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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 **September 25, 2025**. The meeting will be a hybrid meeting in-person at the **Holiday Inn Hotel and Suites, Suwannee Room, 213 Southwest Commerce Boulevard, Lake City, Florida**, and via Communications Media Technology at **6:00 p.m.**

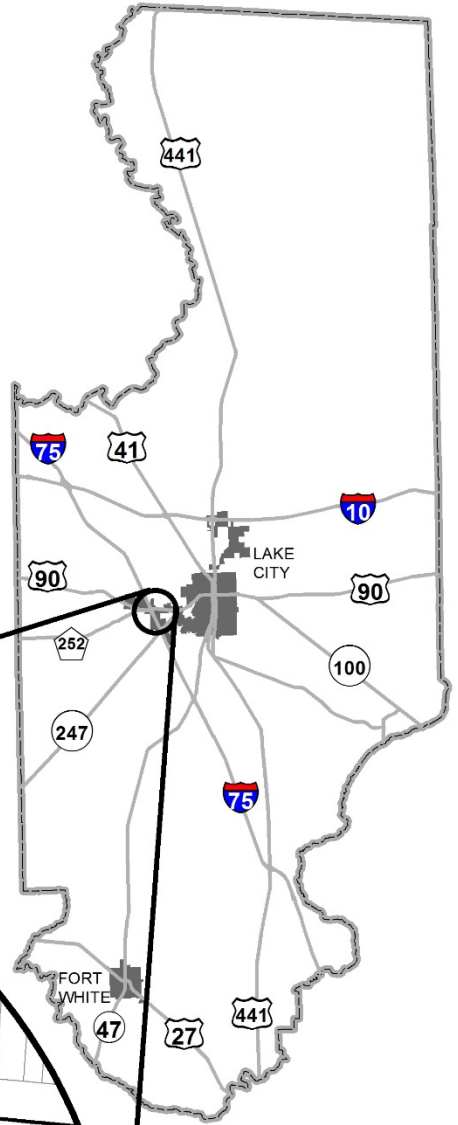
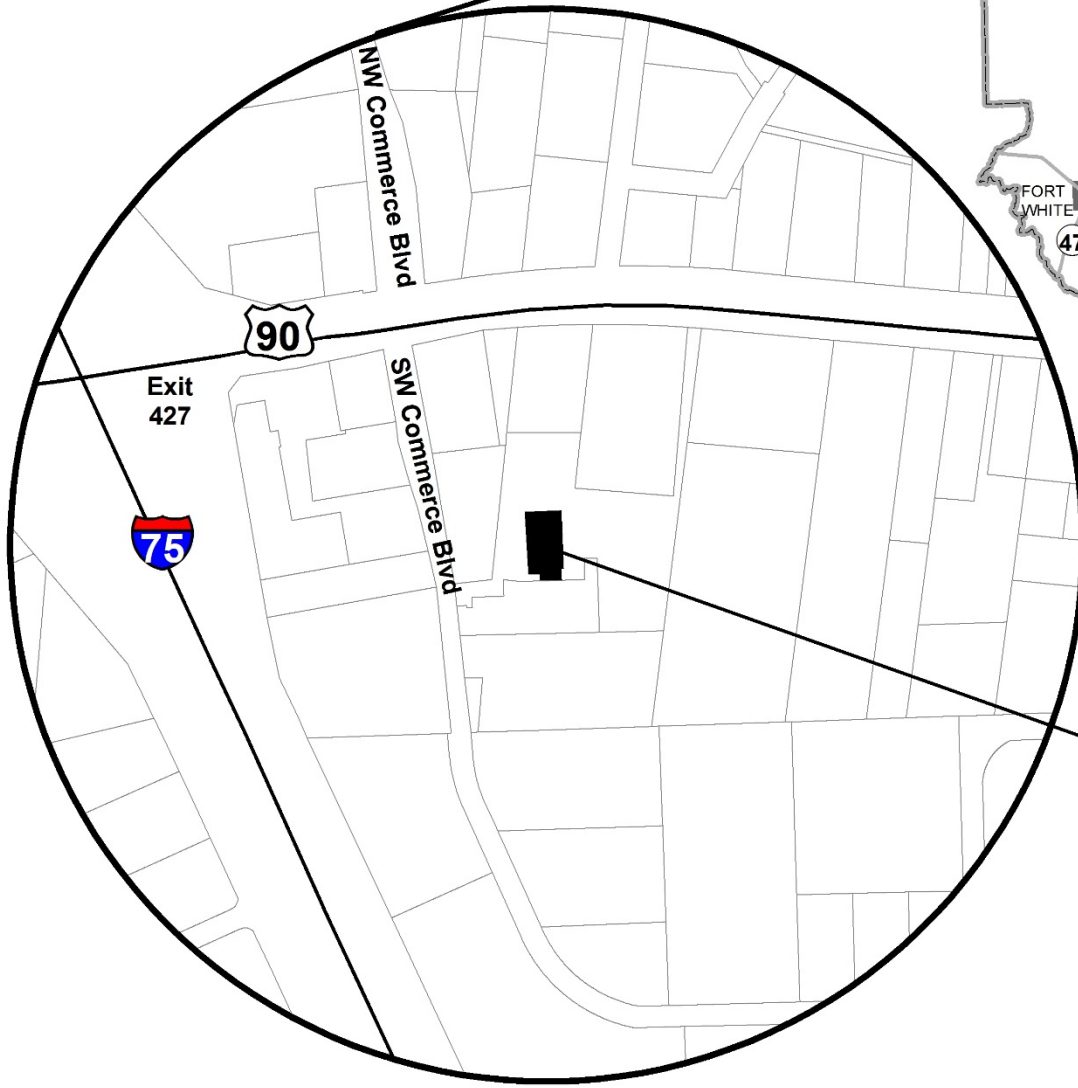
DIAL IN NUMBER: Toll Free 1.888.585.9008

CONFERENCE CODE: 381 777 570

Holiday Inn Hotel & Suites

213 SW Commerce Blvd
Lake City, Florida 32025

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



1 inch = 500 feet

Holiday Inn
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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

September 25, 2025
6:00 p.m.

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#92 – City of Fanning Springs Comprehensive Plan Draft Amendment (FC No. 25-1ESR)	7
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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

August 28, 2025
6:00 p.m.

MEMBERS PRESENT IN PERSON

Ken Cornell
Melissa Hendrix
James Howell
Diane Landry
Daniel Riddick, Vice-Chair
Judy Townsend

MEMBERS ABSENT

James Carter Jr.
Melissa McNeal, Chair
Jody Stephenson

STAFF PRESENT

Lauren Yeatter - In-Person

MEMBERS PRESENT VIA
MEDIA TECHNOLOGY
COMMUNICATIONS
FOR QUORUM

None

COMMUNICATIONS
MEDIA TECHNOLOGY
(NOT FOR QUORUM)

None

Noting the presence of a quorum, the meeting was called to order by Vice-Chair Daniel Riddick at 6:00 p.m.

I. APPROVAL OF THE AGENDA

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

ACTION: It was moved by Commissioner Cornell and seconded by Commissioner Townsend to approve the August 28, 2025 Clearinghouse Committee Agenda as presented. The motion carried unanimously.

II. APPROVAL OF THE JUNE 30, 2025 MEETING MINUTES

ACTION: It was moved by Commissioner Cornell and seconded by Mayor Hendrix to approve the June 30, 2025 Clearinghouse Committee meeting minutes as circulated. The motion carried unanimously.

III. COMMITTEE-LEVEL REVIEW ITEMS

- #85 - Town of Inglis Comprehensive Plan Draft Amendment (FC No. 25-1ER)
- #86 - Alachua County Comprehensive Plan Draft Amendment (FC No. 25-4ESR)
- #87 - Taylor County Comprehensive Plan Draft Amendment (FC No. 25-2ER)
- #88 - Alachua County Comprehensive Plan Adopted Amendment (FC No. 25-2ESR)
- #89 - Town of Branford Comprehensive Plan Draft Amendment (FC No. 25-1ESR)
- #91 - Alachua County Comprehensive Plan Adopted Amendment (FC No. 25-3ESR)

ACTION: It was moved by Commissioner Cornell and seconded by Commissioner Townsend to group Committee-Level Review Items #85, #86, #87, #88, #89 and #91 for purpose of review. The motion carried unanimously.

Lauren Yeatter, Senior Planner, stated that the staff reports for Items #85, #86, #87, #88, #89 and #91 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 Cornell and seconded by Commissioner Townsend to recommend that the Council approve the staff reports for Items #85, #86, #87, #88, #89 and #91 as circulated. The motion carried unanimously.

IV. PUBLIC COMMENTS - None

The meeting adjourned at 6:35 p.m.

Melissa McNeal, Chair

9/25/25
Date

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

Regional Planning Council: North Central Fl Regional Planning Council Item No.: 92
Review Date: 9/25/25 Local Government: City of Fanning Springs
Amendment Type: Draft Amendment Local Government Item No.: CPA 25-01
State Land Planning Agency Item No.: 25-1ESR

Date Mailed to Local Government and State Land Planning Agency: 9/26/25 (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 25-01 reclassifies approximately 68.04 acres of land from Mixed Use to Commercial (see attached).

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

The subject property is located within one-half mile of State Road 26, part of the Regional Road Network, identified and mapped in the North Central Florida Strategic Regional Policy Plan. However, significant adverse impacts are not anticipated to occur to the Regional Road Network as a result of the amendment since the City Transportation Element implements Transportation Planning Best Practices contained in the regional plan.

Additionally, the subject property is located within an Area of High Recharge Potential to the Floridan Aquifer, a Natural Resource of Regional Significance as identified and mapped in the North Central Florida Strategic Regional Policy Plan. However, significant adverse impacts to Natural Resources of Regional Significance are not anticipated 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?

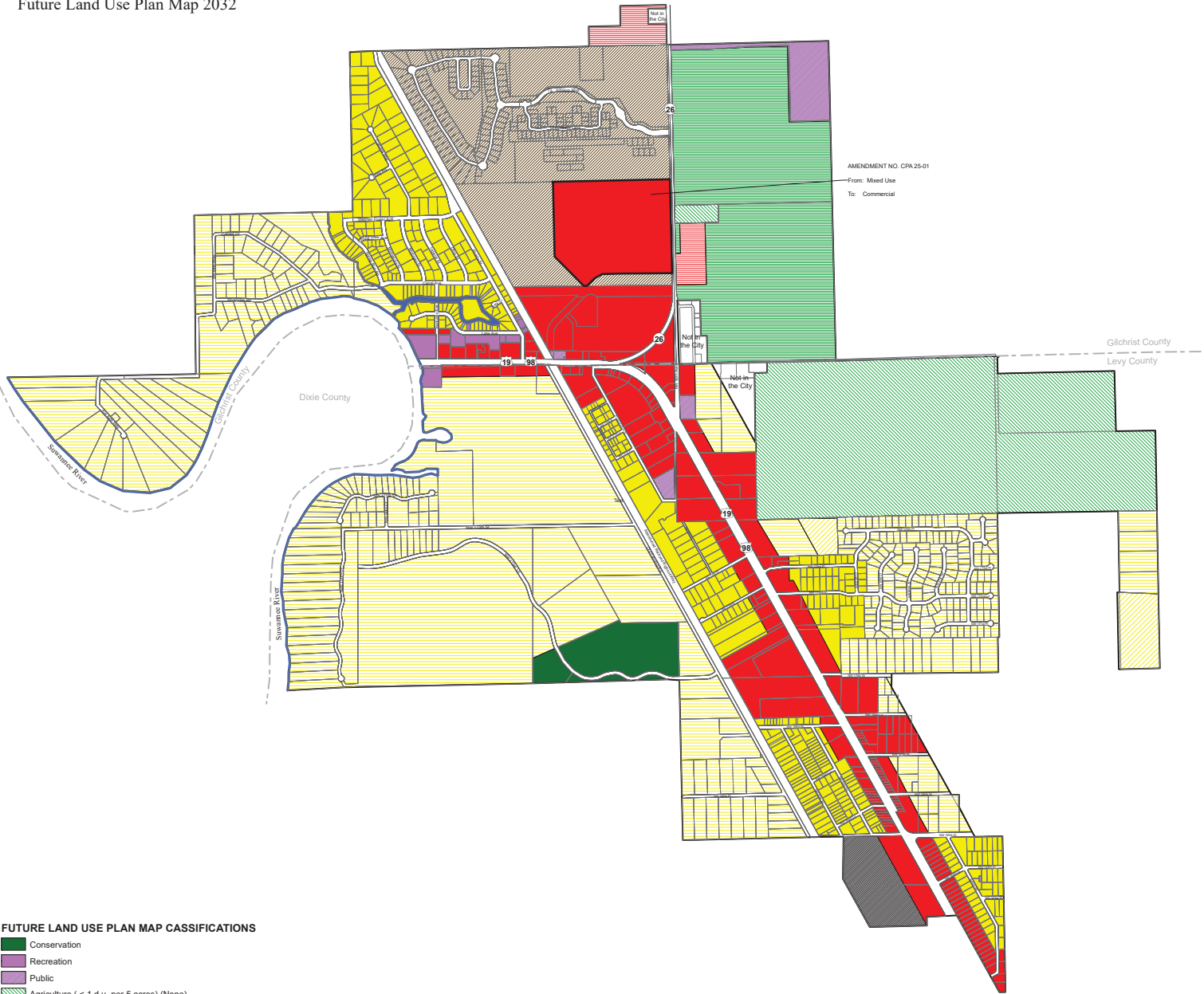
It is recommended that these findings be forwarded to the City and Florida Department of Commerce.

