



# North Central Florida Regional Planning Council



# Union County Proposed Comprehensive Plan Mining Areas Map Amendment Workshop

January 17, 2017

North Central Florida  
Regional Planning Council



# Overview

- ❑ Current Mining Areas Map
- ❑ Existing Land Use Map
- ❑ Growth Trends Map
- ❑ 2010 Census Population Map
- ❑ Environmental Resources Map
- ❑ Mining Areas Map
- ❑ Amendment Process



# Current Mining Area Map

- ❑ Part of the Future Land Use Map Series in the County Comprehensive Plan
- ❑ Created in 1991 based upon best available data.  
(Map Series No. 134 Mineral Resource of Union and Bradford Counties, Florida, Florida Geological Survey 1991)
- ❑ Current map excludes the following:
  - ❑ Designated Urban Development Areas
    - ❑ Designated areas on the Future Land Use Map where higher density and intensity uses are permitted.
  - ❑ Environmentally Sensitive Areas
    - ❑ Lands designated with base flood elevations determined on the County Flood Insurance Rate Map.



# UNION COUNTY MINING AREAS



## LEGEND

 Mining Areas

## SOURCE

Board of County Commissioners, 2003.

## SCALE





# Existing Land Use Map

- ❑ Based upon 2015 County Property Appraiser data
- ❑ Identifies the current use of each parcel within the County
  - ❑ Residential, Commercial, Institutional, Industrial, Public and Vacant
- ❑ Approximately 75% of the County is Agriculture-Forest existing land use
- ❑ Approximately 15% of the County is Agriculture-Row Crop/Pasture existing land use
- ❑ Approximately 6% of the County is Public existing land use



