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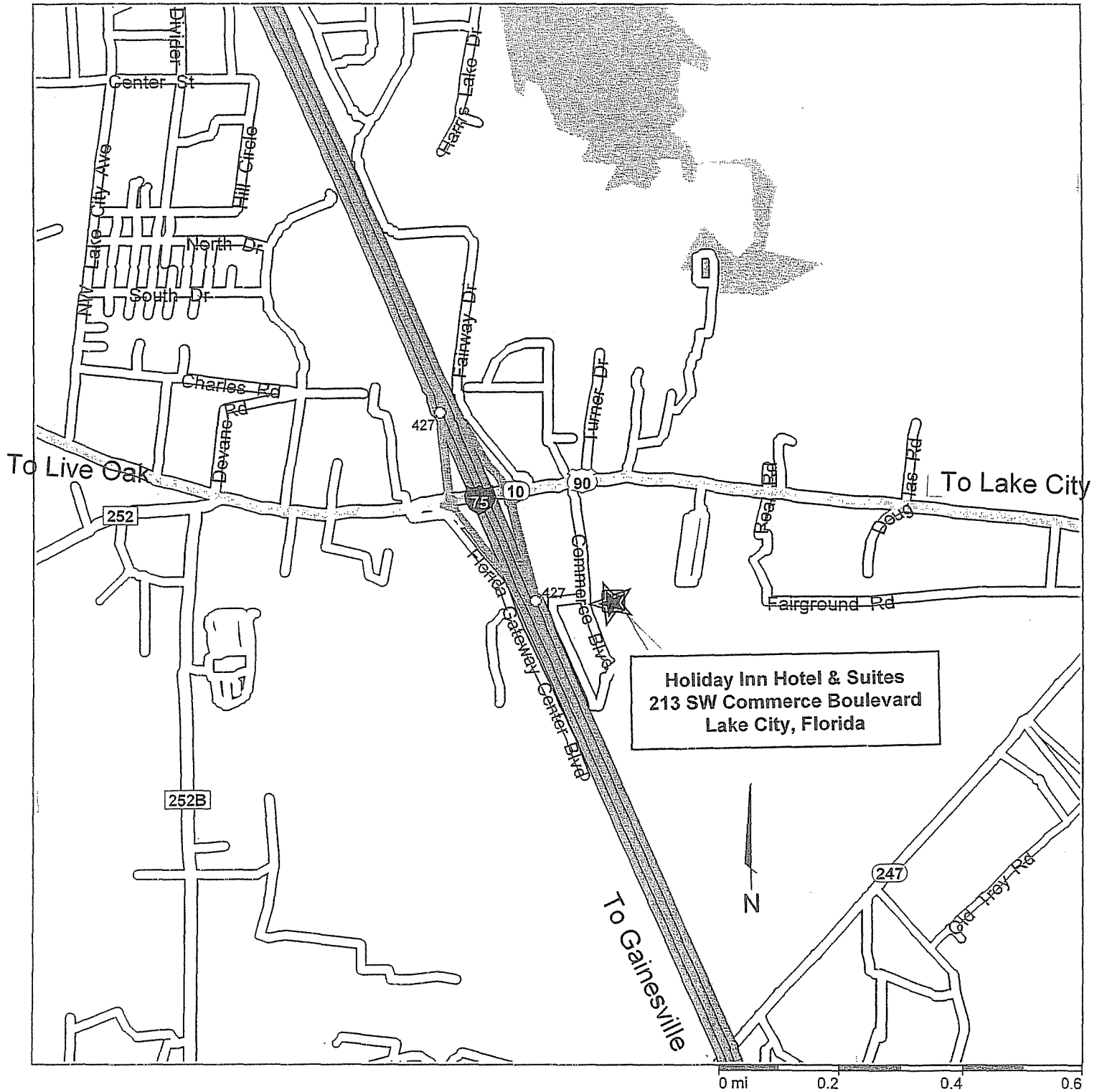
MEETING NOTICE

CLEARINGHOUSE COMMITTEE

There will be a meeting of the Clearinghouse Committee of the North Central Florida Regional Planning Council on July 28, 2011. The meeting will be held at the Holiday Inn Hotel & Suites, 213 SW Commerce Boulevard, Lake City, beginning at 6:00 p.m.

(Location Map on Back)

To Jasper



HOLIDAY INN HOTEL & SUITES
213 SW COMMERCE BOULEVARD
LAKE CITY, FLORIDA



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AGENDA

CLEARINGHOUSE COMMITTEE

Holiday Inn Hotel & Suites
Lake City, Florida

July 28, 2011
6:00 p.m.

PAGE NO.

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| I. | APPROVAL OF THE MAY 26, 2011 MEETING MINUTES | -5- |
| II. | COMMITTEE-LEVEL REVIEW ITEMS | |
| | <u>Local Government Comprehensive Plan Amendments and Evaluation and Appraisal Reports</u> | |
| | #104 - Taylor County Comprehensive Plan Adopted Amendment (DCA No. 08-1) | -13- |
| | #105 - Hamilton County Comprehensive Plan Adopted Amendment (DCA No. 11-2) | -15- |
| III. | STAFF-LEVEL REVIEW ITEMS | |
| | #90 - U.S. Department of Agriculture - Community Facilities Loans and Grants
- Hamilton County, Construct a New White Springs Library - White Springs,
Hamilton County, Florida (SAI#: FL201104195737C) | -31- |
| | #93 - Seminole Electric Cooperative, Inc. Ten Year Site Plan, 2011 - 2020 | -37- |
| | #98 - Taylor Coastal Water & Sewer District - U.S. Department of Agriculture, Rural
Development - Financial Assistance Application - Taylor County, FL | -67- |
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NORTH CENTRAL FLORIDA REGIONAL PLANNING COUNCIL

CLEARINGHOUSE COMMITTEE

MINUTES

Holiday Inn Hotel & Suites
Lake City, Florida

May 26, 2011
6:00 p.m.

MEMBERS PRESENT

Paula DeLaney, Vice Chair (via telephone)
Sandra Haas, Chair
Thomas Hawkins
Carolyn Spooner
Kendrick Thomas

MEMBERS ABSENT

Thomas Collett
Donnie Hamlin
Jim Poole*
Andrew Smith
Steven Witt

STAFF PRESENT

Steven Dopp

*Non-voting Member

The meeting was called to order at 6:12 p.m. by Chair Haas.

I. APPROVAL OF THE APRIL 28, 2011 MEETING MINUTES

ACTION: It was moved by Commissioner Thomas and seconded by Commissioner Spooner to approve the April 28, 2011 minutes as circulated. The motion carried unanimously.

II. COMMITTEE-LEVEL REVIEW ITEMS

#99 - City of Gainesville Comprehensive Plan Draft Amendments (DCA No. 11-1)

Mr. Dopp stated that the staff report finds no significant adverse impacts to Natural Resources of Regional Significance, regional facilities or adjoining local governments as a result of the amendments. Mr. Dopp concluded by stating that the staff report finds the local government comprehensive plan, if amended as proposed, will remain consistent with the regional plan.

ACTION: It was moved by Commissioner Hawkins and seconded by Commissioner Spooner to approve the staff report as circulated. The motion carried on a 3-0 vote with Chair Haas and Commissioner DeLaney abstaining due to a conflict of interest under Section 112.3143, Florida Statutes.

#100 - Alachua County Comprehensive Plan Draft Amendments (DCA No. 11-2)

Mr. Dopp stated that the staff report finds no significant adverse impacts to Natural Resources of Regional Significance, regional facilities or adjoining local governments as a result of the amendments. Mr. Dopp concluded by stating that the staff report finds the local government comprehensive plan, if amended as proposed, will remain consistent with the regional plan.

ACTION: It was moved by Commissioner Thomas and seconded by Commissioner Hawkins to approve the staff report as circulated. The motion carried on a 3-0 vote with Chair Haas and Commissioner DeLaney abstaining due to a conflict of interest under Section 112.3143, Florida Statutes.

#97 - City of Fanning Springs Comprehensive Plan Adopted Amendment (DCA No. 11-1)

Mr. Dopp stated that the staff report finds no significant adverse impacts to Natural Resources of Regional Significance, regional facilities or adjoining local governments as a result of the amendments. Mr. Dopp concluded by stating that the staff report finds the local government comprehensive plan, as amended, remains consistent with the regional plan.

ACTION: It was moved by Commissioner DeLaney and seconded by Commissioner Hawkins to approve the staff report as circulated. The motion carried unanimously.

#91 - City of Waldo Comprehensive Plan Adopted Evaluation and Appraisal Report

Mr. Dopp stated that the staff report finds the local government comprehensive plan, if amended as recommended by the Evaluation and Appraisal Report, is anticipated to remain consistent with the North Central Florida Strategic Regional Policy Plan. However, the Council may reach different conclusions for the specific comprehensive plan amendments contained as part of any evaluation and appraisal report-based amendments.

ACTION: It was moved by Commissioner Spooner and seconded by Commissioner Hawkins to approve the staff report as circulated. The motion carried unanimously.

The meeting adjourned at 6:30 p.m.

Sandra Haas, Chair

Date

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME Paula M. DeLaney		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE North Central Florida Regional Planning Council	
MAILING ADDRESS P.O. Box 2877 Gainesville, FL 32602		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:	
CITY Gainesville		COUNTY Alachua	<input type="checkbox"/> CITY <input type="checkbox"/> COUNTY <input checked="" type="checkbox"/> OTHER LOCAL AGENCY
DATE ON WHICH VOTE OCCURRED 5-26-2011		NAME OF POLITICAL SUBDIVISION: Alachua County	
		MY POSITION IS: <input type="checkbox"/> ELECTIVE <input checked="" type="checkbox"/> APPOINTIVE	

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies equally to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing the reverse side and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which inures to his or her special private gain or loss. Each elected or appointed local officer also is prohibited from knowingly voting on a measure which inures to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent organization or subsidiary of a corporate principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you otherwise may participate in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on other side)

NORTH CENTRAL FLORIDA
RECEIVED

JUN 17 2011

REGIONAL PLANNING COUNCIL

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Paula M. DeLaney, hereby disclose that on May 26, 2011:

(a) A measure came or will come before my agency which (check one)

- ☒ inured to my special private gain or loss;
- ___ inured to the special gain or loss of my business associate, _____;
- ___ inured to the special gain or loss of my relative, _____;
- ___ inured to the special gain or loss of _____, by
whom I am retained; or
- ___ inured to the special gain or loss of _____, which
is the parent organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

NCFRPC Clearinghouse Committee Agenda Item #99, City of Gainesville Comprehensive Amendments (DCA No. 11-1) changes land use designations and comprehensive plan policies on property that I own jointly with my husband and/or my children.

6-3-2011
Date Filed

Paula M. DeLaney
Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME <i>HAAS Sandra Kay</i>		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE <i>N. Central Fla Reg Planning Council</i>	
MAILING ADDRESS <i>10724 184th Street</i>		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:	
CITY <i>McAlpin</i>	COUNTY <i>Suwannee</i>	<input type="checkbox"/> CITY <input type="checkbox"/> COUNTY <input type="checkbox"/> OTHER LOCAL AGENCY	
DATE ON WHICH VOTE OCCURRED <i>May 25, 2011</i>		NAME OF POLITICAL SUBDIVISION: <i>State of Fla</i> MY POSITION IS: <input type="checkbox"/> ELECTIVE <input checked="" type="checkbox"/> APPOINTIVE	

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies equally to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing the reverse side and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which inures to his or her special private gain or loss. Each elected or appointed local officer also is prohibited from knowingly voting on a measure which inures to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent organization or subsidiary of a corporate principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

* * * * *

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

* * * * *

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you otherwise may participate in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on other side)

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Sandra K Haas, hereby disclose that on May 25, 20 11:

(a) A measure came or will come before my agency which (check one)

- ☒ inured to my special private gain or loss;
- ☐ inured to the special gain or loss of my business associate, _____;
- ☐ inured to the special gain or loss of my relative, _____;
- ☐ inured to the special gain or loss of _____, by whom I am retained; or
- ☐ inured to the special gain or loss of _____, which is the parent organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

A measure came before the Clearinghouse Committee and full council of the North Central Fla. Regional Planning Council which directly or indirectly concerns the SW 43rd area of Gainesville. I own a condo in Southfork Oaks located at 2300 SW 43rd St, E-3, Gainesville, FL. I abstained from the vote, but presented the matter to the council as chair of the Clearinghouse Comm.

May 25, 2011
Date Filed

Sandra K Haas
Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.

COMMITTEE-LEVEL ITEMS

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

Regional Planning Council: North Central Fla
Review Date: 7/28/2011
Amendment Type: Adopted Amendment

Regional Planning Council Item No.: 104
Local Government: Taylor County
Local Government Item No.: CPA 07-3

Date Mailed to Local Government and State Land Planning Agency: 7/29/11 (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 amendment reclassifies 240.37 acres from Agriculture-2 (up to 1 dwelling units per 10 acres) to Mixed Use-Urban Development, and 100.00 acres from Agriculture- 2 to Mixed Use - Rural Residential Development. See attached map for the location of the subject property.

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

The subject property is not located within, adjacent to, or near a Natural Resource of Regional Significance. Therefore, adverse impacts are not anticipated to occur to Natural Resources of Regional Significance as a result of the amendment.

