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MEETING NOTICE

CLEARINGHOUSE COMMITTEE

MEETING TIME 6:15 P.M.

There will be a meeting of the Clearinghouse Committee of the North Central Florida Regional Planning Council on **April 23, 2026**. The meeting will be a hybrid meeting in-person at the **Holiday Inn Hotel and Suites, Suwannee Room, 213 Southwest Commerce Boulevard, Lake City, Florida**, and via Communications Media Technology at **6:15 p.m.**

DIAL IN NUMBER: Toll Free 1.888.585.9008

CONFERENCE CODE: 381 777 570

Holiday Inn Hotel & Suites

213 SW Commerce Blvd
Lake City, Florida 32025

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



Holiday Inn
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AGENDA CLEARINGHOUSE COMMITTEE

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

March 26, 2026
6:15 p.m.

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III. COMMITTEE-LEVEL REVIEW ITEMS	
<u>Comprehensive Plan Amendments</u>	
#23 – City of Newberry Comprehensive Plan Draft Amendment (FC No. 26-1ESR)	7
#24 - City of Newberry Comprehensive Plan Draft Amendment (FC No. 26-2ESR15)	15
#25 - Town of Bronson Comprehensive Plan Draft Amendment (FC No. 26-1ESR)	21
#26 – City of Waldo Comprehensive Plan Draft Amendment (FC No. 26-1ESR)	35
IV. STAFF-LEVEL REVIEW ITEMS - None	
V. PUBLIC COMMENTS	
The Committee welcomes you to this meeting. This time is set aside for our citizens and general public to address the Committee. If you would like to address the Committee, please complete a form, come forward when you are called, and state your name for the record. Please also limit your comments to not more than three minutes. Your participation is welcomed.	

NORTH CENTRAL FLORIDA REGIONAL PLANNING COUNCIL
CLEARINGHOUSE COMMITTEE
MINUTES

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

March 26, 2026
6:00 p.m.

MEMBERS PRESENT IN PERSON

Don Hale
James Howell
Diane Landry
Daniel Riddick, Vice-Chair
Marihelen Wheeler

MEMBERS ABSENT

Melissa Hendrix
Jody Stephenson

MEMBERS PRESENT VIA
MEDIA TECHNOLOGY
COMMUNICATIONS
FOR QUORUM

None

STAFF PRESENT

Lynn Franson - In-Person

COMMUNICATIONS
MEDIA TECHNOLOGY
(NOT FOR QUORUM)

James Carter Jr.

In the absence of a Chair, Vice-Chair Daniel Riddick, noting a quorum being present called the meeting to order at 6:05 p.m.

I. APPROVAL OF THE AGENDA

Vice-Chair Riddick requested approval of the agenda as presented.

ACTION: It was moved by Councilman Carter Jr. and seconded by Commissioner Howell, to approve the March 26, 2026 Clearinghouse Committee Agenda as presented. The motion carried unanimously.

II. APPROVAL OF THE FEBRUARY 26, 2026 MEETING MINUTES

ACTION: It was moved by Vice-Mayor Landry and seconded by Commissioner Howell, to approve the February 26, 2026 Clearinghouse Committee meeting minutes as circulated. The motion carried unanimously.

III. COMMITTEE-LEVEL REVIEW ITEMS

- #20 - Town of Inglis Comprehensive Plan Adopted Amendment (FC No. 25-1ER)
- #21 - City of Chiefland Comprehensive Plan Adopted Amendment (FC No. 25-1ER)\
- #22 - City of Lake City Comprehensive Plan Draft Amendment (FC No. 26-1ESR)

ACTION: It was moved by Commissioner Howell and seconded by Councilman Carter Jr., to group Committee-Level Review Items #20, #21 and #22 for purpose of review. The motion carried unanimously.

Lynn Franson, Senior Planner, stated that the staff reports for Items #20, #21 and #22 find the comprehensive plans, as amended, are not anticipated to result in significant adverse impacts to Natural Resources of Regional Significance, regional facilities or adjoining local governments.

ACTION: It was moved by Commissioner Howell and seconded by Commissioner Wheeler, to recommend that the Council approve the staff reports for Items #20, #21 and #22 as circulated. The motion carried unanimously.

IV. PUBLIC COMMENTS - None

The meeting adjourned at 6:40 p.m.

James Howell, Chair

4/23/26
Date

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

Regional Planning Council: North Central Fl
Review Date: 4/23/26
Amendment Type: Draft Amendment

Regional Planning Council Item No.: 23
Local Government: City of Newberry
Local Government Item No.: CPA 24-04
State Land Planning Agency Item No.: 26-2ESR

Date Mailed to Local Government and State Land Planning Agency: 4/24/26 (estimated)

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

DESCRIPTION OF AMENDMENT

City item CPA 24-04 reclassifies 159.38 acres of land from Agriculture (less than or equal to one dwelling unit per five acres) to Low density Residential (less than or equal to four dwelling units per acre)(see attached).

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

The subject property is not located within one-half mile of the Regional Road Network, identified and mapped in the North Central Florida Strategic Regional Policy Plan. Therefore, significant adverse impacts to regional facilities are not anticipated as a result of the amendment.

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

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

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

Request a copy of the adopted version of the amendment?

