



STATE OF FLORIDA

DEPARTMENT OF COMMUNITY AFFAIRS

"Dedicated to making Florida a better place to call home"

CHARLIE CRIST
Governor

THOMAS G. PELHAM
Secretary

MEMORANDUM

TO: Gilchrist County

Date: October 30, 2009

Subject: Proposed Comprehensive Plan Amendment Review Objections,
Recommendations and Comments Reports

Enclosed are the Departments Objection, Recommendations and Comments Reports on the proposed amendments to the comprehensive plan(s) from the following local government(s):

Gilchrist County 09-1

These reports are provided for your information and agency files. Following the adoption of the amendments by the local governments and subsequent compliance review to be conducted by this agency, we will forward copies of the Notices of Intent published by each local government plan.

If you have any questions, please contact Mr. Ray Eubanks at Suncom 278-4925 or (850) 488-4925.

RE/lp

Enclosure

2555 SHUMARD OAK BOULEVARD ♦ TALLAHASSEE, FL 32399-2100
850-488-8466 (p) ♦ 850-921-0781 (f) ♦ Website: www.dca.state.fl.us

♦ COMMUNITY PLANNING 850-488-2356 (p) 850-488-3309 (f) ♦
♦ HOUSING AND COMMUNITY DEVELOPMENT 850-488-7956 (p) 850-922-5623 (f) ♦



STATE OF FLORIDA

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CHARLIE CRIST
Governor

THOMAS G. PELHAM
Secretary

October 30, 2009

The Honorable Tommy Langford
Chairman, Board of County Commissioners
Gilchrist County
210 South Main Street
Trenton, Florida 32693

Dear Chairman Langford:

The Department has completed its review of the proposed Comprehensive Plan Amendment for Gilchrist County (DCA 09-1), which was received on September 1, 2009. Based on Chapter 163, Florida Statutes, we have prepared the attached report, which outlines our findings concerning the amendment. It is particularly important that the County address the 'objections' set forth in our review report so that these issues can be successfully resolved prior to adoption. We have also included a copy of local, regional and state agency comments for your consideration. Within the next 60 days, the County should act by choosing to adopt, adopt with changes or not adopt the proposed amendment. For your assistance, our report outlines procedures for final adoption and transmittal.

The amendment package proposes text amendments to the Future Land Use and Conservation elements and a Future Land Use Map amendment. The proposed changes to the Future Land Use Element would amend Policies I.1.6.2 and I.2.2.3 to allow electrical generation and transmission facilities by special use permit in the Public Land Use future land use classification and create a new Public Land Uses/Electrical Power Generating Facility future land use category. The proposed amendment to the Conservation Element would add language to Policy V.2.8 allowing alteration and mitigation to wetlands consistent with the applicable permitting agency. The Future Land Use Map amendment proposes to convert 520 acres of Agriculture-2 to Public Land Use/ Electrical Power Generating Facility. While the Department commends the County on its continued efforts to expand and diversify the County's economy, the Department has concerns related to the proposed future land use categories, as well as, to the proposed Future Land Use Map amendment. As proposed, the new categories do not have predictable intensity standards. Absent predictable intensity standards, the amount of development that could occur cannot be accurately determined, and thus the site impacts cannot be determined.

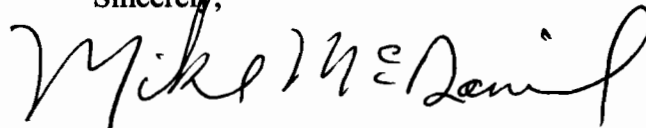
2555 SHUMARD OAK BOULEVARD ♦ TALLAHASSEE, FL 32399-2100
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♦ COMMUNITY PLANNING 850-488-2356 (p) 850-488-3309 (f) ♦ FLORIDA COMMUNITIES TRUST 850-922-2207 (p) 850-921-1747 (f) ♦
♦ HOUSING AND COMMUNITY DEVELOPMENT 850-488-7958 (p) 850-922-5623 (f) ♦

The Honorable Tommy Langford
October 30, 2009
Page 2

I believe the concerns outlined in our report can be resolved with additional attention to the amendment. If you, or your staff, have any questions or if we may be of further assistance as you formulate your response to this Report, please contact Ana Richmond, Principal Planner, via email at anastasia.richmond@dca.state.fl.us or by phone at (850) 922-1794.

Sincerely,

A handwritten signature in black ink that reads "Mike McDaniel". The signature is written in a cursive, flowing style.

Mike McDaniel, Chief
Office of Comprehensive Planning

MM/ar

Enclosures: Objections, Recommendations and Comments Report
Review Agency Comments

cc: Mr. Scott Koons, AICP, North Central Florida Regional Planning Council
Mr. Taylor Brown, County Planner, Gilchrist County

TRANSMITTAL PROCEDURES

The process for adoption of local comprehensive plan amendments is outlined in s. 163.3184, Florida Statutes, and Rule 9J-11.011, Florida Administrative Code.

Within ten working days of the date of adoption, the County must submit the following to the Department:

- Three copies of the adopted comprehensive plan amendment;
- A copy of the adoption ordinance;
- A listing of additional changes not previously reviewed;
- A listing of findings by the local governing body, if any, which were not included in the ordinance; and
- A statement indicating the relationship of the additional changes to the Department's Objections, Recommendations and Comments Report.

The above amendment and documentation are required for the Department to conduct a compliance review, make a compliance determination and issue the appropriate notice of intent.

In order to expedite the regional planning council's review of the amendment, and pursuant to Rule 9J-11.011(5), F.A.C., please provide a copy of the adopted amendment directly to Mr. Scott Koons, AICP, Executive Director of the North Central Florida Regional Planning Council.

Please be advised that the Florida legislature amended Section 163.3184(8)(b), F.S., requiring the Department to provide a courtesy information statement regarding the Department's Notice of Intent to citizens who furnish their names and addresses at the local government's plan amendment transmittal (proposed) or adoption hearings. In order to provide this courtesy information statement, local governments are required by the law to furnish to the Department the names and addresses of the citizens requesting this information. This list is to be submitted at the time of transmittal of the adopted plan amendment.

DEPARTMENT OF COMMUNITY AFFAIRS
OBJECTIONS, RECOMMENDATIONS AND COMMENTS
FOR THE GILCHRIST COUNTY
COMPREHENSIVE PLAN AMENDMENT 09-1

October 30, 2009
Division of Community Planning

This report is prepared pursuant to Rule 9J-11.010, F.A.C.

INTRODUCTION

The following objections, recommendations and comments are based upon the Department's review of Gilchrist County's amendment to their comprehensive plan (DCA number 09-1) pursuant to Chapter 163.3184, Florida Statutes (F.S.).

The objections relate to specific requirements of relevant portions of Rule 9J-5, Florida Administrative Code (F.A.C.), and Chapter 163, Part II, F.S. Each objection includes a recommendation of one approach that might be taken to address the cited objection. Other approaches may be more suitable in specific situations. Some of these objections may have initially been raised by one of the other external review agencies. If there is a difference between the Department's objection and the external agency advisory objection or comment, the Department's objection would take precedence.

Each of these objections must be addressed by the local government and corrected when the amendment is resubmitted for our compliance review. Objections, which are not addressed, may result in a determination that the amendment is not in compliance. The Department may have raised an objection regarding missing data and analysis items, which the local government considers not applicable to its amendment. If that is the case, a statement justifying its non-applicability pursuant to Rule 9J-5.002(2), F.A.C., must be submitted. The Department will make a determination on the non-applicability of the requirement, and if the justification is sufficient, the objection will be considered addressed.

The comments, which follow the objections and recommendations section, are advisory in nature. Comments will not form bases of a determination of non-compliance. They are included to call attention to items raised by our reviewers. The comments can be substantive, concerning planning principles, methodology or logic, as well as editorial in nature dealing with grammar, organization, mapping, and reader comprehension.

Appended to the back of the Department's report are the comment letters from the other state review agencies and other agencies, organizations and individuals. These comments are advisory to the Department and may not form bases of Departmental objections unless they appear under the "Objections" heading in this report.

OBJECTIONS, RECOMMENDATIONS AND COMMENTS REPORT

FOR THE GILCHRIST COUNTY

PROPOSED COMPREHENSIVE PLAN AMENDMENT 09-1

I. CONSISTENCY WITH CHAPTER 163, F.S. and RULE 9J-5, F.A.C.

A. Future Land Use Element

The County has proposed amendments to Policies I.1.6.2 and I.2.2.3 to allow utilities, such as electrical generation and transmission facilities, by special permit use within public lands for sites meeting certain location and development guidelines. The proposed policies require any site designated for such a use have a notation within the plan indicating the site has been reclassified to allow an electrical power generating facilities.