The subject property is located within 1/2 mile of U.S. Highway 27, which is part of the regional road network as identified in the regional plan. A transportation impact analysis conducted by the Council for the draft version of the amendment did not identify any potential adverse impacts to nearby segments of the Regional Road Network. Therefore, significant adverse impacts are not anticipated to occur to the Regional Road Network as a result of the amendment.

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

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

Request a copy of the adopted version of the amendment?

Yes _____	No _____
Not Applicable	_____X_____

It is recommended that these findings be forwarded to the County.

From: Agriculture - 2
To: Mixed Use - Rural Residential

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

Regional Planning Council: North Central Fla
Review Date: 7/28/2011
Amendment Type: Adopted Amendments

Regional Planning Council Item No.: 105
Local Government: Hamilton County
Local Government Item Nos: CPA 10-01,
CPA 10-02, and CPA 10-05

Date Mailed to Local Government and State Land Planning Agency: 7/29/11 (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 AMENDMENTS

CPA 10-01 amends Future Land Use Element Policy I.1.2 and Policy I.1.6 to establish the Mixed Use land use classification on the Future Land Use Plan Map.

CPA 10-02 adds Future Land Use Policy I.2.5 to include a site-specific policy specifying a maximum of 98 single-family residential dwelling units on certain lands, and reclassifies approximately 539.9 acres on the Future Land Use Plan Map from Agriculture-4 (up to 1 dwelling unit per 5 acres) to Mixed Use.

CPA 10-05 amends the Future Land Use Plan Map by expanding the Jasper Designated Urban Development Area to include an additional 4,430 acres.

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

County item CPA 10-1 is a text amendment which does not result in changes in maximum allowable use or intensity of use. Therefore, significant adverse impacts to Natural Resources of Regional Significance or regional facilities are not anticipated as a result of the County item.

A portion of the subject property of County item CPA 10-02 is located within an Area of High Recharge Potential to the Floridan Aquifer, a Natural Resource of Regional Significance identified and mapped in the regional plan. Nevertheless, adverse impacts are not anticipated to occur to Natural Resources of Regional Significance as the County Comprehensive Plan includes maps of all Natural Resource of Regional Significance contained in the regional plan, therefore assuring consistency between mapped areas. Policy language is also included in the County Comprehensive Plan which assures that protective natural resource policies already contained in the County Comprehensive Plan are applied to these mapped areas.

The subject property of County item CPA 10-02 is bisected by State Road 6, which is part of the regional road network as identified in the regional plan. A transportation impact analysis conducted by the Council for the draft version of the amendment did not identify any potential adverse impacts to nearby segments of the Regional Road Network. Therefore, significant adverse impacts are not anticipated to occur to the Regional Road Network as a result of the County item.

County item CPA 10-05 expands the boundaries of the Jasper Urban Development Area. Nevertheless, the item does not result in changes to maximum allowable use or intensities of use. Therefore, significant adverse impacts to Natural Resources of Regional Significance or regional facilities are not anticipated as a result of the County item.

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

Adverse extrajurisdictional impacts are not anticipated to occur as a result of the amendments.

Request a copy of the adopted version of the amendment?

Yes _____ No _____

Not Applicable _____X_____

It is recommended that these findings be forwarded to the County.

Words **bolded and underlined** have been added.

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

I

FUTURE LAND USE ELEMENT

INTRODUCTION

The following policies list uses for each of the land use classifications described in the Future Land Use Element. In addition to such uses there are also uses listed as special exceptions.

A special exception is a use that would not be appropriate generally or without restrictions throughout the land use classification, but if controlled as to number, area or location would promote the public health, safety, welfare, morals, order comfort, convenience, appearance, prosperity or general welfare. Special exceptions, as all other development orders, shall only be issued in conjunction with a Certificate of Concurrency Compliance as provided within the Concurrency Management System found within this Comprehensive Plan.

Before any special exception or special permit shall be granted, the County shall make a specific finding that the granting of the special exception or special permit will not adversely affect the public health, safety and welfare. Before any special exception or special permit shall be granted, the County shall further make a determination that satisfactory provision and arrangement has been made concerning the following matters;

1. **Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe;**
2. **Off-street parking and loading areas;**
3. **Refuse and service areas;**
4. **Utilities, with reference to locations, availability and compatibility;**
5. **Screening and buffering with reference to type, dimensions and character;**
6. **Signs, if any, and proposed exterior lighting;**
7. **Required yards and other open space;**
8. **Considerations relating to general compatibility with adjacent properties and natural resources; and**
9. **Consistency with other plan objectives and policies, especially natural resource protection policies.**

In addition, any special exception or special permit consisting of a non-agricultural or non-agriculturally related use and intensive agricultural use (as defined in this Comprehensive Plan) granted in agriculturally classified areas within the County shall be required to maintain a buffer between any agricultural use and the special exception or special permit. The purpose of the buffer is to protect agriculture land uses from the non-agricultural, non-agriculturally related use or intensive agricultural use special exception or special permit. The buffer should function to:

1. **Screen the special exception or special permit from the adjacent farming activities, including but not limited to, application of fertilizers, pesticides, noise, glare, odor, dust and smoke; and**
2. **Provide protection to the agricultural land use from intrusive activities of the special exception or special permit, by limiting access to the adjacent agricultural land use.**

Words ~~bolded and underlined~~ have been added.

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

Further, the negative impacts of the uses upon each other must be minimized by the buffer, such that the long term continuance of either use is not threatened by such impact. The buffer shall consist of a landscaped buffer and shall be designed, planted and maintained as to be 80 percent or more opaque between 2 and 6 feet above average ground level when viewed horizontally. A masonry or wood opaque structure may be substituted for the landscaped buffer.

FUTURE LAND USE GOAL, OBJECTIVES AND POLICIES

GOAL I - IN RECOGNITION OF THE IMPORTANCE OF CONSERVING THE NATURAL RESOURCES AND ENHANCING THE QUALITY OF LIFE IN THE COUNTY, DIRECT DEVELOPMENT TO THOSE AREAS WHICH HAVE IN PLACE, OR HAVE AGREEMENTS TO PROVIDE, THE LAND AND WATER RESOURCES, FISCAL ABILITIES AND SERVICE CAPACITY TO ACCOMMODATE GROWTH IN AN ENVIRONMENTALLY ACCEPTABLE MANNER.

OBJECTIVES AND POLICIES FOR URBAN DEVELOPMENT AREAS

Urban development areas are those areas as shown on the County's Future Land Use Plan Map. These areas are not urban service areas for public facilities, but are areas to which higher density agricultural, residential (single family, multi-family, and mobile homes) and commercial and industrial uses are to be directed so that at such time as public facilities may be provided, they can be done so in an efficient and economical manner.

- OBJECTIVE I.1 The County shall continue to direct future population growth and associated urban development to urban development areas through the establishment of such urban development areas within this Comprehensive Plan. The total area of all the County's urban development areas shall be limited to 5 percent of the total acreage within the County.
- Policy I.1.1 The County shall limit the location of higher density residential and high intensity commercial and industrial uses to arterial or collector roads identified on the County Future Traffic Circulation Map where public facilities are available to support such higher density or intensity.
- Policy I.1.2 The County shall allocate amounts and mixes of land uses for residential, commercial, industrial, public and recreation to meet the needs of the existing and projected future populations.
- Policy I.1.3 The County shall base the designation of residential, commercial and industrial lands depicted on the Future Land Use Plan Map upon acreage which can be reasonably expected to develop by the year 2015 based upon:
1. Best available population data; and
 2. Best available housing need data.
- Policy I.1.4 The County shall prior to action on a site and development plan, provide specific standards which may include, but may not be limited to, screens and buffers to preserve internal and external harmony and compatibility with uses inside and outside the proposed development to minimize the impact of proposed development adjacent to agricultural or forested areas, or environmentally sensitive areas (including but not limited to wetlands and floodplain areas).

Words **bolded and underlined** have been added.

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

1. Commercial activities;
2. Lodging and restaurant uses; and
3. Light industrial development which does not require any air emission permit for the State of Florida.

Highway Interchange uses shall be limited to an intensity of .25 floor area ratio;

NATURAL RESOURCE PROCESSING AREAS

Natural resources processing areas consist of areas used for processing mined resources. Processing uses shall include the buildings, plants and structures associated with the processing of mined natural resources. Natural resource processing uses shall be limited to an intensity of .25 floor area ratio; and

INDUSTRIAL LAND USE

Lands classified as industrial consist of areas used for the manufacturing, assembly processing or storage of products, as well as public, charter and private schools teaching industrial arts curriculum. Industrial development may be approved in areas of the County not designated industrial on the Future Land Use Plan upon submission and approval of a development plan which shall include at the least: an industrial site plan; traffic plan; and traffic impact study; provisions for the construction and maintenance of a wastewater treatment system meeting the requirements of the State of Florida for that use; and a submission of a Future Land Use Plan Map amendment to Industrial classification; and

Industrial uses shall be limited to an intensity of .25 floor area ratio.

MIXED USE

The Mixed Use District land use category is appropriate within or immediately adjacent to the Designated Urban Development Area or where centralized potable water and wastewater is available. Mixed Use Districts shall be in locations where centralized potable water and wastewater facilities are available and along arterial or collector roads where adequate capacity and public facilities are available or planned to be available to meet the impacts of the proposed development as defined in the County Concurrency Management Program.

The purpose of the Mixed Use District is to allow for development of an integrated mix of uses and to provide for the expansion of the County's economic base, while providing for affordable workforce housing opportunities in close proximity to places of employment.

The Mixed Use land use category shall encourage a balance of residential and nonresidential uses that create opportunities for living, working and entertainment in a pedestrian oriented community. Multiple forms of residential unit types and ownership is allowed. Multi-purpose buildings containing a mixture of compatible uses (e.g. residential and nonresidential) are encouraged.

Words **bolded and underlined** have been added.

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

A Mixed Use District shall be comprised of non-residential, residential and open space/conservation uses, as follows:

<u>USES</u>	<u>MINIMUM PERCENT</u>	<u>MAXIMUM PERCENT</u>
<u>Non-Residential</u>	<u>15</u>	<u>75</u>
<u>Residential</u>	<u>15</u>	<u>75</u>
<u>Open Space</u>	<u>10</u>	<u>N/A</u>

The minimum and maximum percentages identified above shall be based on gross acreage of any proposed mixed-use district.

Non-Residential

Non-residential uses within the Mixed Use Districts may include the following: Light or Heavy Industrial, General Commercial, Office, Public Facilities, Medical, Institutional or Infrastructure. Within the non-residential component of the Mixed Use District, a maximum of fifty percent shall be industrial. Non-residential uses shall be limited to an intensity of no more than 0.25 floor area ratio.

Residential

Housing options may include single family or multi-family detached and attached units. The clustering of residential units and housing types is permitted and desired in order to maximize open space and to make efficient use of infrastructure as long as the overall gross density of ten dwelling units per acre is not exceeded.

Single-family residential density shall not exceed four dwelling units per acre based on gross acreage of the overall residential portion of any proposed Mixed Use District.

Multi-family residential density shall not exceed ten dwelling units per acre based on gross acreage of the overall residential portion of any proposed Mixed Use District.

Open Space

Open space may include wetlands, upland buffers, passive recreational or landscape areas or linear open space, which may include such features as walkways, bike paths, plazas or other similar amenities. At least 25 percent of the required open space shall be uplands. One-half of the required upland open space shall be useable for residents and employees of said development.

Development Standards

All development shall be required to be served by centralized potable water and wastewater services provided by a public or private entity.

The Mixed Use District land use shall not be allowed in areas identified as Environmentally Sensitive Area as defined in this Comprehensive Plan.

Words **bolded and underlined** have been added.

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

All development shall have access to paved roads. All internal roads shall be paved to County standards. Primary ingress/egress from the development area to external roadways shall be required to be improved in accordance to County standards, and centralized in order to minimize the number of access points to external roadways.

All internal roads shall comply with this Comprehensive Plan.

Residential and non-residential portions of the development shall be linked internal to the development by streets, sidewalks, and in some cases by separate systems of pedestrian, bike and/or golf cart paths.

OBJECTIVES AND POLICIES FOR RURAL AREAS

Rural areas are those areas located outside the designated urban development areas shown on the County's Future Land Use Plan Map.

OBJECTIVE I.2 The County shall continue to maintain the rural character of rural areas by limiting development activity to those uses and densities which are identified within the following policies.

Policy I.2.1 The County shall permit agricultural, silvicultural, conservation, recreation and public uses, the processing, storage and sale of agricultural products, conventional single family dwellings, mobile homes, churches and other houses of worship, natural resource processing and rural development uses, as well as public, charter, and private elementary, middle and high schools as specified within this Comprehensive Plan and uses requiring approval as special exceptions or special permits.

Policy I.2.2 The County's land development regulations shall be based on and be consistent with the following land use classifications and corresponding standards for densities and intensities within the rural areas of the County. For the purpose of this policy and Comprehensive Plan, the phrase "other similar uses compatible with" shall mean land uses that can co-exist in proximity to other uses in a stable fashion over time such that no other uses within the same land use classification are negatively impacted directly or indirectly by the use.