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

Yes X No _____
Not Applicable _____

EXCERPTS FROM CITY COMPREHENSIVE PLAN AMENDMENT

CURRENT FUTURE LAND USE MAP

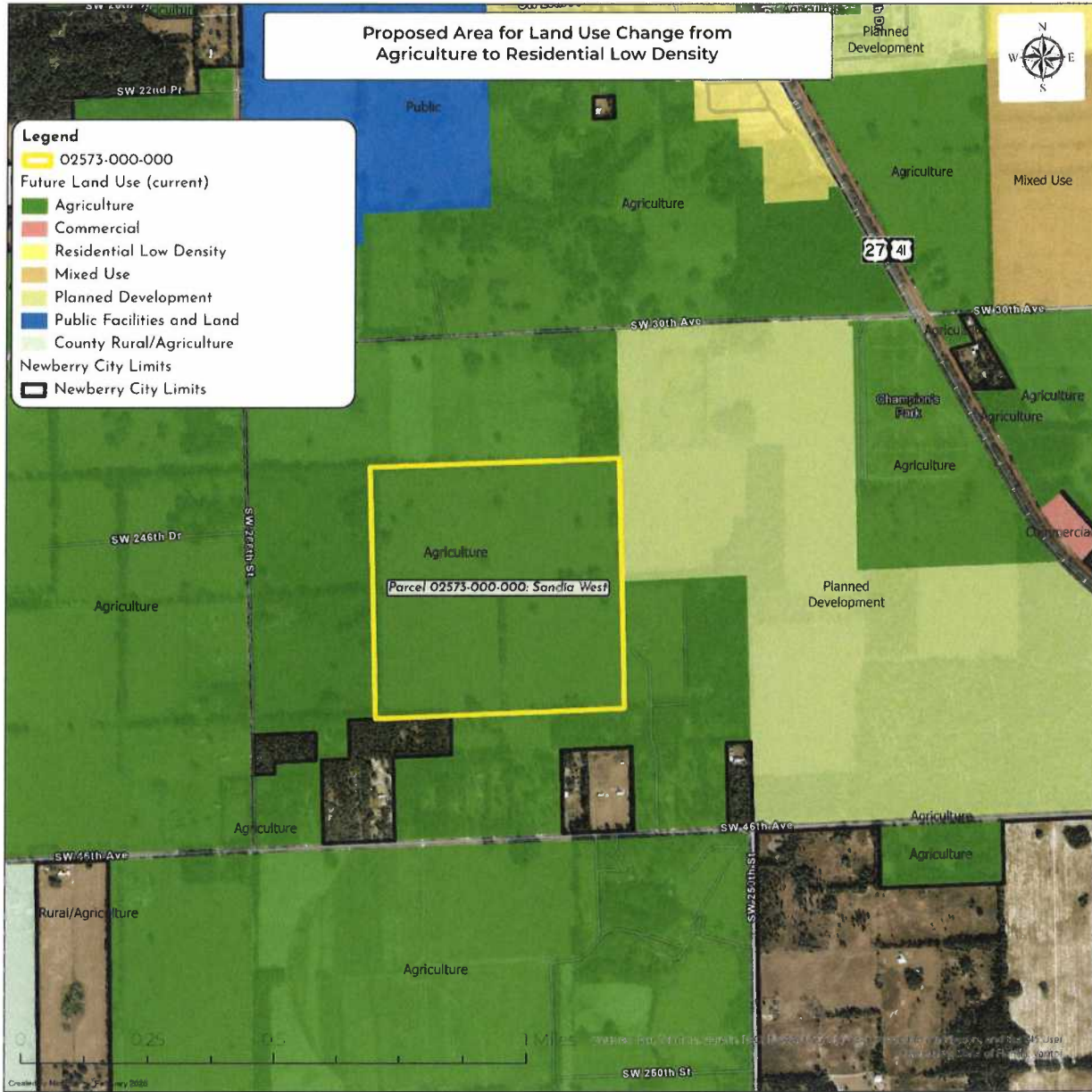


Figure 2: Existing Future Land Use Map Classification of Agriculture

PROPOSED FUTURE LAND USE MAP

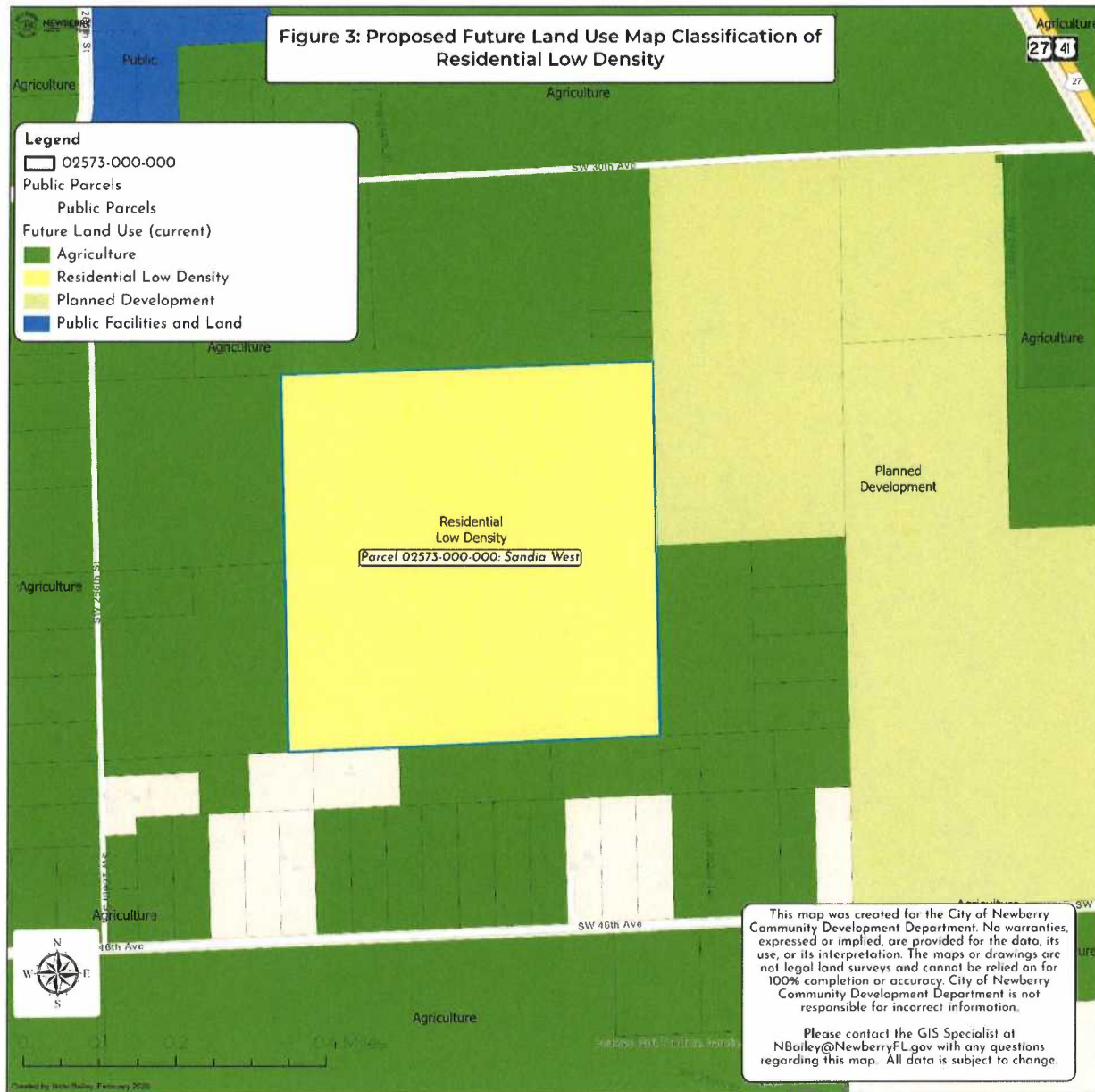


Figure 3: Proposed Future Land Use Map Classification of Residential Low Density

The Property currently hosts a variety of agricultural uses including, but not limited to, field crops, cattle pastures, and a rural residence. The Owner proposes 500 single-family dwelling units. The proposed housing type is detached single-family residence, which dominates the housing type offered by developers in the city.

The Property is located within the Urban Service Area which allows for land use and zoning designations which encourages suburban/urban development patterns and requires such

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

Regional Planning Council: North Central F1
Review Date: 4/23/26
Amendment Type: Draft Amendment

Regional Planning Council Item No.: 24
Local Government: City of Newberry
Local Government Item No.: CPA 26-06
State Land Planning Agency Item No.: 26-2ESR

Date Mailed to Local Government and State Land Planning Agency: 4/24/26 (estimated)

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

DESCRIPTION OF AMENDMENT

City item CPA 26-06 reclassifies 162.52 acres of recently annexed land from County Rural/Agriculture (less than or equal to one dwelling unit per five acres) to City Agriculture (less than or equal to one dwelling unit per five acres)(see attached).

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

The subject property is not located within one-half mile of the Regional Road Network, identified and mapped in the North Central Florida Strategic Regional Policy Plan.

Additionally, the subject property is located within an Area of High Recharge Potential to the Floridan Aquifer, which is a Natural Resource of Regional Significance as identified and mapped in the North Central Florida Strategic Regional Policy Plan.

However, significant adverse impacts to regional facilities or Natural Resources of Regional Significance are not anticipated as the amendment will not result in an increase in density or intensity of use.

