lake, pond or wetland. This buffer may be a portion of the required undeveloped area;
4. the developed area shall be configured in such a manner as to permit continued agriculture and/or silviculture uses of the undeveloped area;
5. the developed area of the development, shall be located outside of (1) wetlands; (2) floodplain; (3) native upland vegetation; and (4) active agricultural areas, unless the entire development site consists of any or a combination of such areas. If the entire development site consists of any or a combination of such areas, the developed area shall be located in the least sensitive of such areas. Least sensitive areas shall be determined according to the order of priority of the above listing of such areas from most sensitive to least sensitive. In addition, if any developed area is located within any such sensitive areas, the development of such area shall be in accordance with the policies within the floodplain and wetlands policies contained within the Conservation Element of this Comprehensive Plan;
6. the development shall have direct access to a paved road. For state maintained roads, such access shall require the approval of the Florida Department of Transportation; and
7. all internal roads shall be so located in order to minimize the number of access points to external roadways.

| Policy I.2.21.6.6

RECREATION LAND USE

Lands classified as recreation use consist of areas used for user-based and resource-based recreation uses; and recreation uses shall be limited to user-based and resource-based recreation uses; public access and residential and non-residential uses necessary to manage such recreation uses.

Recreation uses shall be limited to an intensity of less than or equal to .25 floor area ratio.

| Policy I.2.21.6.7

COMMERCIAL LAND USE

Lands classified as commercial use consist of areas used for the sale, rental and distribution of products, or performance of services. In addition,

churches and other houses of worship, private clubs and lodges, **and** residential dwelling units, which existed within this category on the date of adoption of this Comprehensive Plan, may be approved as special exceptions and be subject to an intensity of less than or equal to .25 floor area ratio; and

Commercial uses shall be limited to an intensity of less than or equal to 1.0 floor area ratio

NOTE: The Future Land Use Plan Map shall not be amended to add new commercial land use designations in Rural Areas ~~areas designated Agriculture-2 through Agriculture-5~~. New commercial uses in the rural areas shall be limited to those allowed pursuant to Policy I.32.2.

Policy I.2.21.6.8

INDUSTRIAL LAND USES

Lands classified as industrial consist of areas used for the manufacturing, assembly processing or storage of products. In addition, off site signs, truck stops and automobile service stations may be approved as special exceptions and will be subject to an intensity of less than or equal to .25 floor area ratio;

Policy I.2.31.6.9

Notwithstanding the vesting rights policy contained within this plan element, the County shall allow the use of a parcel of property solely as a homestead by an individual who is the grandparent, parent, stepparent, adopted parent, sibling, child, stepchild, adopted child, or grandchild of the person who conveyed the parcel to said individual, notwithstanding the density or intensity of use assigned to the parcel in the plan. Such a provision shall apply only once to any individual.

Policy I.2.4

~~The County shall provide for the location of resource-based activities, such as spring water bottling plants consistent with Chapter 373, Part II, Florida Statutes and Chapter 40B-2, Rules of the Suwannee River Water Management District.~~

Policy I.2.51.6.10

The County shall address potential incompatible land use situations which may result between residential and agricultural land uses by requiring that before approval may be granted for an intensive agricultural use as defined herein the following requirements shall be met.

1. Divided animal holding lots, manure holding lagoons, and land areas to which effluent or scraped solids are applied are not located within five hundred (500) feet of a wetland, stream, river, or other surface water body;
2. The proposed facility is not located within a 100-year floodplain as depicted on the U.S. Federal Emergency Management Agency Flood Insurance Rate Map;
3. The proposed facility is adequately screened and buffered to promote

compatibility with adjacent agricultural and nonagricultural land uses, which include residential structures;

4. The proposed facility does not exceed the maximum intensity, volume or capacity requirements for the type of proposed facility, as established by any Florida Department of Environmental Protection permit or Florida Department of Agriculture and Consumer Services permit;
5. The proposed facility provides for an inspect/compliance monitoring program pursuant to any required Florida Department of Environmental Protection wastewater permit to ensure that the facility does not create a public health hazard;
6. The proposed facility adequately controls point and nonpoint source runoff and ensures proper treatment of point and nonpoint source runoff to prevent adverse impacts to, or degradation of, the quality of surface or groundwater; the drainage system design shall provide for the attenuation/ retention of point and nonpoint source runoff from the proposed site, and water released from the site post-development shall not exceed pre-development in conformity;
7. Soil conditions and characteristics are shown to be suitable for the proposed facility at the proposed site;
8. The use of land by the proposed facility will not contaminate, degrade or adversely affect the quality of groundwater or potable water supply sources based upon scientific methodology;
9. No cutting, clearing, grading or filling shall commence on any proposed site unless and until appropriate devices have been installed to minimize pollution, control erosion and removal of sediment from point and nonpoint source runoff; and
10. The applicant has applied for all applicable federal, state and regional permits or equivalent.

~~OBJECTIVES AND POLICIES~~

~~FOR BOTH URBAN DEVELOPMENT AREAS AND RURAL AREAS~~

OBJECTIVE I.3 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.3.1 The County's shall regulate the location of public facilities so as to
4. Sale, display, preparation and storage shall be conducted completely

discourage the proliferation of urban sprawl.

Policy I.3.2

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, automotive service stations, child care centers and financial institutions may be allowed as special exceptions or special 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: fishing and hunting equipment sales and rental (excluding boats, motors, and trailers); camping equipment sales and rental; horse stables; gift and souvenir shops; scuba gear sales and rental; and the sale and rental of canoes, kayaks, inner tubes, bicycles, roller blades and other similar nature based sales and rentals of non-motorized equipment.

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. 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. Neighborhood Commercial uses shall be limited to an intensity of .25 floor area ratio.

Policy I.3.3

The County shall require a special permit for dredging, filling, excavation and mining (this permit shall be in addition to any federal, state or regional agency required permit). The County shall require that mining operations be limited to lands within the County outside of subdivisions and those unapproved (unrecorded) subdivisions which have been recognized by the County as being statutorily vested; and outside of areas designated on the Future Land Use Plan Map as Environmentally Sensitive Areas, Conservation, Silviculture/Agriculture and Recreation; and outside of areas Designated Urban Development Areas, in accordance with the following criteria.

1. The filing of a mining master plan with the Board of County Commissioners, which shall:
 - (a) describe the boundaries of the areas of proposed mining;
 - (b) describe the location of existing or proposed processing facilities, highways and railroads;
 - (c) provide a topographic map of the area and its relationship to watersheds, drainage ways, floodways, streams, rivers and lakes;
 - (d) describe the mining process to be conducted; and
 - (e) describe the reclamation process to be conducted after mining, including the delineation of areas to be restored.
2. Upon review of the mining master plan the Board of County Commissioners may approve, approve with conditions or deny an operating permit to commence the activities stated within the master plan, subject to all areas mined or disturbed by mining operations being reclaimed. Land and water areas shall be considered reclaimed if they include the following, when applicable:
 - (a) Land areas not less than 3 feet above the ground water table, that have been graded to a level, gently rolling, sloping or terraced topography, with major continuous slopes no steeper than 4 horizontal to 1 vertical and in a way to minimize erosion due to rainfall, break up long uninterrupted slopes and make the surface suitable for vegetation. Vegetation shall be appropriately planted to

prevent erosion and promote the future land use of the reclaimed area.

- (b) Water areas shall have a diversity of shallow and deep areas to enhance lake productivity for fish and wildlife habitat. Subaqueous slopes shall be no steeper than 4 horizontal to 1 vertical out to 6 foot depth at design elevation. Water quality shall be satisfactory for fish production and other wildlife. Such water quality shall not be degraded below the existing water quality classification established by the Florida Department of Environmental Protection.
- (c) Reclamation shall commence on mined areas, not used for waste settling areas, within 18 months after mining is completed in the area. Progress shall be according to a time schedule established prior to commencing work and reported upon annually as the reclamation accomplished during the preceding calendar year.
- (d) The extraction of peat shall be prohibited in areas classified as Silviculture/Agriculture on the County's Future Land Use Plan Map.
- (e) Other standards set forth in Chapter 62C-16, Florida Administrative Code, Mine Reclamation, shall be applied in this policy. Nothing in this policy shall be in conflict with Chapter 62C-16, Florida Administrative Code.
- (f) Mining shall be prohibited which will result in an adverse effect on environmentally sensitive lands, such as surfacewater and groundwater resources, wetlands, floodplain, endangered, threatened, or species of special concern wildlife habitats, as designated by the Florida Fish and Wildlife Conservation Commission on the map entitled Strategic Habitat Conservation Areas, and rare or unique vegetative communities, which cannot be restored, based upon competent and substantial scientific evidence. Environmentally sensitive lands, such as wetlands, floodplain, endangered, threatened, or species of special concern wildlife habitats, as designated by the Florida Fish and Wildlife Conservation Commission on the map entitled Strategic Habitat Conservation Areas, and rare or unique vegetative communities, which can be restored, shall be restored to the same type, nature and function ecosystem.
- (g) Mining operations shall provide a minimum of a 200 foot buffer from adjacent properties.

For the purposes of this Comprehensive Plan "restoration" when used in conjunction with mining operations shall mean the recontouring and revegetation of lands, which will return the type, nature, and function of the ecosystem to the condition in existence immediately prior to mining operations. The County shall recognize technological limitations and economic considerations concerning the methods and practices to be used to restore environmentally sensitive lands, such as wetlands, floodplain, endangered, threatened, or species of special concern wildlife habitats, as designated by the Fish and Wildlife Conservation Commission on the map entitled Strategic Habitat Conservation Areas, and rare or unique vegetative communities. However, such considerations shall not result in environmentally sensitive lands, such as wetlands, floodplain, endangered, threatened, or species of special concern wildlife habitats, as designated by the Florida Fish and Wildlife Conservation Commission on the map entitled Strategic Habitat Conservation Areas, and rare or unique vegetative communities, not being restored to the same type, nature and function ecosystem. For example, restoration shall be considered accomplished when immature trees are used; mature trees are not required to be replanted in areas where mature trees were removed to allow for mining.

For the purposes of this Comprehensive Plan "revegetation" when used in conjunction with mining operations in reclaimed areas means a cover of vegetation consistent with land form created and the future land uses. In restored areas, it means a cover of vegetation that is designed to return the restored area to the condition in existence prior to mining operations.

- Policy I.3.4 The County shall include provisions for drainage, which implement the level of service standard policies contained within the Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element of this Comprehensive Plan.
- Policy I.3.5 The County shall maximize the conservation and protection of open space, by requiring that minimum percentages of Planned Residential Developments sites shall be set aside as undeveloped area as provided within the land use classification and standards for density and intensity policies of this plan element.
- Policy I.3.6 National Flood Insurance Program requirements shall be required for all development within the areas of special flood hazard, floodways, and areas of shallow flooding.
- Policy I.3.7 Convenient on-site traffic flow and needed vehicle parking shall be accomplished through the requirements of Chapter 14-96 and 14-97, Florida Administrative Code, Rules of the Florida Department of Transportation and the Florida Department of Transportation's Access Management Manual. In addition, the County shall require off-street parking to be provided for residential, commercial and industrial uses based upon intensity of use. 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 access aisle.

Policy I.3.8 The County shall limit the intensity of development by requiring that the length of lots less than 5 acres does not exceed 3 times the width of lots for the location of dwelling units within all land use categories which permit dwelling units. In addition, within all new subdivisions, including Planned Residential Developments and Planned Rural Residential Developments, containing lots less than 10 acres in size, the County shall require all roads in a new subdivision be paved to County standards.

Policy I.3.9 The County 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's requirements.

OBJECTIVE I.4 The County shall continue to identify and designate blighted areas which are feasible for redevelopment or renewal, through the updating of the housing condition survey using the Affordable Housing Needs Assessment prepared by Shimberg Center for Affordable Housing.

Policy I.4.1 The County shall request federal and state funds to redevelop and renew any identified blighted areas, where the County finds there is a competitive feasibility to receive such funding.

OBJECTIVE I.5 The County shall continue to work towards the elimination or reduction of uses inconsistent with the County's character and future land uses through establishing such inconsistent uses as non-conformities.