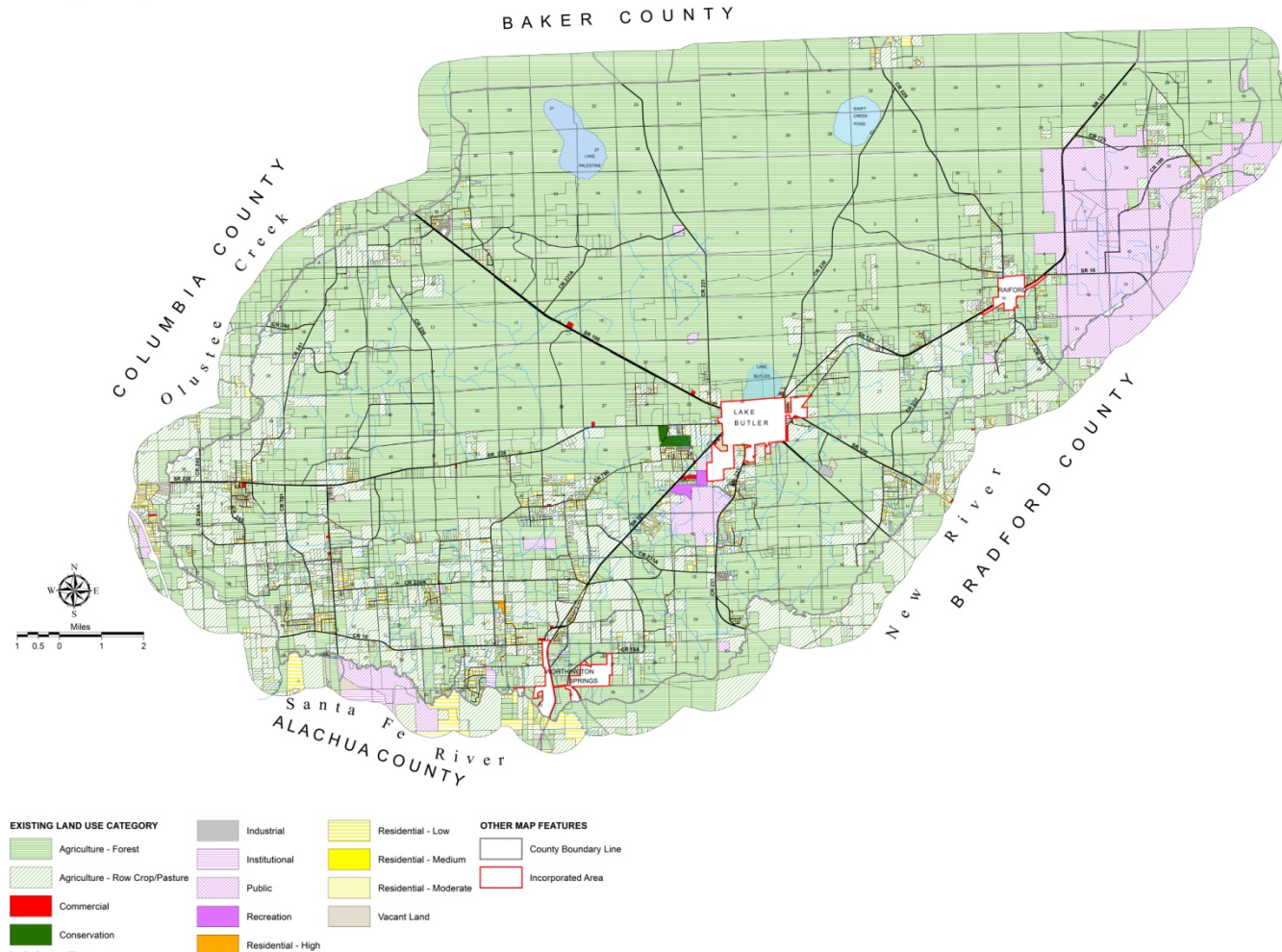
# Existing Land Use Map

- ❑ Existing land use of the remaining 4 percent is a combination of conservation, institution, industrial, recreation, residential, commercial, and vacant.
- ❑ Majority of development is located in the southwestern portion of the County.
- ❑ Existing land use of neighboring counties is also shown.