1. Objection: The County has proposed an Electric Power Generating Facility sub-category within the Public Lands future land use category. The proposed sub-category lacks a predictable intensity standard. As proposed, the category would include maximum number of employees, an open space requirement, and lot coverage for the power block and fuel storage areas. However, these standards do not provide an objective measurement of the amount of development that could be allowed, including the consumption or use of the space above, on or below ground; the measurement of the use of or demand on natural resources; and the measurement of the use of or demand on facilities and services.

[Sections 163.3177(6)(a), and 163.3177(8), F.S. and Rules 9J-5.005(6), and 9J-5.006(3)(c)7., F.A.C.]

Recommendation: Revise the amendment to include a meaningful, predictable and measurable intensity standard for power plant uses. In addition to the criteria currently included in the Electric Power Generating Facility sub-category, the County should include standards defining the type, size, and number of electric generating facilities that could be developed. The intensity standards should enable a determination of the maximum amount and type of development allowed by the category when applied to the site. Given the variation in impacts to public facilities and natural resources based on the type of electrical generating facility, the County may wish to require a site specific policy for each site designated as Public Lands/Electrical Generating Power Facility.

2. Objection: As proposed Policies I.1.6.2.B and I.2.2.3.B would allow power plant units and directly related facilities to occupy up to 60 percent (80 percent for solar facilities) of the site with an impervious surface ratio of 0.75; however, this is inconsistent with Natural Groundwater Aquifer Recharge Sub-Element Policy IV.7.2 which restricts impervious surfaces within areas of high groundwater aquifer recharge areas to 20 percent for parcels greater than 1 acre and 40 percent for parcels less than one acre.

As noted on Map A-X of the adopted Gilchrist County Comprehensive Plan outside of the Waccasassa Flats the majority of the County is located in an area of high aquifer recharge. A substantial portion of Gilchrist County is bordered by the Santa Fe and Suwannee Rivers and their connected spring complexes, including several first- and second-magnitude springs. The karst-sensitive nature of the County and the direct groundwater connections to the Santa Fe and

Suwannee Rivers and springs renders a large portion of the County a point of concern for the placement of certain types of electrical power generating facilities and inappropriate for the proposed 0.75 impervious surface ratio.

Sections 163.3177(2), 163.3177(6)(a, c, d and (h), 163.3177(8), (10)(e), F.S. and Rules 9J-5.002(8), 9J-5.005(2), (5), 9J-5.006(1)(b), (2)(b)2., 3., & 4., (2)(e), (3)(b)1. & 4., (3)(c)4. & 6., (4)(b), 9J-5.011(1)(g)&(h), (2)(b)5., (2)(c)4., and 9J-5.013(1)(a)&(b), (2)(b)2., 3., & 4., (2)(c)1., 3., 5., 6., & 9., (3)(a)&(b), F.A.C.

Recommendation: The County should revise the impervious surface ratio in Policies I.1.6.2.B and I.2.2.3.B to be consistent with Natural Groundwater Aquifer Recharge Sub-Element Policy IV.7.2. Furthermore, the County should revise the development standards associated with the Public Lands/Electrical Generating Power Facility future land use category to include provisions ensure the protection of ground and surface water quality and quantity from development impacts. These policies should provide guidance for the appropriate location for various types of electrical generating facilities. The karst-sensitive nature of the County and the direct groundwater connections to the Santa Fe and Suwannee Rivers and their connected spring complexes, including several first- and second-magnitude springs renders a large portion of the County a point of concern for the placement of certain types of electrical power generating facilities. To address this concern, the County may wish to amend Conservation Element Policy V.2.13, which recognizes the County's geologic and soil conditions as they relate to and affect the ground and surface waters of the County and adjacent areas of the region by disallowing certain types of electrical power generating facilities.

3. Objection: The County has not provided adequate data and analysis demonstrating the required 250 foot buffer from the Santa Fe and Suwannee Rivers is adequate. The Santa Fe and Suwannee Rivers are designated as Outstanding Florida Waters (OFW), the rivers and their connected springs are regionally significant resources afforded a high level of protection by Rules 62-4.242(2) & 62-302.700, F.A.C. As proposed the policy would allow all manner of non-permanent structures and activities within 250 feet of Santa Fe and Suwannee Rivers. The proposed policy also appears inconsistent with Policy S.3.2 which prohibits non residential uses such as industrial activities and non water dependent commercial uses within the 100-year floodplain of the Suwannee River.

Authority: Section 163.3177(2), 163.3177(6)(a) and (d), 163.3177(8), and Rule 9J-5.005(2), (5), and (6), 9J-5.006(3)(b)4., 9J-5.006(3)(c)6, 9J-5.013(1)(a)1., 9J-5.013(1)(b), 9J-5.013(2)(b)2, 9J-5.013(2)(c)6.and 9., and 9J-5.013(3) F.A.C

Recommendation: The County should clarify that electrical generating power facilities are not allowed within the 100 year floodplain of the Suwannee and Santa Fe Rivers. Additionally, the County should revise proposed Policies I.1.6.2 and I.2.2.3 to disallow non-permanent structures and activities within 250 feet of important water resources within the County.

4. Objection: As proposed, the Public Lands/Electric Power Generating Facility 1 future land use category provides specific protections and performance measures for the Santa Fe and Suwannee Rivers. However, the proposed category does not provide protection and performance standards for the Wacassassa flats wetlands system, a 50,000-acre high-quality wetlands-to-uplands ecosystem that runs north-to-south through the middle of the County. The Wacassassa Flats is a perched water table system that provides excellent water storage and filtering, as well as wildlife habitat. The southern portion of the property is the headwaters of the Wacassassa

River, and the northern portion drains to the Santa Fe River via Cow Creek.

Authority: Section 163.3177(2), 163.3177(6)(a) and (d), 163.3177(8), and Rule 9J-5.005(2), (5), and (6), 9J-5.006(3)(b)4., 9J-5.006(3)(c)6, 9J-5.013(1)(a)1., 9J-5.013(1)(b), 9J-5.013(2)(b)2, 9J-5.013(2)(c)6.and 9., and 9J-5.013(3), F.A.C

Recommendation: Revise the categories to provide appropriate protection for the Wacassassa Flats. The Department recommends the County work with the Florida Department of Environmental Protection and the Suwannee River Water Management District to develop performance measures for the Wacassassa Flats, including ensuring that any activities adjacent to the river will not further impair the water quality.

B. Future Land Use Map

The Future Land Use Map amendment proposes to convert 520 acres located approximately one mile northeast from the City of Bell from Agriculture-2 to Public Land Use/ Electrical Power Generating Facility.

1. Objection: As mentioned above the proposed 75 percent impervious surface ratio for Public Lands/Electrical Power Generating Facilities is internally inconsistent with the adopted Gilchrist County Plan that limits impervious surfaces in areas of high aquifer recharge to 20 percent. Additionally, given the geology of the site an electrical power generating facility that would store large quantities of raw materials or fuel on-site or that could introduce effluent into groundwater would be inappropriate for the location.

Authority: Sections 163.3177(2), (6)(a), (c), and (d), (8), (10)(e), F.S. and Rules 9J-5.005(2), (5), 9J-5.006(1)(b), (2)(b)2., 3., & 4., (2)(e), (3)(b)1. & 4., (3)(c)4. & 6., (4)(b), 9J-5.011(1)(g)&(h), (2)(b)5., (2)(c)4., and 9J-5.013(1)(a)&(b), (2)(b)2., 3., & 4., (2)(c)1., 3., 5., 6., & 9., (3)(a)&(b), F.A.C.

Recommendation: As mentioned above, the County should first revise the Public Lands/ Electric Power Generating Facility future land use category to provide an appropriate, meaningful and predictable intensity standard. Then based upon the intensity standard the County should provide data and analysis demonstrating the proposed future land use designation will not cause detrimental impacts to groundwater resources.

2. Objection: The eastern portion of the amendment site contains wetlands associated with the Wacassassa flats wetlands system. The Wasassassa flats are a 50,000-acre high-quality wetlands-to-uplands ecosystem that runs north-to-south through the middle of the County. The Wacassassa Flats is a perched water table system that provides excellent water storage and filtering, as well as wildlife habitat. The southern portion is the headwaters of the Wacassassa River, and the northern portion drains to the Santa Fe River via Cow Creek. Additionally, the increased impervious areas created by the proposed change in the intensity of use would increase the potential for impacts to wetlands associated with Wacassassa Flats. The County has not provided adequate data and analysis demonstrating the amendment will adequately protect the wetlands associated with the Wacassassa flats.