Policy I.5.1 The County hereby establishes the following provisions for nonconforming lots, structures and uses of land or structures.

1. Nonconforming uses of land or structures may be continued where the lawful use of land existed prior to the adoption of this Comprehensive Plan where such use, is not permitted by this Comprehensive Plan. Such use may be continued, so long as it remains otherwise lawful, subject to its discontinuance after it ceases to exist for a period of more than 12 months.
2. Nonconforming structures may be continued where a structure lawfully existed prior to the adoption of this Comprehensive Plan where such use would not be permitted to be built under this Comprehensive Plan by reason of restrictions on requirements other than use concerning the structure. Such structure may be continued so long as it remains otherwise lawful.

Policy I.5.2

The County hereby establishes the following administrative procedure and standards by which a property owner may demonstrate that private property rights have vested against the provisions of this Comprehensive Plan. These administrative procedures shall provide determination for the consistency of development with the densities and intensities set forth in this Comprehensive Plan.

Applications for vesting determinations shall be evaluated pursuant to the following criteria.

1. Common law vesting - a right to develop or to continue the development of property notwithstanding this Comprehensive Plan may be found to exist whenever the applicant proves by a preponderance of evidence that the owner or developer, acting in good faith and reasonable reliance upon some act or omission of the County, has made such a substantial change in position or has incurred such extensive obligations and expenses that it would be highly inequitable and unjust to destroy the right to develop or to continue the development of the property.
2. Statutory vesting - the right to develop or to continue the development of property shall be found to exist if a valid and unexpired final development order was issued by the County prior to adoption of this policy, substantial development has occurred on a significant portion of the development authorized in the final development order and is completed or development is continuing in good faith as of the adoption of this policy. A "final development order" shall be any development order which approved the development of land for a particular use or uses at a specified density of use and which allowed development activity to commence on the land for which the development order was issued. "Substantial development" shall mean that all required permits necessary to commence and continue the development have been obtained; permitted clearing and grading has commenced on a significant portion of the development; and the actual construction of roads and the stormwater management system, on that portion of the development is complete or is progressing in a manner that significantly moves the entire development toward completion.
3. Presumptive vesting for consistency and concurrency - any structure on which construction has been completed pursuant to a valid building permit shall be presumptively vested for the purposes of consistency and concurrency and shall not be required to file an application to preserve their vested rights

status.

4. Presumptive vesting for density only, except as provided in Policy I.2.3 - all lots of record as of the adoption of this policy, whether located within a subdivision or without, but only to the extent of one single family residence per lot; however, no more than 4 such lots shall be contiguous as of the adoption of this policy to any other lot(s) owned or under contract for deed to the person(s) applying for the single family residence building permit. Where there are more than 4 contiguous lots of record, as of the date of adoption of this policy, those lots or portions thereof exceeding the 4 lots and not meeting the required density requirement shall be required to combine such lots to meet the density requirement if such lots are located without a subdivision or if such lots are located within a recorded or unrecorded subdivision unless;

- (a) Such subdivisions have direct access to a County paved road and in which all lots front on a continually maintained paved or stabilized road that meets County standards; and
- (b) Such lots within such recorded or unrecorded subdivisions in which the sale of individual lots to persons by the original subdivider has occurred at the following rates;
 - (1) At least 85 percent of the total number of lots are sold prior to the date of adoption of this policy, if the subdivision was created prior to July 3, 1972;
 - (2) At least 60 percent of the total number of lots are sold by the date of adoption of this policy, if the subdivision was created from July 3, 1972 to December 31, 1987;
 - (3) At least 50 percent of the total number of lots are sold by December 31, 1993 if the subdivision was created in 1988;
 - (4) At least 50 percent of the total number of lots are sold by December 31, 1994 if the subdivision was created in 1989;
 - (5) At least 50 percent of the total number of lots are sold by December 31, 1995 if the subdivision was created in 1990;
 - (6) At least 50 percent of the total number of lots are

sold by December 31, 1996 if the subdivision was created in 1991.

All lots presumptively vested by this policy shall not be required to file an application to preserve their vested rights in this regard.

- OBJECTIVE I.6 The County shall continue to use a historic preservation agency to assist the Board of County Commissioners with the designation of historic landmarks and landmark sites or historic districts within the unincorporated area of the County. The historic preservation agency shall review applications for historic designation and after conducting a duly noticed public hearing shall make a recommendation to the Board of County Commissioners based upon the criteria stated in the historic preservation policies of this plan element.
- Policy I.6.1 The County shall maintain a listing of all known prehistoric and historic sites within the unincorporated area of the County. This list shall be updated annually by the County Historic Preservation Agency.
- Policy I.6.2 The County shall establish the following standards for the maintenance adaptive reuse of historic structures and sites:
1. The effect of the proposed work on the landmark or the property upon which such work is to be done;
 2. The relationship between such work and other structures on the historic housing site;
 3. The extent to which the historic architectural significance, architectural style, design, arrangement, texture, materials, and color of the historic housing will be affected; and
 4. Whether the denial of a certificate would deprive the property owner of reasonable beneficial use of his or her property.
- OBJECTIVE I.7 The County shall continue to enforce regulations to protect natural resources and environmentally sensitive lands (including but not limited to wetlands and floodplain). For the purposes of this Comprehensive Plan "wetlands" means those areas that are inundated or saturated by surface water or groundwater at a frequency and a duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soils. Soils present in wetlands generally are classified as hydric or alluvial, or possess characteristics

that are associated with reducing soil conditions. The prevalent vegetation in wetlands generally consists of facultative or obligate hydrophytic macrophytes that are typically adapted to areas having soil conditions described above. These species, due to morphological, physiological or reproductive adaptations, have the ability to grow, reproduce or persist in aquatic environments or anaerobic soil conditions. Florida wetlands generally include swamps, marshes, bayheads, bogs, cypress domes and strands, sloughs, wet prairies, riverine swamps and marshes, hydric seepage slopes, tidal marshes, mangrove swamps and other similar areas. Florida wetlands generally do not include longleaf or slash pine flatwoods with an understory dominated by saw palmetto.

Policy I.7.1

The County shall continue to include provisions for the protection of community potable water supply wells by prohibiting new land uses which require or involve storage, use or manufacture of regulated materials as defined by Chapter 38F-41, Florida Administrative Code, in effect upon adoption of this Comprehensive Plan and Code of Federal Regulations, Title 40, Part 302 and 355 and Title 49, Part 172, in effect upon adoption of this Comprehensive Plan, within the 300 foot area designated by this Comprehensive Plan as a well field protection area. All new well field protection areas shall be controlled by the owner of the community water system, either by conservation easement or in fee simple ownership. In addition, no transportation of such regulated materials shall be allowed in the well field protection area, except local traffic serving facilities within the well field protection area.

Policy I.7.2

The County shall prohibit the location of any structure, other than permitted docks, piers, or walkways within a wetland.

Policy I.7.3

The County shall protect high groundwater aquifer recharge areas by preventing drainage wells and sinkholes to be used for stormwater disposal; requiring well construction, modification and closure to be regulated by the Water Management District and Florida Department of Health (in particular, abandoned wells shall be closed in accordance with Chapter 64E-8, Florida Administrative Code in effect upon adoption of this Comprehensive Plan); and prohibiting the discharge and requiring protection against accidental releases of hazardous or toxic materials to the soils or groundwater.

These provisions will be applied to all High Groundwater Aquifer Recharge Areas as identified within the High Groundwater Aquifer

Recharge Map contained within Appendix A of this Comprehensive Plan.

Policy I.7.4 The County shall, through stormwater management and land use design provisions, minimize the direct surface run-off into freshwater springs.

Policy I.7.5 The County's high groundwater aquifer recharge areas are shown on the High Groundwater Aquifer Recharge Map contained within Appendix A of this Comprehensive Plan, which is based upon the maps prepared by the Water Management District identifying high groundwater aquifer recharge areas.

OBJECTIVE I.8 The County shall continue to use a process for coordination with agencies responsible for the implementation of any regional resource planning and management plan prepared pursuant to Chapter 380, Florida Statutes.

Policy I.8.1 The County shall require that all proposed development which is subject to the provisions of any regional resource planning and management plan be consistent with such plan and that the proposed development be reviewed for such consistency during the development review process.

OBJECTIVE I.9 The County shall request assistance from the Water Management District with the review of subdivision plat construction plans, of all proposed subdivision plats and site and development plans within the drainage basin of any designated priority water body to provide the Water Management District an opportunity to review such subdivision plats and site and development plans to determine if the development is not inconsistent with any approved management plans within that basin.

Policy. I.9.1 The County shall require the developer to submit development plans for all proposed subdivision plats and site and development plans within the drainage basin of any designated priority water body to the Water Management District for review and comment as to the consistency of the proposed development with any approved management plan within such basin prior to development review by the County.

OBJECTIVE I.10 The County shall maintain regulations, which regulate the location of development consistent with United States Department of the Interior, Geodetic Survey topographic information and soil conditions as identified within the United States Department of Agriculture Natural Resources Conservation Service, Soil Section, Soil Survey for the County.

Policy I.10.1 The County shall restrict development within unsuitable areas due to flooding, improper drainage, steep slopes, rock formations and adverse earth formations.

OBJECTIVE I.11 The County shall require that proposed development be approved only where the public facilities meet or exceed the adopted level of service standard.

Policy I.11.1 The County—shall maintain procedures for the review of proposed development to determine its impact on level of service standards for public facilities so that such public facilities will meet the County's level of service standards and are available concurrent with the impacts of development.

OBJECTIVE I.12 The County shall maintain Planned Residential Development Regulations.
The purpose of the Planned Residential Development Regulations is to permit Planned Residential Developments within both the designated urban development areas and rural areas of the County which are intended to: (1) Encourage the development of land as planned residential developments; (2) Encourage flexible and creative concepts of site planning; (3) Preserve the natural amenities of the land by encouraging scenic and function open areas; (4) Accomplish a more desirable environment than would be possible through the strict application of the minimum requirements of zoning and subdivision requirements; (5) Provide for an efficient use of land resulting in smaller networks of utilities and streets and thereby lowering development and housing costs; and (6) Provide a stable environmental character compatible with surrounding areas.

Policy I.12.1 The County's land development regulations shall contain specific and detailed provisions to manage future growth and development to implement the Comprehensive Plan which shall contain minimum provisions, as follows:

1. Regulate the subdivision of land;
2. Regulate the use of land and water consistent with this plan element and ensure the compatibility of adjacent land uses and provide for open space;
3. Protect environmentally sensitive lands identified within the Conservation Element;

4. Regulate areas subject to seasonal and periodic flooding and provide for drainage and stormwater management;
5. Protect potable water wellfields and aquifer recharge areas;
6. Regulate signage;
7. Ensure safe and convenient onsite traffic flow and vehicle parking needs; and
8. Provide that development orders and permits shall not be issued which result in a reduction of the level of service standards adopted in this Comprehensive Plan.

OBJECTIVE I.13 The County shall continue to enforce the airport land use restrictions as provided in the airport land use policy of this plan element.

Policy I.13.1 Airport land use restrictions shall be provided notwithstanding any other provisions of this Comprehensive Plan, so that no use may be made of land or water adjacent to any airport which will interfere with the operation of an airborne aircraft. The following special requirements shall apply to each permitted use.

1. All lights or illumination used in conjunction with street, parking, signs, or use of land and structures shall be arranged and operated in such a manner that it is not misleading or dangerous to aircraft operating from the airport or in vicinity thereof;
2. No operations from any land use type shall produce smoke, glare, or other visual hazards within 3 statute miles of any usable runway of the airport;
3. No operations from any land use type shall produce electronic interference with navigation signals or radio communication between the airport and aircraft;
4. Use of land for residential uses, schools, hospitals, storage of explosive material, assemblage of large groups of people, or any other use that could produce a major catastrophe as a result of and aircraft crash shall be prohibited within 5,000 feet of the approach or departure end of a runway; and
5. No structure exceeding 150 feet in height above the established airport elevation shall be permitted within 5,000 feet of the approach or departure end of a runway.