# Union County

2015 Existing Land Use Map





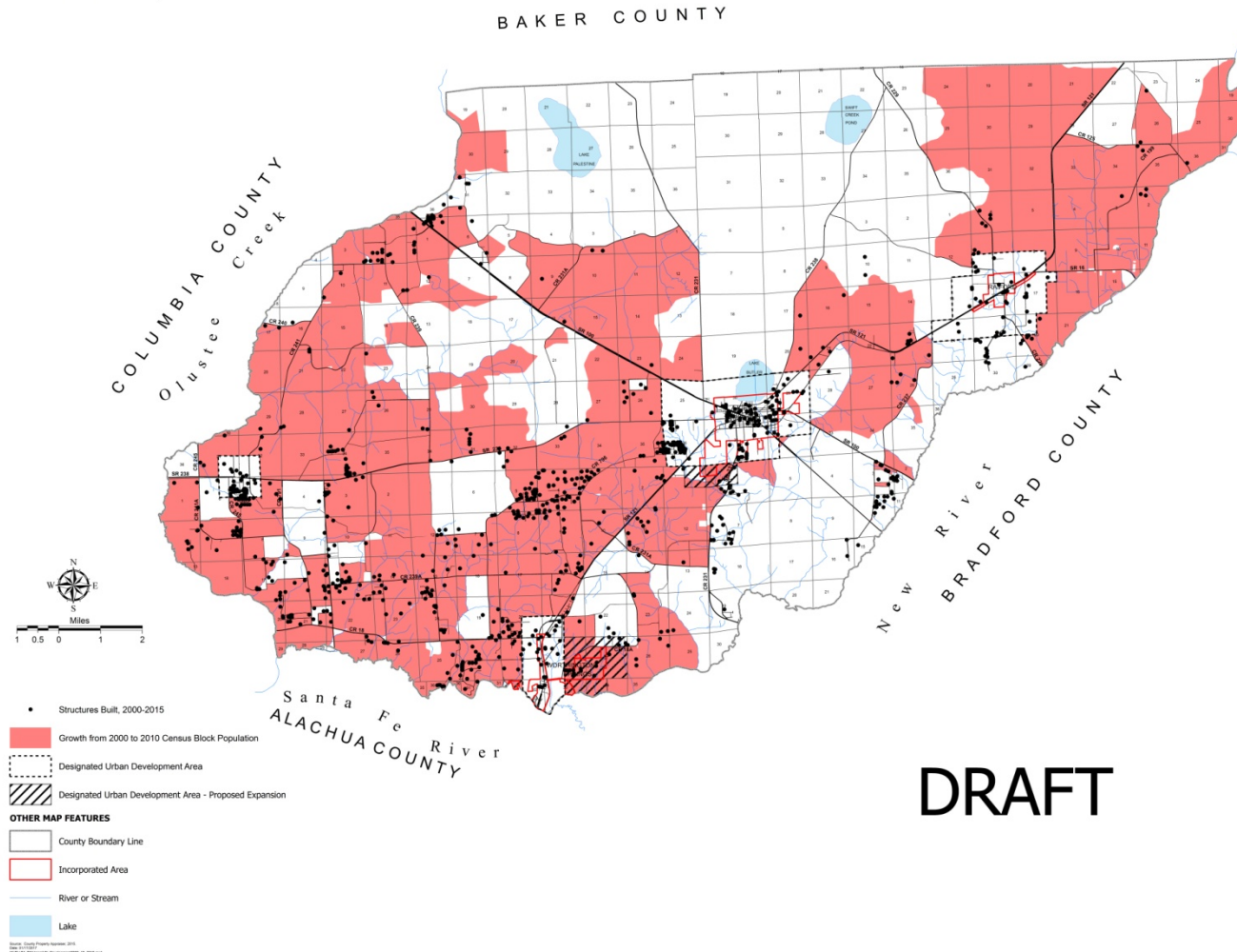
# Growth Trends Map

- ❑ Based upon 2015 County Property Appraiser data
- ❑ Structures built within unincorporated area of County from 2000 to 2015
- ❑ Each dot on the map represents a structure.
- ❑ Total of 941 structures were built from 2000 to 2015.
- ❑ Clusters of points on map show areas of concentrated development from 2000 to 2015.