Yes X No _____
Not Applicable _____

**EXCERPTS FROM THE
CITY COMPREHENSIVE PLAN AMENDMENT**

City of Fanning Springs

Future Land Use Plan Map 2032

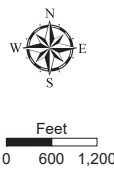


FUTURE LAND USE PLAN MAP CLASSIFICATIONS

- Conservation
- Recreation
- Public
- Agriculture - 1 (≤ 1 d.u. per 2 acres) - Gilchrist County
- Agriculture - 1 (≤ 1 d.u. per 2 acres) - None
- Residential - Low Density (≤ 2 d.u. per acre)
- Residential - Low Density (≤ 2 d.u. per acre) - Levy County
- Residential - Moderate Density (≤ 4 d.u. per acre)
- Residential - High Density (≤ 20 d.u. per acre)
- Commercial
- Commercial - Gilchrist County
- Industrial
- Mixed Use

OTHER MAP FEATURES

- City Limits
- Water
- U.S. Highway
- State Highway



ADOPTED NOVEMBER 5, 1991 BY ORDINANCE NO. 91-05
 AMENDED APRIL 24, 1997 BY ORDINANCE NO. 96-10
 AMENDED JULY 9, 2015 BY ORDINANCE NO. 2015-003
 AMENDED APRIL 5, 2011 BY ORDINANCE NO. 2010-005
 AMENDED NOVEMBER 9, 2015 BY ORDINANCE NOS. 2015-003, 2015-004, 2015-005, 2015-006
 AMENDED NOVEMBER 9, 2015 BY ORDINANCE NO. 2015-002
 AMENDED DECEMBER 8, 2022 BY ORDINANCE NO. 2022-001
 AMENDED DECEMBER 8, 2022 BY ORDINANCE NO. 2022-003
 AMENDED JANUARY 3, 2023 BY ORDINANCE NO. 2022-007
 AMENDED MAY 17, 2023 BY ORDINANCE NO. 2023-01
 TRANSMITTED TO THE FLORIDA DEPARTMENT OF COMMERCE ON JULY 8, 2025

Source: County Property Appraiser, 2023.
 W:\FLM_ZIN\GIS\Map\Fanning Springs\FSU\lmap.mxd



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

Regional Planning Council: North Central FL Regional Planning Council Item No.: 93
Review Date: 9/25/25 Local Government: City of Chiefland
Amendment Type: Adopted Amendment Local Government Item No.: CPA 25-01
State Land Planning Agency Item No.: 25-1ER

Date Mailed to Local Government and State Land Planning Agency: 9/26/25 (estimated)

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

DESCRIPTION OF AMENDMENT

The City is amending the text and the Future Land Use Plan Map of the City Comprehensive Plan based on an evaluation completed by the City to reflect changes in state requirements pursuant to Section 163.3191, Florida Statutes. More specifically, the amendment revises the text of the Land Use Element; the Transportation Element; the Housing Element; the Infrastructure Element; the Conservation Element; the Recreation and Open Space Element; the Intergovernmental Coordination Element; the Capital Improvements Element; the Economic Element; the Public School Facilities Element; the Property Rights 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

The City is bisected by U.S. Highway Alternate 27, U.S. Highway 98 and U.S. Highway 129, all of which are identified and mapped in the 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 density or intensity of use.

Areas of high recharge to the Floridan Aquifer, and the Regional Ecological Greenway, Natural Resources of Regional Significance as identified and mapped in the Strategic Regional Policy Plan, are located in the City. 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 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 X

**EXCERPTS FROM THE
CITY COMPREHENSIVE PLAN AMENDMENT**

CHAPTER 2
TRANSPORTATION ELEMENT

GOAL 1 - MAINTAIN A SAFE AND EFFICIENT TRANSPORTATION NETWORK AND PROVIDE TRANSPORTATION FACILITIES TO ENSURE THAT CITY ROADWAYS OPERATE ABOVE ACCEPTABLE LEVEL OF SERVICE STANDARDS IN THE FUTURE.

OBJECTIVE 1.1 Provide for a safe, convenient and energy efficient multi-modal transportation system by maintaining the existing transportation network, reducing accidents and maintaining adopted levels of service.

Policy 1.1.a Connections and access points of driveways and roads to the local highway network shall be limited to a minimum spacing as follows, by adopting these standards in the Land Development Regulation Code:

FUNCTIONAL CLASS	MINIMUM SPACING
Arterial	600 feet
Collector	300 feet
Local	100 feet

For State Roads, the number and frequency of connections and access points shall be in conformance with Chapter 14-96 and 17-97, Florida Administrative Code.

Policy 1.1.b All development proposals shall address and include provisions for safe and convenient on-site traffic flow, both pedestrian and vehicular, and they shall provide for adequate internal traffic circulation, vehicular parking and assure accessibility in design to public transit. The minimum standards for number of parking spaces, aisle and space dimensions, drainage, landscaping, curve radii and construction materials shall be adopted as a part of the Land Development Regulation Code and/or public works manual, as appropriate.

Policy 1.1.c In planning for new or improved transportation facilities, the City Commission will consider the needs for, and possible provisions of, bicycle and pedestrian ways as a part of the preliminary design phase.

Policy 1.1.d The City Commission hereby adopts the Future Transportation Map Series contained in this element and which coordinate with the Land Use Map Series.

Policy 1.1.e The City, along with the county and state, will continue to maintain the transportation network.

Policy 1.1.f Priority shall be given to roadway projects which require resurfacing of existing paved roads and paving unpaved roadways.

Policy 1.1.g The adopted Land Development Regulation Code shall provide standards and definitions for the preservation or protection of existing and future roadway right-of-way.

Policy 1.1.h The City has not designated any official bicycle ways as a part of its comprehensive plan. Such future designation will place a priority upon:

First Priority - Linking residential neighborhoods to municipal parks.

Second Priority - Linking residential neighborhoods to schools.

- Policy 1.1.i Municipal sidewalks (pedestrian-ways) are depicted in the data and analysis (Appendix B). Proposed sidewalks may be improved in the future to provide an inter-connected system.
- Policy 1.1.j All access to state roads shall be consistent with the Florida Department of Transportation's Access Plan (Rule 14-96, Access Permitting Process and 14-97, Access Standards contained in the State Highway System Access Management Act.)
- Policy 1.1.k Utilize Rule of the Department of Transportation Chapter 14-97 as a model in establishing access management standards to be adopted as part of the City Code and Land Development Regulation Code.
- Policy 1.1.l Utilize corridor overlay zones to manage access along commercial corridors.
- Policy 1.1.m Properties under the same ownership or those consolidated for development shall be treated as one property for the purposes of access management and shall not receive the maximum potential number of access points for that frontage indicated under minimum access spacing standards.
- Policy 1.1.n Large commercial developments shall be required to provide and/or extend nearby local and collector streets and provide street connections with surrounding residential areas so residents may access the development without traveling on arterial streets.
- Policy 1.1.o Shopping centers shall be required to provide a unified access and circulation plan and require any out parcels to obtain access from the unified access and circulation system.
- Policy 1.1.p Existing lots unable to meet the access spacing standards for arterials shall obtain access from platted side streets, parallel streets, service roads, joint and cross-access or the provision of easements.
- Policy 1.1.q Adequate corner clearance shall be maintained at crossroad intersections with arterials.
- Policy 1.1.r The City shall encourage cross-access connections easements and joint driveways, where available and economically feasible.
- OBJECTIVE 1.2 Coordinate the transportation system with the future land use map to ensure that current and future population densities, housing and employment patterns and land uses are consistent with the existing and proposed transportation modes and services.
- Policy 1.2.a The City Commission will revise and adopt the existing definition of a subdivision to provide tighter controls on residential development to ensure compliance with land use regulations.
- Policy 1.2.b The City Commission will enforce policies and standards that regulate commercial strip development along major highways, including criteria in rezoning applications and minimum standards for setbacks, frontage roads, etc.
- Policy 1.2.c The City shall review and coordinate with the Florida Department of Transportation concerning all development proposals located along Florida Intrastate Highway System roadways to ensure consistency with Florida Intrastate Highway System Level of Service Standards established in the Florida Department of Transportation's most recent version of the Quality/Level of Service Handbook.

- Policy 1.2.d Data contained in the Census Transportation Planning Package, the Federal Transportation Administration’s National Household Travel Survey, The American Community Survey, and other professionally recognized sources shall be used to develop analysis and indicators evaluating the performance of the goals, policies and objectives of the transportation element.
- OBJECTIVE 1.3 The City shall coordinate with the plans and programs of any appropriate county or rural planning organization, Florida Department of Transportation - transportation planning documents, and Florida Department of Transportation’s adopted 5-Year Work Program.
- Policy 1.3.a The City hereby states, by adoption in the comprehensive plan, the following peak hour Level of Service standards shall apply for each functionally classified facility type.
- | | |
|----------------------|--|
| Collector Roadways | Peak Hour Level of Service C |
| Arterial Roadways | Peak Hour Level of Service C |
| State Highway System | Statewide minimum peak hour level of service “C” shall be applicable to all links in the State Highway System. |
- Policy 1.3.b The City shall undertake, on an annual basis, a road paving and improvement program. As required by Florida Law, Chapter 334, the City “shall submit to the appropriate district engineer a plan of work for the construction and maintenance of roads and streets within its jurisdiction for the ensuing five years, listing the estimated amounts to be expended on each project during each budget year.” In addition, the City shall confer with the Florida Department of Transportation and County Road Department concerning state and county maintained roads requiring improvements.
- Policy 1.3.c By joint action with the Florida Department of Transportation and Levy County, the City will evaluate the benefits of coordinated action in support of transportation demand and system management solutions in response to changing traffic conditions.
- Policy 1.3.d The City shall continue to implement traffic and onsite parking requirements through its land development code that promote effective access management, which benefit of level of service system wide.
- OBJECTIVE 1.4 Right-of-way needs shall be annually reviewed in order to establish their protection from building encroachment.
- Policy 1.4.a All proposed developments shall provide a section line right-of-way dedication for future road construction and be set back from the road centerline according to the following formula:
- Policy 1.4.b One-half the minimum right-of-way from the Existing Street System Regulation and Design Standards plus the required setback as established by the Land Development Regulations Code.
- Policy 1.4.c Where existing right-of-way width is inadequate, the developer shall dedicate that portion necessary to meet or exceed those standards as established in the Existing Street System Regulation as condition to receiving any zoning approval or zoning change.