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

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

Request a copy of the adopted version of the amendment?

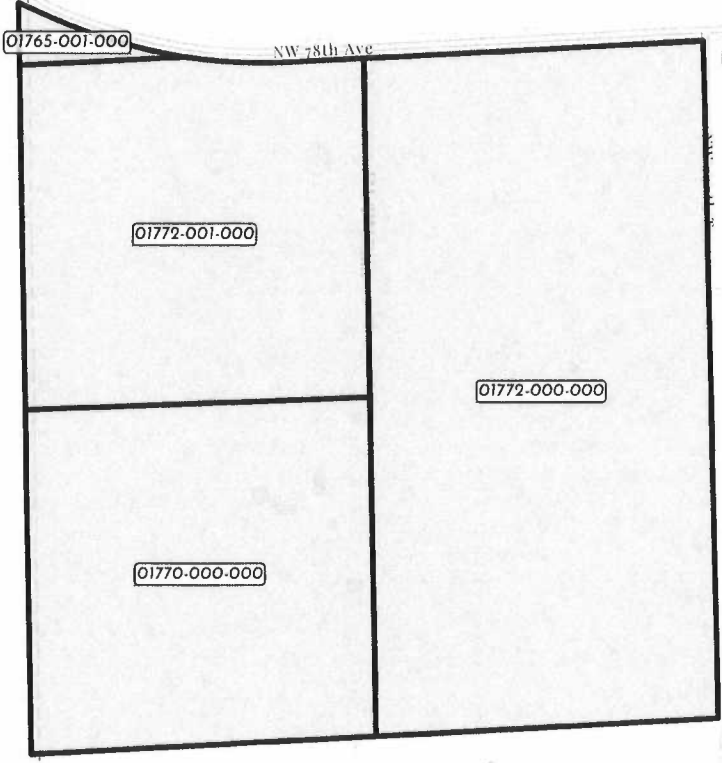
It is recommended that these findings be forwarded to the City and Florida Department of Commerce.

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

EXCERPTS FROM CITY COMPREHENSIVE PLAN AMENDMENT

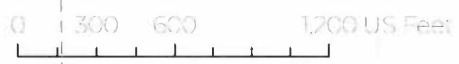


**EXHIBIT A:
Proposed Land Use and Zoning Change
for parcels in Annexation 40**



This map was created for the City of Newberry Community Development Department. No warranties, expressed or implied, are provided for the data, its use, or its interpretation. The maps or drawings are not legal land surveys and cannot be relied on for 100% completion or accuracy. City of Newberry Community Development Department is not responsible for incorrect information.

Please contact the GIS Specialist at NBailey@NewberryFL.gov with any questions regarding this map. All data is subject to change.



Sources: Esri, TomTom, Garmin

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

Regional Planning Council: North Central Fl
Review Date: 4/23/26
Amendment Type: Draft Amendment

Regional Planning Council Item No.:25
Local Government: Town of Bronson
Local Government Item No.: CPA 26-01T
State Land Planning Agency Item No.: 26-1ESR

Date Mailed to Local Government and State Land Planning Agency: 4/24/26 (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

Town Item #CPA 26-01T amends Policy of the Town Comprehensive Plan changing the Residential land use category density from (two dwelling units per acre) to (four dwelling units per acre). (see attached).

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

The Town is bisected by U.S. Highway Alternate 27 and State Road 24, both of which are identified and mapped in the Strategic Regional Policy Plan as Regional Transportation Facilities. Nevertheless, significant adverse impacts are not anticipated to occur to these regional roads as a result of the amendment since the amendment does not result in an increase in intensity or density of use of any parcels of land at this time.