Authority: Section 163.3177(6)(a and d), (8), F.S and Rules 9J-5.002(8); 9J-5.005(2); 9J-5.006(1)(b)4., (2)(b)2, 3, and 4, (2)(e), (3)(b) 1 and 4, (3)(c)4, (4); 9J-5.011(1)(g), (2)(b)5, (2)(c)4; 9J-5.013(1)(a and b), (2)(b)2, 3, and 4, (2)(c)1,3,5,6, and 9, (3)(a and b); F.A.C.

Recommendation: The Department recommends that the proposed land use changes be revised to pertain only to upland areas and that the wetland areas be designated as “conservation.” Because the proposed development would be located adjacent to wetlands, a full range of planning strategies is recommended to protect groundwater and surface water resources, such as limiting impervious surfaces, clustering buildings away from wetlands, and implementing water conserving xeric landscaping techniques. If the proposed use impacts any wetlands, the design of stormwater treatment systems should ensure that the pre-development volume, quality and natural fluctuation of runoff into wetlands are maintained.

3. Objection: The County has not included adequate data and analysis demonstrating that there is an adequate water supply to serve the site. Furthermore, the amendment is not consistent with the requirements of the proposed land use category because Future Land Use Element Policies I.1.6.2 and I.2.2.3 require future land use map amendments be supported by adequate data and analysis on water supply.

Authority: Sections 163.3177(2), 163.3177(6)(a, c, and d) and (h), 163.3177(8), F.S.; and Rules 9J-5.005(2) and (5)(a), 9J-5.006(3)(b)1., (3)(c)3., 9J-5.011(2)(b)5. and 2, (c)3., 9J-5.013(1)(c), and (2)(b)2., F.A.C.

Recommendation: As indicated previously, a measurable and meaningful intensity standard for the uses allowed within Electric Power Generating Facility 2 future land use category is required. Then the County should coordinate with the Suwannee River Water Management District in order to obtain data and analysis demonstrating the availability of an adequate water source and supply for the maximum development potential of the amendment site.

4. Objection: As mentioned above, the proposed Public Lands/Electric Power Generating Facility future land use category does not have a measurable or predictable intensity standard. Absent such a standard, impacts of the amendment site on sanitary sewer facilities for the amendment site cannot be determined; thus, the County has not provided adequate data and analysis that the County will be able to achieve and maintain the adopted level of service standard for sanitary sewer facilities nor that amendment is consistent with Policy IV.2.5, which prohibits package plants outside of the designated urban development areas except for parks and resource-based recreation facilities.

Authority: Sections 163.3177(2), 163.3177 (3)(a), (6)(a and c), (8), F.S. and Rules 9J-5.005(2 and 5); 9J-5.006(3)(b)1, (3)(c)3 & 7; 9J-5.011(1)(a-f), (2)(b)2, (2)(c)1; 9J-5.016(1)(a), (2)(b, c, and f), (3)(b)1, 3, & 5, (3)(c)1.d, 1.e, 1.f, & 1.g, (4)(a), F.A.C.

Recommendation: Revise the amendment as indicated above to include measurable, predictable and meaningful intensity standards for the uses allowed within the Public Lands/Electric Power Generating Facility future land use category. Then the County should provide data and analysis demonstrating the ability to provide Advanced Wastewater Treatment (AWT) public wastewater facilities to serve the amendment site at the maximum development potential.

Additionally, because the subject area is designated by FAVA as more vulnerable, the following issues must be addressed: the disposal of water used by the facility (e.g., groundwater injection and holding ponds) and the capture and treatment of stormwater runoff and other discharges from buildings, parking lots, and by-product storage areas that may otherwise percolate into the aquifer. Additionally, prior to approval of the land use change, the applicant should obtain a site-

specific analysis from a Florida-licensed geologist or hydrogeologist to determine the actual vulnerability of the parcel.

II. CONSISTENCY WITH THE STATE COMPREHENSIVE PLAN

A. Future Land Use Element

The County has proposed amendments to Policies I.1.6.2 and I.2.2.3 to allow utilities, such as electrical generation and transmission facilities, by special permit use within public lands for sites meeting certain location and development guidelines. The proposed policies require any site designated for such a use have a notation within the plan indicating the site has been reclassified to allow an electrical power generating facilities.

1. Objection related the lack of a meaningful and predictable intensity standard for the Public Lands/Electric Power Generating Facilities future land use category: The proposed plan amendments are not consistent with and do not further the following goals and policies of the State Comprehensive Plan [Section 187.201, F.S.]:

- (15), Land use, Goal (a) and Policies (b)1, 2, 3, and 6;
- (25) Plan Implementation, Goal (a) and Policies (b) 5 and 7.

Recommendation: Revise the amendment, as necessary, to be consistent with the above referenced goals and policies of the State Comprehensive Plan. Specific recommendations can be found following the objections cited previously in this report

2. Objection related to the lack of groundwater protection with the category: The proposed plan amendments are not consistent with and do not further the following goals and policies of the State Comprehensive Plan [Section 187.201, F.S.]:

- (7) Water Resources, Goal (a) and Policies (b) 2, 5, 7, 9, and 10,
- (9), Natural Systems and Recreational Lands, Goal (a) and Policy (b)1
- (15), Land use, Goal (a) and Policies (b)1, 2, 3, and 6;
- (25) Plan Implementation, Goal (a) and Policies (b) 5 and 7.

Recommendation: Revise the amendment, as necessary, to be consistent with the above referenced goals and policies of the State Comprehensive Plan. Specific recommendations can be found following the objections cited previously in this report

3. Objection related to the lack of protection for the Santa Fe and Suwannee Rivers The proposed plan amendments are not consistent with and do not further the following goals and policies of the State Comprehensive Plan [Section 187.201, F.S.]:

- (7), Water Resources, Goal (a) and Policies (b) 6, 8 and 10;
- (9), Natural Systems and Recreation Lands, Goal (a) and Policy (b)1, 7, and 10;
- (15), Land Use Goal (a) and Policies (b) 2 and 6;
- (25), Plan Implementation, Goal (a) and Policies (b) 5 and 7.

Recommendation: Revise the amendment, as necessary, to be consistent with the above referenced goals and policies of the State Comprehensive Plan. Specific recommendations can be found following the objections cited previously in this report

4. Objection related to the lack of protection to the Wacassassa Flats: The proposed plan amendments are not consistent with and do not further the following goals and policies of the State Comprehensive Plan [Section 187.201, F.S.]:

- (7), Water Resources, Goal (a) and Policies (b) 8 and 10;
- (9), Natural Systems and Recreation Lands, Goal (a) and Policy (b) 1, 7, and 10;
- (15), Land Use Goal (a) and Policies (b) 2 and 6;
- (25) Plan Implementation, Goal (a) and Policies (b) 5 and 7.

Recommendation: Revise the amendment, as necessary, to be consistent with the above referenced goals and policies of the State Comprehensive Plan. Specific recommendations can be found following the objections cited previously in this report

B. Future Land Use Map

The Future Land Use Map amendment proposes to convert 520 acres located approximately one mile northeast from the City of Bell from Agriculture-2 to Public Land Use/ Electrical Power Generating Facility.

1. Objection related the lack of groundwater protection: The proposed plan amendments are not consistent with and do not further the following goals and policies of the State Comprehensive Plan [Section 187.201, F.S.]:

- (7) Water Resources, Goal (a) and Policies (b) 2, 5, 7, 9, and 10,
- (9), Natural Systems and Recreational Lands, Goal (a) and Policy (b)1
- (15), Land use, Goal (a) and Policies (b)1, 2, 3, and 6;
- (25) Plan Implementation, Goal (a) and Policy (b)7.

Recommendation: Revise the amendment, as necessary, to be consistent with the above referenced goals and policies of the State Comprehensive Plan. Specific recommendations can be found following the objections cited previously in this report

2. Objection related to inadequate protection of onsite wetlands: The proposed plan amendments are not consistent with and do not further the following goals and policies of the State Comprehensive Plan [Section 187.201, F.S.]:

- (7), Water Resources, Goal (a) and Policies (b) 8 and 10;
- (9), Natural Systems and Recreation Lands, Goal (a) and Policy (b) 1, 7, and 10;
- (15), Land Use Goal (a) and Policies (b) 2 and 6;
- (25) Plan Implementation, Goal (a) and Policies (b) 5 and 7.

Recommendation: Revise the amendment, as necessary, to be consistent with the above referenced goals and policies of the State Comprehensive Plan. Specific recommendations can be found following the objections cited previously in this report

3. Objection related to the lack data and analysis demonstrating sufficient groundwater availability for the power generating facility: The proposed plan amendments are not consistent with and do not further the following goals and policies of the State Comprehensive

Plan [Section 187.201, F.S.]:

(7), Water Resources, Goal (a) and Policies (b) 4, 6, 8, 10 and 14; and
(25) Plan Implementation, Goal (a) and Policies (b) 5 and 7.