OBJECTIVE I.14 Upon adoption of this Objective, the County shall approve

telecommunication towers by special permit. Telecommunication towers will be considered for special permit review in all land use categories, except in areas designated on the Future Land Use Map as Agriculture-4, Agriculture-5, Silviculture/Agriculture, Commercial, or Industrial.

Policy I.14.1

In all areas which allow telecommunications towers, such towers are permitted principal uses and shall not be subject to review of the Planning and Zoning Board and the Board of County Commissioners, as long as the tower is not located within one-half (1/2) mile from a recorded or unrecorded approved subdivision, public school, or private school and such tower meets all other requirements of the Comprehensive Plan and Land Development Regulations.

Policy I.14.2

The following standards shall apply to all new or expanded telecommunications towers, except telecommunications towers used for governmental purposes and located on property, rights-of-way, or easements owned by any governmental entity. Regardless of the land use category in which telecommunications tower or antenna is located, the tower or antenna shall meet the following standards:

- (a) Camouflaged towers shall be permitted within 1 times the height of the tower from recorded or unrecorded approved subdivisions;
- (b) towers that are not lit shall be at least 5 times the height of the tower or 450 feet, whichever is greater, from recorded or unrecorded approved subdivisions;
- (c) towers that are lit at night with red lights shall be at least 7 times the height of the tower from recorded or unrecorded approved subdivisions;
- (d) towers that are lit at night with white lights shall be at least 20 times the height of the tower from recorded or unrecorded approved subdivisions;
- (e) every reasonable effort shall be made to locate telecommunications towers in an Agriculture-4, Agriculture-5, Silviculture/Agriculture, Commercial, or Industrial land use categories; and
- (f) telecommunications towers shall be prohibited within a recorded or unrecorded approved subdivision.

Objective I.15

Within areas designated as rural or agricultural on the Future Land Use Map, the County shall provide for Rural Florida Destination Village developments ("RFDs") as approved by a plan amendment to this comprehensive plan. RFDs are intended to provide Gilchrist County with resort-based economic development opportunities on rural and agricultural lands by attracting visitors to enjoy a "real Florida" experience based on rural landscapes, active agriculture, and the surrounding North Florida region's unique natural environment of forests,

springs, rivers and tidelands A Gilchrist County RFD shall be a second home and visitor destination community designed to provide visitors and part time residents with a Florida rural village experience characterized by the following:

1. The form of the community shall be based on traditional Florida settlements, with a clustered energy-efficient land use pattern of village retail, office, residential and civic uses such as churches, community centers and pavilions organized around a main public square, with additional public squares as organizing elements for the design of neighborhoods within the community. An RFD must contain a mix of housing types, from small to large floor plans and from low to high density, consistent with historic village and small town development patterns in Florida.

2. At least 50% of the residences in an RFD must be within 1300 feet of the main public square.

3. At least 70% of the land in the RFD shall be dedicated through community association documents to open areas, made up of:

(a) Civic uses,

(b) Recreation uses,

(c) Open space uses, or

(d) Other public uses with no vertical structures.

At least half of the area designated as recreation and open space lands must be one or a combination of grass, native trees and shrubs, agriculture or silviculture.

4. RFDs shall be located based on transportation node –advantaged settlement sites, such as sites where roads intersect, where roads or train tracks cross rivers, and airports. The transportation node must be within 1,300 feet of the RFD main public plaza;

5. There must be a centrally managed pool of rental housing, which may consist of one or a combination of lodging types, including inns, lodges, hotel, bed & breakfast, apartment, townhouse, and detached residence.

6. To prevent conflict with adjacent land uses, the RFD shall be surrounded on all sides by a dedicated vegetated buffer not less than 150 feet wide.

7. All occupied buildings shall be connected to a central water supply and wastewater system. Wastewater shall be treated to an advanced level of nutrient removal meeting the highest state standards for springhead protection and 100% of the wastewater shall be used onsite for irrigation.

Policy I.15.1 An RFD must be approved by amendment to this Comprehensive Plan. Approval requires both a Future Land Use Map amendment and a Comprehensive Plan text amendment for a specific RFD development. RFD Comprehensive Plan amendments for specific RFD developments must include a concept plan and text with sufficient detail to demonstrate that the proposed RFD conforms with all of the characteristics of RFDs described in Objective I.15 and with Policy I.15.2. In order to gain experience with the impacts of this new economic development activity on Gilchrist County capital facilities, the County shall approve no more than five RFDs before the completion of the EAR report scheduled for 2016.

Policy I.15.2 In addition to the characteristics specified in Objective I.15, an RFD shall comply with the following development standards:

1. Minimum Parcel Size. In order to have a sufficient parcel size to provide the mix of residential types, neighborhood commercial, civic, recreational amenities and open space requirements for an RFD while providing the external buffering required to be compatible with surrounding rural and agricultural uses, the minimum parcel size for an RFD shall be 320 acres.
2. Densities/Intensities. Any combination of residential density and housing types is permitted as long as the overall gross density does not exceed one dwelling unit per gross acre. Commercial uses in an RFD shall have a gross floor area no greater than 100,000 square feet and no less than 20,000 square feet. Lodges, inns, hotels, bed and breakfast and similar lodging uses shall have a gross floor area no greater than 100,000 square feet and no less than 10,000 square feet. Civic uses, including community centers, churches, fire stations, theaters, pavilions, and similar public meeting and gathering places, shall not be limited.
3. External Compatibility. All land uses proposed within a RFD shall be compatible with existing and planned uses of properties surrounding the RFD; that is, internal uses shall be able to coexist in relative proximity to existing or planned surrounding uses in a stable fashion over time such that neither internal nor surrounding uses are unduly negatively impacted, directly or indirectly by such uses.
4. Open areas. At least 70% of the area within an RFD shall be three or more of the following uses: (1)civic, (2)recreation, (3) open space (including agriculture), or (4)other public uses with no vertical structures. These areas shall be dedicated in perpetuity to an incorporated entity with the explicit legal capacity to lien property for non-payment of assessments and fees, such as a homeowner association or community development district (CDD). Civic uses include community centers, churches, fire stations, theaters, pavilions, and similar public meeting and gathering places. Recreation areas include, but are not limited to external and internal buffer areas, conservation areas, native habitats, active and passive parks, stormwater management areas, golf courses, tennis courts, swimming pools, equestrian centers and trails, hiking/running trails, firearms shooting ranges, field archery, boating facilities, and other commonly owned recreation facilities open to the sky, with vertical structures appurtenant to the recreation use such as barns, pavilions, equipment storage, and recreation facility management offices. Open space areas include agriculture and undeveloped lands suitable for passive recreation or conservation uses.
5. External Transportation Access. An RFD shall provide direct access to a major street (arterial or collector). Secondary access may be provided via local roadways.

6. Internal Transportation Access. Every dwelling unit or other permitted use shall have access to a public street either directly or by way of a private road. All transportation systems shall be designed and constructed per Gilchrist County standards. Permitted uses are not required to front on a dedicated public road. Private roads shall be constructed according to County specifications as found in Article 10, Subdivision Regulations. If the RFD contains private roads, such private roads shall be dedicated to and maintained by CDD homeowners association or similar group. An internal system of access encouraging non-vehicular transportation access shall be provided so that residents are not reliant on vehicles for internal access within the RFD. Non-vehicular transportation access may be any combination of bike lanes, sidewalks, pedestrian trail system, or the like.

7. Conservation and Environmentally Sensitive Areas. RFDs may include within their boundaries areas designated on the Comprehensive Plan as Conservation or Environmentally Sensitive, but no buildings or other development beyond facilities to manage recreation and open space use of the area, such as visitor control and information offices and recreation access rentals (canoes, bicycles, etc.) shall be permitted.

8. Buffering. The developed area within the RFD shall provide a buffer to minimize the negative impacts of the uses within the developed area and uses within the undeveloped area upon each other, such that, the long-term continuance of uses in either area is not threatened by such impact. A 75-foot vegetated buffer shall be maintained along all rivers, streams, and creeks, and a 50-foot vegetated buffer shall be maintained along all the shores of all lakes, ponds and wetlands. The RFD shall maintain a minimum 150-foot wide vegetated buffer, which may include recreation, agriculture or open space areas, along boundaries with external roads and adjacent properties.

9. Landscaping. Development components shall be sited to minimize impacts on existing vegetation, significant tree stands and other natural habitats. The use of native and/or naturalized vegetation is encouraged and the implementation of xeriscape principles is required for all proposed/required plantings.

10. Wastewater. A central wastewater treatment system shall be required and all inhabited structures must connect to the central system. Wastewater shall be treated to an advanced level of nutrient removal meeting the highest state standards for springshed protection. .

11. Water Source and Conservation. Potable water shall be provided by a central system. Water saving devices such as low flow and low volume fixtures shall be required. Landscape shall be irrigated with reclaimed wastewater. During the initial phase of the project, during periods of establishing new landscape materials, and during drought conditions, potable water and stormwater may be used to supplement reclaimed water to irrigate golf courses and common area open spaces consistent with County and Suwannee River Water Management District regulations..

12. Stormwater. The development shall not adversely impact the quality, quantity, or rate of pre-development discharge of stormwater. Stormwater recharged onsite shall not adversely

impact the quality of the groundwater.

Policy I.15.3 An application to amend this Comprehensive Plan to approve an RFD shall include the following information:

1. Existing Conditions

- (a) The location of existing property or right-of-way lines both for private and public property, streets, railroads, utilities, buildings, transmission lines, sewers, bridges, culverts, drain pipes, water mains, fire hydrants, and any public or private easements.
- (b) Any land encumbered by deed restrictions or other legally enforceable limitations affecting the use of the property.
- (c) Topography of the site, with contour lines at two-foot intervals and showing all water courses, water bodies, floodplains, wetlands, important natural features and wildlife areas, soil types, vegetative cover and any known historic or archaeological resources.
- (d) The parcel's existing land use and zoning designations.
- (e) A depiction of the abutting property within 400 feet of the proposal, not including public right of way in the measurement, showing land uses, locations of principal structures and major landscape features, densities of residential use, and traffic circulation systems.

2. A description of the proposed development activities and a conceptual plan, showing, as appropriate:

- (a) The approximate location and intensity or density of the proposed development, including types of uses, total commercial and lodging building floor area, number of residential units and the approximate acreage for each use.
- (b) A general circulation plan, showing points of ingress to and egress from the site, pedestrian ways, and bicycle paths.
- (c) General description of proposed drainage systems.
- (d) General description of proposed potable water and wastewater facilities to serve the proposed development, including required improvements or extensions of existing off-site facilities.
- (e) The approximate location of proposed civic, recreation, open space, and other public use areas, with approximate size, percentage of total area and types of activities proposed to be permitted on them.

- (f) A description of lands to be dedicated or transferred to a public or private entity and the purposes for which the lands will be held and used.
- (g) A description of how the plan mitigates or avoids potential conflicts between land uses.
- (h) Conceptual plan illustrating internal and perimeter buffers, and any vegetation enhancement areas.
- (i) Phasing Plan (if applicable).

Policy I.15.4 The description required by Policy I.15.3 (2) above in an application to amend this Comprehensive Plan is not intended to provide a level of detail appropriate for issuing site plan approval. The required information is intended to confirm that the proposed RFD conforms to Policies I.15.1 and .2. Procedures shall be included in the Land Development Code for issuing final development orders that authorize development within a RFD to proceed. These procedures may include the use of master plan approval, plat approval, site plan approval and construction plan approval.

Policy I.15.5 The Oak Tree Landing RFD

1. The Oak Tree Landing RFD shall encompass an area bounded on the north by County Road 232 and on the east by the Gilchrist County line, as shown on the accompanying amendment to the Future Land Use Map and the attached concept plan.
2. Consistent with Objective I.15 and Policies I.15.1-4, Oak Tree Landing has the following characteristics:
 - (a) Oak Tree Landing contains 654± acres in Gilchrist County. (An additional 161 ± acres of the project is located across the county line in Alachua County.)
 - (b) Oak Tree Landing includes an existing public airport, a transportation node advantaged feature per Objective I.15.4
 - (c) Oak Tree Landing will contain the following mix of uses:
 - (1) Detached single family residential, from bungalows to manor homes.
 - (2) Attached residential uses of various types and densities.
 - (3) Paved runway and airport facilities, including hangars, tie-down areas, operations office, and fuel facility, but no maintenance facility.