Areas of high recharge to the Floridan Aquifer and Regional Ecological Greenway, Natural Resources of Regional Significance, as identified and mapped in the Strategic Regional Policy Plan, are located in the Town. Nevertheless, significant adverse impacts are not anticipated to occur to Natural Resources of Regional Significance, 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

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

Request a copy of the adopted version of the amendment?

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

Yes No
Not Applicable

**EXCERPTS FROM THE
TOWN COMPREHENSIVE PLAN AMENDMENT**

TOWN OF BRONSON
COMPREHENSIVE PLAN
CPA 26-01T

PROPOSED CHANGES TO THE
FUTURE LAND USE ELEMENT

Refer to pages I-1 for proposed changes shown in ~~strike-thru~~underline format.

Transmitted on

April 6, 2026

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I

FUTURE LAND USE ELEMENT

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FUTURE LAND USE ELEMENT

FUTURE LAND USE GOAL, OBJECTIVES AND POLICIES

GOAL - ENSURE THAT THE CHARACTER, MAGNITUDE, AND LOCATION OF ALL LAND USES PROVIDES A SYSTEM FOR ORDERLY GROWTH AND DEVELOPMENT THAT ACHIEVES A BALANCED NATURAL, PHYSICAL, AND ECONOMIC ENVIRONMENT, AND ENHANCES THE QUALITY OF LIFE OF ALL RESIDENTS.

OBJECTIVE 1 The Town shall continue to implement and enforce land development regulations which effectively guide and manage future growth.

Policy 1-1 The Town's Land Development Code shall continue to regulate: all land uses shown on the Future Land Use Map, the subdivision of land, the location, size and the height of signage's, and areas subject to seasonal or periodic flooding.

Policy 1-2 The Town shall continue to maintain specific regulations which provide for drainage and stormwater management and protect potable water well fields and aquifer recharge areas.

Policy 1-3 The adopted land development code shall continue to ensure properly designed and safe ingress/egress is available to all sites, and that on-site traffic flow and parking shall be adequate to meet annual maximum daily requirements.

Policy 1-4 The adopted land development code shall continue to ensure and provide that development orders shall be issued only upon certification that transportation facilities, water, sewer, and solid waste, and other required services are available to serve proposed development at the adopted level of service, or are committed to be available concurrent with a developments completion.

Policy 1-5 In conformance with Objective 1, above, the Town shall continue to implement density and intensity standards for all future land uses, as applicable, and as indicated on the Future Land Use Element Map and the adopted Town Zoning Map. Specifically, residential areas without central sewer and water shall be allowed to develop at a maximum density of two dwelling units per acre.

Residential areas with central sewer at a level of service of 100 gallons per capita per day and central water at 133 gallons per capita per day will be allowed to develop at a maximum density of four dwelling units per acre. The Land Development Code shall provide that central sewer and water shall be available concurrent with the impacts of development and will be provided at the expense of the developer.

The future land use categories on the Future Land Use Plan Map are as follows:

- a. Single family residential use category shall have a maximum density of ~~two~~ **four** dwelling units per acre and includes site built homes and manufactured homes;
- b. Multi-family residential use category shall have a maximum density of four units per acre and includes site built homes, manufactured homes, mobile, homes, duplexes, and multi-family dwellings;
- c. Commercial use category shall have a maximum floor area ratio of .45 and includes general commercial and retail uses such as professional offices, retail stores, shopping centers, auto sales and auto service establishments, restaurants, grocery and specialty stores, and similar uses;

Words **bolded and underlined** have been added
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- d. Industrial use category shall have a maximum floor area ratio of .45 and includes light industrial uses such as the assembly, packaging and processing of previously prepared goods and materials; the storage of goods and materials (warehousing); receiving, sorting and/or distribution of goods and materials; fabricating shops; retail and wholesale activities requiring extensive storage or warehousing; related commercial and service activities; and, manufacturing and processing of raw materials;
- e. Educational/public buildings and grounds/other public facilities category include public buildings and grounds, other public facilities (including sewer facilities, solid waste facilities, drainage facilities and potable water facilities), public health facilities, and educational uses;
- f. Recreational use category includes areas used for user based and resource based recreation uses. Recreational uses shall include public parks and open space; recreation buildings, tennis courts, multipurpose courts, sports fields, ball fields and swimming pools;
- g. Conservation use category includes public access, native vegetative community restoration;
- h. Timber use category includes silvicultural operations, and structures inherently associated with such use, as limited to the growth of plant material; and
- i. Agricultural use category includes crop cultivation, livestock, specialty farms, silviculture and dwelling units. In addition, the processing, storage and sale of agricultural products and commodities which are not raised on the premises, riding or boarding stables, commercial kennels, and veterinary clinics and animal shelters.

- Policy 1-6 Commercial and other non-residential uses shall not exceed a .45 floor area ratio and building height shall not exceed 45 feet above grade.
- Policy 1-7 Impervious surface ratio shall not exceed standards or practices recommended by applicable water management districts.
- OBJECTIVE 2 The Town's Zoning Map shall continue to ensure future development and redevelopment activities are located in appropriate areas of the Town as illustrated on the adopted, Future Land Use Map; which shall be consistent with sound planning principals, and provides for control of urban sprawl in conformance with directives of the adopted Future Land Use Element.
- Policy 2-1 The Town shall encourage the use of innovative land use development techniques such as planned development projects.
- Policy 2-2 Concentrate higher density and intensity growth in and around areas which are adequately served by transportation facilities, public utilities, and community services and facilities.
- Policy 2-3 Locate future land uses at densities and intensities which will control urban sprawl and leap-frog development that unduly depletes the physical, social, and financial resources of the Town.
- Policy 2-4 Residential subdivisions shall be designed to include an efficient system of internal circulation, including the provision of external collector streets, where applicable, to feed the traffic onto external arterial roads and highways.