AGRICULTURAL LAND USE

Agriculturally classified lands within the rural areas of the County are lands, which are predominantly used for crop cultivation, livestock (excepting intensive agriculture as defined below which may be permitted as a special exception or special permit) (the term livestock shall mean all domesticated animals of the equine, bovine, or swine class, including goats, sheep, mules, horses, hogs and cattle), poultry (except intensive agriculture as defined below which may be permitted as a special exception or special permit) (the term poultry shall mean all domesticated birds that serve as a source of eggs or meat, including chickens, turkeys, ducks, ostriches, quail, pheasants and geese), specialty farms, silviculture activities conducted in accordance with silviculture policies within the Conservation Element of this Comprehensive Plan, churches and other houses of worship and dwelling units. In addition, intensive agriculture as defined below, exotic animals (the term exotic animal shall mean all animals

Words **bolded and underlined** have been added.

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

2. Area shall be directly accessible to an arterial or collector roadway as functionally classified within this Comprehensive Plan;
3. The area to be classified Rural Development Areas shall be located within 5 miles of a natural resource processing use, and/or be located within 5 miles of an interchange of Interstate 75.

MIXED USE

The Mixed Use District land use category is appropriate within or immediately adjacent to the Designated Urban Development Area or where centralized potable water and wastewater is available. Mixed Use Districts shall be in locations where centralized potable water and wastewater facilities are available and along arterial or collector roads where adequate capacity and public facilities are available or planned to be available to meet the impacts of the proposed development as defined in the County Concurrency Management Program.

The purpose of the Mixed Use District is to allow for development of an integrated mix of uses and to provide for the expansion of the County's economic base, while providing for affordable workforce housing opportunities in close proximity to places of employment.

The Mixed Use land use category shall encourage a balance of residential and nonresidential uses that create opportunities for living, working and entertainment in a pedestrian oriented community. Multiple forms of residential unit types and ownership is allowed. Multi-purpose buildings containing a mixture of compatible uses (e.g. residential and nonresidential) are encouraged.

A Mixed Use District shall be comprised of non-residential, residential and open space/conservation uses, as follows:

<u>USES</u>	<u>MINIMUM PERCENT</u>	<u>MAXIMUM PERCENT</u>
<u>Non-Residential</u>	<u>15</u>	<u>75</u>
<u>Residential</u>	<u>15</u>	<u>75</u>
<u>Open Space</u>	<u>10</u>	<u>N/A</u>

The minimum and maximum percentages identified above shall be based on gross acreage of any proposed mixed-use district.

Non-Residential

Non-residential uses within the Mixed Use Districts may include the following: Light or Heavy Industrial, General Commercial, Office, Public Facilities, Medical, Institutional or Infrastructure. Within the non-residential component of the Mixed Use District, a maximum of fifty percent shall be industrial. Non-residential uses shall be limited to an intensity of no more than 0.25 floor area ratio.

Words **bolded and underlined** have been added.
 Words ~~bolded and struck through~~ have been deleted

Residential

Housing options may include single family or multi-family detached and attached units. The clustering of residential units and housing types is permitted and desired in order to maximize open space and to make efficient use of infrastructure as long as the overall gross density of ten dwelling units per acre is not exceeded.

Single-family residential density shall not exceed four dwelling units per acre based on gross acreage of the overall residential portion of any proposed Mixed Use District.

Multi-family residential density shall not exceed ten dwelling units per acre based on gross acreage of the overall residential portion of any proposed Mixed Use District.

Open Space

Open space may include wetlands, upland buffers, passive recreational or landscape areas or linear open space, which may include such features as walkways, bike paths, plazas or other similar amenities. At least 25 percent of the required open space shall be uplands. One-half of the required upland open space shall be useable for residents and employees of said development.

Development Standards

All development shall be required to be served by centralized potable water and wastewater services provided by a public or private entity.

The Mixed Use District land use shall not be allowed in areas identified as Environmentally Sensitive Area as defined in this Comprehensive Plan.

All development shall have access to paved roads. All internal roads shall be paved to County standards. Primary ingress/egress from the development area to external roadways shall be required to be improved in accordance to County standards, and centralized in order to minimize the number of access points to external roadways.

All internal roads shall comply with this Comprehensive Plan.

Residential and non-residential portions of the development shall be linked internal to the development by streets, sidewalks, and in some cases by separate systems of pedestrian, bike and/or golf cart paths.

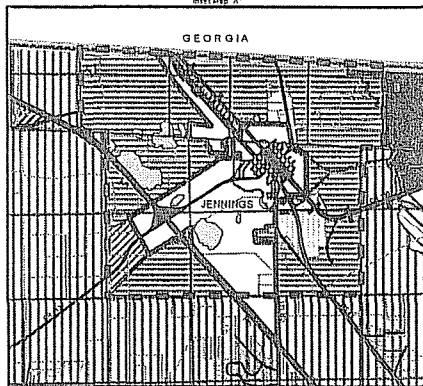
Hamilton County

Future Land Use Plan Map 2015

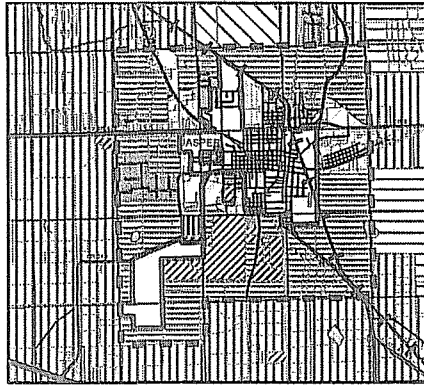
R10H + R11E + R12E + R13E + R14E + R15E + R16E + R17E

WILKOCHEE RIVER
MADISON COUNTY

COLUMBIA COUNTY
Suwannee River

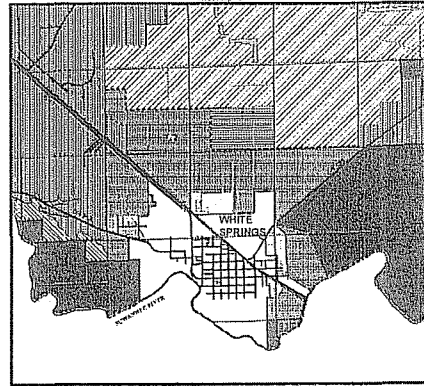


ADOPTED BY ORD. 10, 1981 BY ORDINANCE NO. 10-42
Form: April 1981 - 4 1/2 x 6 in. per 7 acres except as provided in Policy 1.2.2.1 (RURAL AREA ONLY)
To: Mixed Use



ADOPTED ON JULY 31, 1981 BY ORDINANCE NO. 10-42
AMENDED ON APRIL 19, 1983 BY ORDINANCE NO. 10-43
AMENDED ON AUGUST 16, 1984 BY ORDINANCE NO. 10-44
AMENDED ON JULY 19, 1985 BY ORDINANCE NO. 10-45 AND 10-46
AMENDED ON JANUARY 1, 1986 BY ORDINANCE NO. 10-47
AMENDED ON AUGUST 16, 1988 BY ORDINANCE NO. 10-48
AMENDED ON JULY 3, 1989 BY ORDINANCE NO. 10-49
AMENDED ON JUNE 15, 1990 BY ORDINANCE NO. 10-50
AMENDED ON MAY 17, 1991 BY ORDINANCE NO. 10-51
AMENDED ON FEBRUARY 16, 1994 BY ORDINANCE NO. 10-52
AMENDED ON FEBRUARY 16, 1994 BY ORDINANCE NO. 10-53 AND 10-54
AMENDED ON DECEMBER 19, 1994 BY ORDINANCE NO. 10-55
AMENDED ON MARCH 1, 1995 BY ORDINANCE NO. 10-56
AMENDED ON DECEMBER 11, 1995 BY ORDINANCE NO. 10-57
AMENDED ON MARCH 1, 1996 BY ORDINANCE NO. 10-58
AMENDED ON JULY 2, 1996 BY ORDINANCE NO. 10-59
AMENDED ON OCTOBER 2, 1996 BY ORDINANCE NO. 10-60
AMENDED ON JUNE 7, 1997 BY ORDINANCE NO. 10-61
AMENDED ON NOVEMBER 1, 1997 BY ORDINANCE NO. 10-62 THROUGH 10-67
AMENDED ON FEBRUARY 1, 1998 BY ORDINANCE NO. 10-68
AMENDED ON MARCH 4, 1997 BY ORDINANCE NO. 10-69 THROUGH 10-71
AMENDED ON OCTOBER 2, 1997 BY ORDINANCE NO. 10-72
AMENDED ON JANUARY 2, 1998 BY ORDINANCE NO. 10-73
AMENDED ON MARCH 18, 1998 BY ORDINANCE NO. 10-74
AMENDED ON JUNE 1, 1998 BY ORDINANCE NO. 10-75
AMENDED ON SEPTEMBER 1, 1998 BY ORDINANCE NO. 10-76
AMENDED ON FEBRUARY 16, 1998 BY ORDINANCE NO. 10-77
AMENDED ON JULY 2, 1998 BY ORDINANCE NO. 10-78
AMENDED ON MARCH 14, 1999 BY ORDINANCE NO. 10-79

Note: Please refer to amendment numbers for legal description of properties 10 acres or less in size and the corresponding land use classifications for these properties.



CPA 10-2

Words **bolded and underlined** have been added.

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

The density for any proposed residential uses shall be dependent upon the availability of centralized potable water and sanitary sewer facilities to the development. Where no centralized water or sewer systems are available, density shall not exceed one dwelling unit per five acres and individual lot sizes shall not be smaller than 1 acre.

Where potable water and sanitary sewer is available, the residential density shall be limited to 1 dwelling unit per acre with minimum lot sizes no smaller than 1/4 acre in size. Multiple family units may be permitted as long as density requirements are not exceeded.

Rural Development Area uses are subject to the following location requirements:

1. Minimum area shall be at least 10 acres in size;
2. Area shall be directly accessible to an arterial or collector roadway as functionally classified within this Comprehensive Plan;
3. The area to be classified Rural Development Areas shall be located within 5 miles of a natural resource processing use, and/or be located within 5 miles of an interchange of Interstate 75.

Policy I.2.3

The areas within the 100-year floodplain, as designated by the Federal Emergency Management Agency, Flood Insurance Rate Map, as amended, which are located in the Suwannee River Corridor, Withlacoochee River Corridor and Alapaha River, identified within the Future Land Use Plan Map of this Comprehensive Plan as Environmentally Sensitive Areas shall maintain an average lot size of 10 acres with no lot being less than 5 acres in size, nor having a length to width ratio of greater than 3 to 1. In addition, the County's land development regulations shall prohibit the location of non-residential uses such as industrial activities and commercial uses within these areas, although resource-based activities, such as campgrounds of less than 200 campsites, may be allowed as special exceptions or special permits.

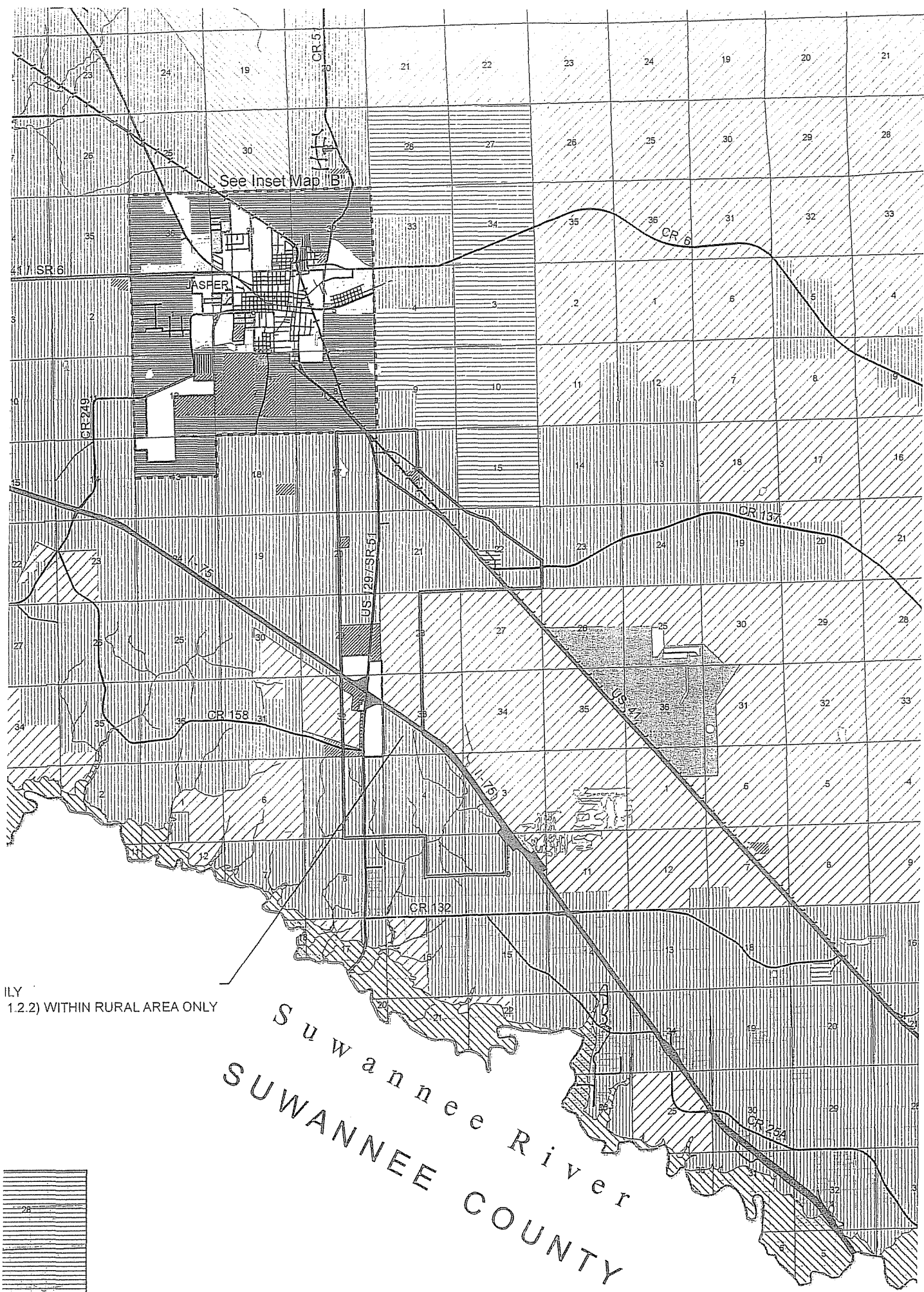
Policy I.2.4

Notwithstanding the vesting rights policy contained within this plan element, the County shall allow the use of a parcel of property solely as a homestead by an individual who is the grandparent, parent, stepparent, adopted parent, sibling, child, stepchild, adopted child, or grandchild of the person who conveyed the parcel to said individual, notwithstanding the density or intensity of use assigned to the parcel in the Plan. Such a provision shall apply only once to any individual.