- (4) Residences with attached and detached private airplane hangers.
- (5) One or more types of lodging in the form of hotels, lodges, inns, or bed & breakfasts.
- (6) A main public square within 1300 feet of the public airport.
- (7) Public squares and civic building sites, including a fire station and sites for buildings such as a theater, amphitheater, church and pavilion.
- (8) Fine arts school for post-secondary and community programs in the arts.
- (9) Golf course, driving range and putting area.
- (10) Clubhouses for golf and tennis with integrated conference center.
- (11) Tennis courts, swimming pools and spa.
- (12) Sporting clay courses or similar recreational amenities.
- (13) Agricultural fields.
- (14) Winery and/or other agricultural processing facilities.
- (15) Passive natural recreational areas.
- (16) Recreational trails for walking, running and bicycling.
- (17) Equestrian center and trail system.
- (18) Neighborhood commercial uses.
- (19) Neighborhood office uses.
- (20) Golf course accessory uses, i.e. food service, pro shop.
- (21) Maintenance facilities, offices and equipment storage for maintenance and operation of Oak Tree Landing.
- (d) Oak Tree Landing will contain a centrally managed pool of rental housing , including one or more types of lodging, such as hotel, inn, lodge, and bed and breakfasts, and apartments, townhouses, and detached residences.

(e) At least 60% of the residences in Oak Tree Landing will be within 1300 feet of the main town square.

(f) Oak Tree Landing residential lots and multifamily areas will have common amenities, central water and sewer utilities systems with reuse irrigation water serving all residences, and interconnecting streets and pathways in order to provide for a high quality village community that enhances opportunities for protecting the natural environment, promoting a healthy, active lifestyle and minimizing the need for vehicular traffic.

(g) The Oak Tree Landing golf course will be designed to minimize ground disturbance and to protect the aquifer recharge area by:

(1) Reuse irrigation water, reducing demand for groundwater use.

(2) Use of drought-tolerant vegetation and native species for landscaping purposes and implementation of xeriscape principles.

(3) Using environmentally sensitive fertilizing and pest control methods.

(4) Designing fairway areas among natural areas and preserving and planting the maximum number of trees possible.

(h) The Oak Tree Landing airstrip and airport facilities will be designed to FAA, FDOT and Gilchrist LDC standards.

(i) The homes and buildings within the Oak Tree Landing RFD will be designed in the Florida vernacular architectural style within a natural setting. The proposed architecture, especially that within the Village Center shall include design elements such as houses with prominent front porches, wide roof overhangs, small front yards, rear alley-ways, metal roofs and other traditional neighborhood features emphasizing a rural ambiance, compatibility of components within distinctive neighborhoods, characteristically designed streets and public spaces, designed and coordinated entrance gateways and emphasized natural features.

(j) Pedestrian linkages shall be provided between residential neighborhood and commercial components via a network of pathways and sidewalks.

(k) Oak Tree Landing shall contain an overall gross density of no greater than 1.0 dwelling units per acre.

(l) The maximum commercial gross floor area shall be no greater than 100,000 square feet and no less than 20,000 square feet, Lodge, inn, bed and breakfast and hotel uses shall be no greater than 100,000 square feet and no less than 10,000 square feet.

- (m) Perimeter buffers surrounding the Oak Tree Landing RFD shall be no less than 150 feet.
- (n) Internal buffers and landscaping shall be provided to function as buffering between intensity and diversity of uses, as streetscape enhancement, for vehicular use screening and other functional use screening and for enhancement of built and open/common space areas.
- (o) Maximum building height, excluding unoccupied architectural features such as steeples and bell or clock towers shall be 45 feet.
- (p) At least 70% of the area within Oak Tree Landing shall be open areas consisting of:
 - (1) Civic uses,
 - (2) Recreation uses,
 - (3) open space uses, including agriculture or
 - (4) other public uses with no vertical structures, including a runway and taxiways.

The land areas designated for these uses shall be dedicated in perpetuity to an incorporated entity with the explicit legal capacity to lien property for non-payment of assessments and fees, such as a homeowner association or community development district (CDD). Civic uses will include a church, fire station, theater, amphitheater and pavilion.

- (q) Parking and lighting requirements shall be per Gilchrist County requirements.
- (r) All stormwater will be treated to predevelopment water quality standards and recharged on site.
- (s) All water and sewer for occupied non-residential uses shall be connected to the central water and wastewater systems.

SUWANNEE RIVER SYSTEM

100-YEAR FLOODPLAIN SPECIAL PLANNING AREA

- OVERALL GOAL** TO PROTECT AND MAINTAIN THE NATURAL FUNCTIONS OF THE SUWANNEE RIVER SYSTEM (DEFINED AS THE 100-YEAR FLOODPLAIN OF THE SUWANNEE RIVER IN THE COUNTY INCLUDING FLOODWATER STORAGE AND CONVEYANCE, WATER QUALITY ASSURANCE, AND FISH AND WILDLIFE HABITAT, WHILE ALLOWING FOR THE APPROPRIATE USE AND DEVELOPMENT OF THE LAND.
- OBJECTIVE S.1** To help ensure that development proposals and activities wholly or partially within the 100-year floodplain of the Suwannee River system are conducted in accordance with the physical limitations of this environmentally sensitive area, the County shall continue to coordinate provisions between the County and all agencies with jurisdiction within the 100-year floodplain of the Suwannee River system. Such coordination provisions shall provide a mechanism for all such agencies to review and make comment on such proposals or activities.
- Policy S.1.1** The County shall request the Suwannee River Management District to provide a complete set of topographic maps delineating the 100-year and 10-year flood elevations within the County's jurisdiction along the Suwannee River system.
- Policy S.1.2** The County shall notify the Suwannee River Water Management District of preliminary subdivision plats, site and development plans, rezoning or reclassification of lands, and special exception hearings within the 100-year floodplain of the Suwannee River System. The purpose of such notification is to provide opportunity for the District to coordinate, among appropriate agencies, the review and comments on the potential impact of such plans or proposals on the natural resources of the Suwannee River System.
- Policy S.1.3** The review of preliminary subdivision plats and site and development plans within the 100-year floodplain of the Suwannee River system shall be based on the best available information regarding the physical characteristics of the site, including floodplain and wetlands delineation, soil conditions, vegetative cover and critical wildlife habitat areas.
- OBJECTIVE S.2** The County shall continue to take the actions identified within the following policies to protect unique natural areas within the Suwannee River system, including but not limited to springs and spring runs, critical habitat areas for fish and wildlife, unique vegetative communities, and public recreation areas.

- Policy S.2.1 The County shall provide for the evaluation of unique natural areas within the 100-year floodplain of the Suwannee River system during the development review process, meaning the platting of subdivisions, Planned Residential Developments, and resource based activities (and incidental commercial uses located with such activities). The identification of such areas shall be based on the best available information provided by the Suwannee River Water Management District or other appropriate sources, including but not limited to land cover and vegetative mapping, resource investigations, and special site investigations. Strategies for protecting unique natural areas shall be coordinated with state and regional resource management agencies.
- Policy S.2.2 The County shall require a 10 foot undisturbed regulated buffer on public lands along the property lines of public lands within the 100-year floodplain of the Suwannee River system for the purposes of visual screening, stormwater runoff and erosion control, public safety, and buffering potentially incompatible land uses. Variations in the width of this buffer shall be made only for cases of undue hardship and on a site specific review.
- Policy S.2.3 The County shall participate in the acquisition planning process (prior to actual purchase) of state and regional agencies for lands and unique natural areas located within the 100-year floodplain of the Suwannee River system.
- Policy S.2.4 The County shall monitor the use of County-owned facilities on or within the 100-year floodplain of the Suwannee River system to ensure that the public use of these facilities does not threaten the facility or adjacent natural resources. Such facilities shall be maintained so as to prevent potential adverse impacts to the Suwannee River system such as erosion, release of inadequately treated stormwater or wastewater, or the accumulation of trash and debris.
- Policy S.2.5 The County shall designate publicly owned springs, spring runs, unique vegetative communities and critical habitats within the Suwannee River system as conservation on the Future Land Use Plan Map.
- OBJECTIVE S.3 The County shall continue to regulate land use types, densities, and intensities for all lands within the 10-year, 25-year, 50-year and 100-year floodplain of the Suwannee River system as such delineations of the respective floodplain boundaries are made available by the Water Management District.
- Policy S.3.1 The County hereby designates those lands within the County's jurisdiction lying within the 100-year floodplain of the Suwannee River system as an environmentally sensitive area.
- Policy S.3.2 The areas within the 100-year floodplain, as designated by the Federal Emergency Management Agency, Flood Insurance Rate Map, dated August

16, 1988, of the Suwannee River system, which are located outside the designated urban development areas shall conform with the densities specified within the Environmentally Sensitive Areas - 1 and Environmentally Sensitive Areas-2 categories, provided that within the Environmentally Sensitive Areas-1 category, dwelling units may be clustered on smaller lots with no lot being less than 5 acres, if the site is developed as a Planned Residential Development and a density of 1 dwelling unit per 10 acres be maintained on site in accordance with the criteria listed in the land use classification policies of this plan element . All lots within Environmentally Sensitive Areas shall have a length to width ratio no greater than 3 to 1. In addition, the County shall prohibit, within the 100-year floodplain of the Suwannee River System, intensive agriculture, non residential uses such as industrial activities and non water dependent commercial uses within these areas (Resource-based activities, such as spring water bottling plants consistent with Chapter 373, Part II, Florida Statutes and Chapter 40B-2, Rules of the Suwannee River Water Management District, water dependent commercial uses (such as marinas) and campgrounds (including sites for travel trailers) of less than or equal to 100 campsites subject to maintaining a minimum distance from another campground within the 100-year floodplain of the Suwannee River System of ½ mile may be allowed as special exceptions and be subject to an intensity of less than or equal to .25 floor area ratio. However, the existing campgrounds located at Blue Springs, Ginnie Springs, Hart Springs and Otter Springs, as of the date of adoption of this policy, may be expanded provided that the expansion is approved as a special exception. In addition, such expansion shall be subject to an intensity of less than or equal to .25 floor area ratio and the combined number of existing campsites and additional campsites shall be less than or equal to 400 campsites.

Policy S.3.3

The County shall, inside designated urban development areas within the 100-year floodplain of the Suwannee River System, limit dwelling unit density of residential uses to no greater than 1 dwelling units per 10 acres in areas not served by centralized potable water systems and sanitary sewer systems and 4.0 dwelling units per acre, provided a centralized potable water system and sanitary sewer system exists and each individual parcel conforms to all applicable state and County regulations. This higher density shall require approval of an amendment to the Future Land Use Plan Map to establish a district which allows 4.0 dwelling units per acre.

Policy S.3.4

Those lands within the 100-year floodplain as designated by the Suwannee River Water Management district along the Santa Fe and Suwannee River, for which a registered surveyor's benchmark shows is entirely above the 100-year floodplain, shall be permitted to be developed at a dwelling unit density as high as 1 dwelling unit per acre.

Policy S.3.5

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 the Santa Fe and Suwannee Rivers be maintained for all single-family residential and agricultural uses and silviculture activities. All other permitted land uses shall conform with 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 policy. Exception shall be made for the provision of reasonable access to the river; and resource-based recreational activities within buffer areas.

OBJECTIVE S.4 The County shall continue to ensure that all development and redevelopment occurring in the 100-year floodplain of the Suwannee River system meet the building and design standards of the National Flood Insurance Program, the County, and the Suwannee River Water Management District.

Policy S.4.1 The County shall conform to the National Flood Insurance Program requirements for construction activities undertaken in the 100-year floodplain of the Suwannee River system.

Policy S.4.2 The County shall require all habitable structures be elevated no less than 1 foot above the 100-year flood elevation, without the use of fill materials within the regulatory floodway of the Suwannee River system.