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- Policy 2-5 Develop a broad diversity of residential housing types to satisfy the housing preferences and income levels of all residents.
- Policy 2-6 Protect residential areas from incompatible commercial and industrial uses.
- Policy 2-7 Require connection to the Town central water system for new urban developments.
- Policy 2-8 Discourage isolated residential developments that require higher service costs through proper implementation of Policies 2-2, 2-3, 2-5, 2-9, 2-11, 2-13, and other appropriate, adopted policies of this plan.
- Policy 2-9 Direct urban growth by providing community facilities in prime expansion areas, and withhold these facilities from areas in which growth is to be discouraged.
- Policy 2-10 Approve the location of new development on the basis of the land's ability to support such uses without adversely affecting the natural environment through use of proper site plan review procedures and appropriate mitigation measures.
- Policy 2-11 Prior to approval of locating future development, evaluate the impact of development on existing land use, in relation to employment, transportation, and essential services such as water, police and fire protection, and schools.
- Policy 2-12 Promote development of commercial areas which are convenient to the public, and well integrated into the transportation system, and surrounding land uses.
- Policy 2-13 Encourage commercial activities to infill and locate near Town center through the use of proper land use principles and appropriate zoning district designation.
- Policy 2-14 Discourage commercial activities from locating in wetlands and 100-year flood plains through the use of proper site plan review procedures and adopted flood plain management objectives and policies of this plan.
- Policy 2-15 Concentrate commercial activities and buffer them from residential and open space areas.
- Policy 2-16 Require adequate off-street parking and loading facilities in all commercial areas.
- Policy 2-17 The Town shall through Comprehensive Plan amendment process and application of proper development review procedures permit industrial development which is compatible with the specific site in question and its existing natural environment.
- Policy 2-18 Specifically permit the type, intensity, and location of industrial development in such a way as to foster a diversified economic base, while not being detrimental to the Town's aesthetics and the quality of life through appropriate zoning district designation and adherence to proper planning principles.
- Policy 2-19 Disallow industry from locating in residential areas.
- Policy 2-20 Permit the clustering of industrial activities in industrial parks which are accessible to adequate transportation facilities.
- Policy 2-21 Protect existing industrial areas from encroachment by residential and non-compatible commercial uses.
- Policy 2-22 Separate industrial districts from residential and commercial districts through adequate buffering and screening.
- Policy 2-23 Disapprove industrial rezoning requests for lands which are not compatible with adjacent land uses.

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- Policy 2-24 Disallow industrial activities from locating in wetlands and 100-year flood zones-where adverse natural system impact will occur.
- OBJECTIVE 3 The Town shall provide appropriate measures to ensure that all public facilities and services necessary to meet adopted Level of Service Standards are available concurrent with the impacts of the development.
- Policy 3-1 Zoning clearance shall be issued only upon the condition that a certification for a stormwater permit will be issued or exempted by the Southwest Florida or Suwannee River Water Management District.
- Policy 3-2 A minimum 300 foot zone of protection shall be required for the Town's potable water well and this identified physical boundary shall be the basis on which the use of hazardous substances shall be restricted, and which certain land uses which in and of themselves have a likelihood to endanger potable water supplies. These substances and/or uses shall be restricted and/or specially regulated for the purpose of protecting potable water supplies. The following are prohibited:
1. Land uses which require or involve storage, use of, or manufacture of regulated materials as defined by Chapter 38F-41, Florida Administrative Code, as amended, and Code of Federal Regulations, Title 40, Part 302 and 355 and Title 49, Part 172, as amended;
 2. Landfills;
 3. Facilities of bulk storage, agricultural chemicals;
 4. Petroleum products
 5. Hazardous toxic and medical waste;
 6. Feedlots or other animal facilities;
 7. Wastewater treatment plants and percolation ponds; and
 8. Mines, and excavation of waterways or drainage facilities which intersect the water table, within a 300-foot radius around the water well designated by this Comprehensive Plan as a wellfield protection area. In addition, no transportation of such regulated materials shall be allowed in the wellfield protection area, except local traffic.
- Policy 3-3 Lakes, seasonal ponds, and wetlands and their associated vegetative communities, shall be conserved and protected from the effects of urbanization and development activities through proper site plan review procedure and mitigation measures.
- Policy 3-4 On-site traffic flow shall be controlled for safety, with appropriate marking and signage while minimizing egress on to arterial roads.
- Policy 3-5 On-site parking requirements for multi-family and commercial development shall be required to provide adequate parking for conditions of maximum demand.
- Policy 3-6 The development of residential, commercial and industrial land uses shall be timed and staged in conjunction with provision of supporting community facilities, such as, but not limited to, streets, utilities, and police and fire protection service.

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- Policy 3-7 The developer/owner of any site shall retain ultimate responsibility for on-site construction, maintenance, and management of stormwater runoff, which shall be provided in such a manner that post-development runoff rates, volumes and pollutant loads do not exceed pre-development conditions.
- OBJECTIVE 4 The Town shall provide necessary measures to ensure preservation and conservation of known historical resources.
- Policy 4-1 If Town construction activities reveal a suspected historical or pre-historical archaeological site, the Town shall determine the extent and nature of the site and report such findings to the State of Florida, by a Master Site File application, and mitigate any impacts upon the site if the site is determined to be relatively intensive in cultural remains, or significant to the archaeological or historical record. Such determination of site extent, nature and significance shall be made by a professional archaeologist as recognized by the Florida Department of State, Division of Historical Resources, Bureau of Historic Preservation.
- Policy 4-2 The Town shall communicate with land owners prior to the development review process, to avoid disturbance of known historical and pre-historical sites.
- OBJECTIVE 5 The Town shall implement Housing Element directives for renewal and revitalization of substandard housing within time frames and scope of assistance as identified within the element.
- Policy 5-1 The Town shall utilize available governmental programs as appropriate for renewal and revitalization of substandard housing.
- OBJECTIVE 6 The Town shall continue to provide specific mechanisms which encourage the reduction or elimination of land uses that are inconsistent with the communities' character.
- Policy 6-1 The Town shall through continued implementation of the Future Land Use Element, Map Series, Land Development Code and Town Zoning Map, reduce or eliminate land uses that are inconsistent with the community's character.
- OBJECTIVE 7 The Town shall continue to investigate, initiate, and enforce such regulations as are necessary to ensure protection of the Town's natural resources.
- Policy 7-1 The Town shall through continued initiation and enforcement of the goals, objectives, and policies of the adopted comprehensive plan and adoption and implementation of the Town Land Development Code provide protective mechanisms for the Town's natural resources.
- OBJECTIVE 8 In conformance with concurrency objectives of the adopted comprehensive plan, the Town shall ensure that suitable land is available for utility facilities to support proposed development as applicable and necessary.
- Policy 8-1 The Town shall monitor, evaluate, and provide Level of Service Standards as applicable and necessary to ensure that suitable land is available for utility facilities to support proposed development.
- Policy 8-2 The Town shall allow electrical substations as a permitted use by right within all land use classifications, except Conservation future land use category and any Historic Preservation Overlay district as depicted on the Future Land Use Plan Map. New distribution electric substations should be constructed to the maximum extent practicable, to achieve compatibility with adjacent and surrounding land uses. The following standards intended to balance the need for electricity with land use compatibility shall apply to new distribution electric substations.