Policy I.2.5

An approximate 535-acre site located in Section 11, Township 1 North, Range 12 East and Section 12, Township 1 North, Range 12 East on State Road 6 approximately one mile west of Interstate Highway 75 (State Road 93) and State Road 6 interchange, as more particularly described in the ordinance adopting this policy, shall be designated Mixed-Use on the Future Land Use Map. Such designation for this site shall authorize a mixture of compatible uses to include industrial, commercial, recreational/open space and residential. However, this site shall have no more than 98 single family residential units. Multi-family residential units shall be prohibited on this site.

CPI
10-5



ILY
1.2.2) WITHIN RURAL AREA ONLY

S u w a n n e e R i v e r
SUWANNEE COUNTY

N

STAFF-LEVEL ITEMS

SHSD #90

**FLORIDA STATE CLEARINGHOUSE
RPC INTERGOVERNMENTAL COORDINATION AND RESPONSE SHEET**

SAI#: FL201104195737C

DATE: 4/19/2011

COMMENTS DUE TO CLEARINGHOUSE: 5/30/2011

CFDA#: 10.766

COUNTY: HAMILTON

CITY: WHITE SPRINGS

☒ FEDERAL ASSISTANCE ☐ DIRECT FEDERAL ACTIVITY ☐ FEDERAL LICENSE OR PERMIT ☐ OCS

PROJECT DESCRIPTION

U.S. DEPARTMENT OF AGRICULTURE - COMMUNITY FACILITIES LOANS AND GRANTS - HAMILTON COUNTY, CONSTRUCT A NEW WHITE SPRINGS LIBRARY - WHITE SPRINGS, HAMILTON COUNTY, FLORIDA.

ROUTING:

RPC

X N. CENTRAL FLORIDA RPC

PLEASE CHECK ALL THE LOCAL GOVERNMENTS BELOW FROM WHICH COMMENTS HAVE BEEN RECEIVED; ALL COMMENTS RECEIVED SHOULD BE INCLUDED IN THE RPC'S CLEARINGHOUSE RESPONSE PACKAGE. IF NO COMMENTS WERE RECEIVED, PLEASE CHECK "NO COMMENT" BOX AND RETURN TO CLEARINGHOUSE.

COMMENTS DUE TO RPC: 5/23/2011

 HAMILTON

NO COMMENTS: ~~X~~

(IF THE RPC DOES NOT RECEIVE COMMENTS BY THE DEADLINE DATE, THE RPC SHOULD CONTACT THE LOCAL GOVERNMENT TO DETERMINE THE STATUS OF THE PROJECT REVIEW PRIOR TO FORWARDING THE RESPONSE PACKAGE TO THE CLEARINGHOUSE.)

NOTES:

ALL CONCERNS OR COMMENTS REGARDING THE ATTACHED PROJECT (INCLUDING ANY RPC COMMENTS) SHOULD BE SENT IN WRITING BY THE DUE DATE TO THE CLEARINGHOUSE. PLEASE ATTACH THIS RESPONSE FORM AND REFER TO THE SAI # IN ALL CORRESPONDENCE.

IF YOU HAVE ANY QUESTIONS REGARDING THE ATTACHED PROJECT, PLEASE CONTACT THE STATE CLEARINGHOUSE AT (850) 245-2161.

APPLICATION FOR FEDERAL ASSISTANCE

Version 7/03

1. TYPE OF SUBMISSION: Application <input type="checkbox"/> Construction <input type="checkbox"/> Non-Construction		Pre-application <input checked="" type="checkbox"/> Construction <input type="checkbox"/> Non-Construction	2. DATE SUBMITTED	Applicant Identifier	
			3. DATE RECEIVED BY STATE	State Application Identifier	
			4. DATE RECEIVED BY FEDERAL AGENCY	Federal Identifier	
5. APPLICANT INFORMATION					
Legal Name: Hamilton County			Organizational Unit: Department:		
Organizational DUNS: 065886525			Division:		
Address: Street: 207 NE 1st St			Name and telephone number of person to be contacted on matters involving this application (give area code) Prefix: First Name: Janet		
City: Jasper			Middle Name		
County: Hamilton			Last Name McAfee		
State: Florida		Zip Code 32052	Suffix:		
Country: United States of America			Email: vpo@angiebrewer.com		
6. EMPLOYER IDENTIFICATION NUMBER (EIN): 59-6000628			Phone Number (give area code) 941-756-5800		Fax Number (give area code) 941-756-0804
8. TYPE OF APPLICATION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision If Revision, enter appropriate letter(s) in box(es) (See back of form for description of letters.) Other (specify)			7. TYPE OF APPLICANT: (See back of form for Application Types) B Other (specify)		
10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER: 10-780			9. NAME OF FEDERAL AGENCY: U.S. Department of Agriculture - Rural Development		
12. AREAS AFFECTED BY PROJECT (Cities, Counties, States, etc.): City of White Springs, Hamilton County			11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT: White Springs Library		
13. PROPOSED PROJECT Start Date: June 2011 Ending Date: August 2012			14. CONGRESSIONAL DISTRICTS OF: a. Applicant FL4 b. Project FL4		
15. ESTIMATED FUNDING: a. Federal \$ 1,990,000.00 b. Applicant \$.00 c. State \$.00 d. Local \$.00 e. Other \$.00 f. Program Income \$.00 g. TOTAL \$ 1,990,000.00			16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS? a. Yes. <input checked="" type="checkbox"/> THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON DATE: 04/19/2011 b. No. <input type="checkbox"/> PROGRAM IS NOT COVERED BY E. O. 12372 <input type="checkbox"/> OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW		
18. TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL DATA IN THIS APPLICATION/PREAPPLICATION ARE TRUE AND CORRECT. THE DOCUMENT HAS BEEN DULY AUTHORIZED BY THE GOVERNING BODY OF THE APPLICANT AND THE APPLICANT WILL COMPLY WITH THE ATTACHED ASSURANCES IF THE ASSISTANCE IS AWARDED.			17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT? <input type="checkbox"/> Yes If "Yes" attach an explanation. <input type="checkbox"/> No		
a. Authorized Representative Prefix Mr. First Name Lewis Middle Name Suffix Last Name Vaughn b. Title Chairman, Hamilton County Board of County Commissioners c. Telephone Number (give area code) 386-792-1288 d. Signature of Authorized Representative e. Date Signed					

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Standard Form 424 (Rev.9-2003)
Prescribed by OMB Circular A-102

White Springs Library – Narrative

Summary

The proposed White Springs Library project consists of the engineering, construction, and grant administration for a 5,000+/- square foot, single story structure for the purpose of housing a library for public access and essential technologies with related furnishings. Large and small scale maps of the project site are included in the attached information. The County is currently pursuing funding from a variety of sources including the USDA Rural Development Community Facilities Grant/Loan Program.

This will be a full service library with separate youth and adult service areas. In this digital age, the design calls for the availability of several Internet public service computer stations. Additional computer stations will be available for word processing and to access the online card catalog. A meeting room with a capacity of 45 persons will be available 24/7 and include a video projector and power point capability. The library will provide youth programs throughout the year, for preschoolers to teens, and will work to provide programs of interest to adults as well. Copy machines, fax, and Interlibrary loan services will be provided. Reference services, periodicals, books, dvd's, and other media will make up the collection of the facility.

The Building Program calls for approximately 573 feet of linear shelving. The details are:

- 120 ft. of 42" high youth shelving
- 120 ft. of 66" high youth shelving
- 288 ft. of 90" high adult shelving
- 15 ft. of 90" high periodical shelving
- 30 ft. of 66" high display shelving


Location

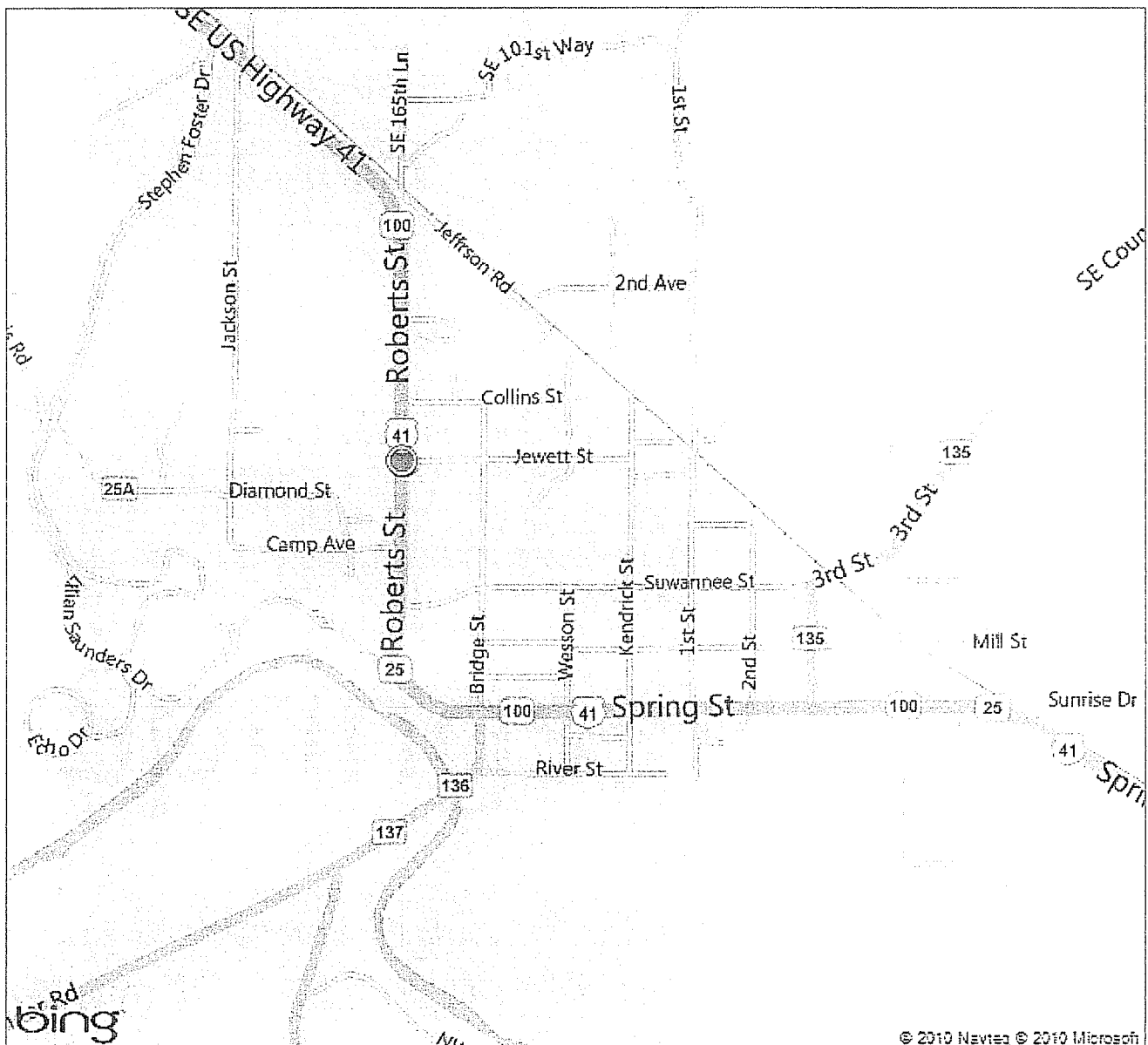
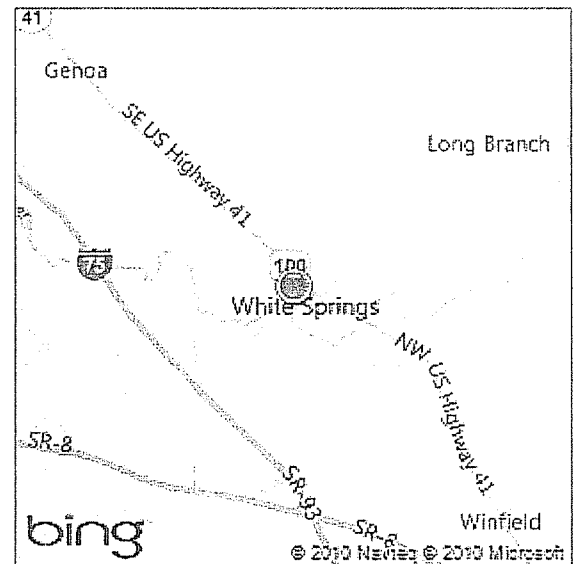
The library will be constructed on a 1.50 acre site situated on South U.S. Highway 41 (Roberts St.) in White Springs, FL. The County acquired this land through a Special Warranty Deed executed on 08/27/2009 and accepted by the County on 10/06/2009. A copy of the deed and related survey are attached to this transmittal.