Policy S.4.3 The County shall require all road construction and improvement projects within the 100-year floodplain of the Suwannee River System be designed in such a manner as to avoid any increase in floodway obstruction, any increase in the peak rate or volume of storm water runoff and any increase in pollutant loading to the receiving waters.

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

Regional Planning Council: North Central FL
Review Date: 6/23/16
Amendment Type: Draft Amendment

Regional Planning Council Item No.: 106
Local Government: Town of Lee
Local Government Item No.: CPA 16-01
State Land Planning Agency Item No.: 16-1ER

Date Mailed to Local Government and State Land Planning Agency: 6/24/16 (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 the text of the Future Land Use Element; Traffic Circulation Element; Housing Element; Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element; Conservation Element; Recreation and Open Space; Intergovernmental Coordination, Element; and Capital Improvements Element of the Town Comprehensive Plan. Additionally, the Town is adding a School Facilities Element as well as an Economic Development Element to the Town Comprehensive Plan. The amendment is based on an evaluation completed by the Town to reflect changes in state requirements pursuant to Section 163.3191, Florida Statutes (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 90 and State Road 255, both of which are identified in the North Central Florida Strategic Regional Policy Plan as Regional Transportation Facilities. Additionally, the Town is located within an Area of High Recharge Potential to the Floridan Aquifer as well as the Norton Creek Stream-to-Sink Watershed, which are identified and mapped as Natural Resources of Regional Significance in the regional plan.

The text amendment increases the maximum allowable density for lands classified as Residential on the Town Future Land Use Map to 20 units per acre. The current Comprehensive Plan stipulates a maximum density of 2 units per acre for Residential Low Density, 4 dwelling units per acre for lands classified as Residential Moderate Density, 8 units per acre for lands classified as Residential Medium Density and 20 units per acre for lands classified as Residential High Density. The amendment also creates a Mixed Use land use classification. The Traffic Circulation Element retains Minimum Level of Service Standards for segments of the Regional Road Network located within the Town.

No data and analysis was provided regarding the impact of the increase in density on the Regional Road Network. Therefore, impacts to Regional Facilities and Natural Resources of Regional Significance as a result of the amendment cannot be determined. It is recommended that the Town provide the Council an impact assessment to the Regional Road Network of the increased residential density as well as any lands reclassified to Residential and Mixed Use.

The Town Comprehensive Plan does not include goals and policies implementing Transportation Planning Best Practices contained in the North Central Florida Strategic Regional Policy Plan (see attached). Regional Plan Policy 5.1.1 states that impacts to the Regional Road Network as a result of additional development are considered to be adequately mitigated in municipalities which implement Transportation Planning Best Practices. Therefore, as an alternative to providing an impact analysis to impacts of the amendment on the Regional Road Network, the Town may include Transportation Planning Best Practices contained in the regional plan as goals and policies in the Town Comprehensive Plan.

Significant adverse impacts may occur to Natural Resources of Regional Significance as the Town Comprehensive Plan amendment deletes policy language in Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element Goal IV.5 and its associated policies as well as Conservation Element Policy V.2.1 which previously provided policy guidance which mitigated impacts to the Area of High Recharge Potential to the Floridan Aquifer and to the Norton Creek Stream-to-Sink Watershed. It is recommended that the protective policy language currently contained in this Goal and its associated policies as well as the protective policy language contained in Conservation Element Policy V.2.1 be retained.

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

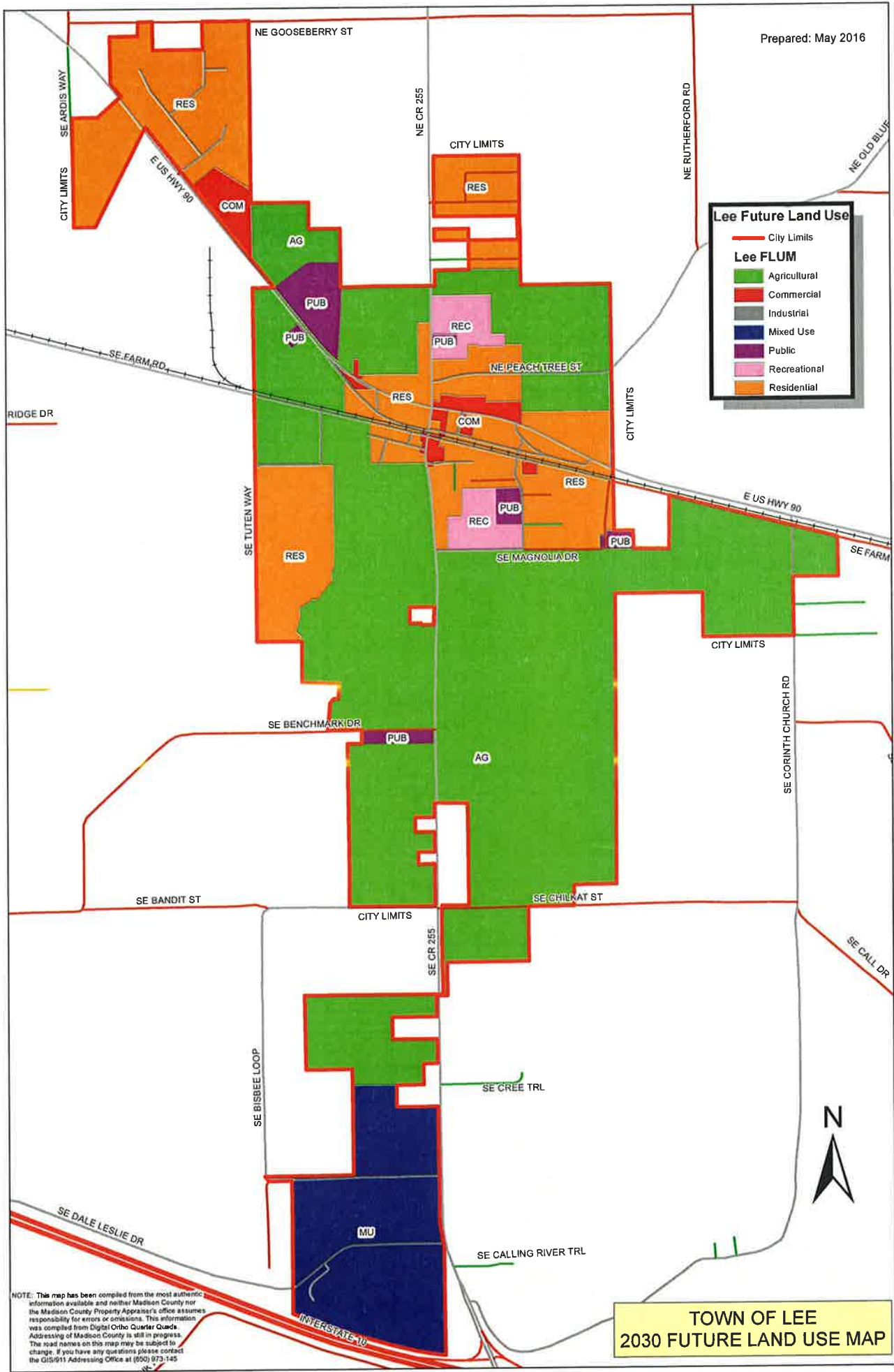
Adverse extrajurisdictional impacts cannot be determined as a result of the amendment (see 1, above).

Request a copy of the adopted version of the amendment?

Yes ☒ No ☐
Not Applicable ☐

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

**EXCERPTS FROM THE
TOWN COMPREHENSIVE PLAN AMENDMENT**



Words Underlined have been added.
Words ~~struckthrough~~ have been deleted.

I

FUTURE LAND USE ELEMENT

INTRODUCTION

~~This Future Land Use Element and Future Land Use Plan map and map series, designates the future general distribution location and extent of the uses of the within the incorporated area of the Town. The purpose of this Future Land Use Element is to provided for the appropriate distribution of population densities and building and structural densities and intensities. The purpose of the Future Land Use Element is to guide the future development of the Town of Lee. It designates the distribution, general location, and building intensities of land uses shown on the Town of Lee Future Land Use Map. Most importantly, the Future Land Use Element translates the Town's vision into a land use plan and policy document that organizes the physical environment in a logical, functional and aesthetic pattern. The data collected for this plan element and it's analysis, contained in the Town's Data and Analysis document, are not part of this plan element, but serve to provide a foundation and basis for it's the formation.~~

The following goal objectives and policies in conjunction with the Future Land Use Map and accompanying density and intensity standards, guide future land development and land use decisions in the Town of Lee, for distribution of future land use, as well as, guidance for such future land use. The focal point around which this Future Land Use Element is centered is the Town as a designated urban development area and the uses and density of such uses within this designated area.

FUTURE LAND USE GOAL, OBJECTIVES AND POLICIES

GOAL I – IN RECOGNITION OF THE IMPORTANCE OF ENHANCING THE QUALITY OF LIFE IN THE TOWN, DIRECT DEVELOPMENT TO THOSE AREAS WHICH HAVE IN PLACE, AN ENVIRONMENTALLY ACCEPTABLE MANNER.

OBJECTIVE I.1 The Town shall ~~adopt~~ maintain a Future Land Use Map and corresponding land development regulations by April 1, 1992 which shall make coordinate the availableavailability or schedule for availability of the public facilities for future growth and urban development as development occurs in order to provide for urban densities and intensities within the Town through the 2030 planning horizon.

Policy I.1.1 The Town's land development regulations shall limit the location of higher density residential, high intensity commercial and heavy industrial uses to areas

4. Recreation - Lands classified as recreation use consist of areas used for user based and resource based recreation uses.

Intensity: .25 Floor Area Ratio

Density: N/A~~Recreation uses shall be limited to an intensity of less than or equal to 0.25 floor area ratio.~~

5. Residential - ~~Residential use classifications provides~~ locations for dwelling units at low, moderate, medium and high density, ~~within the Town areas as defined within this Comprehensive Plan.~~ In addition, churches and other houses of worship, golf courses, country clubs, racket and tennis clubs, cemeteries and mausoleums, private clubs and lodges, home occupations, child care centers, group homes, agriculture uses, commercial greenhouses and plant nurseries and other similar uses compatible with residential uses may be approved as special exceptions, ~~and be subject to an intensity of less than or equal to 1.0 floor area ratio;~~

Intensity: 1.0 Floor Area Ratio

Density: Twenty (20) dwelling units per acre

~~Where a lot, parcel or development is located within more than one residential density category the permitted density shall be calculated separately for each portion of land within the separate density categories;~~

~~Residential low density shall be limited to a density of less than or equal to 2.0 dwelling units per acre.~~

~~Residential moderate density shall be limited to a density of less than or equal to 8.0 dwelling units per acre;~~

~~Residential medium density shall be limited to a density of less than or equal to 8.0 dwelling units per acre.~~

~~Residential high density shall be limited to a density of less than or equal to 20.0 dwelling per acre.~~

6. Commercial - ~~Lands classified as commercial use of areas used are intended for the sale, rental and distribution of products, or performance of services. In addition, of the site,~~ churches and other houses of worship, private clubs and lodges, residential dwelling units, which existed within this category on the date of adoption of this Comprehensive Plan, and other similar uses compatible with commercial uses may be approved as special exceptions, ~~and be subject to an intensity of less than or equal to 1.0 floor area ratio.~~

Intensity: 1.0 Floor Area Ratio

Density: N/A

~~Commercial uses shall be limited to an intensity of less than or equal to 1.0 floor area ratio.~~

7. Industrial - Lands classified as industrial consist of areas used for the manufacturing, assembly, processing or storage of products. In addition, off site signs, truck stops and automobile service stations, and other similar uses compatible with industrial uses may be approved as special exceptions, ~~and be subject to an intensity of less than or equal to 1.0 floor area ratio.~~

Intensity: 1.0 Floor Area Ratio

Density: N/A

~~Industrial uses shall be limited to an intensity of less than or equal to 1.0 floor area ratio.~~

~~All structures within the above stated use categories will be further restricted to a height limitation of 35 feet.~~

8. Mixed Use

- a. Intent. This district is intended for areas which include residential uses, commercial uses, manufacturing, warehousing, distribution and light industrial (Commerce Park), and public/institutional uses. Agricultural and silvicultural activities are permitted provided that such activities do not adversely impact any adjacent commercial activity.
- b. Density. Twenty (20) dwelling unit per acre.
Intensity. 1.0 Floor Area Ratio
- d. Development Mix. Up to 25% of the gross acreage within the category may be designated for each of the following types of development. All of the land uses do not have to be developed at the same time, nor is one land use a prerequisite to another land use.
 - i. Residential
 - ii. Commercial
 - iii. Public/Institutional
 - iv. Commerce Park
- e. Additional requirements.
 - i. All subdivisions shall have direct access to a publicly maintained road.
 - ii. Non-residential uses shall have direct access to a principal arterial, minor arterial, or major collector roadway.