Recommendation: Revise the amendment, as necessary, to be consistent with the above referenced goals and policies of the State Comprehensive Plan. Specific recommendations can be found following the objections cited previously in this report

4. Objection related to the lack of data and analysis for public facilities: The proposed plan amendments are not consistent with and do not further the following goals and policies of the State Comprehensive Plan [Section 187.201, F.S.]:

(17), Public Facilities, Goal (a) and Policies (b)1 and 7;
(25) Plan Implementation, Goal (a) and Policy (b)7.

Recommendation: Revise the amendment, as necessary, to be consistent with the above referenced goals and policies of the State Comprehensive Plan. Specific recommendations can be found following the objections cited previously in this report



Florida Department of Environmental Protection

Marjory Stoneman Douglas Building
3000 Commonwealth Boulevard
Tallahassee, Florida 32399-3000

October 13, 2009

Mr. D. Ray Eubanks
Plan Review and DRI Processing Team
Florida Department of Community Affairs
2555 Shumard Oak Boulevard
Tallahassee, Florida 32399-2100

3 SP
10/14/09

RE: Gilchrist County 09-2; Comprehensive Plan ORC Review

Dear Mr. Eubanks:

The Office of Intergovernmental Programs of the Florida Department of Environmental Protection (DEP or Department) has reviewed the above-referenced amendment under the provisions of Chapter 163, Part II, *Florida Statutes (F.S.)*, and Chapters 9J-5 and 9J-11, *Florida Administrative Code (F.A.C.)*. Our comments address the potential impacts of the proposed land use designation or policy change on resources or facilities within the scope of the Department's regulatory and proprietary responsibilities. The Department provides the following comments and recommendations to assist your agency in developing the state's response to the proposed amendment.

INTRODUCTION

Gilchrist County seeks to amend its Future Land Use Map (FLUM) to change a 520-acre site from *Agriculture* to *Public Land Use*. The site is presently used for silviculture, and is located approximately one mile northeast of the Town of Bell. The County also seeks to amend its Future Land Use Element (FLUE) and Conservation Element (CON) to allow Electric Power Generating Facilities (EPGFs) as a use within the *Public Land Use* category. The County also proposes additional text language to provide general siting, buffering and compatibility criteria for EPGFs. The Department will first address the specific proposal for the 520-acre site, then discuss the proposed text amendments in the Future Land Use and Conservation elements.

The applicant, Seminole Electric Cooperative (SEC), states that the 520-acre site, if approved, would be used for an EPGF. The amendment does not specify the type of EPGF that would be constructed on the site. The applicant states that "[p]rior to initiating construction and operation of proposed electric generating facilities, SEC must fulfill all requirements of the Florida Power Plant Siting Act . . . and/or obtain Federal, state, and local regulatory approvals/permits for the proposed facilities."

COMMENTS - FLUM AMENDMENT - GROUNDWATER DEMAND & AQUIFER VULNERABILITY

The proposed amendment site is within an area characterized as “more vulnerable” by the Florida Aquifer Vulnerability Assessment (FAVA), thereby indicating that ground water quality in this region is more sensitive to pollution from land use activities than regions with a lesser rating. FAVA is a statewide screening tool that identifies areas of relative aquifer vulnerability by examining several characteristics of an area, including soil permeability, topography, closed topographic depressions (indicators of karst features), water-table elevation, and extent of aquifer-confining unit.

The subject amendment area lies in a region where geographic features increase the likelihood that land use activities could result in contamination of the Floridan Aquifer System - the principal drinking water source for the area and a major contributor of flow to the Suwannee River. Information from the FGS indicates that the overlying aquifer in the subject area is semi-permeable, making the Floridan Aquifer more susceptible to untreated or poorly treated ground and surface waters.

The information submitted with the amendment package indicates that “[t]here is a water source adequate to meet the needs of new electrical power generation with no adverse impacts to surrounding water uses, the Suwannee River, and other natural resources.” That data does not, however, address the quantity of water that may be needed to support an EPGF. The Department notes that some types of EPGFs require up to 10 million gallons of water per day (mgd).

Because of the karst geomorphology of Gilchrist County and the underlying aquifer’s contribution to the base flow of the Suwannee River via its many springs, the Department is concerned about the lack of specific data on potential groundwater withdrawal requirements for the proposed EPGF. The County must submit appropriate data and analysis on the adequacy and availability of proposed source(s) of water for the amounts required to serve the proposed power plant, as well as the potential impacts from those withdrawals.

COMMENTS - FLUM AMENDMENT - ON-SITE WETLANDS AND FLOODPLAINS

The 520-acre site is primarily uplands pine forest presently used for silviculture. The eastern portion of the site, however, does contain some wetlands associated with the Wacassassa flats wetlands system, a 50,000-acre high-quality wetlands-to-uplands ecosystem that runs north-to-south through the middle of the County. The Wacassassa Flats is a perched water table system that provides excellent water storage and filtering, as well as wildlife habitat. The southern portion is the headwaters of the Wacassassa River, and the northern portion drains to the Santa Fe River via Cow Creek.

RECOMMENDATION - FLUM AMENDMENT

The Department recommends that the proposed land use changes pertain only to upland areas and that wetland areas be designated as "conservation." The increased impervious areas created by the proposed change in the intensity of use would increase the potential for impacts to wetlands associated with Wacassassa Flats. Because the proposed development would be located adjacent to wetlands, a full range of planning strategies is recommended to protect groundwater and surface water resources, such as limiting impervious surfaces, clustering buildings away from wetlands, and implementing water conserving xeric landscaping techniques. If the proposed use impacts any wetlands, the design of stormwater treatment systems should ensure that the pre-development volume and natural fluctuation of runoff into wetlands are maintained. In accordance with the guidelines in Chapter 62-340, F.A.C., a delineation of the landward extent of wetlands and an evaluation of the quality of those wetlands should be obtained from the Suwannee River Water Management District prior to finalizing development plans for the parcel.

COMMENTS - TEXT AMENDMENTS

The Department has concerns about proposed text amendments 3.1-I.B.1. and B.3., as well as amendment 4.(d), which would allow EPGFs as a use within the *Public Land Use* category. Additional text language is also proposed to provide general siting, buffering and compatibility criteria for the EPGFs. Our main concern is the language that allows any type of EPGF within the *Public Land Use*. Some facilities, such as coal-fired plants and nuclear plants, could prove detrimental to the ground and surface water resources of Gilchrist County.

Our main concern lies with the proposed language that would allow "fuel and by product storage facilities, temporary waste storage areas . . . raw material storage, and manufacturing uses, not directly associated with the production of electricity," within the *Public Land Use* category. We are also concerned about the following statement in 4.(d): "No permanent structure associated with an electric power generating facility shall be constructed within 250 feet of the Suwannee or Santa Fe Rivers." That language is too broad, because it would allow all manner of non-permanent structures and activities within 250 feet of important water resources within the county.

The Department is concerned that these proposed sub-policies would allow the placement of EPGFs and associated uses such as raw material storage, warehousing and manufacturing within areas of the County that are highly vulnerable to groundwater pollution. A substantial portion of Gilchrist County is bordered by the Santa Fe and Suwannee Rivers and their connected spring complexes, including several first- and second-magnitude springs. As noted previously with regard to the westward flow of

groundwater, the Suwannee River and its connected springs are regionally significant resources designated as OFWs. Like the Suwannee, the Santa Fe River and its connected springs are also OFWs and regionally significant resources, and the Santa Fe and many connected springs have also been identified as "Impaired Waters" in several locations.

FCS staff indicate that the Floridan Aquifer System is so highly vulnerable in Gilchrist County that any storage or transport of material for a power plant could seriously impact water quality should a spill or other karst-penetrating activity occur at, or en route to, the storage facility. The karst-sensitive nature of the County and the direct groundwater connections to the noted rivers and springs renders a large portion of the County a point of concern for the placement of certain types of EPGFs.

CONCLUSION

Based on the information and analysis submitted, the Department finds that the proposed land use amendments do not meet the requirements of §163.3167(13), F.S.,² and §163.3177(6)(a),³ F.S., and are therefore objectionable. The information provided by the County regarding the availability of water to the 520-acre EPGF development, and assurance that water withdrawal for the EPGF will not damage aquatic resources in the region, is insufficient. Our concern is heightened by the fact that some EPGFs utilize vast quantities of water that could impact the Floridan Aquifer System, the Suwannee River, the Santa Fe River and their associated springs.