Bing Maps

Roberts St & Jewett St, White Springs, FL
32096

White Springs Library Site

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businesses & more! **800-BING-411**



#93



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REGIONAL CLEARINGHOUSE INTERGOVERNMENTAL COORDINATION AND RESPONSE

Date: 6-15-11

PROJECT DESCRIPTION

#93 - Florida Public Service Commission - Seminole Electric Cooperative, Inc. Ten Year Site Plan, 2011 - 2020

TO: Lauren Milligan, Florida State Clearinghouse

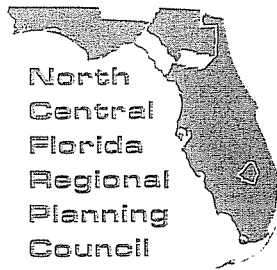
xc: Phillip Ellis
Division of Regulatory Analysis
Florida Public Service Commission
Capitol Circle Office Center
2540 Shumard Oak Blvd
Tallahassee, FL 32399-0850

State Planning Administrator
Office of State Planning, Division of Community Planning
Florida Department of Community Affairs
2555 Shumard Oak Boulevard
Tallahassee, Florida 32399-2100

 X COMMENTS ATTACHED

 NO COMMENTS REGARDING THIS PROJECT

IF YOU HAVE ANY QUESTIONS REGARDING THESE COMMENTS, PLEASE CONTACT STEVEN DOPP, SENIOR PLANNER, AT THE NORTH CENTRAL FLORIDA REGIONAL PLANNING COUNCIL AT (352) 955-2200 OR SUNCOM 625-2200, EXT 109



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2009 NW 67th Place, Gainesville, FL 32653 - 1603 • 352.955.2200

June 15, 2011

Mr. Phillip Ellis
Division of Regulatory Analysis
Florida Public Service Commission
Capitol Circle Office Center
2540 Shumard Oak Blvd
Tallahassee, FL 32399-0850

Regional Review of Seminole Electric Cooperative, Inc. Ten Year Site Plan, 2011 - 2020

Dear Mr. Ellis:

Pursuant to Section 186.801, Florida Statutes, Council staff has reviewed the proposed Ten-Year Site Plan and provides the following comments.

The above-referenced ten-year site plan proposes to construct eight natural gas-powered electrical generation stations by 2020 to be located within Gilchrist County. The combined summer electrical generating capacity of the stations will be 1,182 megawatts, while the combined winter electrical generating capacity of the stations will be 1,354 megawatts. The ten-year site plan notes that 900 megawatts of the winter generating capacity will be cooled by air, and that 454 megawatts of the winter generating capacity will be cooled by water using wet cooling towers and forced air draft fans.

The subject property of the Gilchrist County site is located adjacent to Waccasassa Flats, a Natural Resource of Regional Significance as identified and mapped in the North Central Florida Strategic Regional Policy Plan. Page IV-49 of the North Central Florida Strategic Regional Policy Plan notes the following regarding Waccasassa Flats.

Occupying approximately 61,653 acres, Waccasassa Flats runs down the center of Gilchrist County. The flats are part of a larger wetland system which runs into Levy County and the Withlacoochee Regional Planning District. During the rainy season, waters in the aquifer build up sufficient pressure to spill out of the many sinkholes and ponds scattered throughout the flats to inundate the area.

The area is predominantly comprised of commercial pine plantation. Pine stands are interspersed among numerous cypress ponds, depression marshes, hydric hammock, and other wetland communities. Several lakes (the largest of which is 150 acres), small areas of upland hardwood forest, sandhill, and other minor natural communities contribute to the diversity of the flats.

Applicable regional plan goals and policies include the following:

REGIONAL GOAL 4.6. Maintain the quantity and quality of the region's surface water systems in recognition of their importance to the continued growth and development of the region.

Policy 4.6.5. Use non-structural water management controls as the preferred water management approach for rivers, lakes, springs, and fresh water wetlands identified as natural resources of regional significance.

Policy 4.6.6. Support the coordination of land use and water resources planning for surface water resources designated as natural resources of regional significance among the Council, local governments, and the water management districts through regional review responsibilities, participation in committees and study groups, and ongoing communication.

Policy 4.6.12. Ensure that local government comprehensive plans, DRIs, and requests for federal and state funds for development activities reviewed by the Council include adequate provisions for stormwater management, including retrofit programs for known surface water runoff problem areas, and aquifer recharge protection in order to protect the quality and quantity of water contained in the Floridan Aquifer and surface water systems identified as natural resources of regional significance.

Policy 4.6.13. Work with local governments, state and federal agencies, and the local water management districts in the review of local government comprehensive plans and developments of regional impact as they affect wetlands identified as natural resources of regional significance to ensure that any potential adverse impacts created by the proposed activities on wetlands are minimized to the greatest extent possible.

The proposed electrical power generation site to be located in Gilchrist County will be consistent with the regional plan provided the water consumption of the electrical generating stations does not result in significant and adverse impacts to the wetland functions of Wacassassa Flats. However, the ten-year site plan does not indicate the water source or the amount of water to be used to cool the electrical generating stations. Additionally, the ten-year site plan does not provide an analysis of environmental impacts to Wacassassa Flats of the withdrawal of groundwater used to cool the electrical generating units.

Therefore, it is recommended that the ten-year site plan include information on the water consumption of the electrical generating stations as well as an analysis of environmental impacts to Wacassassa Flats as a result of their water consumption. Finally, it is recommended that an alternative environmental impact analysis be provided whereby 100 percent of the electrical generation capacity of the site is cooled using air.

If you have any questions concerning this matter, please do not hesitate to contact Steven Dopp, Senior Planner of the Planning Council's Regional and Local Government Programs staff, at (352) 955-2200, extension 109.

Sincerely,

A handwritten signature in black ink, appearing to read 'S R Koons', with a stylized flourish at the end.

Scott R. Koons, AICP
Executive Director



Ten Year Site Plan
2011 - 2020
(Detail as of December 31, 2010)
April 1, 2011

Submitted To:
State of Florida
Public Service Commission

5.8 Procurement of Supply-Side Resources

In making decisions on future procurement of power supply, Seminole compares its self-build alternatives with purchased power alternatives. Seminole solicits purchased power proposals from utilities, independent power producers, QFs, renewable energy providers, and power marketers. Seminole's evaluation among its options includes an assessment of life cycle cost, reliability, strategic and risk elements.

5.9 Transmission Plans

The following table lists all 69 kV and above projects for new, upgraded, or reconfigured transmission facilities planned by Seminole over the ten-year planning horizon that are required for new generation facilities.

Status	Line Terminals		Circuits	Line Miles	Commercial In-Service Date	Nominal Voltage (kV)	Capacity (MVA)
	From	To					
New	Gilchrist Plant	Gilchrist East Switching Station	2	10	2017	230	1139

5.9.1 Transmission Facilities for Gilchrist Generating Station

The following transmission system additions would tentatively be required for the addition of the Gilchrist units:²

- Construction of a new Gilchrist East switching station along the existing PEF Ft. White – Newberry 230 kV transmission line.
- Construction of two new 230 kV circuits (rated at 3000 Amps), ten miles in length a piece, to connect the Gilchrist generating station to the new Gilchrist East switching station.

² Note, at the time of this filing Seminole had not submitted a network service request to designate these new units as designated network resources to serve Member load in the PEF area.

Schedule 9
Status Report and Specifications of Proposed Generating Facilities

1	Plant Name & Unit Number	Gilchrist Generating Station Unit 1
2	Capacity a. Summer (MW): b. Winter (MW):	158 180
3	Technology Type:	GE 7FA Combustion Turbine
4	Anticipated Construction Timing a. Field construction start-date: b. Commercial in-service date:	December 2016 December 2018
5	Fuel a. Primary fuel: b. Alternate fuel:	Natural Gas #2 Oil
6	Air Pollution Control Strategy	Dry Low NOx Burner
7	Cooling Method:	Air
8	Total Site Area:	Approximately 530 acres
9	Construction Status:	Planned
10	Certification Status:	Planned
11	Status With Federal Agencies	N/A
12	Projected Unit Performance Data Planned Outage Factor (POF): Forced Outage Factor (FOF): Equivalent Availability Factor (EAF): Resulting Capacity Factor (%): Average Net Operating Heat Rate (ANOHR):	0.5 5.0 95 85% 11,000 Btu/kWh (HHV)
13	Projected Unit Financial Data (\$2017) Book Life (Years): Total Installed Cost (In-Service Year \$/kW): Direct Construction Cost (\$/kW): AFUDC Amount (\$/kW): Escalation (\$/kW): Fixed O&M (\$/kW-Yr): Variable O&M (\$/MWH): K Factor:	30 868 753 115 Included in values above 4.27 1.71 N/A

Schedule 9
Status Report and Specifications of Proposed Generating Facilities

1	Plant Name & Unit Number	Gilchrist Generating Station Unit 2-3
2	Capacity a. Summer (MW): b. Winter (MW):	158 (each) 180 (each)
3	Technology Type:	GE 7FA Combustion Turbine
4	Anticipated Construction Timing a. Field construction start-date: b. Commercial in-service date:	May 2017 May 2019
5	Fuel a. Primary fuel: b. Alternate fuel:	Natural Gas #2 Oil
6	Air Pollution Control Strategy	Dry Low NOx Burner
7	Cooling Method:	Air
8	Total Site Area:	Approximately 530 acres
9	Construction Status:	Planned
10	Certification Status:	Planned
11	Status With Federal Agencies	N/A
12	Projected Unit Performance Data Planned Outage Factor (POF): Forced Outage Factor (FOF): Equivalent Availability Factor (EAF): Resulting Capacity Factor (%): Average Net Operating Heat Rate (ANOHR):	0.5 5.0 95 85% 11,000 Btu/kWh (HHV)
13	Projected Unit Financial Data (\$2018) Book Life (Years): Total Installed Cost (In-Service Year \$/kW): Direct Construction Cost (\$/kW): AFUDC Amount (\$/kW): Escalation (\$/kW): Fixed O&M (\$/kW-Yr): Variable O&M (\$/MWH): K Factor:	30 882 765 117 Included in values above 4.34 1.73 N/A

Schedule 9
Status Report and Specifications of Proposed Generating Facilities

1	Plant Name & Unit Number	Gilchrist Generating Station Unit 4
2	Capacity a. Summer (MW): b. Winter (MW):	158 180
3	Technology Type:	GE 7FA Combustion Turbine
4	Anticipated Construction Timing a. Field construction start-date: b. Commercial in-service date:	December 2018 December 2020
5	Fuel a. Primary fuel: b. Alternate fuel:	Natural Gas #2 Oil
6	Air Pollution Control Strategy	Dry Low NOx Burner
7	Cooling Method:	Air
8	Total Site Area:	Approximately 530 acres
9	Construction Status:	Planned
10	Certification Status:	Planned
11	Status With Federal Agencies	N/A
12	Projected Unit Performance Data Planned Outage Factor (POF): Forced Outage Factor (FOF): Equivalent Availability Factor (EAF): Resulting Capacity Factor (%): Average Net Operating Heat Rate (ANOHR):	0.5 5.0 95 85% 11,000 Btu/kWh (HHV)
13	Projected Unit Financial Data (\$2019) Book Life (Years): Total Installed Cost (In-Service Year \$/kW): Direct Construction Cost (\$/kW): AFUDC Amount (\$/kW): Escalation (\$/kW): Fixed O&M (\$/kW-Yr): Variable O&M (\$/MWh): K Factor:	30 897 778 119 Included in values above 4.41 1.76 N/A

Schedule 9
Status Report and Specifications of Proposed Generating Facilities

1	Plant Name & Unit Number	Gilchrist Generating Station Unit 5
2	Capacity a. Summer (MW): b. Winter (MW):	158 180
3	Technology Type:	GE 7FA Combustion Turbine
4	Anticipated Construction Timing a. Field construction start-date: b. Commercial in-service date:	December 2018 December 2020
5	Fuel a. Primary fuel: b. Alternate fuel:	Natural Gas #2 Oil
6	Air Pollution Control Strategy	Dry Low NOx Burner
7	Cooling Method:	Air
8	Total Site Area:	Approximately 530 acres
9	Construction Status:	Planned
10	Certification Status:	Planned
11	Status With Federal Agencies	N/A
12	Projected Unit Performance Data Planned Outage Factor (POF): Forced Outage Factor (FOF): Equivalent Availability Factor (EAF): Resulting Capacity Factor (%): Average Net Operating Heat Rate (ANOHR):	0.5 5.0 95 85% 11,000 Btu/kWh (HHV)
13	Projected Unit Financial Data (\$2019) Book Life (Years): Total Installed Cost (In-Service Year \$/kW): Direct Construction Cost (\$/kW): AFUDC Amount (\$/kW): Escalation (\$/kW): Fixed O&M (\$/kW-Yr): Variable O&M (\$/MWH): K Factor:	30 897 778 119 Included in values above 4.41 1.76 N/A