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

1. In nonresidential areas abutting residential areas, a setback of 100 feet between the distribution electric substation property boundary and permanent equipment structures shall be maintained. An open green space shall be formed by installing native landscaping, including trees and shrub material. Substation equipment shall be protected by a security fence.
2. In residential areas, a setback of 100 feet between the distribution electric substation property boundary and permanent equipment structures shall be maintained. An open green space shall be formed by installing native landscaping, including trees and shrub material. Substation equipment shall be protected by a security fence.

OBJECTIVE 9 The Town' Land Development Code shall continue to contain directives that utilize innovative land development regulations, as appropriate.

Policy 9-1 The adopted Town Land Development Code shall continue to provide criteria and standards to accommodate innovative land development techniques such as those identified in Policy 2-1 of this element.

OBJECTIVE 10 Land Development Regulations and Zoning criteria shall continue to provide for public school siting and the coordination of school siting with other affected jurisdictions.

Policy 10-1 Public School sites shall be prohibited in areas designated as 'Industrial' and 'Conservation' on the Future Land Use Map, but shall be allowed in all other land use categories.

Policy 10-2 A collaborative planning process for school siting with the County and School Board shall be maintained through the adopted interlocal agreement that includes the following criteria:

- a. Collocation of schools with a park, library or community center;
- b. Convenience of schools to residential areas;
- c. Population projections and identified urban growth areas;
- d. Expansion of existing sites over development of new sites;
- e. Compatibility with surrounding land uses;
- f. Site suitability, including environmental impacts;
- g. Safety issues, including traffic impacts; and
- h. Level of service impacts and concurrency issues

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

Regional Planning Council: North Central Fl Regional Planning Council Item No.: 26
Review Date: 4/23/26 Local Government: City of Waldo
Amendment Type: Draft Amendment Local Government Item No.: CPA 26-02
State Land Planning Agency Item No.: 26-1 ESR

Date Mailed to Local Government and State Land Planning Agency: 4/24/26 (estimated)

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

DESCRIPTION OF AMENDMENT

City item CPA 26-02 amends the text of the Future Land Use Element; the Traffic Circulation Element; the Housing Element; the Infrastructure Element; the Conservation Element; the Recreation and Open Space Element; the Economic Element; and the Future Land Use Plan Map of the City Comprehensive Plan (see attached excerpts).

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

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

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

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

Request a copy of the adopted version of the amendment?

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

Yes No
Not Applicable

**EXCERPTS FROM THE
CITY COMPREHENSIVE PLAN AMENDMENT**

Traffic Circulation Element

Goal II:

Provide for a traffic circulation system which serves existing and future land uses.

Objective II.1:

~~The City shall establish a safe, convenient and efficient level of service standards which shall be maintained for all roadways.~~

Since all functionally classified roads within Waldo are operated either by Alachua County or the Florida Department of Transportation (FDOT) the adopted levels of service for such roads should be determined by the applicable authorities maintaining such roadways and not the City. The City shall work with Alachua County and Florida Department of Transportation to ensure that the established Alachua County and Florida Department of Transportation level of service standards are reviewed during the development review process.

Policy II.1.1:

The City will work with Alachua County and the Florida Department of Transportation to continue using funding available to the City to resurface local streets to pave roads, build sidewalks and crosswalks.

~~The City establishes level of service standards as noted below at peak hour for the following roadway segments within the City:~~

Roadway Segment Number	Roadway Segment	Number of Lanes	Functional Classification	Area Type	Level of Service
1	U.S. 301/S.R. 200 (from Waldo's north limits to Waldo's south limits)	4-D	Principal Arterial	Rural	B

2	S.R. 24 (from Waldo's south limits to U.S. 301/S.R. 200)	4-D	Principal Arterial	Rural	C
3	C.R. 1475— S.W. 2nd Place (from Waldo's north limits to U.S. 301/S.R. 200)	2-U	Minor Collector	Rural	D
U- Undivided roadway D- Divided roadway					

Policy II.1.2:

The City shall control the number and frequency of connections and access points of driveways and roads to arterial and collector roads.

Policy II.1.3:

~~The City shall require all structures along new or realigned collector or arterial roadways to provide an additional setback of 75 feet, as measured from the centerline of the right-of-way, for the future need of additional right-of-way. The City shall encourage transit services to be provided by the Gainesville Regional Transit System to the citizens of Waldo in a manner to encourage convenient bus services to be provided to commuters.~~

Policy II.1.4:

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

Policy II.1.5:

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

Policy II.1.6:

The City shall consider implementing an incentives program for commercial projects that implement strategies to reduce pollution and land development impacts from single-occupancy vehicles use. Examples of strategies which would be eligible for incentives include, but are not limited to, providing car pools or van pools capable of serving 5% of the building occupants; providing telecommuting programs which reduce commuting frequency by 20% for 20% or more of the building occupants; or encouraging the purchase and use of advanced technology vehicles or alternative fuel vehicles. Incentives offered by the City might include, but not be limited to, expedited permitting, fee reduction, and a reduction in required parking area.