Because of the potential to impact the above noted resources, the Department believes the proposed FLUM and text amendments are inconsistent with Rules 9J-5.013(2)(a)2., (c)1., (c)6., and (3)(b), F.A.C., which refer to the protection of water sources that flow into estuarine waters, the protection of water quality, including water recharge areas, and the protection and conservation of natural functions of fisheries, wildlife habitats, rivers and wetlands, and directing incompatible land uses away from wetlands.

Moreover, we believe the amendments are inconsistent with Rule 9J-5.5011(2)(c)4., which refers to regulating land uses to protect the functions of natural groundwater and aquifer recharge areas, and Rules 9J-5.006(3)(b)4. & 7., which refer to the protection of natural resources and the establishment of use intensities for each future land use category.

Each local government shall address in its comprehensive plan "the water supply sources necessary to meet and achieve the existing and projected water use demand for the established planning period, considering the applicable plan developed pursuant to s. 373.0361."

The future land use plan shall be based upon surveys, studies, and data regarding the area, including the amount of land required to accommodate anticipated growth, the projected population of the area, the character of undeveloped land, the availability of water supplies, public facilities, and services[]"

RECOMMENDATION – TEXT AMENDMENTS

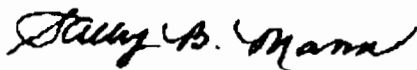
The applicant should submit the required data and analysis, and the County should amend its Capital Improvements Element to demonstrate the manner in which the required services will be provided to the proposed EPGF site. Additionally, because the subject area is designated by FAVA as more vulnerable, the following issues must be addressed: the disposal of water used by the facility (e.g., groundwater injection and holding ponds) and the capture and treatment of stormwater runoff and other discharges from buildings, parking lots, and by-product storage areas that may otherwise percolate into the aquifer. Additionally, prior to approval of the land use change, the applicant should obtain a site-specific analysis from a Florida-licensed geologist or hydrogeologist to determine the actual vulnerability of the parcel.

Further, the Department recommends the applicant consult with the Department and the Suwannee River Water Management District on text amendment language. Some of the major issues we need to address further include the following:

1. Types of EPGFs allowed in the *Public Land Use* category;
2. Adequate distance of EPGFs and their associated uses from environmentally sensitive resources such as the Suwannee River, Santa Fe River, springs and sinkholes, and the Waccassassa Flats;
3. Geotechnical studies relative to placement of EPGFs in the County; and
4. Monitoring and spill contingency programs and plans.

Thank you for the opportunity to comment on the proposed amendments. Should you require additional information, please do not hesitate to call or contact Mr. Robin Branda at (850) 245-2182 or Robin.Branda@dep.state.fl.us.

Yours sincerely,



Sally B. Mann, Director
Office of Intergovernmental Programs

SBM/rb



Twinkletoesdms@aol.com

10/06/2009 07:02 PM

To Ray.Eubanks@DCA.State.fl.us

cc

bcc

Subject Power Plants in your backyard

Calhounist 10-1

3 SP
10/6/09

My husband and I were reading a magazine that we subscribe to and found this article. Notice opposed to new power plants in your backyard? or Front yard. deadline is 10/9th.

We have a power plant that is potential to be built in our back yard and have many concerns that we have address with the NRC (over 4 hours on a phone call) , our local commissioners, emails to Charlie Christ, local representatives, and Progress Energy.

We are located approximately 6800 feet from the potential site of the "2" nuclear reactors in Levy county that progress energy is fighting to build. We have address all the issues - the loss of quality of life issue, water use issue, sight, and sound, salt drift damaging our home, and not to say the value of our property - it has already gone down. You can't even get a loan from a bank, our neighbor was turned down because of the nuclear plant. Our value has also gone down and so far there is no a person or persons that are concern with this but us because it's not hurting them they will be benefiting from it all (financially). We have address at every commissioner meeting our concerns as citizens in this county and being the closet neighbor to this potential site. We are devastated at what we will have lost. Our life time dream, our dream home WE Built, and saved all our money for that we earned working hard for....will be NOTHING>>>>>>. It makes you sick, and no telling how it will affect our health - we are working individuals and have several.... several years to live. we are scared for our children and if we have grandchildren them as well. Really it doesn't seem to matter to ANYONE but us that these NUCLEAR REACTORS will be "ADJOINING" our property. It's scary. There are no guarantees on anything in life. Only GOD knows what will happen and how it will happen.

IF ANYONE CAN SAY NOT IT OUR BACKYARD>....it's us.



<augie12@windstream.net>
09/30/2009 09:00 PM

To Ray.Eubanks@DCA.state.fl.us
cc
bcc
Subject Seminole Electric Gilchrist Co.

3 SP

CR-1

Please DO NOT ALLOW a Seminole Electric plant in Gilchrist County. They need to find another way of producing electric that will not use 8 million gallons of water a day. Our water is too valuable when the electric can be produced with other methods that do not waste it.

Thank You

Harold R. Augspurg

386 454-7178

augie12@windstream.net



RONALD & MARGARET
HODGE
<rhodge@bellsouth.net>
10/01/2009 11:44 PM

To Ray.Eubanks@DCA.state.fl.us
cc
bcc
Subject C. L. H. & Co. CR-1

3 SP

Dear Mr. Eubanks we would like you to know that we are very upset about the purposed utility plant, we feel that this plant will be bad for the environment, and will use clean water that will be needed for drinking water in the future. this purposed site is in a sensitive environmental area, it is located in the waccasassa flats and is the recharge area for hart springs, and fanning springs and supplies water for all agriculture activities in the area. Gilchrist county water level is continuing to drop and Gilchrist county is in need of a county water plant. please help us conserve our water. thank you. the Hodges.



<rivergirl26@windstream.net>
09/30/2009 09:13 PM

To Ray.Eubanks@DCA.state.fl.us
cc
bcc

3
SF

Subject Fwd: Gilchrist County Seminole Electric Plant

09-1

>
> Mr. Eubanks,
> I'm a resident of Gilchrist County and I do not want an electric plant
> that uses 8 million gallons of our water a day. The water in our area is too
> valuable to be wasted in this way. There are other alternatives for electric
> production that do not waste our resources. Seminole Electric should be a
> model in saving our water, not using BILLIONS of gallons of it.
> Thank You,
> Elayne Dubin
> rivergirl26@windstream.net
> 386 462-7500



"Martha Strawn"
<mstrawn@earthlink.net>
09/29/2009 07:59 PM

To <Ray.Eubanks@DCA.state.fl.us>
cc
bcc

Subject No power plant. please. in Gilchrist County until.....
09-1

3 SP

Please note that I am a Gilchrist County tax payer and resident. I object to the proposed new power plant. The cooling system is not well thought through. The specifics seem not to be tightly defined in the most efficient and environmentally sound manner considering the future. Until these factors are satisfied I do not want another power plant developed. We must be accountable for our use of our shared natural resources.

Martha A. Strawn
1894 NE 60th Street
High Springs, Florida 32643
(in NE Gilchrist County on the Santa Fe River)



Merrilleeart@aol.com

09/30/2009 08:39 AM

To ray.eubanks@dca.state.fl.us

cc anastasia.richmond@dca.state.fl.us,
oursantafe@hotmail.com, gilchristaction1@bellsouth.net

bcc

Subject "No" to Seminole Electric Peaking Station

Gilchrist & Co 11-1

3 SP

Hello Mr. Eubanks,

As president of Our Santa Fe River, Inc., a citizen's group in north central Florida sharing information about the Santa Fe River as a means to protect it's natural resources, I am concerned about a Seminole Electric power station trying to come into the Waccassa Flats. This is an environmentally sensitive area between the Santa Fe River and the Suwannee River. A major wetland recharge for the Floridan Aquifer, a water source that supplies millions of people.

Seminole Electric and the DCA must consider our limited resources and try to work together to put power stations in areas that are appropriate, perhaps in a more industrial zone. And, with all our technology available to us today, is evaporation of water to fuel power really necessary. Hamessing wind, solar, or perhaps water currents might be more ideal.

OSFR wants our water protected...not evaporated at a possible rate of 8 million gallons daily. Please consider our and your public natural resources as you go through this permitting process.

Thank-you for your time and consideration in this matter,
Merrillee Malwitz-Jipson
president, Our Santa Fe River, Inc.
460 SW Riverland Ct.
Ft. White, FL 32038
1-386-454-4446



Merrilleeart@aol.com

09/30/2009 08:25 AM

To ray.eubanks@dca.state.fl.us

cc anastasia.richmond@dca.state.fl.us, jsc13@windstream.net

bcc

Subject Fwd: Seminole Electric in Gilchrist County

354

Hello Mr. Eubanks,

I had incorrectly posted your e-mail and wanted to make sure you got this letter immediately....