Schedule 9
Status Report and Specifications of Proposed Generating Facilities

1	Plant Name & Unit Number	Gilchrist Generating Station Unit 6
2	Capacity a. Summer (MW): b. Winter (MW):	158 180
3	Technology Type:	GE 7FA Combustion Turbine
4	Anticipated Construction Timing a. Field construction start-date: b. Commercial in-service date:	December 2018 December 2020
5	Fuel a. Primary fuel: b. Alternate fuel:	Natural Gas #2 Oil
6	Air Pollution Control Strategy	Dry Low NOx Burner
7	Cooling Method:	Air
8	Total Site Area:	Approximately 530 acres
9	Construction Status:	Planned
10	Certification Status:	Planned
11	Status With Federal Agencies	N/A
12	Projected Unit Performance Data Planned Outage Factor (POF): Forced Outage Factor (FOF): Equivalent Availability Factor (EAF): Resulting Capacity Factor (%): Average Net Operating Heat Rate (ANOHR):	0.5 5.0 95 85% 11,000 Btu/kWh (HHV)
13	Projected Unit Financial Data (\$2019) Book Life (Years): Total Installed Cost (In-Service Year \$/kW): Direct Construction Cost (\$/kW): AFUDC Amount (\$/kW): Escalation (\$/kW): Fixed O&M (\$/kW-Yr): Variable O&M (\$/MWh): K Factor:	30 897 778 119 Included in values above 4.41 1.76 N/A

Schedule 9
Status Report and Specifications of Proposed Generating Facilities

1	Plant Name & Unit Number	Gilchrist Generating Station CC Unit 1
2	Capacity a. Summer (MW): b. Winter (MW):	196 227
3	Technology Type:	GE 7FA Combined Cycle
4	Anticipated Construction Timing a. Field construction start-date: b. Commercial in-service date:	December 2017 December 2020
5	Fuel a. Primary fuel: b. Alternate fuel:	Natural Gas #2 Oil
6	Air Pollution Control Strategy	SCR, DLN Burner, CO Catalyst
7	Cooling Method:	Wet Cooling Tower with Forced Air Draft Fans
8	Total Site Area:	Approximately 530 acres
9	Construction Status:	Planned
10	Certification Status:	Planned
11	Status With Federal Agencies	N/A
12	Projected Unit Performance Data Planned Outage Factor (POF): Forced Outage Factor (FOF): Equivalent Availability Factor (EAF): Resulting Capacity Factor (%): Average Net Operating Heat Rate (ANOHR):	8.26 1.61 90.13 55% 6,980 Btu/kWh (HHV)
13	Projected Unit Financial Data (\$2019) Book Life (Years): Total Installed Cost (In-Service Year \$/kW): Direct Construction Cost (\$/kW): AFUDC Amount (\$/kW): Escalation (\$/kW): Fixed O&M (\$/kW-Yr): Variable O&M (\$/MWH): K Factor:	30 1,189 982 207 Included in values above 8.83 1.62 N/A

Schedule 9
Status Report and Specifications of Proposed Generating Facilities

1	Plant Name & Unit Number	Gilchrist Generating Station CC Unit 2
2	Capacity a. Summer (MW): b. Winter (MW):	196 227
3	Technology Type:	GE 7FA Combined Cycle
4	Anticipated Construction Timing a. Field construction start-date: b. Commercial in-service date:	December 2017 December 2020
5	Fuel a. Primary fuel: b. Alternate fuel:	Natural Gas #2 Oil
6	Air Pollution Control Strategy	SCR, DLN Burners, CO Catalyst
7	Cooling Method:	Wet Cooling Tower with Forced Air Draft Fans
8	Total Site Area:	Approximately 530 acres
9	Construction Status:	Planned
10	Certification Status:	Planned
11	Status With Federal Agencies	N/A
12	Projected Unit Performance Data Planned Outage Factor (POF): Forced Outage Factor (FOF): Equivalent Availability Factor (EAF): Resulting Capacity Factor (%): Average Net Operating Heat Rate (ANOHR):	8.26 1.61 90.13 55% 6,980 Btu/kWh (HHV)
13	Projected Unit Financial Data (\$2019) Book Life (Years): Total Installed Cost (In-Service Year \$/kW): Direct Construction Cost (\$/kW): AFUDC Amount (\$/kW): Escalation (\$/kW): Fixed O&M (\$/kW-Yr): Variable O&M (\$/MWH): K Factor:	30 1,189 982 207 Included in values above 8.83 1.62 N/A

Schedule 10
Status Report and Specifications of Proposed Associated Transmission Lines

1	Point of Origin and Termination:	Originating at SECI's Gilchrist plant site; terminating at SECI's Gilchrist East Switching Station
2	Number of Lines:	Two
3	Right-of-Way	To be determined
4	Line Length:	10 miles each
5	Voltage:	230 kV
6	Anticipated Construction Timing:	May 2017
7	Anticipated Capital Investment:	\$24 million (total)
8	Substation:	The Gilchrist Interconnection will require a new Seminole Gilchrist East switching station on the PEF Ft. White - Newberry 230 kV transmission line
9	Participation with Other Utilities:	N/A

6.2 Midulla Generating Station (MGS) – Hardee County, Florida

MGS is located in Hardee and Polk Counties about nine miles northwest of Wauchula, 16 miles south-southwest of Bartow, and 40 miles east of Tampa Bay. The site is bordered by County Road 663 on the east, CF Industries on the south, and Mosaic, Inc. on the north and west. Payne Creek flows along the sites south and southwestern borders. The site was originally strip-mined for phosphate and was reclaimed as pine flatwoods, improved pasture, and a cooling reservoir with a marsh littoral zone. A more detailed description of environmental and land use is available in the site certification application PA-89-25SA.

6.3 Gilchrist Generating Station Site – Gilchrist County, Florida

The Gilchrist Generating Station site is approximately 530 acres in size. The site is located in the central portion of Gilchrist County, approximately 8 miles north of the City of Trenton and is a suitable site for advanced natural gas facilities, peaking units, and renewable energy resources. Much of the site has been used for silviculture (pine plantation) and consists of large tracts of planted longleaf and slash pine communities. Few natural upland communities remain. Most of these large tracts that have been recently harvested, leaving xeric oak and pine remnants. A few wetland communities remain on the east side of the site with relatively minor disturbances due to adjacent silvicultural activities.

The initial site evaluation included wetland occurrence information documented on National Wetland Inventory (NWI) map(s) from the U.S. Fish and Wildlife Service (USFWS), soils maps and information from the National Resource Conservation Service (NRCS), records of any listed plants or animals known from Gilchrist County that are available from online data and records maintained by the Florida Natural Areas Inventory (FNAI) and the Atlas of Florida

Vascular Plants maintained by the University of South Florida Herbarium, lists of federally listed plants and animals maintained by USFWS, and records of eagle nest locations and wading bird rookeries that might occur within the Site available on the Florida Fish and Wildlife Conservation Commission (FWC) Web site. The following discussion summarizes the results of the ecological survey.

6.3.1 Vegetation/Land Use

There are eight vegetation or land use types on the Site. These were classified using the Florida Land Use Cover and Forms Classification system (FLUCFCS) published by the Florida Department of Transportation in 1999. The following are brief descriptions of each of the vegetation/land use types identified. For convenience, the descriptions are broadly classified as uplands and wetlands.

6.3.2 Upland Vegetation

Coniferous Plantations (FLUCFCS 441) - Approximately 337.5-acres or 63.7 percent of the Site are classified as upland pine plantation. These areas are periodically harvested on a 20- to 30-year cycle. Planted pine stands ranged in age from mature stands on the eastern portion of the Site, 3- to 4-year-old stands in the southern portion to recently cleared and replanted lands on the far east side, and 8- to 10-year-old pine near the focus area in the western portion of the Site. Typical species are longleaf pine and some slash pine in the canopy, scattered saw palmetto, blackberry, gallberry, Chapman's oak, myrtle oak, and shiny blueberry in the shrub layer and wiregrass, earleaf greenbrier, fennel, broomsedges, and yankeeweed in the understory.

Longleaf Pine – Xeric Oak (FLUCFCS 412) - Within the Site boundary, there are approximately 131.5 acres, or 24.8 percent, that are classified as Longleaf Pine – Xeric Oak. This community predominantly exists in the north-central portion of the Site on well-drained sandhill.

These areas have been used for pine cultivation in the past; remnant scrub oaks and a few remnant pines have resulted in a community that is similar to a relatively undisturbed sandhill community. The remaining vegetative community after logging is mostly intact and diverse in some areas of the Site. The canopy consists of longleaf and slash pines with xeric oaks including sand live oak and turkey oak, Myrtle oak, saw palmetto staggerbush, winged sumac, pawpaw, sand blackberry, fetterbush, and less commonly Chapman's oak and Florida rosemary occur in the shrub layer. Common species in the herb stratum include yankeeweed, wiregrass, little bluestem, reindeer moss, prickly-pear cactus, gopher apple, goldenasters, witchgrasses, bracken fern, blackroot, chaffhead, blazing stars, and whitetassels.

Xeric Oak (FLUCFCS 421) - Approximately 40 acres or 7.6 percent of the Site is classified as xeric oak. This community consists predominantly of clusters of turkey oak and/or sand live oak. This community is similar to the Longleaf Pine – Xeric oak community except pine trees are absent from the community and the oak canopy is dense. Shrub and herb species are similar to those occurring in the Longleaf Pine – Xeric oak community.

Roads – Unpaved Logging Roads (FLUCFCS 814) - This designation is used for logging roads found throughout the site that are clearly visible in aerial photography. All these roads are unpaved, and one of the roads used for access is an abandoned railway line. They are unvegetated and periodically maintained and passable. Roads cover approximately 10.7 acres or 2 percent of the Site area.

6.3.3 Wetland Vegetation

All wetlands and/or surface waters in Florida are regulated by the Florida Department of Environmental Protection (FDEP), and Waters of the United States (streams, rivers, etc., and wetlands connected or exhibiting a significant nexus thereto) are regulated by the U.S. Army

Corps of Engineers (USACE). Any disturbance to any wetland on the Site will require a permit from FDEP; disturbance to wetlands connected to Waters of the United States will also require a permit or approval from USACE for any proposed impacts. Impacts usually require mitigation of some sort.

Approximately 10.1 acres of the Site (1.9 percent) consist of various categories of vegetation types classified as wetlands. When the property was surveyed, many of the wetland communities were dry, likely as a result of the recent significant drought in Florida. The Site predominantly consists of well-drained soils supporting no wetlands, except in the far eastern portion of the Site where soil and geological differences support a higher frequency of wetlands. No wetlands are found near the focus area in the northwestern portion of the Site. The following is a classification and brief description of each wetland type on the Site.

Cypress (FLUCFCS 621) - Within the Site boundary there was one 2.6-acre cypress wetland. Besides pond cypress, the canopy consists of red maple, sweet bay, and tupelo with a dense shrub layer of titi, dahoon holly, highbush blueberry, and fetterbush and a minimal understory due to shading. Scattered individuals of maidencane, Virginia chain fern, laurel greenbrier, and yellow-eyed grasses comprise the herb stratum. Although, the wetland had been logged in the past and the area surrounding the wetland had recently been clear-cut, the quality of this particular wetland was high. Minimal disturbance was evident, cypress recruitment as evidenced by the presence of several age classes was observed, and there were lots of titi seedlings. The wetland was dry when observed, and no indicators of ponding were evident.

Wet Prairie (FLUCFCS 643) - There were four wetlands comprising 6.7 acres that are classified as wet prairies. These marshes tended to be low diversity and were usually dominated by maidencane and redroot and fringed by a few red maple, buttonbush, and titi. Due to the dry

conditions, many of these wetlands were becoming dominated by yankeeweed (*Eupatorium compositifolium*) in all but the center of the wetland. Few hydrologic indicators were observed in these dessicated wetlands, and many of the soils consisted of a thin veneer of dried peat over sandy soils. These wetlands were all impacted by minor hydrologic alterations due to a variety of factors including spoil mounds on the perimeter and furrowing associated with pine plantation bedding, which disrupts inflow from surrounding uplands. The two wet prairies that are adjacent to or within clear-cut stands were of the lowest quality with regard to hydrology, vegetation, and water resources. Only one wet prairie was of relatively good quality.

Freshwater Marshes with Shrubs, Brush, and Vines (FLUCFCS 6417) - One wetland comprising 0.8 acre is classified as a freshwater shrub marsh. This small, isolated wetland is dominated by a thick shrub layer of predominantly titi, with red maples, dahoon holly, swamp bay, and gallberry also present. The quality is low.

6.3.4 Soils

There are seven soil types on the Site according to the 2006 Soil Survey of Gilchrist County published by the U.S. Department of Agriculture (USDA)-NRCS. These include the excessively drained Entisols, Penney, and Kershaw Fine Sand; the moderately well-drained Entisol, Ortega Fine Sand; the somewhat poorly drained Spodosol, Hurricane Fine Sand; and the poorly drained Lynnhaven and Allenton mucky fine sands, depressional (a hydric soil type). Most of the soils, even within pine plantations, have not been thoroughly disturbed by bedding or other large-scale land moving activities.