- Policy 1.4.d The City shall cooperate with the County on anticipated right-of-way needs within the Municipal Service District.
- Policy 1.4.e In accordance with Section 163.3180(5)(h)1.c. and 163.3180(5)(h)2. Florida Statutes, as amended, the City shall provide a means by which the landowner will be assessed a proportionate share of the cost of providing the transportation facilities necessary to serve the proposed development. However, the landowner shall not be held responsible for contributing to deficient transportation facilities.
- OBJECTIVE 1.5 The City will implement the Land Development Regulation Code and other City requirements to support identification of any mass transit corridors at such a future time when feasible or appropriate.
- Policy 1.5.a Land Development Regulation Code addressing public access and traffic flow shall help facilitate the effective provision of flag stop transit service.
- Policy 1.5.b The City will review its Land Development Regulation Code to ensure it promotes transit supportive development practices.
- Policy 1.5.c Designated (pick-up and discharge) points for transit vehicles in new and existing developments should be designed so as to be readily accessible to pedestrians, to increase safety, and not to conflict with traffic circulation.
- Policy 1.5.d The City shall cooperate with the Transportation Disadvantaged Local Coordinating Board by promoting public awareness of the County Transit system functioning as the Community Transportation Coordinator which provides transportation to the Community's transportation disadvantaged residents.
- Policy 1.5.e The City shall coordinate with County Transit to ensure maximum quality of service, especially where the New Freedom Program develops a fixed route, flag stop service within the County.

GOAL 2 - MOBILITY WILL BE ACHIEVED AND SUSTAINED THROUGH COORDINATED APPROACHES EXPANDING USER CHOICE BETWEEN MOTORIZED, NON-MOTORIZED AND PEDESTRIAN MODE OPTIONS WHICH FUNCTION TO REDUCE EMISSIONS AND PROMOTE ENERGY EFFICIENCY AT A VARIETY OF SCALES, WHILE MAXIMIZING THE ECONOMIC WELLBEING OF THE COMMUNITY.

- OBJECTIVE 2.1 As a multi-county commercial hub, the City will identify land use and transportation based strategies that enhance the development base by reducing trip distance, providing mode choice to expand access to commercial areas, and developing a diversity of land uses at intensities that clearly define the City as a center of commerce.
- Policy 2.1.a The City will study how a Community Redevelopment Agency could coordinate redevelopment activities to increase residential density, intensify land use and create pedestrian oriented centers to support a mix of land uses.
- Policy 2.1.b The City shall develop strategies to enhance connectivity of existing pedestrian routes as well as plan for greater pedestrian accessibility to a variety of land uses.
- Policy 2.1.c The City shall develop a list of priority facilities where marked bicycle lanes would provide beneficial connections with existing pedestrian routes of the City. For facilities maintained by outside agencies, the City will communicate this information to County Road Department and the Florida Department of Transportation to allow coordination at the intergovernmental level.

- OBJECTIVE 2.2 Coordination with the transportation element with the comprehensive plan=s future land use map will ensure that multimodal and intermodal facility access routes integrate into the existing surface transportation system.
- Policy 2.2.a Through its development review process, the City shall ensure siting of future multimodal and intermodal transportation facilities or enhancements is consistent with the future land use element, conservation element, capital improvements element, and other applicable elements.
- OBJECTIVE 2.3 Through its development review process and procedures, the City shall coordinate the development of future multimodal and intermodal transportation facilities in a manner consistent with state and federal regulatory directives.
- Policy 2.3.a Any future development of aviation facilities shall be in accordance with state and federal regulatory directives.
- Policy 2.3.b The City shall promulgate all controls necessary to ensure compatible land use adjacent to aviation, waterways or intermodal facilities. The City will coordinate land use controls with other jurisdictions as needed to achieve land use compatibility.
- Policy 2.3.c Development of waterways, aviation and intermodal transportation facilities should occur in a manner that is consistent with the requirements of the future land use and conservation elements and the land development code.
- Policy 2.3.d Revision of the Land Development Regulation Code should occur as needed to promote effective intermodal management practices; major aviation, marine and intermodal facilities shall be removed from incompatible land uses by adequate local in inter-jurisdictional land use controls.

CHAPTER 5

CONSERVATION ELEMENT

GOAL 1 - PROTECT, CONSERVE, ENHANCE OR APPROPRIATELY USE THE CITY'S NATURAL RESOURCES IN A MANNER WHICH MAXIMIZES THEIR LONG-TERM VIABILITY AND ECONOMIC, RECREATIONAL AND NATURAL VALUE.

OBJECTIVE 1.1 Enforce regulations that require new development to proceed only after a thorough review of potential environmental problems. This review shall analyze physical properties of soils and underlying rocks, soil thickness, depth to groundwater, groundwater flow characteristics, presence of surface water and danger of flooding.

Policy 1.1.a New development in excess of 5 acres will be required by adopted Land Development Regulations to evaluate geologic hazards on-site prior to development.

Policy 1.1.b The City Commission will request the Suwannee River Water Management District to comment on the hydrology of the area as it relates to the City's growth and development.

OBJECTIVE 1.2 Protect and conserve the natural functions of existing soils and wildlife habitats.

Policy 1.2.a The adopted Land Development Regulation Code will require that soils and their covering vegetation be retained, while still providing for development, to allow them to continue to filter water and recharge the aquifer.

Policy 1.2.b Enforce the drainage ordinance in order to maximize the recharge of the Floridan Aquifer by rainfall, minimize storm water run-off, and maintain a high degree of purity in the water which supplies the City wells.

Policy 1.2.c Promote and enforce provisions for erosion control implemented through the drainage ordinance.

Policy 1.2.d Enforce regulations which limit the uses of wetlands to passive recreation, conservation and open space

Policy 1.2.e Wetlands shall be protected and conserved by an undisturbed upland buffer having a minimum width of 25 feet.

Policy 1.2.f AWetlands@ as defined herein are those areas that are inundated or saturated by surface or ground water at a frequency and a duration 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 possesses characteristics that are associated with reducing soil conditions. The prevalent vegetation in wetlands generally consists of facultative or obligative hydrophytic macrophytes that are typically adapted to the soil conditions described above. These species, due to morphological, physiological, or reproductive adaptations, have the ability to grow, reproduce or persist in aquatic environments and 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.

- Policy 1.2.g The adopted Land Development Regulation Code will ensure the protection of natural functions of flood-prone areas, including but not limited to the following standards of performance:
- a. Dredge and fill and clearing of natural vegetation will be minimized or prohibited in order to maintain the natural topography and hydrological functions of floodplains.
 - b. Structures will be clustered on the non-floodplain portions of a site, or where the entire site lies in the floodplain, they will either be flood proofed or elevated on pilings and densities lowered.
 - c. Roads, bridges or similar public facilities will not be located in floodplains, except where no reasonable alternative exists.
 - d. Septic tanks will be prohibited in floodplains.
 - e. No hazardous materials or waste will be stored within floodplains.
- OBJECTIVE 1.3 Protect the municipal water supply.
- Policy 1.3.a Open space lands shall be required to be included in all developed areas, through the land use plan map and adopted zoning regulations, to assure aquifer recharge.
- Policy 1.3.b Prohibit solid or liquid waste from being deposited in porous soils which connect to potable groundwater supplies.
- Policy 1.3.c The City will conduct draw down tests, identify the cone of influence and restrict land uses within the identified cone of influence to those which will not adversely affect water quality or quantity.
- Policy 1.3.d The Land Development Regulation Code will, require that developers, before they receive a development permit, shall prove to the City Commission that their project would not cause water quality or quantity problems in the City. This may include, but not be limited to, obtaining all permits required by: Florida Department of Transportation, Florida Department of Environmental Protection and the Suwannee River Water Management District.
- Policy 1.3.e Consistent with Policy 3.3.a of the Infrastructure Element the City will follow the Suwannee River Water Management District's water conservation strategies and techniques.
- OBJECTIVE 1.4 Discourage the discharge of stormwater run-off into sinkholes.
- Policy 1.4.a All new development will be prohibited from discharging stormwater to sinkholes.
- Policy 1.4.b The City will, through the City Manager, request a joint workshop or series of workshops involving the City Engineer to explore means of treating stormwater currently being, or potentially, discharged into sinkholes.
- OBJECTIVE 1.5 At such time as a natural reservation is identified, protect the area through the land use plan and implementing land development regulations.
- Policy 1.5.a Any natural area identified in the future through an amendment to the document will be designated as a preservation area.

- OBJECTIVE 1.6 When a unique vegetative community is identified in the contiguous unincorporated area of the County, the City shall develop and adopt an interlocal agreement to help protect, use, conserve or preserve it.
- Policy 1.6.a The City Commission will, through an adopted interlocal agreement, assist the County in protecting unique vegetative communities located within and contiguous to the City.
- Policy 1.6.b The adopted Land Development Regulation Code shall continue to ensure the protection of the following environmentally sensitive areas:
- a. Sinkholes
 - b. Wetlands (if and when identified on a site-specific basis).
 - c. Habitat of Threatened or Endangered Species (if and when identified on a site-specific basis).
- OBJECTIVE 1.7 Any environmentally sensitive lands (as defined in Policy 1.6.b of the Conservation Element) shall, when identified, be protected by the adopted Land Development Regulation Code.
- Policy 1.7.a The adopted Land Development Regulation Code require the protection of sinkholes.
- Policy 1.7.b The adopted Land Development Regulation Code require that the habitat of any threatened species shall be protected to the maximum extent possible and still permit a reasonable use of private property.
- Policy 1.7.c The habitat of any endangered species shall be preserved. The only development activities permitted in such instances shall be to increase the carrying capacity of that habitat in accord with a management plan endorsed by the Florida Department of Environmental Protection.
- OBJECTIVE 1.8 The City shall develop maps depicting community-wide development constraints.
- Policy 1.8.a A physical limitations composite map will be prepared using the following procedures:
- a. A composite map which illustrates soils, native vegetative communities, geologic, surface water and groundwater information.
 - b. Define areas that have physical limitations and potentials for various types of land use.
- OBJECTIVE 1.9 Improve the appearance of the City by implementing mechanisms in the adopted Land Development Regulation Code.
- Policy 1.9.a Where residential development is of conventional design, regulations will be enforced which require the dedication of open space to public or private use. The amount of open space required will be proportional to the number of persons to be served by each development.
- Policy 1.9.b The City Commission will prepare and adopt ordinances suitable to assure that valuable shade and ornamental trees are preserved and increased in numbers. Both the landscaping ordinance and the tree ordinance will be enforced as a means of preserving and enhancing the aesthetic values currently found in the City.