Merrilee Malwitz-Jipson

From: jsc13@windstream.net

To: merrilleeart@aol.com

Sent: 9/29/2009 7:40:54 P.M. Eastern Daylight Time

Subj: Fwd: Seminole Electric in Gilchrist County

Merrilee,

I've forwarded to you my email to Mr. Eubanks. Please forward as you wish.

Thanks,

Jacki C

Date: Tue, 29 Sep 2009 16:31:11 -0700

From: <jsc13@windstream.net>

To: RayEubanks@DCA.state.fl.us

Subject: Seminole Electric in Gilchrist County

Mr. Eubanks,

I write this email in an effort to voice my concerns over the potential power plant in the Waccasassa Flats area of Gilchrist County. For the record, I am vehemently opposed to such development in such an ecologically fragile recharge zone for our already-stressed aquifer. The type of development this area needs is eco-tourism, with an emphasis on conservation and protection; NOT heavy commercial/industrial. I have actually been in contact with Florida Conservation Trust to encourage them to purchase as much of the Flats as they can. This area needs to be set aside for future generations... for many reasons. This "wasteland" (as many think of it) is a critical link to the area's water quantity and quality. Any large-scale development (such as a power plant) will negatively impact the endangered water resources of Gilchrist and surrounding counties.

In addition, the resulting high-voltage lines will severely detract from the county's most valuable asset: its rural, wild characteristics. I believe that Seminole would be much better suited to an already-developed industrial area with the necessary infrastructure already in place than a natural, rural setting.

Please consider these factors (and the objections of area residents) as you investigate Seminole's plans.

Respectfully,

Jacki Shehan Clark
Waccasassa Flats Resident

3 sp



"Frank and Donna Robb"
<stamps4us@windstream.net>

09/26/2009 02:14 PM

To <ray.eubanks@dca.state.fl.us>

cc

bcc

Subject Power plant in Gilchrist county

CR-1

We are **OPPOSED** to the building of a new power plant in Gilchrist county.

Frank & Donna Robb
5380 NE 56th AVE
High Springs,
Gilchrist County, FL
32643

3 SP

NORTH CENTRAL FLORIDA
 (Name of Regional Planning Council)
REGIONAL PLANNING COUNCIL
AMENDMENT REVIEW FORM
FY 2009-2010

SEP 28 2009

1. Local Government Name: **Gilchrist County**
2. Amendment Number: DCA No. 09-1, RPC No. 194, Local Govt. No. CPA 09-2
3. Is the RPC precluded from commenting on the proposed plan or element pursuant to s. 163.3184(5), F.S., or Rule 9J-11.0084, L.O.F.; or commenting on the proposed amendment pursuant to s. 163.32465(4)(b), F.S.? (YES) (NO) X
4. Date DCA Notified RPC that Amendment Package was Complete, if Applicable: 9-3-09
5. Date Amendment Review must be Completed and Transmitted to DCA: 10-1-09
6. Date the Amendment Review was transmitted to DCA: 9-25-09
7. Description of the Amendment:

Amends County Future Land Use Policy I.1.6.2 and I.2.2.3, to allow electrical generation and transmission facilities within the Public Land Use category. Creates a new Public Land Uses/Electric Generating Facility land use category. Reclassifies 520 acres from Public to Public Land Uses/Electrical Generating Facility.

Please complete the following table for each individual proposed amendment to the Future Land Use Map (**FLUM**) only:

Existing FLUM Category	Proposed FLUM Category	Existing Maximum Density (DU/Acre)	Proposed Maximum Density (DU/Acre)	Existing Maximum Intensity (FAR)	Proposed Maximum Intensity (FAR)	Net Increase or (Decrease) in Maximum Density	Non-Residential Net Increase or (Decrease) in Potential Floor Area
Public	Public/Electric Power Generating Facility	n/a	n/a	0.25	100 Employees		Cannot be Determined

Add additional rows as necessary. Please PROVIDE TOTALS in bottom row.

8. Is the Amendment consistent with the Strategic Regional Policy Plan?

The County Comprehensive Plan, if amended as proposed, will remain consistent with the North Central Florida Strategic Regional Policy Plan.

11. Extra-Jurisdictional Impacts that would be Inconsistent with the Comprehensive Plan of the Affected Local Government:

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

Analysis of the effects of the proposed amendments on the following issues to the extent they are addressed in the Strategic Regional Policy Plan on:

12. Compatibility among local plans including, but not limited to, land use and compatibility with military bases:

The County Comprehensive Plan, if amended as proposed, is anticipated to remain compatible with the comprehensive plans of nearby local governments and military bases.

13. Impacts to significant regional resources and facilities identified in the Strategic Regional Policy Plan, including, but not limited to, impacts on groundwater recharge and the availability of water supply:

Although a portion of 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 regional plan, significant adverse impacts to the Floridan Aquifer are not anticipated as a result of a loss of impervious surface area. The County Comprehensive Plan amendment contains adequate policy direction which limits the maximum allowable impervious surface area of the subject property to levels which are anticipated to assure adequate recharge of groundwater to the Floridan Aquifer.

A portion of the subject property is located within Wacasassa Flats, a Natural Resource of Regional Significance as identified and mapped in the regional plan. Wacasassa Flats is a regionally significant wetland. Impacts to Wacasassa Flats as a result of groundwater withdrawals cannot be determined, although information provided to the Council by the local government states that preliminary studies indicate that adverse impacts are not anticipated.

14. Affordable housing issues and designation of adequate sites for affordable housing:

Adverse impacts to affordable housing are not anticipated as a result of the amendment.

15. Protection of natural resources of regional significance identified in the Strategic Regional Policy Plan including, but not limited to, protection of spring and groundwater resources, and recharge potential:

See 13, above.

16. Compatibility with regional transportation corridors and facilities including, but not limited to, roadways, seaports, airports, public transportation systems, high speed rail facilities, and intermodal facilities:

The subject property is located farther than one-half mile from any segment of the Regional Road Network. Therefore, adverse impacts are not anticipated to occur to the Regional Road Network as a result of the amendment.

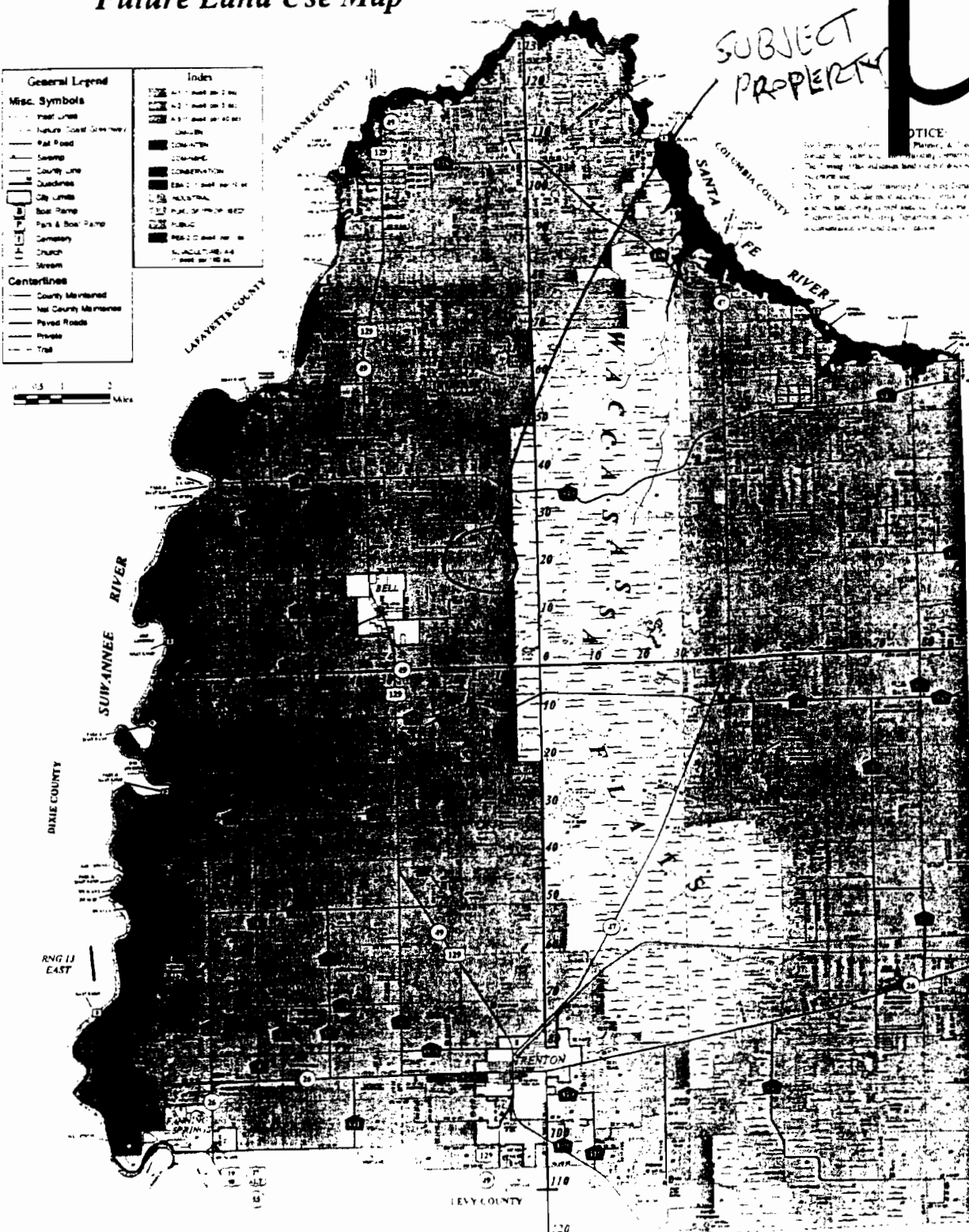
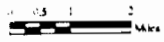
Gilchrist County, Florida Future Land Use Map