- iii. No future industrial use shall be allowed to adjoin an existing residential development.
- iv. Development must be located on developable upland away from environmentally sensitive land, including wetlands and 100-year floodplains.
- v. A minimum 100 foot vegetative buffer shall be provided between agriculture and nonresidential uses to protect such agricultural uses from potentially adverse impacts associated with encroachment of non-agricultural development or the creation of nuisances by agricultural operations. Buffers shall be provided by the nonresidential development.

~~Policy I.1.3 The Town's land development regulations shall allocate amounts and types of land uses for residential, commercial, industrial, public, and recreation to meet the needs of the existing and projected future populations and to locate urban land uses in a manner where public facilities may be provided to serve such urban land uses. (Urban land uses shall be herein defined as residential, commercial and industrial land use categories).~~

~~Policy I.1.4 The Town's land development regulations shall base the designation of residential, commercial and industrial lands depicted on the Future Land Use Plan map upon acreage which can be reasonably expected to develop by the year 2011.~~

Policy I.1.53 The Town's Land Development regulations shall include a neighborhood commercial district to provide small scale retail and service establishments which will serve the convenience needs of adjacent areas. Neighborhood Commercial activities are not shown on the Future Land Use Plan; rather these commercial activities should be accommodated throughout the Town as market forces determine the need according to the following criteria:

- (a) 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, and services establishments such as barber or beauty shops, shoe repair shops, and self-service laundries or dry cleaners. In addition, automotive service stations, child care centers and financial institutions and similar uses compatible with neighborhood commercial uses may be allowed as special exceptions, ~~and be subject to an intensity of less than or equal to 1.0 floor area ratio.~~
- (b) Neighborhood Commercial activities shall be located on an arterial or collector road;
- (c) Floor area for each individual outlet or establishment shall not exceed ~~57,050~~ 50,000 sq.ft.;

Words underlined have been added.

Words ~~struck through~~ have been deleted

II

TRAFFIC CIRCULATON 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 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 its formulation.

The Traffic Circulation 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 Traffic Circulation Element is coordinated and consistent with the remains plan elements as required by the Government Comprehensive Planning and Land Development Regulation Act and accompanying Chapter 9J-5, Florida Administrative Code. 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.

TRAFFIC CIRCULATION GOAL, OBJECTIVES AND POLICIES

GOAL II – PROVIDE FOR A TRAFFIC CIRCULATION SYSTEM WHICH SERVES EXSISTING AND FUTURE LAND USES.

OBJECTIVE II.1 The Town, upon adoption of this Comprehensive Plan, shall establish a safe, convenient and efficient level of service standard which shall be maintained for all roadways beginning April 2, 1992 within the incorporated limits of the Town.

Policy II.1.1

~~Establish Level of Service Standard at peak hour as defined within the Florida Department of Transportation "Florida Level of Service Standards and Guidelines Manual for Planning, 1989" for the following roadway segments within the Town:~~

- ~~1. C.R. 255 (from Town of Lee's north limits to south limits), Level of services "DC";~~
- ~~2. U.S. 90 (from Town of Lee's west limits to the Town of Lee's east limits), Level of Service "C"~~

Establish the Service Standards as noted below at peak hour for the following roadway segments within the Town as defined within the Florida Department of Transportation "Quality / Level of Service Handbook."

<u>ROADWAY SEGMENT NUMBER</u>	<u>ROADWAY SEGMENT</u>	<u>NUMBER OF LANES</u>	<u>FUNCTIONAL CLASSIFICATION</u>	<u>AREA TYPE</u>	<u>LEVEL OF SERVICE</u>
<u>1</u>	<u>U.S. 90 (S.R. 10) (from N. City Limit (School Entrance) to CR 255</u>	<u>2U</u>	<u>Arterial Community</u>	<u>Rural</u>	<u>C</u>
<u>2</u>	<u>U.S. 90 (S.R. 10) (from CR 255 to east limits of Lee)</u>	<u>2U</u>	<u>Minor Arterial</u>	<u>Rural</u>	<u>C</u>
<u>3</u>	<u>U.S. 90 (S.R. 10) (from north limits of Lee to school entrance)</u>	<u>2U</u>	<u>Minor Arterial</u>	<u>Rural</u>	<u>C</u>
<u>4</u>	<u>C.R. 255 (from Lee north limits to south limits)</u>	<u>2U</u>	<u>Major Collector</u>	<u>Rural</u>	<u>D</u>

D – Divided Roadway
U – Undivided Roadway

Policy II.1.2.

Prior to the approval of developments with direct access to the State Highway System, the Town shall coordinate with the Florida Department

of Transportation to assure that subdivision plats and site plans for multiple family and nonresidential developments conform to access management standards. Those standards shall include at the minimum, the following:

Class	Medians	Median Openings		Signal	Connection	
		Full	Directional		>45 mph	45 mph or less
2	Restrictive w/Service Roads	2,640	1,320	2,640	1,320	660
3	Restrictive	2,640	1,320	2,640	660	440
4	Non-Restrictive			2,640	660	440
5	Restrictive	2,640 (> 45 mph)	660	2,640 (> 45 mph)	440	245
		1,320 (45 mph or less)		1,320 (45 mph or less)		
6	Non-Restrictive			1,320	440	245
7	Both Median Types			1,320	125	125

Source: Florida Administrative Code Chapter 14-97, State Highway System Access Management Classification System and Standards

The Town control the number and frequency of connections and access point 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:

- (a) — permitting 1 access point for ingress and egress purposes to a single property or development;
- (b) — permitting 2 access points if the minimum distance between the two access points exceeds 20 feet;
- (c) — permitting 3 access points if the minimum distance between each access point is at least 100 feet; or
- (d) — permitting more than 3 access points where a minimum distance of 1000 feet is maintained between each access point.

Policy II.1.3 — The Town shall require the provision of safe and 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 town 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 Town 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 The Town shall require new development to pay its proportionate share of impact to the roadway system and continue to implement concurrency review and the transportation proportionate share requirements of the Town's land development regulations and Chapter 163.3180, Florida Statutes.

OBJECTIVES II.2 ~~The Town, upon adoption of this Comprehensive Plan,~~ 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, 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 and 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, upon adoption of this Comprehensive plan,~~ shall, coordinate all comprehensive planning and land development activities with the Florida Department of Transportation for consistency with the Department's 5 year Transportation Plan.

Policy II.3.1 The Town shall, review all comprehensive plan and land development activity for consistency with 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, upon adoption of this Comprehensive Plan~~ shall provide for the protection of existing and 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 Town, upon adoption of this Comprehensive Plan,~~ shall require all structures along new or realigned collector or arterial roadways to provide an additional

setback for the future need of additional right-of-way of ~~75 feet as measured~~
~~from the centerline of the right of way.~~

Words underlined have been added.

Words ~~struck through~~ have been deleted.

IV

SANITARY SEWER, SOLID WASTE, DRAINAGE, POTABLE WATER AND NATURAL GROUNDWATER AQUIFER RECHARGE ELEMENT

INTRODUCTION

The following plan element provides direction for the use, maintenance and location of general sanitary sewer, solid waste, drainage, potable water facilities and natural groundwater aquifer recharge areas in conformance with the ~~F~~Future ~~L~~Land ~~U~~Use ~~E~~Element of this Comprehensive Plan. The data collected for this plan element and its analysis, contained in the Town's Data and Analysis document, are not part of this plan element, but provide a basis for its formulation.

The future growth of the Town depends upon the safe, adequate and economical means for the provision of public facilities and services. This portion of the Comprehensive Plan provides a goal, objectives and policies which direct the implementation and use of such public facilities in a logical and economic fashion, as well, in a manner which is consistent with the State of Florida Comprehensive Plan the North Central Florida Regional Comprehensive Policy and the various elements of this Comprehensive plan.

GOAL, OBJECTIVE AND POLICIES

GOAL IV.1 ~~CAUSE-ENSURE~~ THE PROVISION OF PUBLIC FACILITIES IN A TIMLEY, ORDERLY AND EFFICIENT MANNER, WITH MINIMAL ADVERSE IMPACT ON NATURAL RESOURCES AND AT AN ACCEPTABLE LEVEL OF SERVICE FOR THE TOWN'S POPULATION.

OBJECTIVE IV.1 The Town, ~~upon adoption of this Comprehensive Plan, by 1992,~~ shall correct existing deficiencies by undertaking capital improvement projects in accordance with the schedule contained in the Capital Improvements Element of this Comprehensive Plan. ~~Further, said existing deficiencies shall be prioritized on the schedule in conformance with the criteria established in Policy VIII.1.1 of this Comprehensive Plan.~~

Policy IV.1.1 The Town shall provide that within the schedule contained in the Capital Improvements Element, that capital improvement projects for replacement or correction of existing deficiencies be given priority over providing for future facilities needs: (1) if they are imminently needed to protect the public health and safety which shall be given the highest priority; and (2) if existing facilities are not meeting maintenance or operation level of service standards adopted herein, which shall be given the second order of priority.

POLICIES FOR DRAINAGE

Policy IV.2.68

The town hereby establishes the following water quality and quality level of service standards for drainage facilities:

LEVEL OF SERVICES STANDARD

For all projects, not exempted from Chapter 40B-4 and 40B-400, Florida Administrative Code~~which fall totally within a stream, or open lake watershed,~~ stormwater management detention system must be installed such that the peak rate of post-development runoff will not exceed the peak-rate of predevelopment runoff for storm events up through and including either:

1. A design storm with a 10- year, 24 hour rainfall depth with soil Conservation Service type II distribution falling on average antecedent moisture conditions for projects serving exclusively agricultural, forest, conservation, or recreational uses; or
2. A design storm with 100-year critical duration rainfall depth for projects serving and land use other than agricultural, silvicultural, conservation, or recreational uses.

Water Quality –

1. Water Quality treatment shall be provided for the runoff from the first inch of rainfall.
2. Facilities which directly discharge into an Outstanding Florida Water shall include an additional level of treatment equal to the runoff of the first 1.5 inches of rainfall from the design storm consistent with Chapter 40B-4 and 40B-400, Florida Administrative Code, in order to meet the receiving water quality standards of Chapter 62-302, Florida Administrative Code. Stormwater discharge facilities shall be designed so as to provide mitigation for changes to water quality such that these changes do not cause harm to individuals or water resources and to assure the suitability of water for the designated use of its classification as established in Chapter 62-302, Florida Administrative Code.
3. Facilities which directly discharge to an active sink must treat the runoff from the first two inches of rainfall.
4. Swales must be designed to treat, through percolation or evapotranspiration, a volume of stormwater equal to 80 percent of the runoff resulting from a design storm with a three-year, one-hour rainfall depth and Natural Resources Conservation Service Type II distribution falling on average antecedent moisture conditions.

~~All other storm water management projects shall adhere to the standards as specified in Chapter 17-25, Florida Administrative Code (rules of the Florida Department of Environmental Regulations) and Chapter 40B-4, Florida Administrative Code (rules of the Suwannee River Water Management District), as effective on the date of adoption of this Comprehensive Plan.~~

~~Any development except from Chapter 17-25 or 40B-4 as cited above, and which is adjacent to, or drains into a surface water, canal, or stream, or which empties into a sinkhole, shall first allow the runoff to enter a grassed swale designed to percolate 80 percent of the runoff from a three-year, one-hour design storm 72 hours after a storm event.~~

Policy IV.2.79 The Town, upon adoption of this Comprehensive, shall prohibit the construction of structures or landscape alterations which would interrupt natural drainage flows, including sheet flow and flow to isolated wetland systems.