- Policy 1.9.c The sign regulations will be reviewed and updated as needed to regulate the method of display, height, total size and other factors in a manner appropriate to achieve a degree of uniformity within the City and which will be equitable to all parties concerned.
- Policy 1.9.d The community beautification efforts shall be sustained through the Land Development Regulation Code addressing major thoroughfare such as, median landscaping, entry signage, utility burial and street lighting.
- OBJECTIVE 1.10 A adopt an air quality ordinance.
- Policy 1.10.a The City Commission shall develop a draft ordinance which incorporates, meets or exceeds minimum air quality standards at the state and national levels.
- Policy 1.10.b Lacking the standards, technology and manpower to limit vehicular emissions, the City Commission will control open burning and industrial emissions. Upon the development of appropriate federal or state emission standards, the City Commission will consider the feasibility of enforcing similar or more stringent standards in the City.
- OBJECTIVE 1.11 A wildlife assessment and protection component shall be required as a portion of all subdivisions and planned developments.
- Policy 1.11.a The adopted Land Development Regulation Code will require over five percent (5%) of the land area in each subdivision or planned development to be preserved or restored as native wildlife habitat or, if approved by the City Commission, the required preservation land to be transferred to another site as approved by the City Commission. In addition to the preservation areas, the applicant shall document other methods used to enhance the ability of native wildlife populations to co-exist with the proposed development.
- OBJECTIVE 1.12 Endangered and threatened wildlife species shall be protected through the adopted Land Development Regulation Code.
- Policy 1.12.a No development activity may adversely impact upon either the habitat or species identified pursuant to the preceding objective. If threatened or endangered species are located within the community, the adopted Land Development Regulation Code will require a wildlife management and protection component to be included in the development plan of any new development. In reviewing such a plan, the City Commission will solicit a review and comment from the Florida Game and Fresh Water Fish Commission prior to issuing a development order.
- OBJECTIVE 1.13 Adopt an ordinance regulating the collection and disposal of hazardous wastes.
- Policy 1.13.a The City Commission shall enforce ordinances that prohibit the introduction of harmful liquid or solid wastes into the municipal sewage system, ground waters, or on the surface which could potentially harm the environment.

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

Regional Planning Council: North Central Fl
Review Date: 9/25/25
Amendment Type: Draft Amendment

Regional Planning Council Item No.: 94
Local Government: City of Alachua
Local Government Item No.: Ord. No. 25-12
State Land Planning Agency Item No.: 25-1ESR

Date Mailed to Local Government and State Land Planning Agency: 9/26/25 (estimated)

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

DESCRIPTION OF AMENDMENT

The City item reclassifies approximately 111.25 acres of land from Commercial (± 23.05-acres), Industrial (± 81.31-acres), and Conservation (± 7.40-acres) to Commercial (± 14.04-acres), Moderate Density Residential (less than or equal to 4 dwelling units per acre)(± 89.80-acres), and Conservation (± 7.40-acres) (See attached).

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

The subject property is located within one-half mile of U.S. Highway 441, part 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, a Stream to Sink Watershed, and adjacent to San Felasco Hammock Preserve State Park, which are Natural Resources 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 City Comprehensive Plan has adequate policy direction to mitigate adverse impacts to the Floridan Aquifer and conservation areas in a manner consistent with the goals and policies of the North Central Florida Strategic Regional Policy Plan. Also, the proposed amendment would result in a decrease in density and 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 THE
CITY COMPREHENSIVE PLAN AMENDMENT**

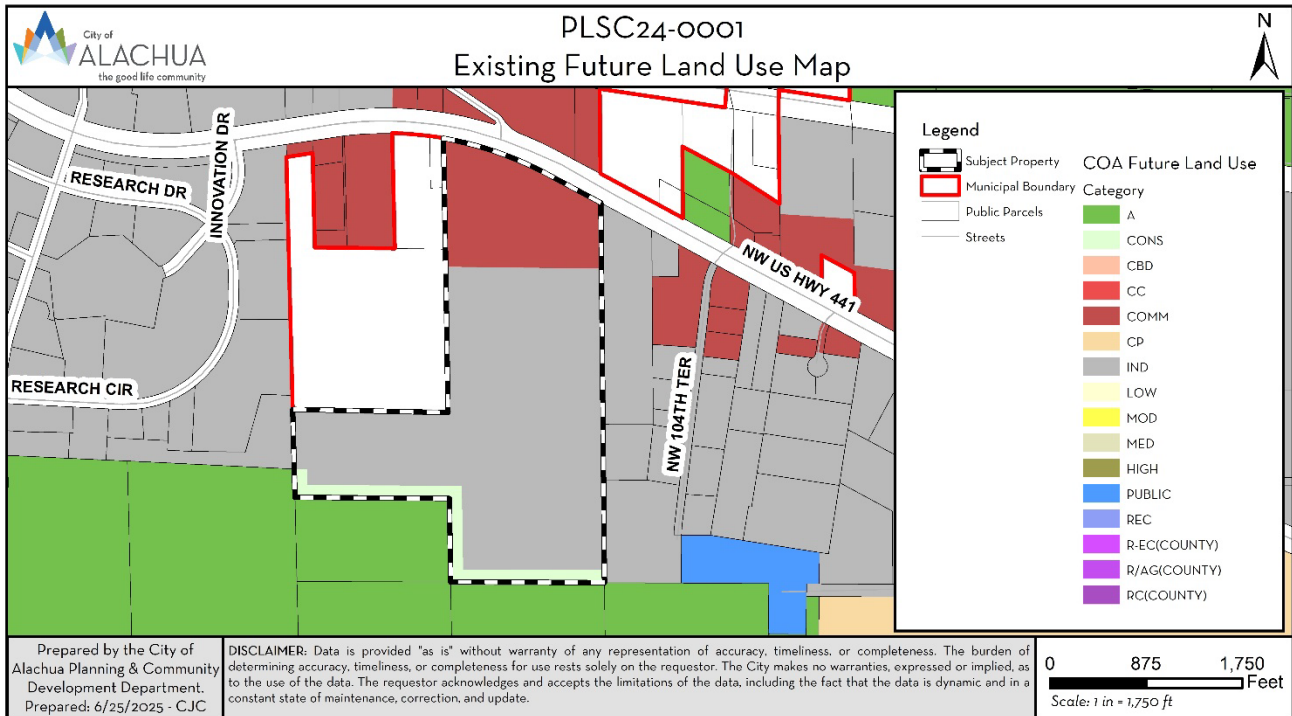


Figure 1. Existing City of Alachua Future Land Use Map: 2035

Proposed Future Land Use Designations

The Commercial land use category is proposed to remain on the subject property, but have some adjustments made to the boundary lines and area it currently designates.

Policy 1.2.b of the City of Alachua Comprehensive Plan, Future Land Use Element establishes the Moderate Density Residential land use category, which permits “development at a maximum density of 4 dwelling units per acre.” Single family detached dwelling units are the primary development type located in this category; however, the category also permits accessory dwelling units, manufactured or modular homes meeting certain design criteria, mobile homes only within mobile home parks, duplexes and quadplexes, townhomes, Residential Planned Developments, and supporting community services.

The Conservation land use category currently present on the subject property is not proposed to be altered.

Table 2. Proposed FLUM Designations

Summary of Proposed FLUM Designations		
FLUM Designation:	Commercial; Moderate Density Residential; Conservation	
Max Gross Density:	Commercial	210 dwelling units (15 DUA*)
	Moderate Density Residential	359 dwelling units (4 DUA)
	Conservation	N/A
	TOTAL	569 dwelling units (± 5.1 DUA)
Max Floor Area:	Commercial	± 366,949 square feet (0.60 FAR*)
	Moderate Density Residential	N/A
	Conservation	N/A
	TOTAL	± 366,949 square feet (± 0.08 FAR)
Typical Uses: (For a full and comprehensive list, refer to the City of Alachua Comprehensive Plan, Future Land Use Element)	Commercial	<ul style="list-style-type: none"> ▪ Retail sales and services; ▪ Personal services; ▪ Financial institutions; ▪ Recreation and entertainment; ▪ Tourist-related uses; ▪ Visitor accommodations; ▪ Commercial shopping centers; ▪ Auto-oriented uses; ▪ Traditional Neighborhood Planned Developments; ▪ Employment Center Planned Developments; ▪ Commercial recreation centers; ▪ Office/business parks; ▪ Limited industrial services; ▪ Eating establishments; ▪ Single family attached units; ▪ Apartments and townhomes; ▪ Duplexes and quadplexes; ▪ Single-family and multi-family residential above first floor commercial uses; ▪ Convention centers; and, ▪ Supporting community services such as schools, houses of worship, parks, and community centers.
	Moderate Density Residential	<ul style="list-style-type: none"> ▪ Single family detached dwelling units; ▪ Accessory dwelling units; ▪ Manufactured or modular homes meeting certain design criteria; ▪ Mobile homes only within mobile home parks; ▪ Duplexes and quadplexes; ▪ Townhomes; ▪ Residential Planned Developments; and, ▪ Supporting community services such as schools, houses of worship, parks, and community centers.

Table 2. Proposed FLUM Designations (Continued)

	Conservation	<ul style="list-style-type: none"> Public access; Low-intensity resource-based recreation; Native vegetative community restoration; and, Residential and non-residential uses necessary to manage such conservation lands.
Net Increase/Decrease	<p>- 426 dwelling units</p> <p>- 2,006,416 square feet non-residential floor area</p>	
<p>*Density and intensity calculations were completed using the highest densities and intensities permitted in the Commercial land use category; however, the highest densities and intensities are associated with mixed-use development. Non-mixed-use development would have a lower theoretical development potential.</p>		

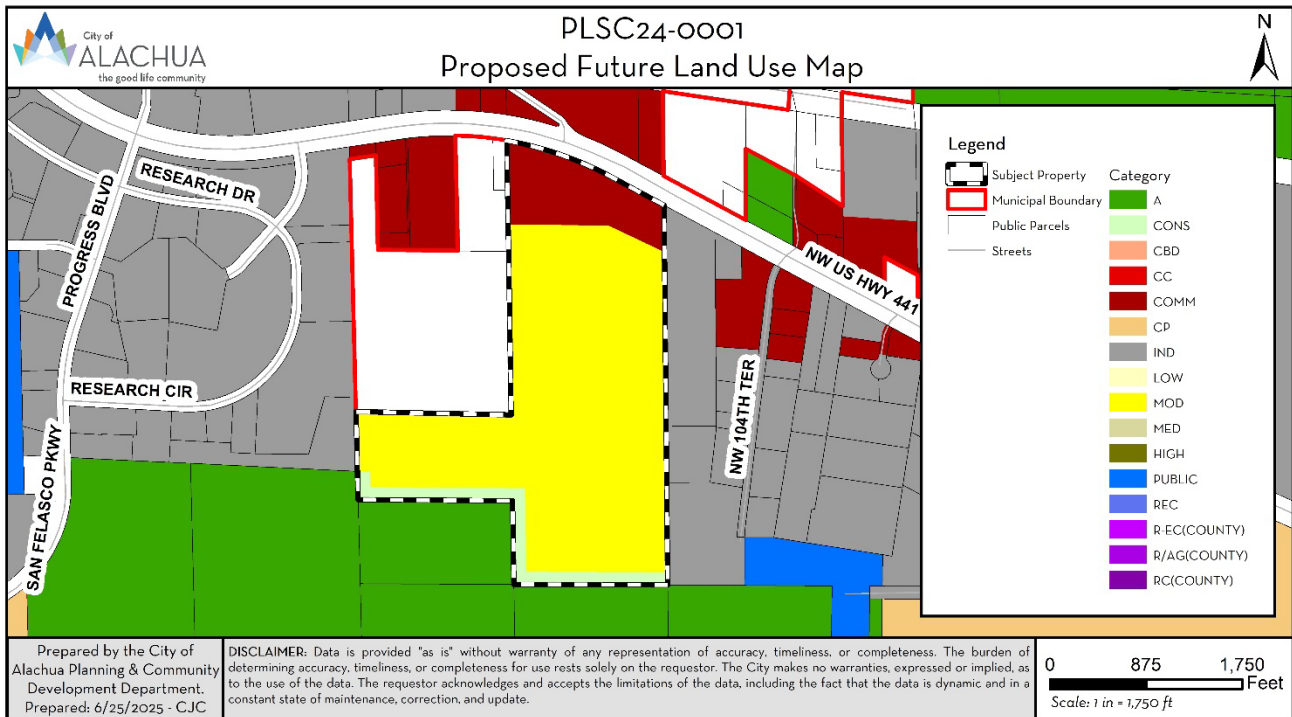


Figure 2. Proposed City of Alachua Future Land Use Map: 2035

SURROUNDING USES

The existing uses, Future Land Use Map (FLUM) designations, and zoning districts of the surrounding area are identified in Table 3. Figure 3 provides an overview of the vicinity of the subject property. (NOTE: The information below is intended to provide a general overview of the area surrounding the subject property and to generally orient the reader. The information below is not intended to be all-inclusive, and may not identify all existing uses, FLUM designations, and/or zoning districts surrounding the subject property).