# Union County

2000-2015 Growth Trends Map



# 2010 Census Population Map

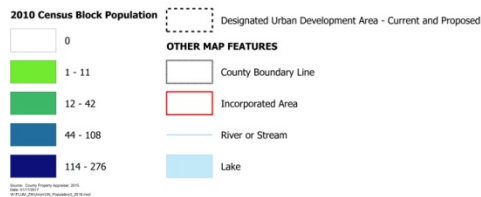
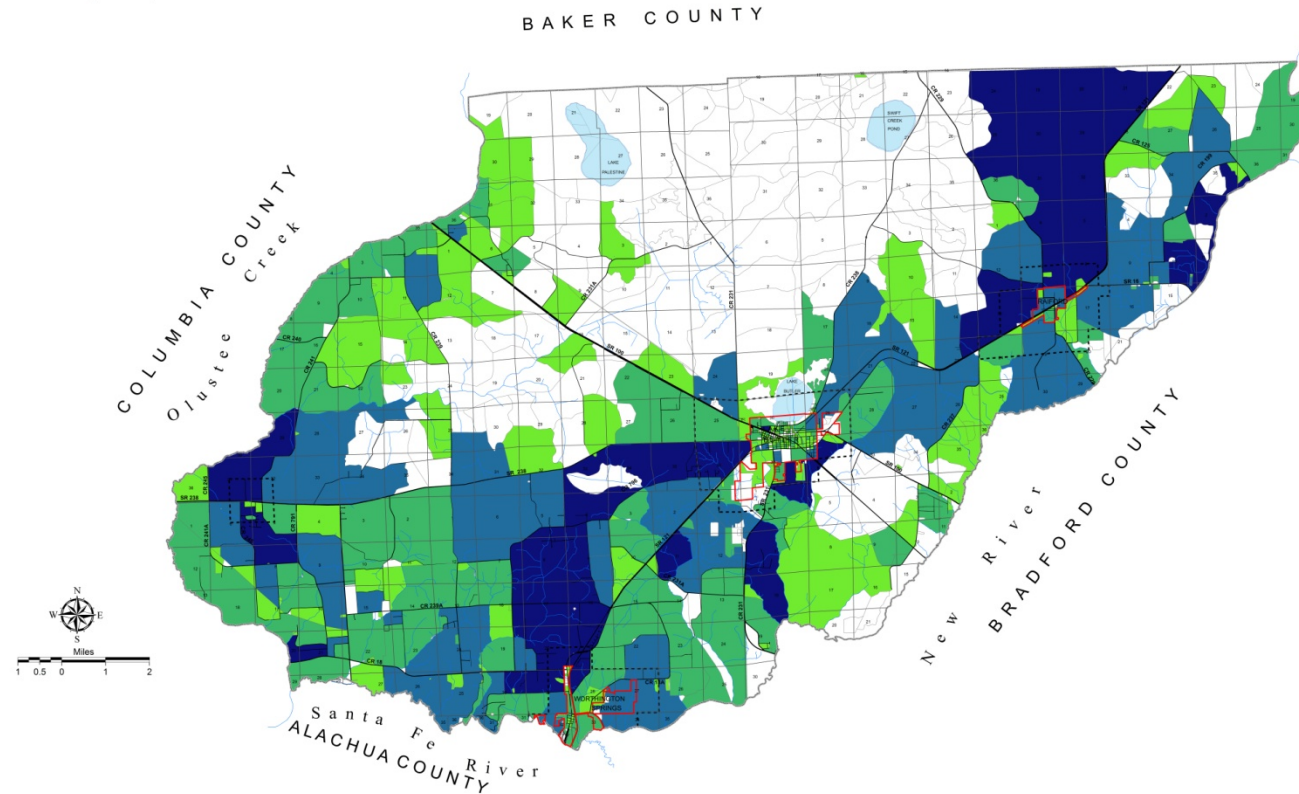
- ❑ Based upon 2010 Census Block data
- ❑ Darker color signifies greater population within census blocks.
- ❑ Total population increased from the year 2000 to 2010 by approximately 2,000 persons or 16 percent.

Area	2000 Census Population	2010 Census Population
Unincorporated County	11,135	12,976
All Municipalities	2,307	2,559
Total	13,442	15,535
Source: U.S. Census		