TOWNSHIP 21 NORTH
TOWNSHIP 20 NORTH
TOWNSHIP 19 NORTH
TOWNSHIP 18 NORTH
TOWNSHIP 17 NORTH

- General Legend**
- Misc. Symbols**
- Post Office
 - Nature Coast Overlay
 - Full Road
 - Swamp
 - County Line
 - Quadrangle
 - City Limits
 - Boat Ramp
 - Park & Recreation
 - Cemetery
 - Church
 - Stream
- Centerlines**
- County Maintained
 - Not County Maintained
 - Paved Road
 - Private
 - Trail

Index

100	100' (100' x 100')
200	200' (200' x 200')
300	300' (300' x 300')
400	400' (400' x 400')
500	500' (500' x 500')
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SUBJECT PROPERTY

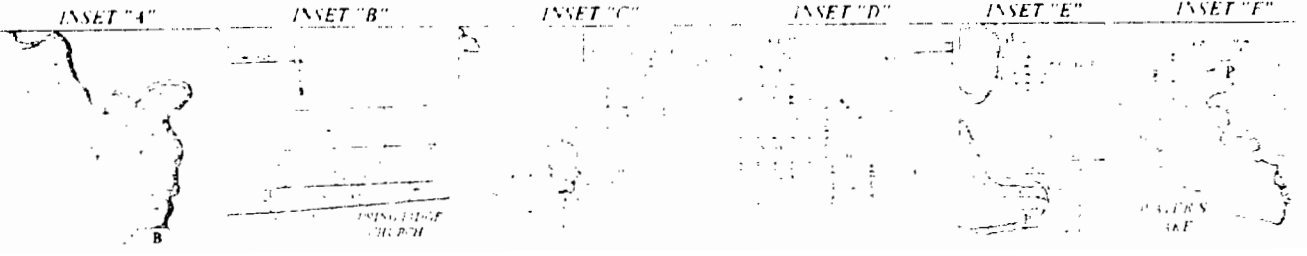
NOTICE

Plotted on this map are the future land use designations for the county as determined by the Board of County Commissioners. The future land use designations are based on the county's comprehensive land use plan. The future land use designations are subject to change without notice. The future land use designations are not intended to restrict property rights. The future land use designations are not intended to restrict property rights. The future land use designations are not intended to restrict property rights.

Lane
Place
Street
Place
Lane
Trail/Loop

Damon C. Leggett - Property Appraiser

(NOT TO SCALE)



3. TEXT AMENDMENTS TO THE GILCHRIST COUNTY COMPREHENSIVE PLAN

The changes to the Future Land Use Element occur in two places corresponding to the division between urban development areas and rural areas. The text changes, underlined below, are identical for both areas.

3.1 FUTURE LAND USE ELEMENT

I. POLICIES I.1.6.2 and I.2.2.3 PUBLIC LAND USES

A. Public Land Uses/General

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

Public land uses providing public services and utilities, and for the which Board of County Commissioners has established specific review criteria under this policy, are authorized under the public land use category and may include utilities (whether owned or operated by private or public entities), such as electrical generation and transmission facili-

4. The intensity of development under this sub-policy shall be limited as follows:

(a) Power plant units and directly related facilities shall occupy no more than 60 percent of the entire site and shall be subject to a maximum impervious surface ratio of 0.75 within the 60 percent of the site dedicated to power plant units and associated facilities.

(b) A minimum of 30 percent of the entire site shall be open space. Open space shall be defined as land suitable for conservation uses, including buffer areas, which shall remain landscaped, revegetated or left undeveloped except for limited crossings by facilities and structures, such as roads, transmission lines, natural gas pipelines, water and wastewater pipelines and communications lines, necessary for operation of the power plant units and related uses. These facilities will be co-located where practicable in order to minimize any impacts to environmentally sensitive areas. Silviculture and other agricultural uses may be considered open space where such uses provide comparable conservation or buffering benefits.

(c) Solar facilities comprised of multiple arrays of solar collector or photovoltaic cells may comprise 80 percent of the entire site with 20 percent of the site as open space. Solar arrays shall not be considered impervious surface for the purposes of this provision. Where solar facilities are co-located with non-solar electric power generating facilities, solar facilities may comprise 80 percent of the portion of the site dedicated to solar power generation so long as the buffer and set back requirements under (d) may be maintained for the overall site.

(d) A minimum 15 foot vegetated buffer shall be maintained around the perimeter of the site but for at those locations at which linear facilities, including access roads, must cross the perimeter of the site and associated buffer. Existing vegetation may be used to provide the required vegetated buffer where site conditions allow. No permanent structure may be placed within 5 feet of the interior line of the 15 foot vegetated buffer. The 15 foot buffer and 5 foot setback from the buffer shall be considered open space for

(e) The site can be served by existing or new transportation systems comprised of arterial or collector roads of sufficient capacity to ensure that, during plant operation, there will be no degradation to the level of service below the adopted standard: and,

(f) The site will allow connection to the existing high-voltage electrical transmission line network or any new transmission lines, or modifications of the existing network, as may be established in the future.

3.2 CONSERVATION ELEMENT

The text changes to the Conservation Element are underlined and struck below.

I. POLICY V.2.8

Alteration of wetlands, and any required mitigation therefore, shall be allowed only as authorized by permit issued by the appropriate local, state or federal regulatory agency or agencies. Where the alternative of clustering all structures on the nonwetland portion of the site exists, the County shall conserve wetlands through prohibiting any development which alters the natural function of wetlands and regulating mining operations within wetlands, as provided for in the mining policy contained in the Land Use Element of this Comprehensive Plan. Mitigation efforts shall be required for activities which alter the natural functions of wetlands in accordance with Chapter ~~62-345~~ 62-312, Florida Administrative Code (F.A.C.), in effect upon the amendment of this policy. Such mitigation shall result in no net loss of wetlands function and all restored or created wetlands shall be of the same ecological type, nature and function, consistent with Chapter 62-345, F.A.C.



FLORIDA DEPARTMENT OF STATE
Kurt S. Browning
Secretary of State
DIVISION OF HISTORICAL RESOURCES

3 SP
9/23/09

September 22, 2009

Mr. Ray Eubanks
Department of Community Affairs
Bureau of State Planning
2555 Shumard Oak Boulevard
Tallahassee, Florida 32399-2100

Re: Historic Preservation Review of the Gilchrist County 09-1 Comprehensive Plan Amendment

Dear Mr. Eubanks:

According to this agency's responsibilities under Section 163, *Florida Statutes*, and Chapter 9J-5, *Florida Administrative Code*, we reviewed the above document to determine if data regarding historic resources were given sufficient consideration in the request to amend the Gilchrist County Comprehensive Plan.

We reviewed a proposed amendment to the Future Land Use Map and associated text change regarding an electric power generation facility to consider the potential effects of these actions on historic resources. For the land use change, although this tract does not contain any sites listed in the Florida Master Site File or the *National Register of Historic Places*, it remains the county's responsibility to ensure that potentially significant historic resources will not be adversely affected by this action. This parcel appears to have some archaeological site potential. The most effective way to guarantee that such sites are not damaged is for the county to sponsor or require historic resource surveys so that it can ensure its archaeological resources and historic structures fifty years of age or older will be considered when substantive changes in land use are proposed.

