



North Central Florida Regional Planning Council



Union County Comprehensive Plan Workshop

August 21, 2017

North Central Florida
Regional Planning Council



Overview

- ❑ Comprehensive Plan Evaluation Amendments
- ❑ Comprehensive Plan Mining Text Amendment



Comprehensive Plan Evaluation Amendments

Section 163.3191, Florida Statutes

- ❑ Evaluation of comprehensive plans once every seven years;
- ❑ Determine if amendments are necessary to reflect changes in state requirements; and
- ❑ Failure to transmit evaluation amendments results in not being able to amend comprehensive plan.



Comprehensive Plan Evaluation Amendments

Future Land Use Element

- ❑ Discourage the proliferation of urban sprawl;
- ❑ Electrical distribution substation; and
- ❑ Update statutory references and dates.



Comprehensive Plan Evaluation Amendments

Transportation Element

- ❑ Change name from Traffic Circulation Element to Transportation Element;
- ❑ Update roadway segments based upon those established by Florida Department of Transportation;
- ❑ Provide a means to assess a proportionate share cost of providing transportation facilities necessary to serve proposed development; and
- ❑ Added Transportation Planning Best Practices.



Comprehensive Plan Evaluation Amendments

Housing Element

- ❑ Add extremely-low income to the types of affordable housing provided; and
- ❑ Remove outdated statutory references and dates.



Comprehensive Plan Evaluation Amendments

Sanitary Sewer, Solid Waste Drainage, Potable Water, Natural Groundwater Recharge Element

- ❑ Ensure adequate water supplies and facilities will be in place and available no later than the issuance of a certificate of occupancy; and
- ❑ Remove outdated statutory reference and dates.



Comprehensive Plan Evaluation Amendments

Conservation Element

- ❑ Update Strategic Regional Policy Plan date.

Recreation & Open Space Element

- ❑ None needed.

Intergovernmental Coordination Element

- ❑ Update and insert reference to state agencies; and
- ❑ Remove policies that pre-date the Public Education Facilities interlocal agreement.



Comprehensive Plan Evaluation Amendments

Capital Improvement Element

- ❑ Remove outdated statutory reference and dates;
- ❑ Five-Year Schedule of Improvements; and
- ❑ Concurrency Management System.

Public School Facilities Element

- ❑ Updated statutory reference
- ❑ Updated Planned Public Schools Maps



Comprehensive Plan Mining Amendments

- ❑ Regulate extraction activities to prevent adverse affects on the quality of:
 - ❑ Air;
 - ❑ Groundwater;
 - ❑ Surface water;
 - ❑ Land; and
 - ❑ Wildlife.



Comprehensive Plan Mining Amendments

- ❑ Comprehensive Natural Resource Protection
 - ❑ Identification of mining and excavation district;
 - ❑ Restriction in conservation areas;
 - ❑ Avoidance, minimization, and mitigation of adverse impacts; and
 - ❑ Restoration of function of natural systems.



Comprehensive Plan Mining Amendments

- ❑ Requires land development regulations address mining, land excavation, filling activities, reclamation and reuse;
- ❑ Requires mining activities be consistent with land development regulations;



Comprehensive Plan Mining Amendments

- ❑ Requires land development regulations provide permit requirements and standards for:
 - ❑ Site Location;
 - ❑ Site Design;
 - ❑ Environmental Protection; and
 - ❑ Reclamation.



Comprehensive Plan Mining Amendments

- ❑ As part of the permitting process, potential groundwater impacts to be evaluated by applicant prior to commencement of mining activities;
- ❑ Water quality and quantity monitoring activities at extraction sites by County shall be paid for by applicant.



Comprehensive Plan Mining Amendments

- ❑ Extraction operations shall use specific mitigation criteria to minimize adverse impact on:
 - ❑ Air;
 - ❑ Noise; and
 - ❑ Traffic.



Comprehensive Plan Mining Amendments

- ❑ Buffer zones for extraction operations adjacent to:
 - ❑ Natural streams;
 - ❑ Watercourse;
 - ❑ Existing parks; and
 - ❑ Preserves.



Comprehensive Plan Mining Amendments

- ❑ Mining activities shall not be initiated in:
 - ❑ Established residential areas; and
 - ❑ Designated conservation areas identified on the Future Land Use Map.
- ❑ Operating mine vicinity:
 - ❑ New residential development shall be restricted; or
 - ❑ Provide for adequate buffers and noise abatement.



Comprehensive Plan Mining Amendments

- Areas containing sources of commercially valuable minerals shall be protected from encroachment of incompatible land uses.



Summary

- ❑ Evaluation Amendments reflect statutory changes;
- ❑ Comprehensive Plan cannot be amended until Evaluation Amendments are transmitted;
- ❑ Mining text amendment regulate extraction activities to protect quality of air, groundwater, surface water, land and wildlife.





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