Policy IV.2.8 ~~The Town, by April 1, 1996, shall prepare a stormwater master plan to determine the design capacities and hydraulic on the Town's stormwater management facilities; assess the performance of existing facilities with regard to flood control, water quality treatment and impact on the areas surface and groundwater; and to identify opportunities, as well as funding options to correct existing quality and quantity problems. Upon completion of the master plan, the Town shall amend this Comprehensive Plan to include the findings and recommendations (including projects in the five-year schedule of capital improvements) of the master plan.~~

POLICIES FOR POTABLE WATER

Policy IV.2.910 The town hereby establishes the following level of service standards for potable water:

<u>FACILITY TYPE</u>	<u>LEVEL OF SERVICE STANDARD</u>
Private individual <u>Agriculture</u> water wells	Standards as specified in Chapter 17-22, Florida Administrative Code, this <u>Comprehensive Plan Consistent with Suwannee River Water Management District Standards.</u>
Community Potable Water Systems	Not Applicable <u>100 gallons per capita per day</u>

OBJECTIVE IV.3 ~~The Town, upon adoption of this Comprehensive Plan, shall require that residential densities greater than 1 dwelling unit per acre be directed to areas~~

Policy IV.5.4 ~~The Town will participate in the County's Amnesty Day program as provided by the Water Quality Assurance Act of 1983, Florida Statutes 403.7225, April 1, 1992.~~

Policy IV.5.52 The Town shall implement the following activities to encourage potable water conservation.

1. Cooperation with the Suwannee River Water Management District by providing locations for display of water conservation exhibits and for distribution of water conservation literature in public buildings;
2. Require that all Town facilities which use water comply with water conservation measures imposed by federal, state and water management district laws and regulations;
3. Promote and encourage owners of agriculture and silvicultural lands through public awareness programs, to incorporate the water conserving methods of farming recommended in the soil Conservation Service and U.S. Forest Service Best Management Practices.~~The Town shall provide for the limitation of development and associated impervious surface in high groundwater aquifer recharge areas, as designated by the map entitled Recharge Potential of the Floridan Aquifer System, dated February 11, 2000, prepared by the Suwannee River Water Management District to protect the functions of the recharge area through requirement of the following:-~~

~~(a) Stormwater management practices shall not include drainage wells and sinkhole for stormwater disposal where recharge is into portable water aquifers. Where development is proposed in areas with existing wells, these wells shall be abandoned, including adequate sealing and plugging according to Chapter 17-28, Florida Administrative Code, in effect upon adoption of this Comprehensive Plan;~~

~~(b) Well construction, modification, or closure shall be regulated in accordance with the criteria established by the Water Management District and the Florida Department of Health and Rehabilitative Services;~~

~~(c) Abandoned wells shall be closed in accordance with the criteria established in Chapter 17-28, Florida Administrative Code, in effect upon adoption of this Comprehensive Plan;~~

~~(d) No person shall discharge or cause to or permit the discharge of a regulated material as listed in Chapter 442, Florida Statutes, in effect upon adoption of this Comprehensive Plan, to the soils, groundwater, or surface water; and~~

~~(e) No person shall temper or bypass or cause or permit tampering with or bypassing of the containment of a regulated material storage system, except as necessary for maintenance or testing of those components.~~

- OBJECTIVE IV.6 The Town, upon adoption of this Comprehensive Plan, shall assist the Water Management District, with the implementation of its water conservation rule, when water shortages are declared by the District. Whereby, during such shortages, water conservation measures shall be implemented for the use and reuse of water of the lowest acceptable quality for the purposes intended. In addition, the Town shall assist the Water Management District with the dissemination of education materials regarding the conservation of water to peak seasonal demand.
- Policy IV.6.1 The Town shall assist in the enforcement of water use restrictions during a Water District declared water shortage and in addition, assist the Water Management District with the dissemination of educational materials regarding the conservation of water prior to peak seasonal demand.
- OBJECTIVE IV.7 The Town, ~~by April 1, 1992~~ shall include within the land development regulations a requirement that construction activity undertaken shall protect the functions of natural drainage features.
- Policy IV.7.1 The Town's land development regulations shall include a provision which requires a certification, by the preparer of the permit plans, that all construction activity undertaken shall incorporate erosion and sediment controls during construction to protect the functions of natural drainage features.

Words underlined have been added.
Words ~~struck through~~ have been deleted.

V CONSERVATION ELEMENT

INTRODUCTION

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

Conservation uses defined as activities within land 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 quality~~ 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 Uses Plan map identifies future conservation areas which consist of land within the Town which is anticipated to have planned management of a natural resource to prevent exploitation, destruction or neglect of those natural resources. 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 conserve a natural resource through the use of best management programs, this category although listed, will not be shown on the Future Land Plan map.~~

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

CONSERVATION GOAL, OBJECTIVES AND POLICIES

- | | |
|---------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| GOAL V | CONSERVE, THROUGH APPROPRIATE USE AND PROTECTION, THE RESOURCES OF THE TOWN TO MAINTAIN THE INTERGITY OF NATURAL FUCTIONS. |
| OBJECTIVE V.1 | The Town's land development regulations <u>code</u> , by April 1, 1992 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's land development ~~regulations-code~~ shall require that all appropriate air quality are obtained prior to the issuance of development orders, so that minimum air quality levels established by the Florida Department of Environmental ~~Regulation-Protection~~ are maintained in the Town.
- OBJECTIVE V.2 The Town in order to protect the quality and quantity of current and projective water sources, herby establishes a 300 foot wellfield protection areas around community water systems wells. ~~In addition, the Town in order to protect high groundwater-aquifer recharge areas, as designated by the map entitled Recharge Potential of the Floridan Aquifer System, dated February 11, 2000, prepared by the Suwannee River 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 Town Shall as part of the development review process required 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 Town's current and projected water sources.
- Policy V.2.2 The Town shall protect the present water quality classification established by the Florida Department of Environmental ~~Regulation-Protection~~ by prohibiting industrial uses, commercial and intensive agricultural uses, such as milking barns and chicken houses, to be located adjacent to the Town's surface water bodies.
- 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's land development ~~regulations-code~~ 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 resource – based recreational activities within buffer areas.
- Policy V.2.5 ~~The Town, by April 1, 1992, shall,~~ though the development review process, require that post development runoff rates and pollutant loads do not exceed pre-development conditions.
- Policy V.2.6 The Town's land development ~~regulations-code~~ shall require all new development to maintain the natural functions of natural flood storage, pollution attenuation, in wetlands and 100- year flood prone areas.
- Policy V.2.7 The Town's land development regulations shall regulate development within 100 year floodplains in order to maintain the flood carrying and flood storage capacities of the floodplains and reduce the risk of property damage and loss of

**EXCERPTS FROM THE
NORTH CENTRAL FLORIDA STRATEGIC REGIONAL POLICY PLAN**

North Central Florida Strategic Regional Policy Plan

October 2011

This document has been prepared with financial assistance from the Florida
Department of Community Affairs

North Central Florida Regional Planning Council
2009 NW 67th Place
Gainesville, Florida 32653-1603
352.955.2200

Adopted May 23, 1996
Amended August 28, 1997, February 27, 2003 and October 27, 2011



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Adopted May 23, 1996, Amended August 28, 1997, February 27, 2003 and October 27, 2011



Chapter V: Regional Transportation

A. Conditions and Trends

1. Introduction

The region is served by four public transit system service providers, two major and three shuttle/commuter air carriers, one passenger and three freight rail systems, one bus line, and the regional road network. Due to its rural nature, north central Florida is heavily dependent upon automobile and truck transportation. Generally, the existing motor vehicle ground transportation and rail freight transportation systems are adequate.

2. Public Transit

Public transit is lightly utilized in north central Florida. The Gainesville Regional Transit System is the region's only community with a fixed-route public transit system. Paratransit services are available throughout the region provided by Big Bend Transit, Inc., the Suwannee River Economic Council, A & A Transport, MV Transportation, and Suwannee Valley Transit Authority. The Gainesville Regional Transit System also provides paratransit services in Alachua County. Intercity bus transportation is provided by Greyhound Bus Lines. The carrier stops in the following north central Florida municipalities: Gainesville, Hawthorne (bus stop), Waldo (bus stop), Starke, Lake City, and Perry.¹

The region's rural character and low population density does not easily lend itself to the provision of public transit systems. Correspondingly, only a small percentage of the region's population use public transit. As indicated in Table 5.1 only 1.5 percent of year 2000 north central Florida workers age 16 and over reported using public transportation as their means of transportation to work. Alachua County, which includes Gainesville's fixed-route bus system, had the highest percentage of workers using public transit at 2.4 percent. Lafayette County reported the lowest usage at 0.0 percent. The table also reveals a decline in public transit usage between 1990 and 2000.

¹Greyhound Bus Lines, Inc., July 8, 2009, <http://www.greyhound.com/home/TicketCenter/en/locations.asp?state=fl>



proportion of the trips on the failing road network are attributable to the project. The percentage is multiplied by the costs of the transportation projects needed to restore level of service for the failing facilities to determine an amount of money, which is the developer's proportionate-fair share payment.

e. Transportation Planning Best Practices

While north central Florida local governments are financially unable to fund traditional transportation concurrency, adverse impacts to the regional road network can be minimized through sound transportation planning. Transportation Planning Best Practices for north central Florida local governments could include enhancing road network connectivity, providing parallel local routes to the Regional Road Network, incorporating access management strategies, and developing multimodal transportation systems. By relying on transportation planning best practices, urban development can still be directed to incorporated municipalities, urban service areas, and urban development areas while minimizing transportation infrastructure costs and declines in level of service. Examples of policy areas which could be addressed in local government comprehensive plans to implement these transportation planning best practices include the following.

Enhance Road Network Connectivity by

- Establishing a comprehensive system of street hierarchies with appropriate maximum spacing for local, collector, and arterial street intersection and arterial spacing, including maximum intersection spacing distances for local, collector, and arterial streets;

- Establishing a thoroughfare plan and right-of-way preservation requirements to advance the development of arterial and collector streets throughout the jurisdiction;

- Limiting or discouraging the use of cul-de-sacs and dead-end streets, limiting the maximum length of cul-de-sacs and dead end streets, and encouraging the use of traffic calming devices and strategies as an alternative to dead end streets and cul-de-sacs;

- Encouraging street stubs for connections to future development requiring connections to existing street stubs/dead end streets when adjacent parcels are subdivided/developed in the future, and requiring developments to connect through to side streets at appropriate locations;

- Encouraging the creation of paths that provide shortcuts for walking and cycling where dead-end streets exist, mid-block bike paths and pedestrian shortcuts, and limiting the maximum spacing between pedestrian/bicycle connections as well as; or

- Limiting or discouraging gated communities and other restricted-access roads.

- Provide Parallel Local Routes and Other Alternative Local Routes to the Regional Road Network.

- Planning and mapping parallel roadway and cross street networks to provide a clear framework for implementing alternative routes to the Regional Road Network;



Adding segments of the parallel roadway and cross street networks to the capital improvements program;

Encouraging developer participation in implementing the system through fair share agreements as a condition of development approval for Regional Road Network concurrency mitigation; or

Encouraging the establishment of a long-term concurrency management system plan for accomplishing the parallel local routes and interparcel cross-access in selected areas.