# Union County

2010 Census Population Map



DRAFT



# Environmental Map

## ❑ Critical Land and Water Identification Project

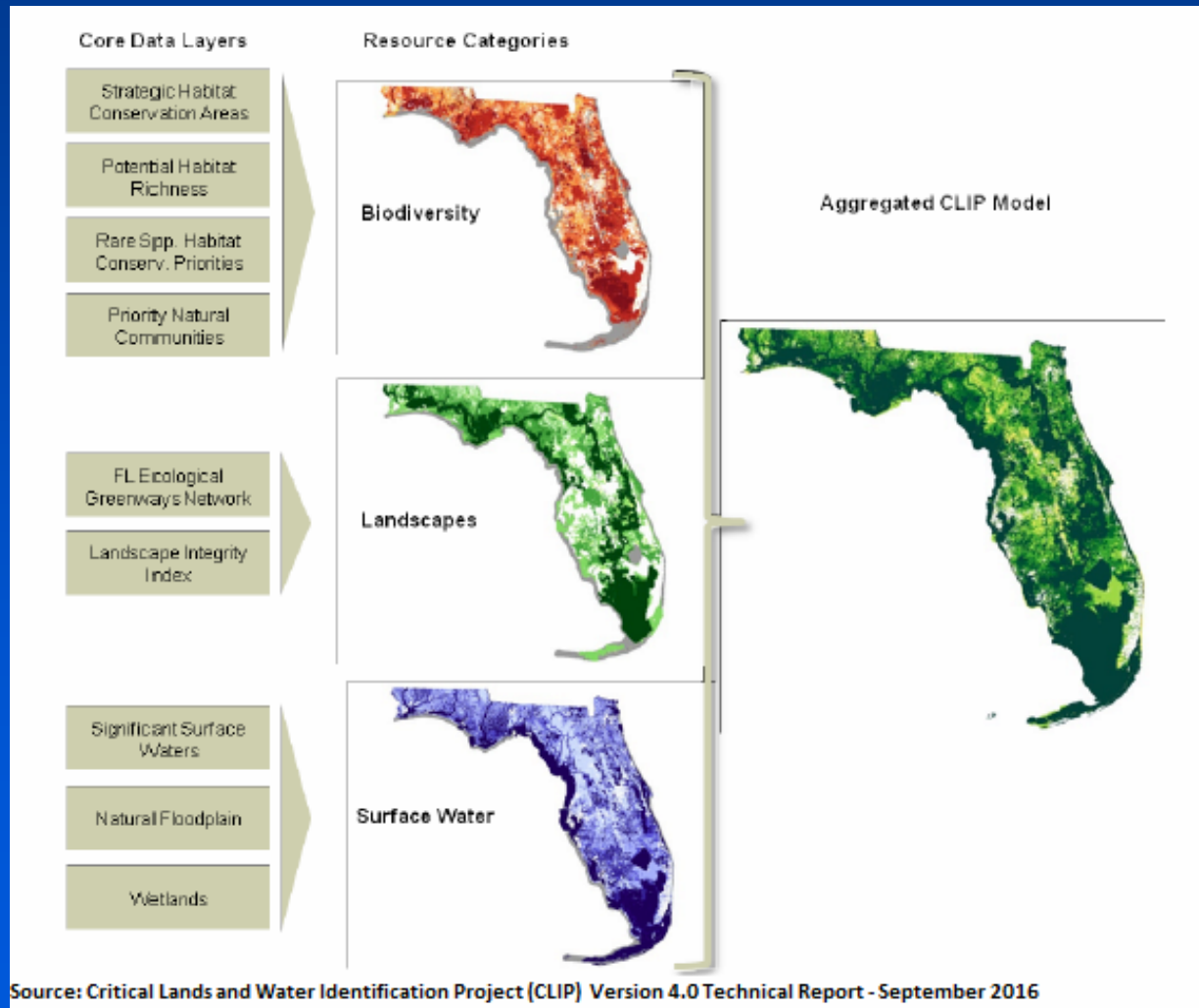
- ❑ In 2006, Century Commission for a Sustainable Florida recommended identification of lands and waters that are critical to conservation of Florida's natural resources.
- ❑ Florida Natural Areas Inventory, University of Florida Center for Landscape Conservation Planning, and Florida Fish and Wildlife Conservation Commission collaborated to produce the Critical Land and Water Identification Project.
- ❑ It is a Geographic Information System database of statewide conservation priorities for a broad range of natural resources, including biodiversity, landscape function, surface water, groundwater, and marine resources.





# Environmental Map

## ❑ Critical Land and Water Identification Project



# Environmental Map (continued)

- ❑ Other environmental attributes on the map include:
  - ❑ Florida Managed Lands  
*(Florida Natural Areas Inventory)*
    - ❑ Public and some private lands identified as having natural resource value and are being managed at least partially for conservation purposes.
  - ❑ Protected or Threatened Species  
*(Florida Fish and Wildlife Conservation Commission)*
    - ❑ Gopher Tortoise Observation and Bald Eagles Nests
  - ❑ Outstanding Florida Waters  
*(Section 62-302.700, Florida Administrative Code)*
    - ❑ Rivers, lakes, and other water features designated by the Florida Department of Environmental Protection as being worthy of special protection because of their natural attributes.
      - ❑ Oulstee Creek and Santa Fe River