Table 3. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Single-Family Residential	Rural/Agriculture (County); Commercial	Agricultural (A) (County); Commercial Intensive (CI)
South	State Park	Agriculture; Conservation	Agricultural (A)
East	Municipal; Religious Institution	Industrial	Light and Warehouse Industrial (ILW)
West	Agriculture; Single-Family Residential	Rural/Agriculture (County); Industrial	Agricultural (A) (County); Residential Single Family (R-1A) (County); Planned Unit Development (PUD)

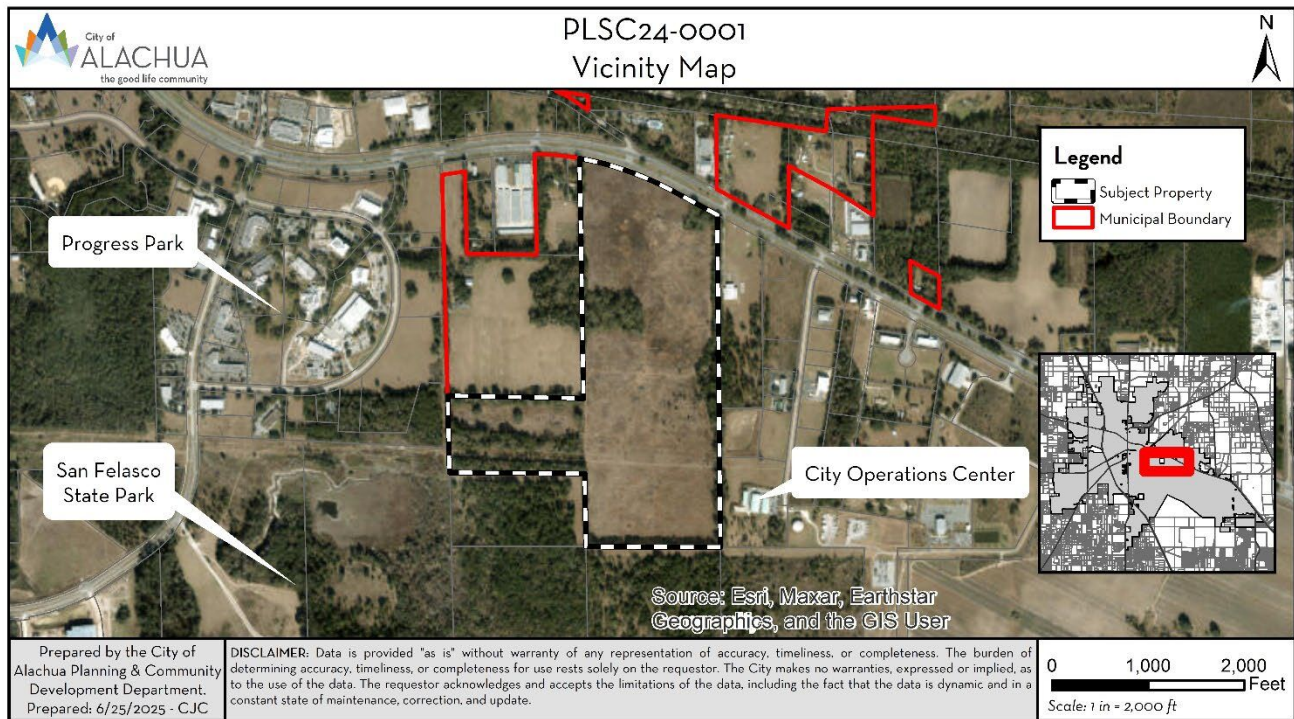


Figure 3. Vicinity Map

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

Regional Planning Council: North Central Fl Regional Planning Council Item No.: 95
Review Date: 9/25/25 Local Government: City of Newberry
Amendment Type: Draft Amendment Local Government Item No.: CPA 25-20
State Land Planning Agency Item No.: 25-3ESR

Date Mailed to Local Government and State Land Planning Agency: 9/26/25 (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 25-20 reclassifies approximately 111 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 located within one-half mile of State Road 26, part 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 X No _____
Not Applicable _____

EXCERPTS FROM CITY COMPREHENSIVE PLAN AMENDMENT

SUPPORTING DATA AND ANALYSIS FOR CPA 25-20

(02515-004-003)

111 acres

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

CPA 25-20, a request by Patrick M. Post (“Owner”) to amend the future land use map of the Comprehensive Plan by changing the future land use classification **from (Alachua County) Rural/Agriculture to (City of Newberry) Agriculture** for a recently annexed site containing approximately 111 acres identified on the map below (“FLUMA”). The property is generally located on the south side of State Road 26, between Southwest 298 Street and County Road 337; Section 06, Township 10 South, Range 17 East. A companion rezoning application is also under review by the city and dependent upon acceptance and adoption of the future land use map amendment. This change of land use is necessary to align the future land use map classification of the property with its new jurisdictional requirements. At this time no development is proposed for the property and the annexation is for municipal services and municipal boundary continuity.

APPLICANT: Patrick M. Post
OWNER: Patrick M. Post
PURPOSE: Large-scale FLUMA
LOCATION: (No address assigned)
PARCELS: 02515-004-003
EXISTING USES: Pasture.

BOUNDARY MAP



Figure 1: Aerial imagery of subject property with parcel overlay. Source: NV5 Global, Inc.

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

Regional Planning Council: North Central Fl Regional Planning Council Item No.: 96
Review Date: 9/25/25 Local Government: City of Newberry
Amendment Type: Adopted Amendment Local Government Item No.: CPA24-12
State Land Planning Agency Item No.: 25-2ESR

Date Mailed to Local Government and State Land Planning Agency: 9/26/25 (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 24-12 reclassifies approximately 159.43 acres of land from Mixed Use to Residential Low Density (up to 4 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 located within one-half mile of U.S. Highway 27/41, part of the Regional Road Network, identified and mapped in the North Central Florida Strategic Regional Policy Plan. However, significant adverse impacts to the regional road network are not anticipated as the amendment will result in a decrease of average annual daily trips.

Additionally, the subject property is located within an Area of High Recharge Potential to the Floridan Aquifer, a Natural Resource of Regional Significance as identified and mapped in the North Central Florida Strategic Regional Policy Plan. However, significant adverse impacts to regional facilities or Natural Resources of Regional Significance are not anticipated as the amendment will result in a decrease in density or intensity of use. Also, 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 _____	No _____
Not Applicable	_____ <u>X</u> _____