Promote Access Management Strategies by

Requiring large commercial developments to provide and/or extend existing nearby local and collector streets and provide street connections with surrounding residential areas so residents may access the development without traveling on the Regional Road Network;

Requiring shopping centers and mixed-use developments to provide a unified access and circulation plan and require any outparcels to obtain access from the unified access and circulation system;

Properties under the same ownership or those consolidated for development will be treated as one property for the purposes of access management and will not received the maximum potential number of access points for that frontage indicated under minimum access spacing standards;

Existing lots unable to meet the access spacing standards for the Regional Road Network must obtain access from platted side streets, parallel streets, service roads, joint and cross-access or the provision of easements;

Establishing minimum access spacing standards for locally maintained thoroughfares and use these to also guide corner clearance;

Maintaining adequate corner clearance at crossroad intersections with the Regional Road Network;

Encouraging sidewalk connections from the development to existing and planned public sidewalk along the development frontage;

Encouraging cross-access connections easements and joint driveways, where available and economically feasible;

Encouraging closure of existing excessive, duplicative, unsafe curb cuts or narrowing of overly wide curb cuts at the development site;

Encouraging safe and convenient on-site pedestrian circulation such as sidewalks and crosswalks connecting buildings and parking areas at the development site;



Encouraging intersection and/or signalization modifications to improve roadway operation and safety;

Encouraging the addition of dedicated turn lanes into and out of development;

Encouraging the construction of public sidewalks along all street frontages, where they do not currently exist;

Encouraging the widening of existing public sidewalks to increase pedestrian mobility and safety;

Encouraging the deeding of land for the addition and construction of bicycle lanes;

Encouraging the provision of shading through awnings or canopies over public sidewalk areas to promote pedestrian traffic and provide protection from inclement weather to encourage walking;

Encouraging the construction of new road facilities which provide alternate routes to reduce congestion; or

Encouraging the addition of lanes on existing road facilities, especially where it can be demonstrated that the road will lessen impacts to the Regional Road Network.

Develop Multimodal Transportation Systems by

Encouraging development at densities within urban areas which support public transit;

Providing one or more park-and-ride lots to encourage carpooling and ridesharing, and the use of public transit among inter-city commuters;

Providing a system of sidewalks and/or bike paths connecting residential areas to schools, shopping, and recreation facilities;

Establishing an interlocal agreement with an existing public mass transit system provider to provide regular daily inter-city transit service for inter-city commuters; or

Establishing a local public mass transit system.



C. Regional Goals and Policies

1. Regional Road Network

REGIONAL GOAL 5.1. Mitigate the impacts of development to the Regional Road Network as well as adverse extrajurisdictional impacts while encouraging development within urban areas.

Regional Indicators

1. In 2009, 33.9 miles, or 2.7 percent, of the north central Florida Regional Road Network did not meet the minimum operating level of service standard contained in local government comprehensive plans.
2. In 2009, 23.4 miles, or 5.4 percent, of Strategic Intermodal System roadways within north central Florida did not meet the minimum operating level of service standard established by the Florida Department of Transportation.
3. In 2009, 10.5 miles, or 1.3 percent, of State Highway System roads which were not part of the Strategic Intermodal System within north central Florida did not meet the minimum operating level of service standard established by the Florida Department of Transportation.
4. In 2009, 9 of the 44 local governments in the region had within their jurisdiction have at least 10 percent or more of the Regional Road Network located within their jurisdictions operating below the minimum level of service standard contained in local government comprehensive plans.
5. In 2009, 17 of the 44 local governments in the region are projected to have at least 10 percent or more of the Regional Road Network located within their jurisdictions operating below the minimum level of service standard contained in local government comprehensive plans by the year 2025.

a. Local Government Comprehensive Plans

Table 5.17 below summarizes Regional Policies 5.1.1 through 5.1.4.



TABLE 5.17

**SUMMARY OF REGIONAL PLAN POLICIES 5.1.1 THROUGH 5.1.4
LOCAL GOVERNMENT COMPREHENSIVE PLANS**

Area	Local Government Comprehensive Plans Containing Transportation Planning Best Practices	Regional Plan Determination of Impacts
Municipalities, Urban Service Areas, Urban Development Areas	Yes	Adequately Mitigated
Municipalities, Urban Service Areas, Urban Development Areas	No	Florida Department of Transportation Level of Service E
Rural Areas	Yes	Florida Department of Transportation Level of Service E
Rural Areas	No	Florida Department of Transportation Level of Service D

Source: North Central Florida Regional Planning Council, 2011.

Policy 5.1.1. Within municipalities, urban service areas, or urban development areas where local government comprehensive plans include goals and policies which implement Transportation Planning Best Practices, adverse impacts to the Regional Road Network are adequately. Such local government comprehensive plans and plan amendments within municipalities, urban service areas, or urban development areas shall not be subject to a regional planning council determination of Regional Road Network or extrajurisdictional impacts.

Policy 5.1.2. Within municipalities, urban service areas, and urban development areas where local government comprehensive plans do not 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.

Policy 5.1.3. 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.

Policy 5.1.4. Outside municipalities, urban service areas, and urban development areas where local government comprehensive plans do not 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 D as determined by the Florida Department of Transportation Quality/Level of Service Handbook.

Adopted May 23, 1996, Amended August 28, 1997, February 27, 2003 and October 27, 2011



b. Developments of Regional Impact

Table 5.18 below summarizes Regional Policies 5.1.5 and 5.1.6.

TABLE 5.18
SUMMARY OF REGIONAL PLAN POLICIES 5.1.5 THROUGH 5.1.6
DEVELOPMENTS OF REGIONAL IMPACT

Area	Local Government Comprehensive Plans Containing Transportation Planning Best Practices	Regional Plan Determination of Impacts
Municipalities, Urban Service Areas, Urban Development Areas	Yes	Local Comprehensive Plan Level of Service Standard
Municipalities, Urban Service Areas, Urban Development Areas	No	Local Comprehensive Plan Level of Service Standard
Rural Areas	Yes	Local Comprehensive Plan Level of Service Standard
Rural Areas	No	Local Comprehensive Plan Level of Service Standard

Source: North Central Florida Regional Planning Council, 2011.

Policy 5.1.5. The significant and adverse transportation impacts to the Regional Road Network created by a Development of Regional Impact shall be considered adequately mitigated where the local government development order contains conditions which either maintain the minimum level of service standard established in local government comprehensive plans for all significantly and adversely impacted portions of the Regional Road Network consistent with Section 380.06, Florida Statutes, or where the local government development order mitigates impacts to the Regional Road Network through the use of proportionate share consistent with Section 163.3184, Florida Statutes, and Rule 9J-2.045, Florida Administrative Code.

Policy 5.1.6. For purposes of Policy 5.1.5, the minimum level of service standard for the Regional Road Network shall be as established in local government comprehensive plans.

Policy 5.1.7. All proportionate share funds generated by anticipated significant and adverse impacts to the Regional Road Network as a result of Developments of Regional Impact shall be used to make transportation modifications identified in the local government development order which benefit the Regional Road Network.

2. Coordination and Assistance

REGIONAL GOAL 5.2. Coordinate with and assist state agencies, transportation planning organizations and local governments to implement an energy-efficient, interagency coordinated transportation system.

Adopted May 23, 1996, Amended August 28, 1997, February 27, 2003 and October 27, 2011

STAFF-LEVEL ITEMS



Serving
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REGIONAL CLEARINGHOUSE INTERGOVERNMENTAL COORDINATION AND RESPONSE

Date: 6-13-16

PROJECT DESCRIPTION

#99 Suwannee County - Community Development Block Grant Application - Housing Rehabilitation
Grant #16DB-OK-03-71-01-H16 - Environmental Assessment

TO: Lauren Milligan, Florida State Clearinghouse

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

 COMMENTS ATTACHED

 X NO COMMENTS REGARDING THIS PROJECT

IF YOU HAVE ANY QUESTIONS REGARDING THESE COMMENTS, PLEASE CONTACT
STEVEN DOPP, SENIOR PLANNER, AT THE NORTH CENTRAL FLORIDA REGIONAL
PLANNING COUNCIL AT (352) 955-2200 OR SUNCOM 625-2200, EXT 109

UNSPECIFIED SITE STRATEGY

NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS

Date: May 6, 2016
 Name of Responsible Entity: Suwannee County
 Address: 13150 80th Terrace
 Live Oak, FL 32060
 Telephone Number: (386) 364-3400

REQUEST FOR RELEASE OF FUNDS

On or about May 17, 2016, Suwannee County will submit a request to the Florida Department of Economic Opportunity (DEO) for the release of Community Development Block Grant funds under Title I of the Housing and Community Development (HCD) Act of 1974, as amended, to undertake a project to **repair or replace a minimum of eleven (11) low to moderate income owner occupied housing units all of which will be located within unincorporated Suwannee County. One or more of the housing units being addressed may be located in a floodplain. The floor elevation of any addressed housing unit will be elevated above the minimum flood elevation for the property as part of the renovation or replacement of the housing unit. Up to eleven (11) benefitting households will also receive temporary relocation assistance for the period of time their home is under construction. After the eleven (11) housing units have been addressed, if funding remains available, the remaining Community Development Block grant and match funding will be used to rehabilitate or replace additional housing units owned and occupied by low and moderate income households.**

ACTIVITY(IES):

Service Area #1 – Suwannee County

14A – Housing Rehab/Demolition/Replacement - The activity proposed in Service Area #1 involves repairing or replacing a minimum of eleven (11) low to moderate income owner occupied housing units all of which will be located within unincorporated Suwannee County. The total household income of the occupants of five (5) of the eleven (11) housing units will be less than 50% of area median income of which the total household income of the occupants of two (2) of the housing units being addressed will be under 30% of area median income. The household income of the occupants of the six (6) remaining housing units will be less than 80% of area median income.

Activity	CDBG Cost	Local SHIP Match
14A Housing Rehab/Demolition/Replacement	\$615,500.00	\$ 50,000.00

08 – Temporary Relocation – The activity proposed in Service Area #1 involves up to eleven (11) benefitting households whose housing units are being rehabilitated or replaced will receive temporary relocation assistance for the period of time they are temporarily relocated to facilitate the rehabilitation or replacement of their home.

Activity	CDBG Cost	Local SHIP Match
08 Temporary Relocation	\$ 22,000.00	\$ 0.00

Activity	CDBG Cost	Local SHIP Match
21A Administration	\$112,500.00	\$ 0.00

After the eleven (11) housing units have been addressed, if funding remains available, the remaining Community Development Block Grant and match funding will be used to rehabilitate or replace additional housing units owned and occupied by low and moderate income households.

Total CDBG Cost - \$750,000.00

Total Local SHIP Match - \$50,000.00

Suwannee County has determined that the activities proposed in the Unspecified Site Strategy are categorically excluded under HUD regulations at 24 CFR Part 58 from the National Environmental Policy Act of 1969 (NEPA) requirements. As eligible sites are located, site specific checklist will be completed prior to the commitment of funds for each unit. Additional project information is contained in the Environmental Review Record (ERR) on file at Suwannee County, 13150 80th Terrace, Live Oak, FL 32060.

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the Environmental Review Record (ERR) to Randy Harris, County Administrator, Suwannee County, 13150 80th Terrace, Live Oak, FL 32060, Telephone number (386) 364-3400. Additional project information is contained in the ERR on file at Suwannee County, 13150 80th Terrace, Live Oak, FL 32060 and may be examined or copied weekdays 8:30 A.M to 4:30 P.M. All comments must be received by May 16, 2016. Comments will be considered prior to Suwannee County requesting a release of funds.

RELEASE OF FUNDS

Suwannee County certifies to the Florida Department of Economic Opportunity and HUD that Jason Bashaw, in his capacity as Chairman, Suwannee County Board of Commissioners consents to accept the jurisdiction of the Federal Courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. The State's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows Suwannee County to use the CDBG funds.

OBJECTIONS TO RELEASE OF FUNDS

DEO will accept objections to its release of fund and Suwannee County certification for a period of fifteen days following the anticipated submission date or its actual receipt of the request (whichever is later) only if they are on one of the following bases: (a) the certification was not executed by the Certifying Officer of Suwannee County; (b) Suwannee County has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR part 58; (c) the grant recipient has committed funds or incurred costs not authorized by 24 CFR Part 58 before approval of a release of funds by the State; or (d) another Federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality. Objections must be prepared and submitted in accordance with the required procedures (24 CFR Part 58, Sec. 58.76) and shall be addressed to the Florida Department of Economic Opportunity, CDBG Program, MSC-400,107 East Madison Street, Tallahassee, FL 32399-6508. Potential objectors should contact Suwannee County to verify the actual last day of the objection period.

Jason Bashaw, Chairman
Suwannee County Board of Commissioners
13150 80th Terrace
Live Oak, FL 32060