# Environmental Map (continued)

## ❑ Impaired Rivers and Streams

*(United States Environmental Protection Agency)*

- ❑ Bodies of water that are too polluted or otherwise degraded to meet water quality standards.
  - ❑ New River impaired for dissolved oxygen and fecal coliform
  - ❑ Five Mile Creek impaired for coliform, dissolved oxygen and nutrients
  - ❑ Lake Butler impaired for nutrient levels

## ❑ Swallets

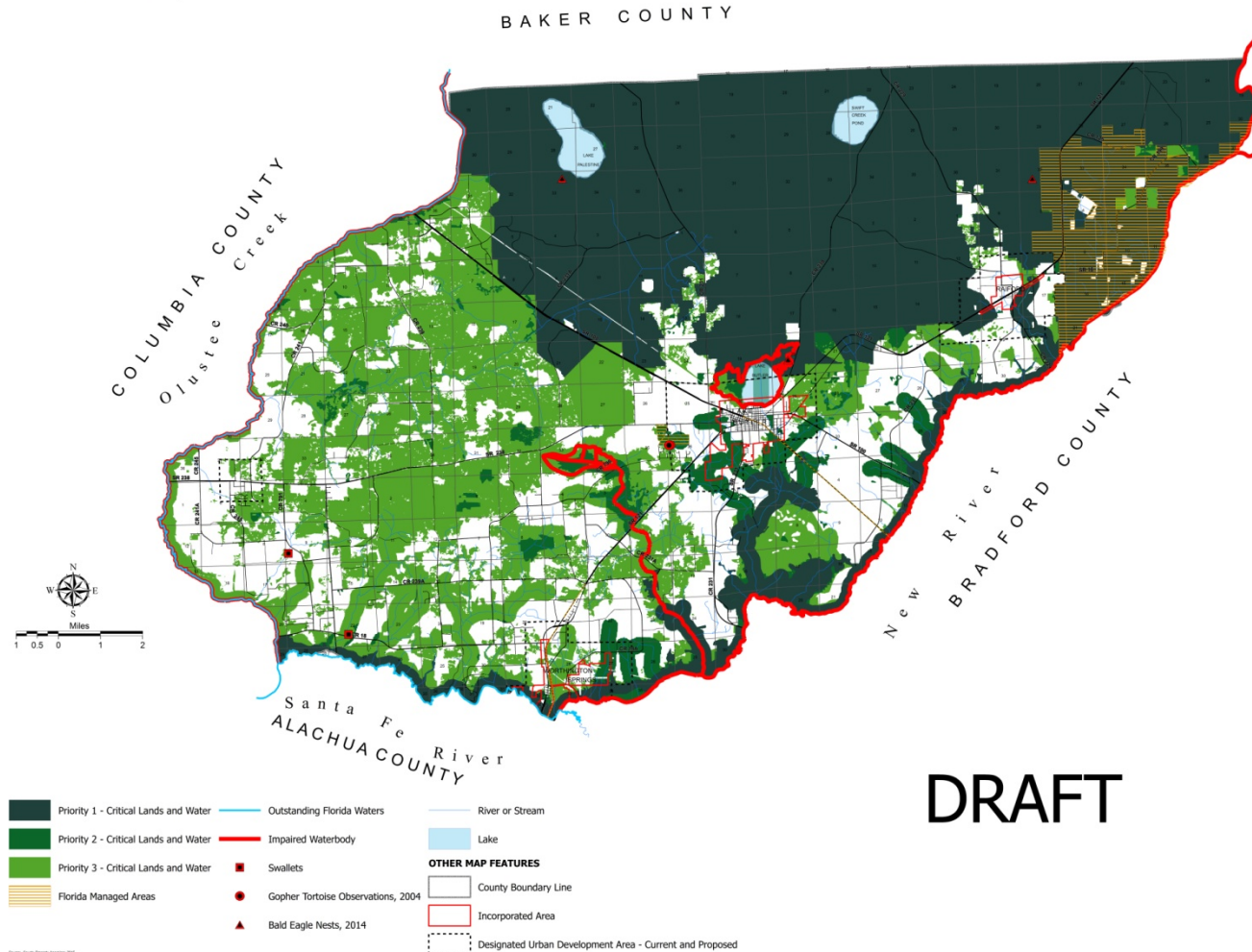
*(Suwannee River Water Management District)*

- ❑ Sinkhole that provides direct access to groundwater.