EXCERPTS FROM CITY COMPREHENSIVE PLAN AMENDMENT

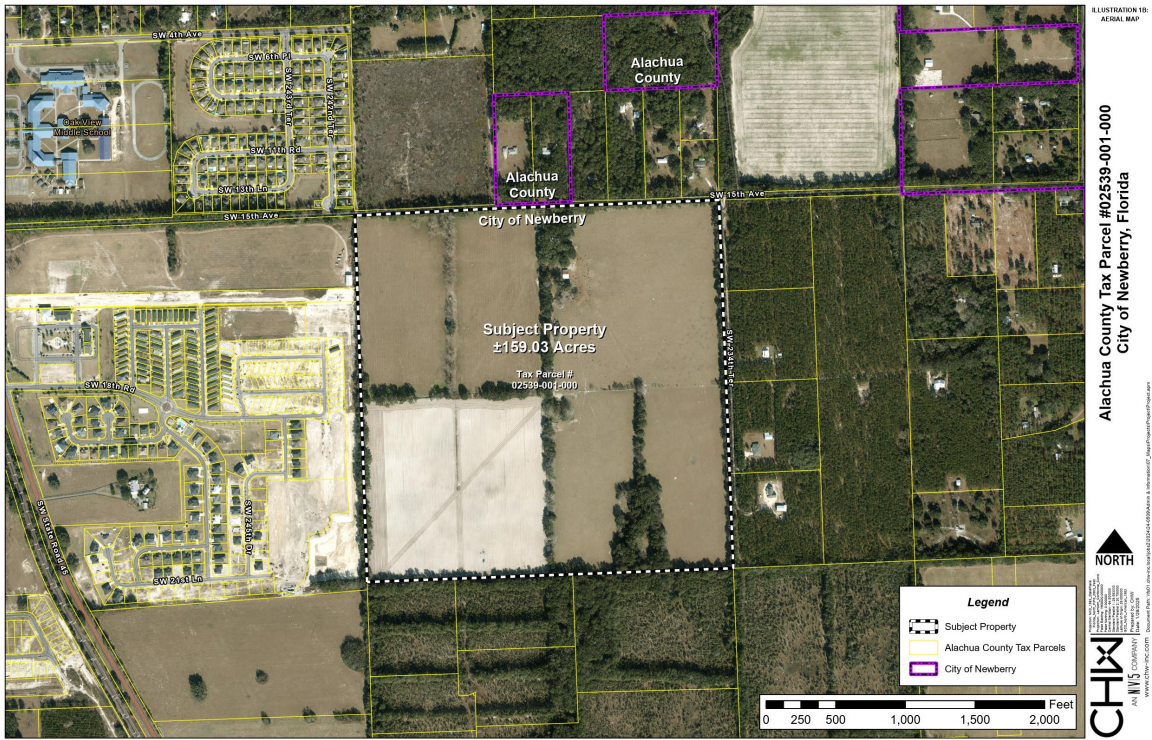


Figure 1: Aerial Image of Property

CURRENT FUTURE LAND USE MAP

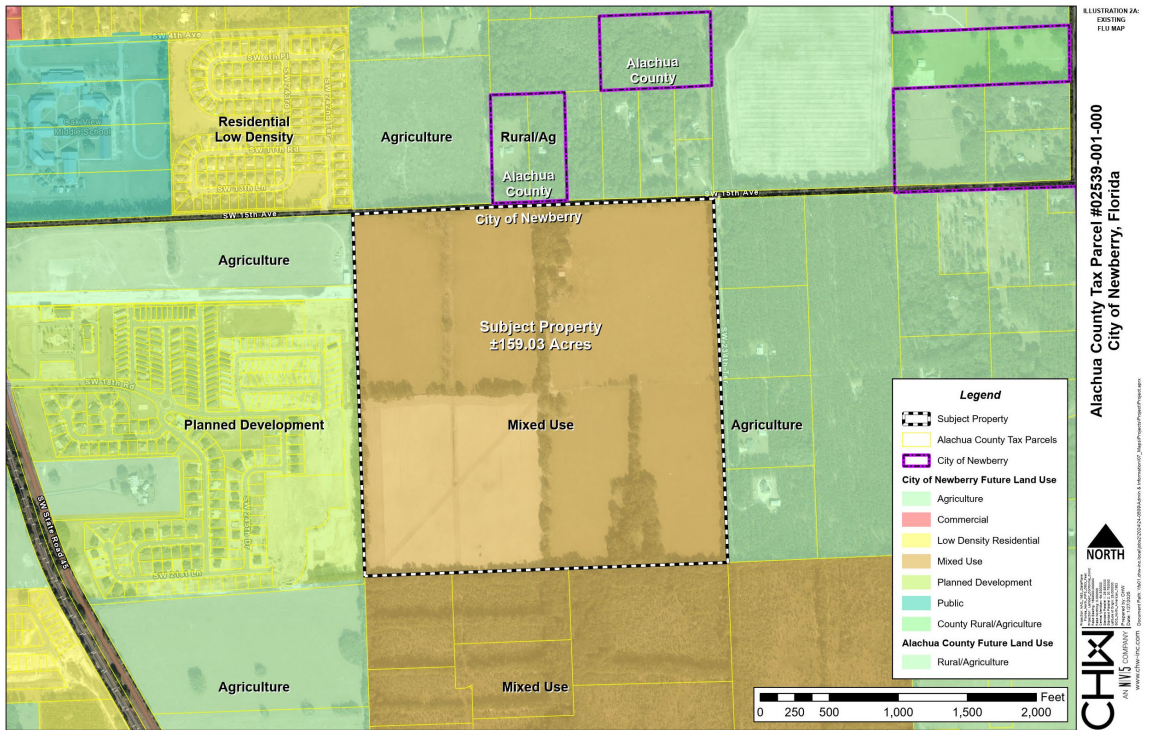


Figure 2: Existing Future Land Use Map Classification of Agriculture

PROPOSED FUTURE LAND USE MAP

Parcel 02539-001-000

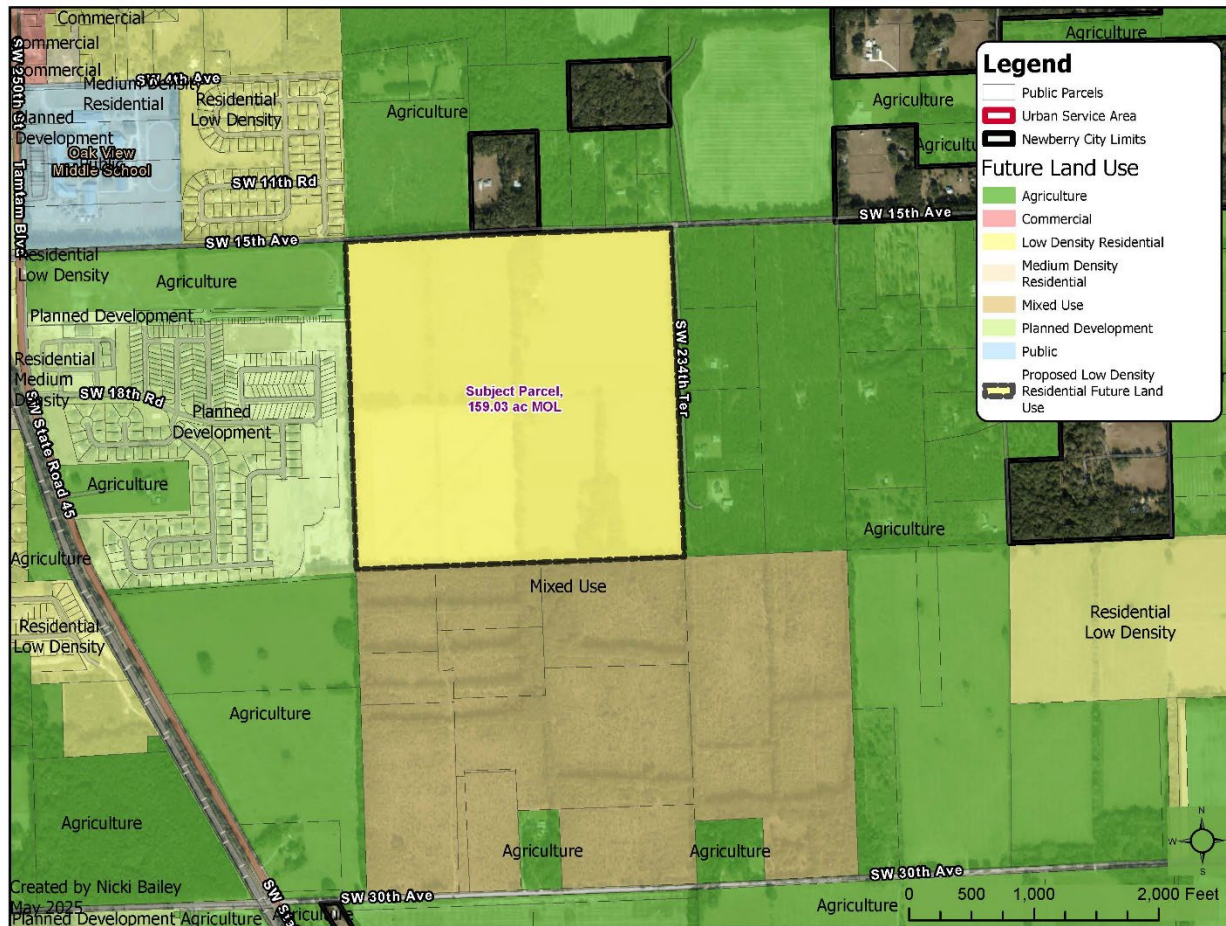


Figure 3: Proposed Future Land Use Map Classification of Low Density Residential

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 services as potable and wastewater connections, improved road surfaces, multi-modal facilities, as well as solid waste removal and other municipal services.

The Planned Residential Development future land use designation, as provided in the Future Land Use Element of the City of Newberry Comprehensive Plan, limits gross density to ± 3.14 dwelling units per acre, the equivalent of the lowest density land use permitted within the Residential Low Density (4 du/ac) future land use designation. But, as demonstrated, overall density is consistent with the pattern of development throughout the City of Newberry. Nonresidential Components are not associated with this project.

Planned Residential Developments, as authorized under the aforementioned section of the Code of Ordinances, are intended to:

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

Regional Planning Council: North Central Fl Regional Planning Council Item No.: 97
Review Date: 9/25/25 Local Government: Alachua County
Amendment Type: Adopted Amendment Local Government Item No.: Z25-000007
State Land Planning Agency Item No.: 25-4ESR

Date Mailed to Local Government and State Land Planning Agency: 9/26/25 (estimated)

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

DESCRIPTION OF AMENDMENT

County item Z25-000007 amends the County Comprehensive Plan to incorporate by reference the updated Joint Alachua County/City of Gainesville Water Supply Facilities Work Plan 2025-2035 as required by Sections 163.3177(6)(c) and 163.3177(4)(a), Florida Statutes(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 density or intensity of uses. Therefore, significant adverse impacts are not anticipated to occur to the Regional Road Network or Natural Resources of Regional Significance, as identified and mapped in the North Central Florida Strategic Regional Policy Plan.

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

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

Request a copy of the adopted version of the amendment?

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

Yes _____	No _____
Not Applicable	___X___

**EXCERPTS FROM THE
COUNTY COMPREHENSIVE PLAN AMENDMENT**

ALACHUA COUNTY
BOARD OF COUNTY COMMISSIONERS

ORDINANCE 2025- 16

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF ALACHUA COUNTY, FLORIDA, AMENDING THE ALACHUA COUNTY COMPREHENSIVE PLAN 2019-2040 AMENDING POTABLE WATER AND SANITARY SEWER ELEMENT POLICY 7.1.5 TO INCORPORATE BY REFERENCE THE UPDATED JOINT ALACHUA COUNTY/CITY OF GAINESVILLE WATER SUPPLY FACILITIES WORK PLAN 2025-2035 AS REQUIRED BY SECTIONS 163.3177(6)(c),(d) AND (h), AND SECTION 163.3177(4)(a), FLORIDA STATUTES; AMENDING CONSERVATION AND OPEN SPACE ELEMENT POLICY 4.5.12 TO PROVIDE FOR UPDATING THE JOINT ALACHUA COUNTY/CITY OF GAINESVILLE WATER SUPPLY FACILITIES WORK PLAN 2025-2035; AMENDING CAPITAL IMPROVEMENTS ELEMENT POLICIES 2.1.2.1 AND 6.1.1 TO PROVIDE FOR UPDATING THE JOINT ALACHUA COUNTY/CITY OF GAINESVILLE WATER SUPPLY FACILITIES WORK PLAN 2025-2035; PROVIDING FOR THE ORDINANCE TO BE LIBERALLY CONSTRUED; PROVIDING FOR MODIFICATION; PROVIDING A REPEALING CLAUSE; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, The Community Planning Act (Section 163.3161, et. seq., Florida Statutes) requires that each local government prepare and adopt a comprehensive plan; and

WHEREAS, Section 163.3184(11)(a), Florida Statutes, requires that any amendment to the Comprehensive Plan or any element or portion thereof be made by ordinance; and,

WHEREAS, the Board of County Commissioners of Alachua County, Florida (“the County”), wishes to make a text amendment (Application No. Z25-000007) to the Alachua County Comprehensive Plan, 2019-2040 as provided herein; and,

WHEREAS, The Board of County commissioners of Alachua County, Florida, wishes to amend the Alachua County Comprehensive Plan: 2019-2040, Potable Water and Sanitary Sewer Element, including adopting by reference the Joint Alachua County/City of Gainesville Water Supply Facilities Work Plan: 2025-2035, Conservation and Open Space Element, Intergovernmental Coordination Element, and Capital Improvements Element (CPA Z25-000007); and,

WHEREAS, an update to the North Florida Regional Water Supply Plan was approved by the governing Boards of the St. Johns River Water Management District and the Suwannee River Water Management District, on December 17, 2023, and Florida Statutes require local governments to prepare and adopt a Water Supply Facilities Work Plan into their comprehensive plan within 18 months of approval of a Regional Supply Plan; and,

WHEREAS, Alachua County, the City of Gainesville, and Gainesville Regional Utilities have updated the Joint Alachua County/City of Gainesville Joint Water Supply Facilities Work Plan: 2025-2035; and,

WHEREAS, a duly advertised public hearing on the proposed comprehensive plan amendment was conducted on May 21, 2025, after 5:00 p.m. by the Alachua County Planning Commission, acting as the Local Planning Agency (LPA), and the LPA provided its recommendation to the Board of County Commissioners; and,

WHEREAS, the Board of County Commissioners considered the recommendations of the LPA at a duly advertised public hearing held on June 24, 2025, and approved transmittal of the proposed comprehensive plan amendment for expedited state review pursuant Section 163.3184(3), Florida Statutes; and,

WHEREAS, pursuant to Section 163.3184(3)(b)1, the proposed comprehensive plan amendment was transmitted by the County to the State Land Planning Agency (Florida Department of Commerce) and other required agencies for expedited state review and comment on June 26, 2025; and,

WHEREAS, the Florida Department of Commerce, Florida Department of Transportation, Florida Department of Environmental Protection, Florida Fish and Wildlife Conservation Commission, and St. Johns River Water Management District provided correspondence to the County indicating that those agencies had no comment on the proposed amendment; and,

WHEREAS, pursuant to Section 163.3184(3)(b)(c), the County is required to hold a public hearing within 180 days after receipt of agency comments to consider whether to adopt a proposed comprehensive plan amendment; and,

WHEREAS, the Board of County Commissioners finds comprehensive plan amendment Z25-000007 to be in compliance with Chapter 163, Part II of the Florida Statutes; and,

WHEREAS, the Board of County Commissioners held a duly advertised public hearing on August 26, 2025, provided for and received public participation, and voted to adopt the comprehensive plan amendment, as embodied in Section 1 below.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ALACHUA COUNTY:

SECTION 1. That the Alachua County Comprehensive Plan: 2019-2040 is hereby amended as shown in Exhibit "A" and incorporated herein as a part thereof.

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 plan 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 Commission entering a final order determining the adopted amendment to be in compliance.

SECTION 6. Modification. It is the intent of the Board of County Commissioners that the provisions of this ordinance may be modified as a result of considerations that may arise during public hearings. Such modifications shall be incorporated into the final version of the ordinance adopted by the Board and filed by the Clerk to the Board.

Duly adopted in regular session, this 26th day of August, 2025.

BOARD OF COUNTY COMMISSIONERS
OF ALACHUA COUNTY, FLORIDA

By: 

Charles S. Chestnut, IV, Chair
Board of County Commissioners

ATTEST:

Jesse K. Irby, II, Clerk



DEPARTMENT APPROVAL
AS TO CORRECTNESS:

Director of Growth Management
or Designee

APPROVED AS TO FORM:

Alachua County Attorney

EXHIBIT A

Z25-000007: Text Amendment to Alachua County Comprehensive Plan

Underlined text is proposed to be added

~~Struck through text~~ is proposed for deletion

Regular text is adopted language

POTABLE WATER & SANITARY SEWER ELEMENT

Policy 7.1.5 The Joint Alachua County/City of Gainesville Water Supply Facilities Work Plan 2025-2035 ~~2018-2028~~ is herein incorporated by reference.