6.3.5 Wildlife

Species assemblages were determined from the site visit in November and using information on typical species found in these habitats from literature. Pedestrian and vehicular

surveys were conducted over the entire Site. A more thorough wildlife analysis was conducted in the focus area in the western portion of the Site, mostly to ascertain the density of gopher tortoises. All species or signs observed (such as tracks, scats, nests, burrows, etc.) were recorded and are discussed in the following sections.

Due in large part to the dry conditions of the Site, there were few wildlife sightings or signs. Wildlife that were observed or signs thereof include the white-tailed deer, red-shouldered hawk, American kestrel, fence lizard, gopher tortoise, turkey vulture, black vulture, ground dove, and wild turkey.

6.3.6 Listed Species

A list of all rare, threatened, endangered or commercially exploited plants known to occur in Gilchrist County was compiled from records available online on the Web sites of FNAI (www.fnai.org) and the *Atlas of Florida Vascular Plants* developed by the Institute of Systematic Botany at the University of South Florida (www.plantatlas.usf.edu). The plants included as threatened or endangered for *Gilchrist County in the Atlas of Florida Vascular Plants* are derived from the Regulated Plant Index contained within Chapter 5B-40, Florida Administrative Code (F.A.C.), amended February 17, 2003, and administered by the Florida Department of Agriculture and Consumer Affairs Division of Plant Industry. Information on listed wildlife species that could occur in Gilchrist County in habitats that occur on the Site is available online from FNAI and the FWC. Remnant sandhill and xeric oak communities are found on the Site. This natural community has a state listing of S3, indicating that it is rare or uncommon in the state. Due to the presence of remnant xeric habitats, the Site provides habitat that has a moderate to high potential for the occurrence of listed species, particularly animals adapted to sandhill communities.

6.3.7 Plants

Based on available records from FNAI, no federally listed plants are known in Gilchrist County. Several state-listed endangered and threatened plants are known in Gilchrist County. The only state-listed plants that have the potential to occur onsite are the state-endangered incised agrimony and sandhill spiny pod. These plants are distinctive in their morphology and were not seen during the field survey. Therefore, the potential for their occurrence on the Site is considered low.

6.3.8 Wildlife

Listed wildlife species are those formally classified as endangered, threatened, or of special concern by FWC or as endangered or threatened by USFWS. One listed species, the gopher tortoise, was observed onsite and found within the focus area. Gopher tortoise burrows provide suitable habitat for many commensal animals, many of which are listed species including the Florida mouse, eastern indigo snake, gopher frog, short-tailed snake, and the Florida pine snake. In addition, a kestrel was observed near the focus area. Due to the time of year, it is unknown if the bird was the resident kestrel that is a state-listed species.

This initial survey indicates that gopher tortoise burrows are present throughout the Site and in moderate to high densities in portions of the Site. The focus area had a sufficiently high population of gopher tortoise burrows to indicate that a full survey would be necessary before construction activities. Due to current management guidelines for gopher tortoises, the impacts would likely require relocation onsite as a preference of FWC. There is abundant habitat on the Site for relocation.

Other animal species recorded for Gilchrist County that have the potential to occur in the

Site vicinity, according to FNAI, include gopher frog (*Rana capito*), eastern indigo snake (*Drymarchon couperi*), Florida pine snake (*Pituophis melanoleucus mugitus*), Florida mouse (*Podomys floridamus*), short-tailed snake (*Stilosoma extenuatum*), Florida burrowing owl (*Athene cunicularia floridana*), Florida mouse (*Podomys floridamus*), and Sherman's fox squirrel (*Sciurus niger shermani*).

While only the kestrel and gopher tortoise were observed on the Site, Figure 5 discusses the likelihood of occurrence for other listed animal species on the Site. It should be noted that while a kestrel was observed at this time of the year, it is possible it is the migratory subspecies and not listed. However, the habitat preference of the listed resident subspecies is identical, so it could be present onsite.

In summary, there appear to be no fatal flaws to the development of the Site from an ecological perspective. Gopher tortoises were observed in moderate to high densities in every upland habitat found on the Site, including the focus area. Any activities planned that could impact their habitat will require thorough gopher tortoise surveys and tortoise relocation. Since wetlands onsite can easily be avoided by careful planning and layout of facilities, onsite wetland impacts are not expected to be an issue.

Figure 5. Potential for Occurrence for Listed Wildlife Species on the SECI Gilchrist Site

Common Name	Scientific Name	Status		Preferred Habitat	Likelihood of Occurrence
		FWC	USFWS		
<u>Amphibians</u>					
Gopher frog	<i>Rana capito</i>	SSC	None	Longleaf pine-turkey oak communities, usually in gopher tortoise burrows, near wetlands for breeding	Moderate—Habitats are available onsite; minimal presence of wetlands near suitable habitat
<u>Reptiles</u>					
Eastern indigo snake	<i>Drymarchon corais couperi</i>	I	T	Wide range of habitats in Florida, usually found near gopher tortoise burrows	High—Presence of gopher tortoise burrows
Gopher tortoise	<i>Gopherus polyphemus</i>	I	None	Xeric habitats with sandy soils	Present—Observed
Florida pine snake	<i>Pituophis melanoleucus mugitus</i>	SSC	None	Xeric habitats, usually sandhill communities, also found in association with gopher tortoises	High—Sandhill and xeric habitats found and gopher tortoise burrows; found in Gilchrist County
Short-tailed snake	<i>Stilosoma extenuatum</i>	T	None	Dry upland habitats, principally sandhill, xeric hammock, and sand pine scrub	High—Suitable habitats present

Figure 5. Potential for Occurrence for Listed Wildlife Species on the SECI Gilchrist Site (Continued, Page 2 of 3)

Common Name	Scientific Name	Status		Preferred Habitat	Likelihood of Occurrence
		FWC	USFWS		
<u>Birds</u>					
Limpkin	<i>Aramus guarauna</i>	SSC	None	Freshwater marshes, swamps, springs and spring runs. Also lake margins in peninsular Florida	Low—Minimal presence of wetland habitat
Florida burrowing owl	<i>Athene cunicularia floridana</i>	SSC	None	High, sparsely vegetated, sandy ground; dry prairies and sandhill	High—Suitable habitat and presence in county
Little blue heron	<i>Egretta caerulea</i>	SSC	None	Forested wetlands for nesting; shallow wetlands for foraging	Low—Minimal presence of wetland habitat
Snowy egret	<i>Egretta thula</i>	SSC	None	Many kinds of seasonal and permanently inundated wetlands	Low—Minimal presence of wetland habitat
Tricolored heron	<i>Egretta tricolor</i>	SSC	None	Many kinds of seasonal and permanently inundated wetlands	Low—Minimal presence of wetland habitat
White ibis	<i>Eudocimus albus</i>	SSC	None	Forested wetlands, wet prairies and swales	Low—Minimal presence of wetland habitat
Southeastern American kestrel	<i>Falco sparverius paulus</i>	T	None	Dry open pine habitats, utilize cavities excavated by woodpeckers	High—Possibly observed on property; sable habitat present
Florida sandhill crane	<i>Grus Canadensis pratensis</i>	T	<u>None</u>	Wet prairies, emergent wetlands	Low—Minimal presence of wetland habitat

Figure 5. Potential for Occurrence for Listed Wildlife Species on the SECI Gilchrist Site (Continued, Page 3 of 3)

Common Name	Scientific Name	Status		Preferred Habitat	Likelihood of Occurrence
		FWC	USFWS		
Bald eagle	<i>Haliaeetus leucocephalus</i>	***	***	Tall trees (usually pines) near open water for foraging	Low—No significant open water areas for foraging
Wood stork	<i>Mycteria americana</i>	<u>E</u>	E	Nesting habitat is forested wetlands with standing water, foraging habitat is shallow wetlands, ditches	Low—Minimal presence of wetland habitat
<u>Mammals</u>					
Florida mouse	<i>Peromyscus floridanus</i>	SSC	None	Prefers fire-maintained xeric habitats and is a commensal with gopher tortoises	High—Gopher tortoise burrows found. Suitable habitat
Sherman's fox squirrel	<i>Sciurus niger shermani</i>	SSC	None	Mature flatwoods, sandhill communities	High—Sandhill community habitat present
Florida black bear	<i>Ursus americanus floridanus</i>	T	None	Flatwoods with hardwood swamps, usually prefers thick habitats	Low—Minimal amount of thick habitat or swamps. Not found in county

***While the bald eagle has been both state and federally delisted, it is still governed by the state bald eagle rule and the federal Bald and Golden Eagle Protection Act (see http://myfwc.com/docs/WildlifeHabitats/Eagle_Plan_April_2008.pdf#page=35)

Sources: FWC, 2008,2010
ECT, 2007

COMMISSIONERS:
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Public Service Commission

April 15, 2011

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NORTH CENTRAL FLORIDA
RECEIVED
APR 18 2011
REGIONAL PLANNING COUNCIL

Mr. Scott R. Koons
Executive Director
North Central Florida Regional Planning Council
2009 NW 67th Place, Suite A
Gainesville, Florida 32653-1603

Re: Review of the 2011 Ten-Year Site Plans for Florida's Electric Utilities

Dear Mr. Koons,

Pursuant to Section 186.801, Florida Statutes, the Florida Public Service Commission (Commission) is responsible for reviewing and classifying each electric utility's Ten-Year Site Plan as "suitable" or "unsuitable." As part of its review, the Commission must solicit the views of appropriate state, regional, and local agencies. Enclosed are copies of the Ten-Year Site Plans for the electric utilities that have identified preferred or potential plant sites in your jurisdiction. Please note that these plans are not designed to give information about proposed facilities in such detail as would be required for a development permit or other formal process. These plans have been made accessible from the following Commission website:

<http://www.psc.state.fl.us/utilities/electricgas/10yrsiteplans.aspx>.

Please review the enclosed Ten-Year Site Plans and provide comments, along with a brief summary if possible, on their suitability as planning documents. Please forward all comments to me by Friday, July 29, 2011. If you have any questions, feel free to contact me at (850)-413-6626 (pellis@psc.state.fl.us) or Traci Matthews at (850)-413-6682 (tmatthews@psc.state.fl.us). Thank you for your assistance.

Sincerely,

A handwritten signature in black ink, appearing to read "Phillip Ellis".

Phillip Ellis
Division of Regulatory Analysis

Enclosure

cc: Office of Commission Clerk (Cole)
Division of Regulatory Analysis (Salak, Trapp, Ballinger)
Office of the General Counsel (Murphy)



#98

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REGIONAL CLEARINGHOUSE INTERGOVERNMENTAL COORDINATION AND RESPONSE

Date: 6-7-11

PROJECT DESCRIPTION

#98 - Taylor Coastal Water & Sewer District - U.S. Department of Agriculture, Rural Development
- Financial Assistance Application - Taylor County, FL

TO: Lauren Milligan, Florida State Clearinghouse

XC: Ms. Peggy Johns
USDA, Rural Development
971 W Duval Street, Ste 190
Lake City, FL 32055

Mr. Glenn E. Senter, Chairman
Taylor Coastal Water & Sewer District
18820 Beach Road
Perry, FL 32348

 COMMENTS ATTACHED

 X NO COMMENTS REGARDING THIS PROJECT

IF YOU HAVE ANY QUESTIONS REGARDING THESE COMMENTS, PLEASE CONTACT
STEVEN DOPP, SENIOR PLANNER, AT THE NORTH CENTRAL FLORIDA REGIONAL
PLANNING COUNCIL AT (352) 955-2200 OR SUNCOM 625-2200, EXT 109

TAYLOR COASTAL WATER & SEWER DISTRICT
18820 BEACH ROAD
PERRY, FL 32348

Phone/Fax: (850) 578-3043

www.tcwsd.org

tcwsd@fairpoint.net

SKSD

May 4, 2011

Scott R. Koons, Executive Director
North Central Florida Regional Planning Council
2009 NW 67th Place, Suite A
Gainesville, FL 32653

RE: Preliminary Engineering Report Funding

Dear Mr. Justice:

Taylor Coastal Water & Sewer District (TCW&SD) is requesting financial assistance from the United States Department of Agriculture, Rural Development (RD) for a Preliminary Engineering Report to upgrade our existing water collection system.

The project is located in a rural area. The necessary water and sewer is in place; the necessary electric, telephone, police protection and fire protection services are in place. There are no pending or final regulatory or legal actions against the proposed project.

We are to notify you as a part of the RD application process. Enclosed for your review is our "Application For Federal Assistance, Standard Form 424". We request that you provide your comments for this project to: Peggy Jonns, USDA, Rural Development, 971 W. Duval Street, Suite 190, Lake City, FL 32055 as soon as possible. Phone 386-719-5590 extension 103.

Should you have any questions, please contact my office at 850-578-3043.