# Union County

2016 Environmental Resources Map



# Mining Areas Map

- ❑ Excludes Designated Urban Development Areas and Environmentally Sensitive Areas, per the current Mining Areas Map
- ❑ Overlay 2010 Census Population Map and Environmental Resources Map
- ❑ Quarter section grid was used as the unit of analysis
- ❑ Methodology
  - ❑ Assigned points to each environmental attribute and each group of population





# Mining Areas Map (continued)

## ❑ Methodology

### ❑ Point Distribution – Environmental Attributes

- ❑ Critical Land and Water Priority 1 = 3 points\*
- ❑ Critical Land and Water Priority 2 = 2 points\*
- ❑ Critical Land and Water Priority 3 = 1 point\*
- ❑ Outstanding Florida Waters = 0.5 point
- ❑ Impaired Water Bodies = 0.5 point
- ❑ Protected or Threatened Species = 0.5 point
- ❑ Managed Lands = 0.5 point
- ❑ Swallets = 0.5 point
  
- ❑ Maximum Environmental Points = 5.5 points

\* Points calculated based upon the percentage of the attribute within a quarter section.



# Mining Areas Map (continued)

## ❑ Methodology

### ❑ Point Distribution - 2010 Census Block Population

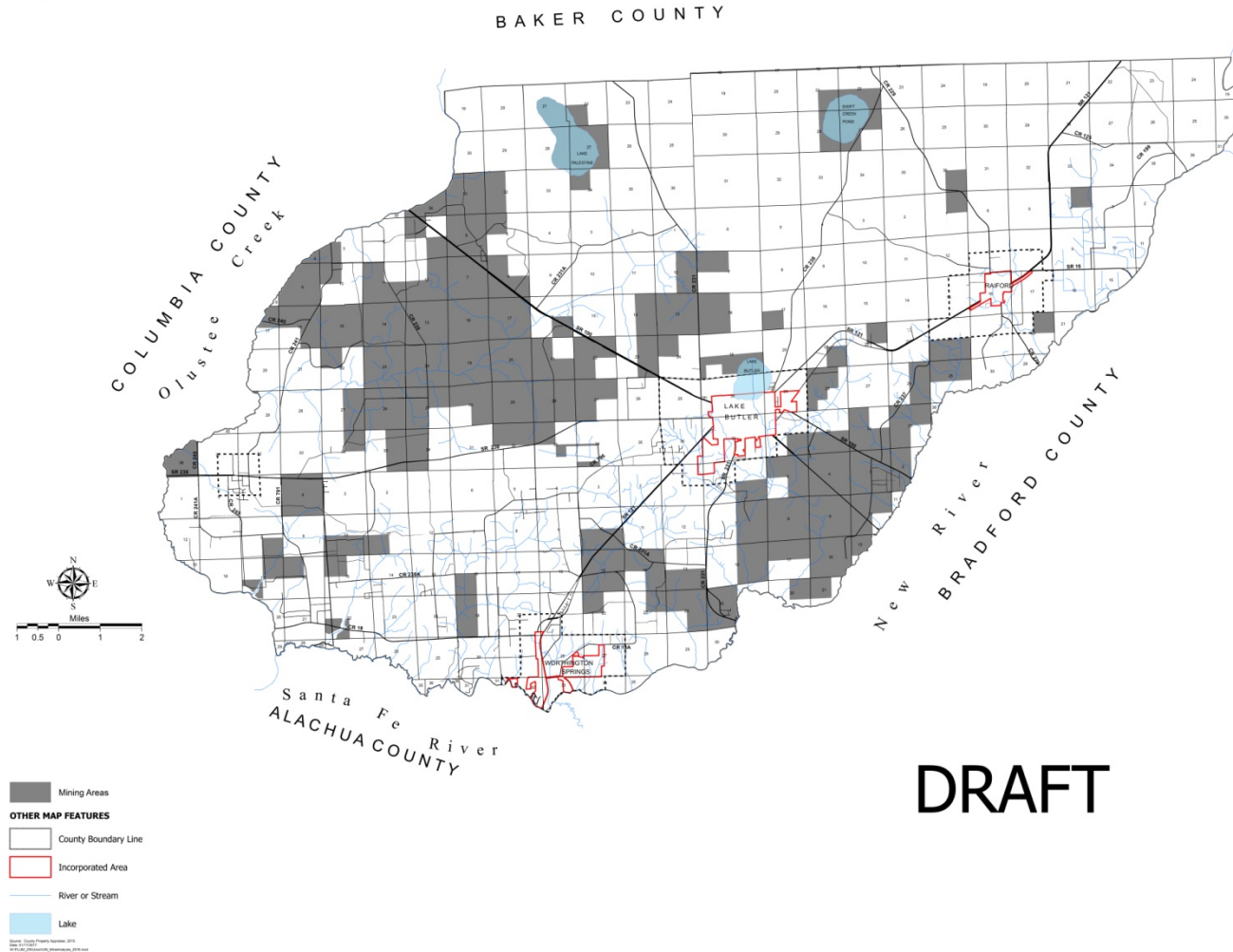
- ❑ Population 1-11 = 1 point
- ❑ Population 12-42 = 2 points
- ❑ Population 44-108 = 3 points
- ❑ Population 114-276 = 4 points