If you have any questions regarding our comments, please feel free to contact Susan M. Harp of the Division's Compliance Review staff at (850) 245-6333.

Sincerely,

Laura A. Kammerer, Historic Preservationist Supervisor
Compliance Review Section
Bureau of Historic Preservation

xc: Ms. Susan Poplin

500 S. Bronough Street • Tallahassee, FL 32399-0250 • <http://www.flheritage.com>

☐ Director's Office
(850) 245-6300 • FAX 245-6436

☐ Archaeological Research
(850) 245-6444 • FAX 245-6472

✓ Historic Preservation
(850) 245-6333 • FAX 245-6437



"Scott, W Ray"
<scottra@doacs.state.fl.us>
09/21/2009 03:22 PM

To "Ray Eubanks" <ray.eubanks@dca.state.fl.us>
cc
bcc
Subject FDACS LGCP Amendment Review

3 SP

Mr. Eubanks:

FDACS has reviewed the following LGCP amendments and has no objections, recommendations, or comments:

- Seminole County 09-1**
- Sumter County 09-2**
- Hillsborough County 09-2**
- Alachua County 09-1**
- Gilchrist County 09-1**
- Charlotte County 09-2**
- Hernando County 09-1**

Please call if you have any questions or comments:

W. Ray Scott
Conservation & Water Policy Federal Programs Coordinator
Office of Agricultural Water Policy
Florida Department of Agriculture and Consumer Services
The Capitol (PL-10)
Tallahassee, FL 32399-0810
(office) 850-410-6714
(mobile) 850-544-9871
(fax) 850-922-4936



<cprjoe@windstream.net>
09/11/2009 08:44 AM

To: Ray.Eubanks@DCA.state.fl.us
cc
bcc
Subject: Power plant in Gilchirst County
C.A. 1

3 Sp

As a resident of Gilchirst County, we do NOT need a power plant in our back yard. Let's keep it rural.

Joseph Fink
5280 NE 53 Terrace
High Springs, Fl. 32643

Gilchirst County Resident



<sjj55@windstream.net>
09/11/2009 08:39 AM

To Ray.Eubanks@DCA.state.fl.us
cc
bcc
Subject Proposed power plant in Gilchirst, Co.

3 SP

We do NOT want a power plant in Gilchirst County. This is rural. Let's keep it that way.

Kathryn Fink
5280 NE 53 Terrace
High Springs, Fl. 32643 - but I live in Gilchirst County

09/1



"Bobbie Lou Dyer"
<bobbieloudyer@att.net>
09/14/2009 12:25 PM

To <ray.eubanks@DCA.state.fl.us>
cc
bcc
Subject Gilchrist County Powerplant

3 SP

29-1

Mr. Ray Eubanks,

I am a very concerned Gilchrist County Resident and property owner and I am opposed to the New Power Plant. I DO NOT want this in my back yard for many, many, many reasons! I will not waste your time with all the details, for I could write 10 pages worth. To make it short and sweet "PLEASE DO NOT" allow this plant to be constructed in Gilchrist County!!!!

Thank you,

Paul



Sidney Hodge
<neverdoneacres@bellsouth.net>

09/12/2009 11:18 AM

To Ray.Eubanks@DCA.state.fl.us

cc

bcc

Subject Gilchrist Co. Power Plant

07-1

3 SP

I beleive this plant would distroy this counties best resource WATER. and noise from the plant will be bothersome also. We live aprox. 1/2 from the site. The plant will cause our well to dry up. The lost electrical emmisions would be a health hazard and risk to the the residence living close by as well as students which go to the Bell Public School Complex which is about a mile from the site. I believe expanding the plants in the Crystal River area would be the most beneficial plan.

Sidney Hodge
Mary Anna Hodge
1369 NW 22nd. Court
Bell, FL 32619



"Bobby R Mills"
<bobbyrills@windstream.net>
09/10/2009 01:59 PM

To : <Ray.Eubanks@DCA.state.fl.us>
cc
bcc
Subject: Electric Power Plant

3
SP

Gilchrist Co 09-1

Mr. Eubanks:

I am Bobby R. Mills, a 70 yr. old retired residential property owner and registered voter in Gilchrist County. I have **NO OBJECTION** to a proposed power plant being built in this area. Nuclear, coal, or gas power are acceptable under current safety and environmental regulations. Power plants are needed now and the need grows more critical as time passes. This region is probably the most rural and undeveloped in the state and is a logical place for a new plant.

I obtained this E-mail address from an anonymous "Notice" on the front page of the *Gilchrist County Journal* . The article is highly biased against the plant.



"Todd Gray"
<tgray@gray-construction.com>
09/10/2009 03:56 PM

To : <ray.eubanks@dca.state.fl.us>
cc : <rharrison@hughes.net>,
<honeybee25@windstream.net>
bcc :

Subject Support the Seminole Electric Plant

Gilchrist Co. 7-1

3
SP

Mr. Eubanks,

This is a **letter of support** for Seminole Electric's proposed Natural Gas Facility to be constructed in Gilchrist County. While there may be some against this type of facility, our county just went through a long "visioning" process (of which I was appointed to serve on) and one of the biggest issues identified was the lack of employment opportunities in our rural community. These facilities can not be placed in urban areas. This facility would potentially provide many well paying positions and would have a very positive effect on our tax base for our small county. I am sure the owners of this facility would be very interested in being "good neighbors" and would make every effort to keep the impact low (smells, sounds, quality of life, etc.).

The positive far outweighs the negative for this plant and the opportunities it will provide the taxpayers of the county. I only hope our County Commissioners will fully support this project, or we have wasted much of our time with the "visioning" for Gilchrist County.

Thank You,

Todd Gray

Resident / Tax Payer / Business Owner
Gilchrist County, Florida

3400 SW 22nd Place
Bell, Florida 32619

C: D. Ray Harrison, Tommy Langford – Gilchrist County Commissioners



"Karl Pridgen"
<kpboht@verizon.net>
09/08/2009 11:47 AM

To <Ray.Eubanks@DCA.state.fl.us>
cc
bcc

Subject Gilchrist County Power Plant-Opposed to land use
designation change.

09-1

Mr. Eubanks,

As a taxpayer and landowner of Gilchrist County I am very opposed to this power plant. From the water it will use to the quality of life changes that will result. This plant if approved will literally be in **my front yard**. My property is on the north boundary line dead center. I bought this property in 2004 for future retirement because of the "rural" aspects of Gilchrist County. My life's savings are invested in this land and now this pending power plant has made my land almost worthless.

This process our county commissioners has used to get to this point in time has been almost secret. They may have placed tiny legal notices in the county newspaper and placed notices around the property that is hidden from 99% of public view. There are no meeting notice signs on the north boundary of this property either. What part of representing 100 percent of Gilchrist is that type of notification? Yet as an adjoining landowner I received no notice my mail or any other means.

Please do not approve this land use change.

Sincerely,

Karl & Elizabeth Pridgen

Parcel #20-08-15-0000-0010-0010



"JeSsicA <3 FaVrE"
09/08/2009 11:04 AM

To Ray.Eubanks@DCA.state.fl.us
cc
bcc
Subject new power plant
Gilchrist Co 09-1

3 SP

I don't want the new power plant in gilchrist county!



"Allen Powers"
<allenpowers@bellsouth.net
>
09/08/2009 09:29 AM

To <Ray.Eubanks@DCA.state.fl.us>
cc
bcc
Subject Proposed power plant in Gilchrist Countyt
A-1

3 SP

I, Allen W. Powers, live within 1 mile of the site. I fear loss of water levels, electro-magnetic and electric fields caused by such a plant and it's transmission lines. Seminole Electric has presumed approval and has bought the property based on that presumption. Please do not allow that to influence your decision.



"Chapman, Austin"
<Austin.Chapman@dot.state.fl.us>

09/03/2009 12:39 PM

To "Ray.Eubanks@dca.state.fl.us"
<Ray.Eubanks@dca.state.fl.us>
cc "susan.poplin@dca.state.fl.us"
<susan.poplin@dca.state.fl.us>, "Hill, Thomas"
<Thomas.Hill@dot.state.fl.us>

bcc

Subject Gilchrist County 09-1

PI 09-2

3 SP

Mr. Eubanks,
FDOT has reviewed Gilchrist County 09-1 proposed FLUM and has no comments at this time.

Thanks,
Austin Chapman
Transportation Planner, EIT
Urban Area Planning
Jacksonville Urban Office
2198 Edison Avenue, MS 2812
Jacksonville, FL 32204-2730
Austin.Chapman@dot.state.fl.us
(904)360-5653 (office)