Policy II.1.7:

The City shall allow alternative fuel refueling stations for non-residential developments which utilize alternative fuel vehicles for fleet transportation or provided financial incentives to employees to purchase alternative fuel vehicles. Alternative fuels may include, but are not limited to, liquefied petroleum gas, E85, compressed natural gas, and electricity.

~~**Policy II.1.8:**~~

~~The City shall promote the creation of golf cart, bicycle, and pedestrian pathways to reduce automotive air quality impacts.~~

Objective II.2:

The City shall require that all traffic circulation system improvements be consistent with the land uses shown on the future land use map.

Policy II.2.1:

The City shall, as part of the capital improvement scheduling of roadway improvements, review all proposed roadway improvements to determine if such improvement will further the direction of the Future Land Use Element. Where the roadway is operated and maintained by another jurisdictional authority, the City shall notify such jurisdiction, in writing, if any identified roadway improvement plan is not consistent with the provisions of the Future Land Use Element.

Objective II.3:

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

Policy II.3.1:

The City shall, during the capital improvement planning process, review all proposed roadway improvements for consistency with the Florida Department of Transportation's 5-Year Transportation Improvement Plan **and the Metropolitan Transportation Planning Organization Long Range Transportation Plan for the Gainesville and Alachua County Area.**

Objective II.4:

The City shall require that new streets and street networks be interconnected to the City's existing street network, provide opportunities for connections to future streets, and provide traffic calming features in street and street network design.

Policy II.4.1:

Local streets shall be laid out to discourage high speeds through neighborhoods, to permit efficient drainage and utility systems, and to require the minimum amount of street network, including width of paved surfaces, necessary to provide convenient and safe access to property. **Where existing roadway design does not sufficiently discourage speeding, the City Council may authorize the use of speed tables, speed bumps, narrowing, restriping, or other retrofits on local streets.**

Policy II.4.2:

The rigid rectangular gridiron street pattern need not necessarily be adhered to, and the use of curvilinear streets or U-shaped streets shall be encouraged where such use will result in a more desirable layout.

Policy II.4.3:

Proposed streets shall be extended to the boundary lines of the tract to be subdivided, unless prevented by topography or other physical conditions, or unless, in the findings of the City Council, such extension is not necessary or desirable for the coordination of the layout or the most advantageous future development of adjacent tracts.

Objective II.5:

As part of the development review, an operational traffic study shall be required to be conducted by the applicant for all medium and high density residential, Commercial and industrial Future Land Use Amendments over 50 acres in size.

Policy II.5.1:

The required traffic study shall provide an understanding of the number of potential trips generated by the development for concurrency purposes and provide an analysis of potential multi-modal trips to determine traffic types that may be generating trips by the development.

Policy II.5.2:

As part of the application for a Future Land Use Map amendment for residential, commercial and industrial of 50 acres or greater shall include within the traffic study mentioned in Policy II.5.1, an additional analysis of the potential for transit service by the Gainesville Regional Transit System to the City of Waldo.

Conservation Element

Goal V:

To conserve, protect, manage and restore the natural and environmental resources of the City by emphasizing stewardship and understanding that environmental issues transcend political and geographical boundaries.

Objective V.1:

The City shall provide additional protection to particularly sensitive natural resources, habitats, and ecosystems by establishing a conservation land use category, with specific uses, buffers and management protocol.

Policy V.1.1:

The City shall create a conservation land use category for publicly-owned lands on which certain identifiable features, such as flowing surface water bodies, wetlands, flood plains, wellfield protection areas, unique geologic characteristics, and listed plant and wildlife habitat require enhanced oversight and regulatory protection. Land use regulations for designated conservation areas will consider the vulnerability of susceptible features and vary accordingly.

Policy V.1.2:

The City shall cooperate with external agencies responsible for managing specific conservation areas to ensure that development activities work in concert with protection and conservation strategies.

Policy V.1.3:

The City shall coordinate with federal, state, and local government agencies to appropriately incorporate conservation areas into the City's Recreation Program.

Objective V.2:

The City shall preserve and protect native communities and ecosystems, particularly those considered endangered or threatened.

Policy V.2.1:

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

Policy V.2.2:

The City shall utilize resources Alachua County and/or other appropriate agencies for an inventory of native communities, ecosystems, and environmentally sensitive lands.

Policy V.2.3:

The City shall encourage the acquisition, protection, and maintenance of environmentally sensitive lands through measures such as land banking, conservation easements, grants and matching funds, land donations, and local, state and federal land acquisition funds.

Policy V.2.4:

The City shall coordinate with Alachua County to ensure the protection of native communities and ecosystems that exist across jurisdictional boundaries.

Policy V.2.5:

The City shall require the removal of invasive exotic plant species, and whenever possible, recommend their replacement with native plant species alone, or in conjunction with other erosion control techniques. The City shall refer to the Pest Plant List provided by the Florida Exotic Pest Plant Council for guidance.

Policy V.2.6:

The City shall promote the Florida Yards and Neighborhoods program and incorporate the program's best management practices (BMPs) into requirements for landscaping.

Policy V.2.7:

The City shall, as a condition of development, prohibit the planting of Pest Plant Species, and require perpetual maintenance of preserved and landscaped areas to eradicate invasive exotics.

Policy V.2.8:

The City shall protect regulated, heritage, and champion trees.

Objective V.3:

The City shall protect species listed by state and federal agencies as endangered, threatened, or of special concern, and their habitats.

Policy V.3.1:

The City shall ensure that its ordinances, regulations, and policies protect listed species and their habitats.

Policy V.3.2:

The City shall obtain data from the Florida Fish and Wildlife Conservation Commission, Alachua County Environmental Protection Department, Florida Department of Environmental Protection, to maintain a periodically updated inventory of listed species and habitats located within City limits or immediately adjacent to City limits. The City will use the Florida Natural Areas Inventory as a base inventory.

Policy V.3.3:

The City shall require prior to development approval, an inventory of listed species for all new developments in areas identified as known habitat for listed species. The inventory shall include detailed information regarding type, quantity, location, and habitat requirements for any listed species identified.

Objective V.4:

The City shall institute the following measures to maintain air quality at the levels established in the National Ambient Air Quality Standards (NAAQS).