CONSERVATION AND OPEN SPACE ELEMENT

Policy 4.5.12 The County shall cooperate with the Suwannee River Water Management District, the St. Johns River Water Management District, and local governments to update the Joint Alachua County/City of Gainesville Water Supply Facilities Work Plan 2025-2035 ~~2018-2028~~, conduct current and future water conservation programs and prepare an emergency water management conservation plan.

INTERGOVERNMENTAL COORDINATION ELEMENT

Policy 2.1.2.1 Alachua County shall continue to review proposed amendments to the Comprehensive Plan for consistency with the North Florida Regional Water Supply Plan and the Joint Alachua County/City of Gainesville Water Supply Facilities Work Plan 2025-2035 ~~2018-2028~~.

Policy 6.1.1 Alachua County shall coordinate with local governments that supply potable water and/or sanitary sewer services to the unincorporated area to implement the Joint Alachua County/City of Gainesville Water Supply Facilities Work Plan 2025-2035 ~~2018-2028~~, level of service standards and concurrency management systems, as provided for in the policies of the Potable Water/Sanitary Sewer Element.

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

Regional Planning Council: North Central Fl Regional Planning Council Item No.: 99
Review Date: 9/25/25 Local Government: City of Lake City
Amendment Type: Draft Amendment Local Government Item No.: CPA 25-05
State Land Planning Agency Item No.: 25-1ESR

Date Mailed to Local Government and State Land Planning Agency: 9/26/25 (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 25-05 reclassifies approximately 71.6 acres of annexed land from County Residential, Low Density (less than or equal to 2 dwelling units per acre) to City Commercial (See attached).

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

The subject property is located within one-half mile of U.S. Highway 90, which is identified and mapped in the North Central Florida Strategic Regional Policy Plan as part of the Regional Road Network. However, significant adverse impacts are not anticipated to occur to the Regional Road Network as a result of the amendment since the City Transportation Element implements Transportation Planning Best Practices contained in the regional plan.

The subject property is not located within a Natural Resource of Regional Significance as identified and mapped in the regional plan. Therefore the amendment is not anticipated to result in significant adverse impacts to Natural Resources of Regional Significance.

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 _____

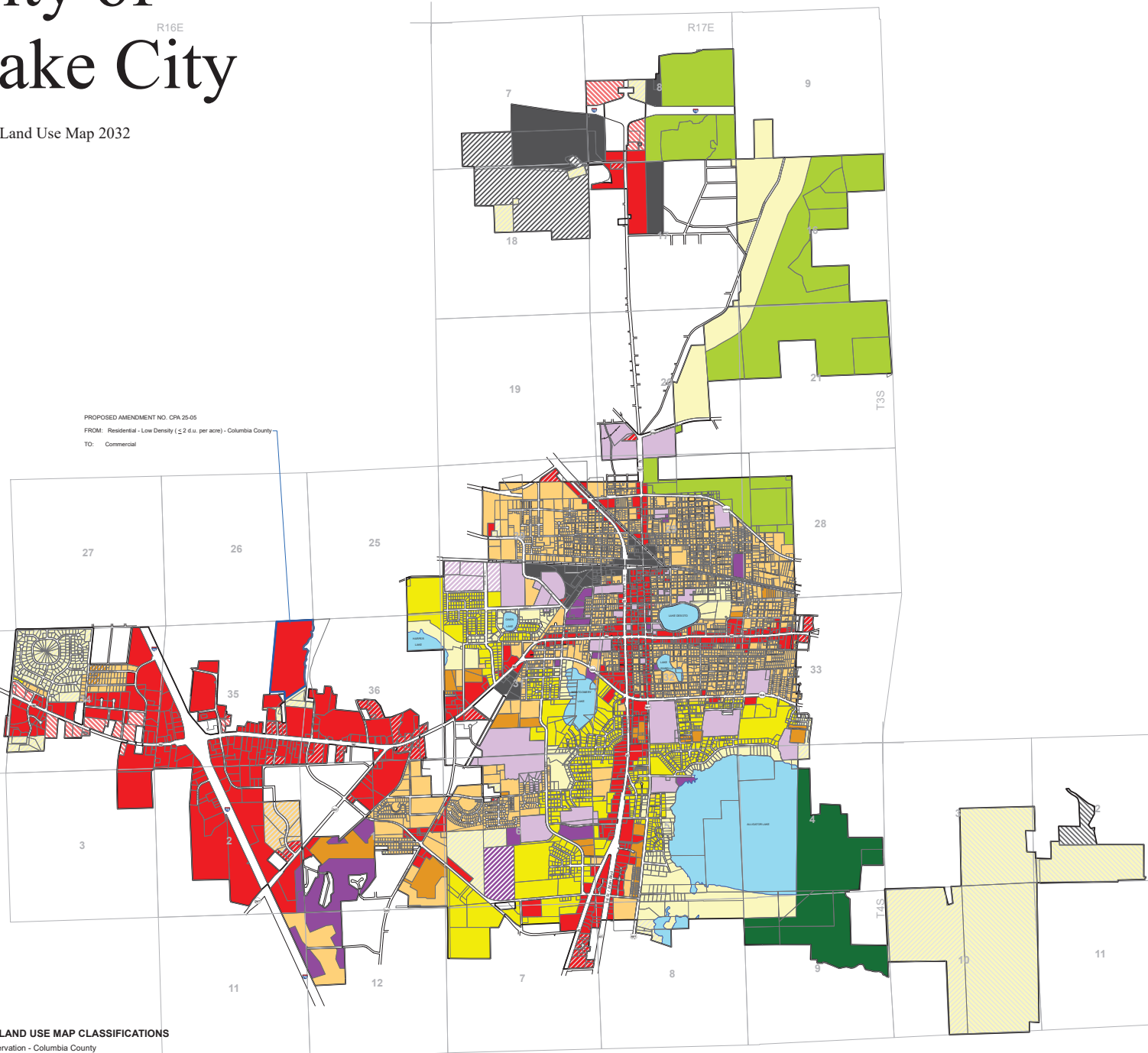
**EXCERPTS FROM THE
CITY COMPREHENSIVE PLAN AMENDMENT**

City of Lake City

R16E

Future Land Use Map 2032

PROPOSED AMENDMENT NO. CPA 25-05
FROM: Residential - Low Density (≤ 2 d.u. per acre) - Columbia County
TO: Commercial



FUTURE LAND USE MAP CLASSIFICATIONS

- Conservation - Columbia County
- Recreation
- Recreation - Columbia County
- Public
- Public - Columbia County
- Agriculture
- Agriculture - 3 - Columbia County
- Residential - Very Low - Columbia County
- Residential - Low Density (≤ 2 d.u. per acre)
- Residential - Low Density (≤ 2 d.u. per acre) - Columbia County
- Residential - Moderate Density (≤ 4 d.u. per acre)
- Residential - Medium Density (≤ 8 d.u. per acre)
- Residential - Medium Density (≤ 8 d.u. per acre) - Columbia County
- Residential - High Density (≤ 20 d.u. per acre)
- Residential - High Density (≤ 20 d.u. per acre) - Columbia County
- Commercial
- Commercial - Columbia County
- Highway Interchange - Columbia County
- Industrial
- Industrial - Columbia County
- Light Industrial - Columbia County

OTHER MAP FEATURES

- City Limits
- U.S. Highway
- State Highway
- County Road
- Interstate Highway
- Lakes
- Railroad



ADOPTED JUNE 3, 1991 BY ORDINANCE NO. 91-685
 AMENDED DECEMBER 31, 1992 BY ORDINANCE NO. 92-728
 AMENDED NOVEMBER 21, 1994 BY ORDINANCE NOS. 94-756, 94-757 AND 94-758
 AMENDED APRIL 3, 1998 BY ORDINANCE NOS. 98-730, 98-765, 98-766 AND 98-763
 AMENDED OCTOBER 2, 1995 BY ORDINANCE NO. 95-788
 AMENDED JUNE 3, 1998 BY ORDINANCE NO. 98-730
 AMENDED MAY 15, 1997 BY ORDINANCE NO. 97-620
 AMENDED MARCH 2, 1998 BY ORDINANCE NO. 98-819
 AMENDED JUNE 4, 1995 BY ORDINANCE NO. 95-844
 AMENDED DECEMBER 7, 1998 BY ORDINANCE NO. 98-839
 AMENDED JANUARY 4, 1999 BY ORDINANCE NO. 99-080
 AMENDED FEBRUARY 7, 2008 BY ORDINANCE NOS. 08-872, 08-873 AND 08-874
 AMENDED JANUARY 1, 2000 BY ORDINANCE NOS. 00-879 AND 00-880
 AMENDED APRIL 16, 2001 BY ORDINANCE NO. 01-870
 AMENDED JUNE 18, 2001 BY ORDINANCE NO. 01-917
 AMENDED OCTOBER 13, 2001 BY ORDINANCE NO. 01-921
 AMENDED NOVEMBER 18, 2002 BY ORDINANCE NOS. 02-928, 01-920, 01-932, 01-934, 01-936 AND 01-938
 AMENDED APRIL 15, 2003 BY ORDINANCE NOS. 03-945, 03-946, 03-948, 03-949, 03-948, AND 03-950
 AMENDED FEBRUARY 18, 2004 BY ORDINANCE NO. 04-917
 AMENDED MAY 19, 2003 BY ORDINANCE NO. 03-940
 AMENDED FEBRUARY 2, 2004 BY ORDINANCE NO. 04-906
 AMENDED JUNE 11, 2005 BY ORDINANCE NO. 05-901
 AMENDED OCTOBER 4, 2004 BY ORDINANCE NO. 04-912
 AMENDED JULY 18, 2005 BY ORDINANCE NOS. 05-1028, 05-1030
 AMENDED MARCH 4, 2006 BY ORDINANCE NO. 06-1055
 AMENDED MARCH 20, 2006 BY ORDINANCE NO. 06-1046
 AMENDED JUNE 5, 2006 BY ORDINANCE NO. 06-1067
 AMENDED JULY 7, 2006 BY ORDINANCE NO. 06-1074
 AMENDED OCTOBER 2, 2006 BY ORDINANCE NO. 06-1081
 AMENDED FEBRUARY 18, 2006 BY ORDINANCE NOS. 06-1090, 06-1091 AND 06-1094
 AMENDED MARCH 10, 2007 BY ORDINANCE NO. 07-1110
 AMENDED MAY 7, 2007 BY ORDINANCE NO. 07-1119
 AMENDED JULY 2, 2007 BY ORDINANCE NO. 07-1179