❑ Maximum Points = 4 points



# Union County

Mining Areas



# Amendment Process

- ❑ Step 1:

- ❑ Comprehensive Plan Amendment Process

- ❑ Step 2:

- ❑ Land Development Regulation Amendment Process



# Comprehensive Plan Amendment Process

- ❑ Evaluation and Appraisal Report Notification Letter was submitted March 2015.
- ❑ Evaluation-based amendments were due March 2016.
- ❑ An updated Mining Areas Map should be part of Evaluation-based amendments.





# Comprehensive Plan Amendment Process (continued)

- ❑ Evaluation-based amendments go through State Coordinated Review Process.
  - ❑ Local planning agency holds at least one public hearing, with public notice, on the proposed amendment.
- ❑ Planning & Zoning Board, serving as the Local Planning Agency, makes recommendation regarding Evaluation-based amendment by resolution to the Board of County Commissioners.



# Comprehensive Plan Amendment Process (continued)

- ❑ At transmittal hearing, Board of County Commissioners holds first public hearing on ordinance, considers recommendation of Local Planning Agency and decides on whether or not to transmit to the State Land Planning Agency.
- ❑ Proposed amendment transmitted within 10 days to the State Land Planning Agency and other reviewing agencies.
- ❑ Reviewing agencies send comments to State Land Planning Agency within 30 days of receiving proposed amendment.



# Comprehensive Plan Amendment Process (continued)

- ❑ State Land Planning Agency has 60 days from receiving the amendment to issue an Objections, Recommendations and Comments Report.
- ❑ County has up to 180 days to hold the second public hearing to adopt the Evaluation-based amendment.
- ❑ State Land Planning Agency will issue a notice of intent to find the amendment in compliance or not in compliance, within 45 days of receiving adopted amendment.



# Land Development Regulation Amendment Process

- ❑ Evaluation-based amendment to the Comprehensive Plan must be adopted and effective starting before the Land Development Regulation amendment process.
- ❑ Local planning agency holds at least one public hearing, with public notice, on the proposed Land Development Regulation text amendment.
- ❑ Planning & Zoning Board, serving as the Local Planning Agency, makes recommendation regarding Land Development Regulation text amendment by resolution to Board of County Commissioners.



# Land Development Regulation Amendment Process (continued)

- ❑ Board of County Commissioners holds two public hearings on ordinance, considers recommendation of Local Planning Agency and decides whether or not to adopt Land Development Regulation amendment.







# North Central Florida Regional Planning Council

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