Policy V.4.1:

The City shall support the Florida Department of Environmental Protection (FDEP) in their enforcement of air quality standards.

Policy V.4.2:

The City shall require an open burning permit from the State of Florida Division of Forestry for open burns within City limits. Educational materials should be available to residents and business regarding alternative disposal methods, such as mulching of yard waste and recycling of trash.

Policy V.4.3:

The City shall promote the creation of bicycle and pedestrian pathways to reduce automotive air quality impacts.

Policy V.4.4:

The City shall promote mixed use and compact development to promote pedestrian, golf cart and bicycle traffic and reduce automobile dependency.

Objective V.5:

The City shall protect soil resources through erosion and sedimentation control, by requiring proper design criteria on specific soils.

Policy V.5.1:

The City shall ensure soil protection and intervention measures are included in the development review process.

Policy V.5.2:

The City shall require development to adhere to techniques which minimize soil erosion, minimize removal of native and noninvasive trees and vegetation, and protect champion and designated heritage trees. After clearing, soils shall be stabilized in accordance with best management practices (BMPs) identified in "The Florida Stormwater, Erosion, and Sedimentation Control Inspector's Manual", Chapters 4, 5, and 6.

Policy V.5.3:

The City shall protect the natural topography, including steep and seepage slopes, by requiring new development to include techniques to minimize negative impacts on the natural terrain. An emphasis will be placed on retaining the natural function of seepage slopes during development. Additionally, retention of existing native vegetation will be encouraged as one method of protecting slopes.

Objective V.6:

The City shall ensure that extraction activities do not pose a threat to natural resources, protected habitats and ecosystems, and human health.

Policy V.6.1:

The City shall prohibit commercial mineral extraction in areas within the City limits.

Objective V.7:

The City shall protect and preserve wetland values and functions from adverse, human caused, physical, and hydrologic disturbances.

Policy V.7.1:

The City shall utilize statewide wetland delineation methodology in accordance with Florida Administrative Code and regulations adopted by the DEP and the Suwannee River Water Management District.

Policy V.7.2:

The City shall conserve wetlands by prohibiting, where the alternative of clustering all structures in the non-wetland portion of the site exists, any development or dredging and filling which would alter their natural functions.

Policy V.7.3:

The City shall require all wetland mitigation and monitoring proposals to be reviewed by Suwannee River Water Management District and any other applicable agencies. **In addition the City shall continue to implement its Water Supply Plan that was submitted to SRWMD and to update the plan to conform to updates within the Regional Water Supply Plan**

Policy V.7.4

The City shall encourage the dedication of conservation easements for wetland preservation.

Policy V.7.5:

The City shall require natural vegetative buffers around wetlands to protect the fragile ecosystems they sustain. Buffers, measured from the outer edge of the wetland, shall be created as established in the following table.

Wetlands	Required Buffer (feet)
Wetlands less than or equal to 0.5 acre	50' average 35' minimum
Wetlands greater than 0.5 acre	75' average 50' minimum

Policy V.7.6:

As an alternative to Policy V.7.5, where scientific data is available, specific buffering requirements will vary according to the nature of the individual wetland and the proposed land use, but in no case will the buffer be less than 35 feet. Buffering requirements will be based on the best available science regarding impacted ecosystems, listed species, wetland function, and hydrologic considerations.

Objective V.8:

The City shall work to preserve native ecosystems and the natural aesthetic beauty and charm of Waldo by ensuring the provision of open spaces and green linkages throughout the City, designed for the enjoyment of the citizenry.

Policy V.8.1:

The City shall offer incentives to developers to include open green spaces beyond the required minimums in new developments. These open spaces may be either interior or on the perimeter of the development and may be used to serve passive recreational purposes. Ideally, open spaces may be linked throughout the City, providing greenways for pedestrian and bicycle travel.

Objective V.9:

The City shall protect and conserve the quantity and quality of water resources, not only for the benefit of residents of the City, but for all in North Florida who depend on the Floridan Aquifer for drinking water, and for the benefit of all connected springs, streams, and rivers which may be impacted by the City’s land use and development practices.

Policy V.9.1:

The City shall require the following buffer for development along surface water bodies. Buffers shall be measured from the outer edge of the water body, and created as established in the following table.

Policy V.9.2:

Required Buffer (feet)
75’ average
50’ minimum

The City shall protect the natural function of floodplains, recognizing the role of flood patterns in maintaining water quality and quantity. Flood plain regulations will be based on Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM).

Policy V.9.3:

The City shall work with FEMA, SRWMD, DEP and the County to strictly regulate development within the 100-year flood hazard zone established by the FEMA. The City will require development activity to occupy only the non- floodplain portion of a site when feasible; allow dredging and filling within floodplains only if it preserves the natural function of the floodplain and adequately provides for stormwater management; require the lowest floor elevation of any structure to be at least one foot above the FIRM base flood elevation; and will prohibit the storage of hazardous materials or waste within the floodplain, and development activity that threatens to raise the 100-year base flood elevation.

Policy V.9.4:

The City shall cooperate with the SRWMD, DEP, and the Alachua County Environmental Protection Department, to ensure that City water resource practices are in compliance with all federal, state and local laws and regulations.

Policy V.9.5:

The City shall coordinate with the SRWMD to review plans for new stormwater retention and detention basins, and to monitor existing basins.

Policy V.9.6:

The City shall protect groundwater resources by minimizing impervious surface requirements for new development through the use of environmentally beneficial techniques and materials, such as pervious materials for parking lots, water reclamation practices, and high filtration landscape design.

Policy V.9.7:

The City shall designate and protect wellhead protection areas through land use regulations that restrict hazardous materials, septic systems, and incompatible development within defined radii of public supply wells.

Policy V.9.8:

The City shall coordinate with the Suwannee River Water Management District (SRWMD) to identify and preserve aquifer recharge areas, incorporating SRWMD mapping and technical data into local planning decisions.

Policy V.9.9:

The City shall require all new development and redevelopment to demonstrate compliance with best management practices (BMPs) for stormwater treatment and infiltration to prevent groundwater contamination.