AMENDED OCTOBER 1, 2007 BY ORDINANCE NO. 07-1174
 AMENDED JANUARY 22, 2008 BY ORDINANCE NO. 07-1176
 AMENDED MARCH 3, 2008 BY ORDINANCE NO. 08-1141
 AMENDED NOVEMBER 3, 2008 BY ORDINANCE NOS. 08-1161, 08-1162 AND 08-1167
 AMENDED FEBRUARY 2, 2009 BY ORDINANCE NO. 09-1069
 AMENDED JULY 6, 2009 BY ORDINANCE NO. 09-1118
 AMENDED AUGUST 17, 2009 BY ORDINANCE NO. 09-1188
 AMENDED SEPTEMBER 8, 2009 BY ORDINANCE NOS. 09-1159 AND 09-1185
 AMENDED DECEMBER 7, 2009 BY ORDINANCE NO. 09-1199
 AMENDED OCTOBER 4, 2010 BY ORDINANCE NO. 10-2004
 AMENDED FEBRUARY 7, 2011 BY ORDINANCE NO. 11-2009
 AMENDED OCTOBER 3, 2011 BY ORDINANCE NOS. 11-2014 & 11-2015
 AMENDED FEBRUARY 4, 2012 BY ORDINANCE NO. 12-2019
 AMENDED FEBRUARY 4, 2013 BY ORDINANCE NO. 13-2030
 AMENDED JUNE 17, 2013 BY ORDINANCE NO. 13-2030
 AMENDED AUGUST 18, 2014 BY ORDINANCE NO. 14-2048
 AMENDED DECEMBER 16, 2014 BY ORDINANCE NO. 14-2049
 AMENDED APRIL 6, 2015 BY ORDINANCE NO. 15-2068
 AMENDED NOVEMBER 18, 2015 BY ORDINANCE NO. 15-2087
 AMENDED OCTOBER 17, 2015 BY ORDINANCE NO. 15-2087
 AMENDED MARCH 8, 2017 BY ORDINANCE NO. 17-2084
 AMENDED OCTOBER 17, 2018 BY ORDINANCE NO. 18-2102
 AMENDED MAY 20, 2019 BY ORDINANCE NOS. 19-2106, 19-2107, 19-2108, 19-2109, 19-2110 AND 19-2111
 AMENDED DECEMBER 2, 2019 BY ORDINANCE NO. 19-2134
 AMENDED JULY 6, 2020 BY ORDINANCE NOS. 20-2152, 20-2153 AND 20-2154
 AMENDED SEPTEMBER 21, 2020 BY ORDINANCE NO. 20-2160
 AMENDED NOVEMBER 18, 2020 BY ORDINANCE NO. 20-2161
 AMENDED JULY 18, 2021 BY ORDINANCE NO. 20-2190
 AMENDED JUNE 25, 2022 BY ORDINANCE NO. 20-2219
 AMENDED JULY 2, 2022 BY ORDINANCE NO. 20-2219
 AMENDED MAY 15, 2023 BY ORDINANCE NO. 20-2223
 AMENDED JULY 3, 2022 BY ORDINANCE NO. 20-2223
 AMENDED MAY 15, 2023 BY ORDINANCE NO. 20-2242
 TRANSMITTED TO THE FLORIDA DEPARTMENT OF COMMERCE
 ON SEPTEMBER 3, 2025





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**REGIONAL CLEARINGHOUSE
INTERGOVERNMENTAL COORDINATION AND RESPONSE**

Date: 9/25/25

PROJECT DESCRIPTION

#98 - Town of Lee - Community Development Block Grant -
Neighborhood Revitalization– Environmental Review

TO: Sona Hayslett, Town Manager/Clerk
Town of Lee
286 NE CR 255
Lee Fl. 32059

XC: Andy Easton, President
Andy Easton and Associates
203 Ridgeland Road
Tallahassee, FL 32312

 COMMENTS ATTACHED

 X **NO COMMENTS REGARDING THIS PROJECT**

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

v:\chouse\staff\cdbg\memos\fy 23-24\memo_fy23_24_lee_nr_er.docx

PROJECT DESCRIPTION

Town of Lee, Florida – Water System Improvements

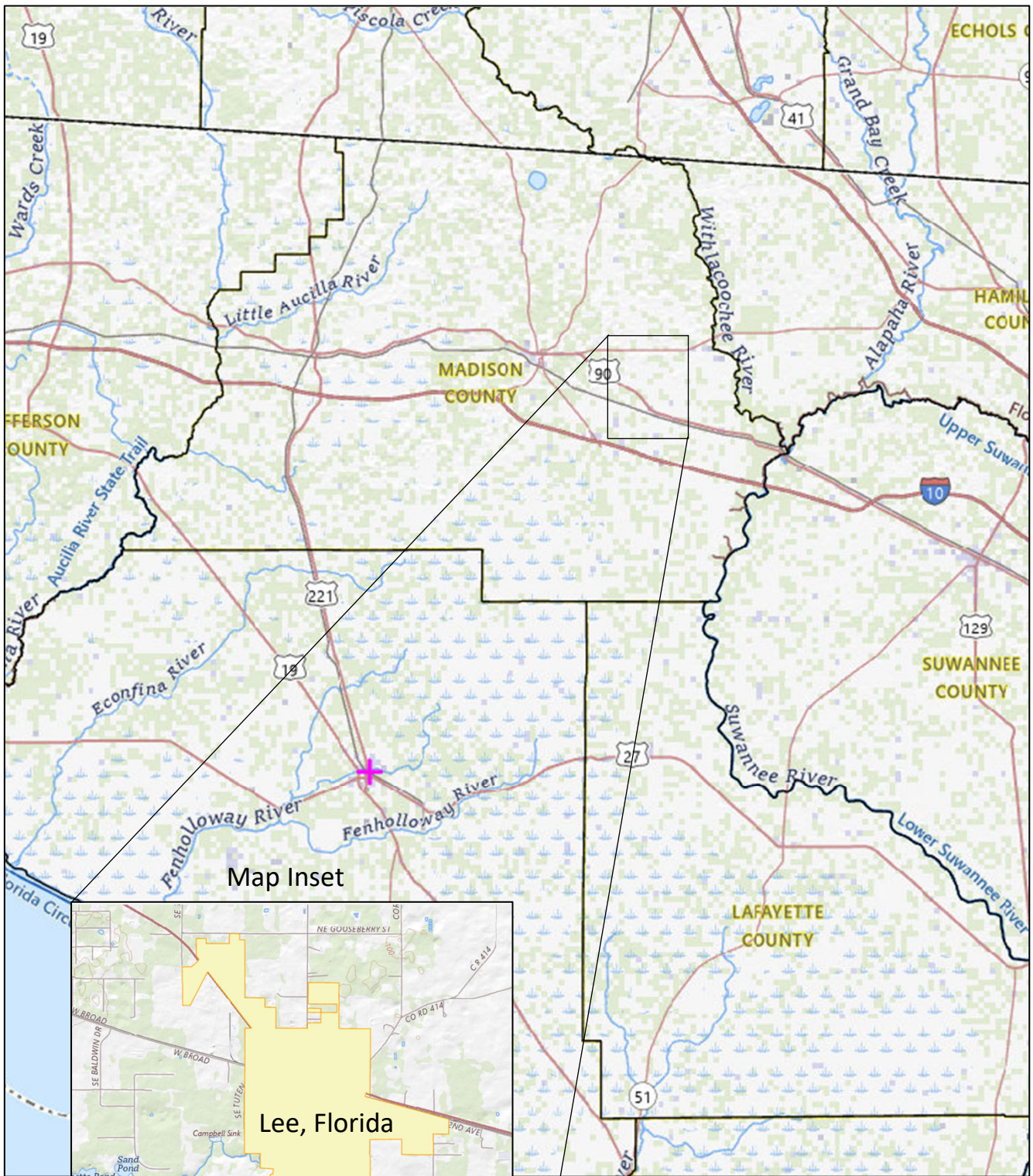
PROJECT NARRATIVE: The Town of Lee, Florida, Has been selected to participate in the Small Cities Community Development Block Grant (“CDBG”) Program. The Subrecipient will use \$600,000.00 awarded under the neighborhood revitalization category of the FFY 2023 Small Cities CDBG Program to rehabilitate the Town’s water tank, extend the water main, and install fire hydrants in two service areas.

Service Area 1:

Service Area 1 located next to Town Hall at 322 NE CR 255, Lee, Florida. The CDBG funded improvements include sand blasting the elevated water tank and structure, repairing, replacing, and upgrading valves, piping, and related mechanical and electrical pumps, motors, and equipment.

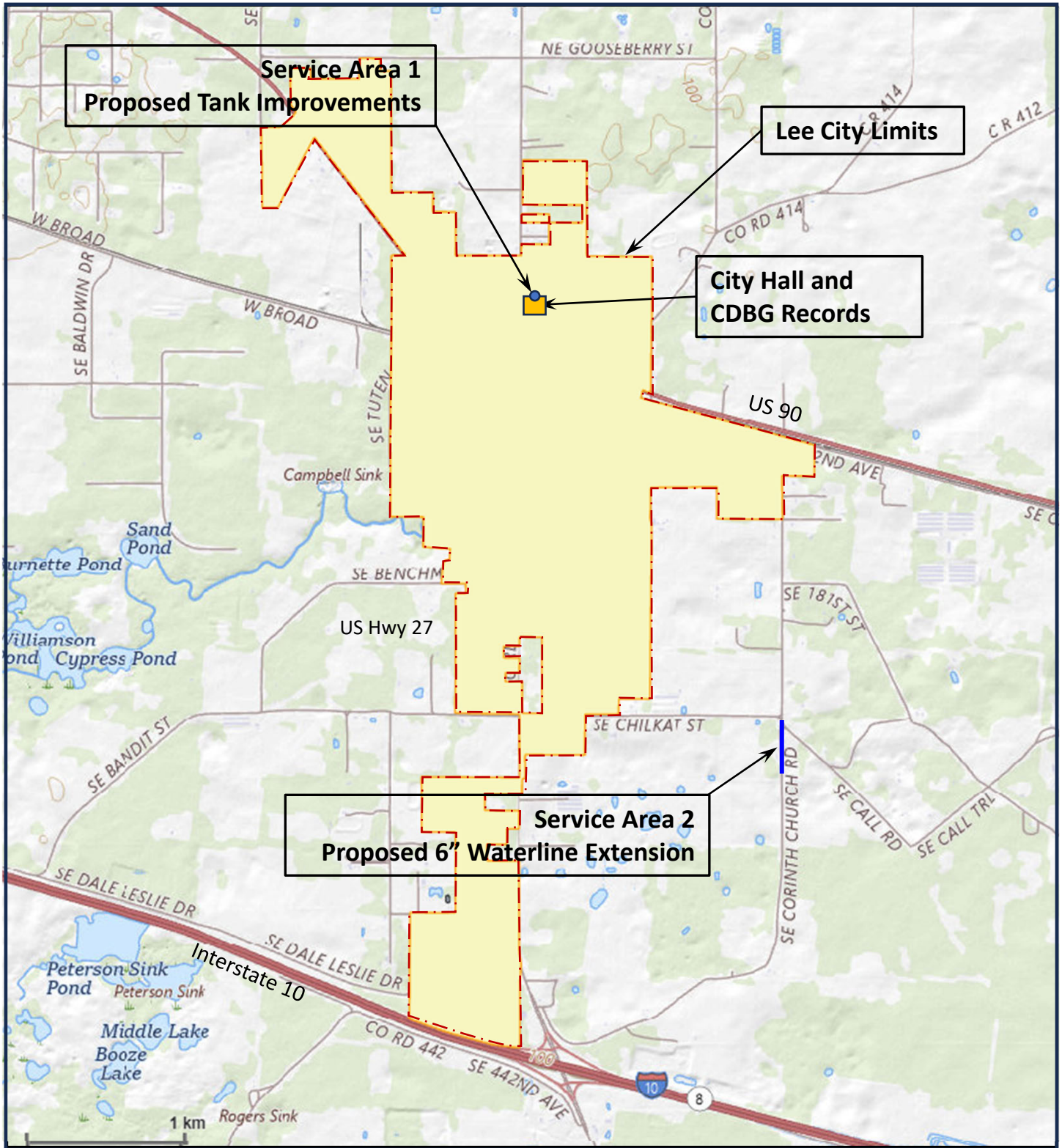
Service Area 2:

Service Area 2 includes the extension of ± 850 Linear Feet (“LF”) of 6” water main with fire hydrants on Corinth Church Road in the vicinity of Chilkat Street and SE Call Drive.



Source: <https://nepassisttool.epa.gov/nepassist/nepamap.aspx?wherestr=lee%2C+fl>
 07/26/2025

Exhibit 1 Project Vicinity Map



<https://nepassisttool.epa.gov/nepassist/nepamap.aspx?wherestr=Lee%2C+fl> accessed 07/16/25

Exhibit 2 Project Location Map



Service Area 1
Proposed Tank Improvements



Service Area 2
Proposed 6" Water Main Extension

Exhibit 3 Project Site Aerials