Sincerely,



Chairman
Taylor Coastal Water & Sewer District

cc: Steve Dopp, Senior Planner
North Central Florida Regional Planning Council

NORTH CENTRAL FLORIDA
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MAY 13 2011
REGIONAL PLANNING COUNCIL

APPLICATION FOR
FEDERAL ASSISTANCE

Version 7/03

1. TYPE OF SUBMISSION: Application <input type="checkbox"/> Construction <input checked="" type="checkbox"/> Non-Construction		Pre-application <input type="checkbox"/> Construction <input type="checkbox"/> Non-Construction	2. DATE SUBMITTED	Applicant Identifier
3. DATE RECEIVED BY STATE			State Application Identifier	
4. DATE RECEIVED BY FEDERAL AGENCY			Federal Identifier	

5. APPLICANT INFORMATION

Legal Name: <i>Taylor Coastal Water and Sewer District</i>		Organizational Unit: Department:	
Organizational DUNS: <i>146196105</i>		Division:	
Address: Street: <i>18820 Beach Road</i>		Name and telephone number of person to be contacted on matters involving this application (give area code) Prefix: First Name: <i>Diane</i>	
City: <i>Perry</i>		Middle Name	
County: <i>Taylor</i>		Last Name: <i>Carlton</i>	
State: <i>Florida</i>	Zip Code: <i>32348</i>	Suffix:	
Country: <i>United States</i>		Email: <i>tcwsd@fairpoint.net</i>	
6. EMPLOYER IDENTIFICATION NUMBER (EIN) <i>59-3678793</i>		Phone Number (give area code) <i>850-578-3043</i>	Fax Number (give area code) <i>850-578-3043</i>

8. TYPE OF APPLICATION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision If Revision, enter appropriate letter(s) in box(es) (See back of form for description of letters.) <div style="text-align: center;"> <input type="checkbox"/> <input type="checkbox"/> </div> Other (specify)	7. TYPE OF APPLICANT: (See back of form for Application Types) <div style="text-align: center; font-size: 1.5em;">G</div> Other (specify)
---	---

10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER: TITLE (Name of Program):	9. NAME OF FEDERAL AGENCY: <i>USDA Rural Development</i>
<div style="text-align: right;">□□-□□□</div>	11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT: <div style="font-size: 1.5em; text-align: center;">Water Tower Feasibility Study</div>

12. AREAS AFFECTED BY PROJECT (Cities, Counties, States, etc.) <i>Perry, Taylor County, Florida</i>	14. CONGRESSIONAL DISTRICTS OF: a. Applicant <i>District 2</i> b. Project <i>District 2</i>
13. PROPOSED PROJECT Start Date: <i>TBD</i> Ending Date:	16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS? a. Yes <input checked="" type="checkbox"/> THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON DATE: b. No <input type="checkbox"/> PROGRAM IS NOT COVERED BY E. O. 12372 <input type="checkbox"/> OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW

15. ESTIMATED FUNDING: <table style="width:100%;"> <tr><td>a. Federal</td><td>\$</td><td><i>25,000</i></td><td>00</td></tr> <tr><td>b. Applicant</td><td>\$</td><td><i>5,000</i></td><td>00</td></tr> <tr><td>c. State</td><td>\$</td><td></td><td>00</td></tr> <tr><td>d. Local</td><td>\$</td><td></td><td>00</td></tr> <tr><td>e. Other</td><td>\$</td><td></td><td>00</td></tr> <tr><td>f. Program Income</td><td>\$</td><td></td><td>00</td></tr> <tr><td>g. TOTAL</td><td>\$</td><td><i>30,000</i></td><td>00</td></tr> </table>	a. Federal	\$	<i>25,000</i>	00	b. Applicant	\$	<i>5,000</i>	00	c. State	\$		00	d. Local	\$		00	e. Other	\$		00	f. Program Income	\$		00	g. TOTAL	\$	<i>30,000</i>	00	17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT? <input type="checkbox"/> Yes If "Yes" attach an explanation. <input checked="" type="checkbox"/> No
a. Federal	\$	<i>25,000</i>	00																										
b. Applicant	\$	<i>5,000</i>	00																										
c. State	\$		00																										
d. Local	\$		00																										
e. Other	\$		00																										
f. Program Income	\$		00																										
g. TOTAL	\$	<i>30,000</i>	00																										

18. TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL DATA IN THIS APPLICATION/PREAPPLICATION ARE TRUE AND CORRECT. THE DOCUMENT HAS BEEN DULY AUTHORIZED BY THE GOVERNING BODY OF THE APPLICANT AND THE APPLICANT WILL COMPLY WITH THE ATTACHED ASSURANCES IF THE ASSISTANCE IS AWARDED.

a. Authorized Representative

Prefix	First Name <i>Diane</i>	Middle Name
Last Name	<i>Carlton</i>	
b. Title	<i>Office Manager-Secretary</i>	
d. Signature of Authorized Representative	<i>[Signature]</i>	
c. Telephone Number (give area code)	<i>850-578-3043</i>	
e. Date Signed		

Previous Edition Usable
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Standard Form 424 (Rev 9-2003)
Prescribed by OMB Circular A-102

SKSD #101

**FLORIDA STATE CLEARINGHOUSE
RPC INTERGOVERNMENTAL COORDINATION AND RESPONSE SHEET**

SAI#: FL201105135769C

DATE: 5/13/2011

COMMENTS DUE TO CLEARINGHOUSE: 6/22/2011

CFDA#: 10.760

COUNTY: ALACHUA

CITY: ARCHER

☒ FEDERAL ASSISTANCE ☐ DIRECT FEDERAL ACTIVITY ☐ FEDERAL LICENSE OR PERMIT ☐ OCS

PROJECT DESCRIPTION

**U.S. DEPARTMENT OF AGRICULTURE - WATER AND WASTE DISPOSAL SYSTEMS
FOR RURAL COMMUNITIES - CITY OF ARCHER WASTEWATER SYSTEM
FACILITIES PLAN - ARCHER, ALACHUA COUNTY, FLORIDA.**

ROUTING:

RPC

X N. CENTRAL FLORIDA RPC

PLEASE CHECK ALL THE LOCAL GOVERNMENTS BELOW FROM WHICH
COMMENTS HAVE BEEN RECEIVED; ALL COMMENTS RECEIVED SHOULD BE
INCLUDED IN THE RPC'S CLEARINGHOUSE RESPONSE PACKAGE. IF NO
COMMENTS WERE RECEIVED, PLEASE CHECK "NO COMMENT" BOX AND
RETURN TO CLEARINGHOUSE.

COMMENTS DUE TO RPC: 6/15/2011

 ALACHUA

NO COMMENTS:

(IF THE RPC DOES NOT RECEIVE COMMENTS BY THE DEADLINE DATE, THE RPC
SHOULD CONTACT THE LOCAL GOVERNMENT TO DETERMINE THE STATUS OF THE
PROJECT REVIEW PRIOR TO FORWARDING THE RESPONSE PACKAGE TO THE
CLEARINGHOUSE.)

NOTES:

SEE ATTACHED

ALL CONCERNS OR COMMENTS REGARDING THE ATTACHED PROJECT
(INCLUDING ANY RPC COMMENTS) SHOULD BE SENT IN WRITING BY THE DUE
DATE TO THE CLEARINGHOUSE. PLEASE ATTACH THIS RESPONSE FORM AND
REFER TO THE SAI # IN ALL CORRESPONDENCE.

IF YOU HAVE ANY QUESTIONS REGARDING THE ATTACHED PROJECT, PLEASE
CONTACT THE STATE CLEARINGHOUSE AT (850) 245-2161.

N. CENTRAL FLORIDA
PLANNING COUNCIL
RECEIVED
MAY 16 2011
-71



ALACHUA COUNTY DEPARTMENT OF GROWTH MANAGEMENT

10 S.W. 2nd Avenue ■ Third Floor ■ Gainesville, Florida 32601-6294

Tel: (352) 374-5249 ■ Fax: (352) 338-3224

Suncom: 651-5249

Web Page: <http://growth-management.alachua.fl.us>

Steven Lachnicht, AICP
Director
Growth Management

Richard Wolf
Assistant Director
Growth Management

Ken Zeichner, AICP
Principal Planner
Comprehensive Planning

Thomas Webster
Housing Programs
Coordinator

Brenda Wheeler
Development Review
Manager

John Freeland
Building Official

Benny Beckham
Zoning Administrator

Jonathan Paul, AICP, MA²
Concurrency and Impact Fee
Manager

June 14, 2011

Mr. Steven C. Dopp
North Central Florida Regional Planning Council
2009 NW 67th Place, Suite A
Gainesville, FL 32653-1603

RE: City of Archer Wastewater Facilities Plan
SAI # FL201105135769C

Dear Mr. Dopp:

Alachua County received the May 13, 2011 request for comment through the Florida State Clearinghouse Local Government Coordination process on the proposed application for federal assistance through the U.S. Department of Agriculture, Water and Waste Disposal Systems for Rural Communities program for the City of Archer Wastewater System Facilities Plan. Submission of the Wastewater Facilities Plan is a required step in the process of establishing the eligibility of the City of Archer for low-cost State Revolving Fund (SRF) loans and SRF Disadvantaged Small Community Grants to finance the City's proposed wastewater system project.

The proposed project would involve establishment of a centralized wastewater collection and treatment system to provide service to residents of the City of Archer through the construction of a vacuum collection system and a Biological Nutrient Removal (BNR) wastewater treatment plant with effluent disposal. According to the Facilities Plan submitted by the City of Archer, "the wastewater treatment plant and effluent disposal facilities are being sited on a portion of a 174 acre site approximately 2 miles from the center of the City." The location map provided in Figure 1-1 of Appendix G (Engineering Report), indicates that the "proposed plant parcel" would be located south and east of the current Archer city limits within unincorporated Alachua County.

It is our understanding from discussions with Archer City Manager John Glanzer that the unincorporated site identified in the Facilities Plan for the proposed wastewater treatment plant will not necessarily be the ultimate location of the plant, and that other sites within the City limits are also being considered. If the proposed wastewater treatment plant or related transmission lines are to be located in the unincorporated area, then they would be subject to policies in the Alachua County Comprehensive Plan relating to extensions of sewer lines and standards for wastewater effluent disposal.

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JUN 16 2011



The unincorporated areas surrounding the City of Archer are designated as Rural/Agriculture on the County's Future Land Use Map. Policy 6.2.2 of the Future Land Use Element states that central water and sanitary sewer lines shall not be extended into the Rural/Agricultural areas, unless these services are needed to correct a public or environmental health threat, or as necessary for the efficient delivery of services to the Urban Cluster. Policy 3.5 of the Potable Water and Sanitary Sewer Element further requires approval by the Board of County Commissioners for any utility extensions in the unincorporated area outside the Urban Cluster based on one of several specific criteria (see criteria in Policy 3.5 a. through d. and Future Land Use Map showing Urban Cluster boundary, attached). Based on these policies, if Archer's proposed wastewater system would require extension of sewer lines through the unincorporated area, then it would require approval by the Board of County Commissioners. Alachua County Growth Management staff will be available to work with the City of Archer on this process.

The Archer Wastewater Facilities Plan Appendix F, "Preliminary Engineering Report", page 51 indicates that effluent disposal will be by restricted access reuse, on-site sprayfield, or rapid infiltration basin (RIB). According to the information provided, the City is currently exploring the option of providing all effluent to a single user for restricted access agricultural reuse. One such potential customer will use the effluent to irrigate a sod farm. If reuse is not currently feasible, effluent will be disposed of at an on-site sprayfield which will be managed by a hay contractor. As an alternative, the City's Wastewater Facilities Plan indicates that it may construct a rapid infiltration basin at the wastewater treatment plant site.

The County's Comprehensive Plan may potentially limit some of the available options for effluent disposal, depending on the location of the effluent disposal site. Portions of the City of Archer and surrounding unincorporated Alachua County are located within areas of high aquifer recharge vulnerability as designated on the Floridan Aquifer High Recharge Area Map in the Alachua County Comprehensive Plan (see attached map). Policy 4.5.22 of the Conservation and Open Space Element prohibits certain land uses and activities within these high recharge areas, including: large-scale land application of Class A and B biosolids; land application of septage, new or expanded surface water discharge of treated wastewater; and rapid infiltration basins (RIBs) for wastewater effluent disposal. We recommend that the City continue to coordinate with Gus Olmos, Water Resources Manager with the County's Environmental Protection Department, to address this and other issues relating to potential resource impacts.

We look forward to working collaboratively with the City of Archer as it moves forward with its plans for a wastewater treatment and collection system. Please contact me or Ben Chumley, Senior Planner in Comprehensive Planning, if you have any questions on these issues.

Sincerely,

A handwritten signature in black ink, reading "Steven Lachnicht". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Steven Lachnicht, AICP
Director of Growth Management

Attachments: Applicable Policies from the Alachua County Comprehensive Plan
Alachua County Future Land Use Map
Floridan Aquifer High Recharge Area Map

xc: Board of County Commissioners
Randall Reid, County Manager
David Wagner, County Attorney
Richard Drummond, Assistant County Manager
John Glanzer, Archer City Manager
Chris Bird, Environmental Protection Director
Richard Hedrick, Public Works Director
Gus Olmos, Water Resources Manager, Environmental Protection Dept.

Applicable Policies from the Alachua County Comprehensive Plan

Future Land Use Element

Policy 6.2.2 Central water and sanitary sewer lines shall not be extended into the Rural/Agricultural area, unless these services are needed to correct a public or environmental health threat, or as necessary for the efficient delivery of services to the Urban Cluster, as provided in the adopted Potable Water and Sanitary Sewer element.

Potable Water and Sanitary Sewer Element

Policy 3.5 Proposed extensions of potable water and sanitary sewer lines outside of the Urban Cluster designated by the Future Land Use Element shall be subject to approval by the Board of County Commissioners. Approval of such extensions shall be based on one or more of the following:

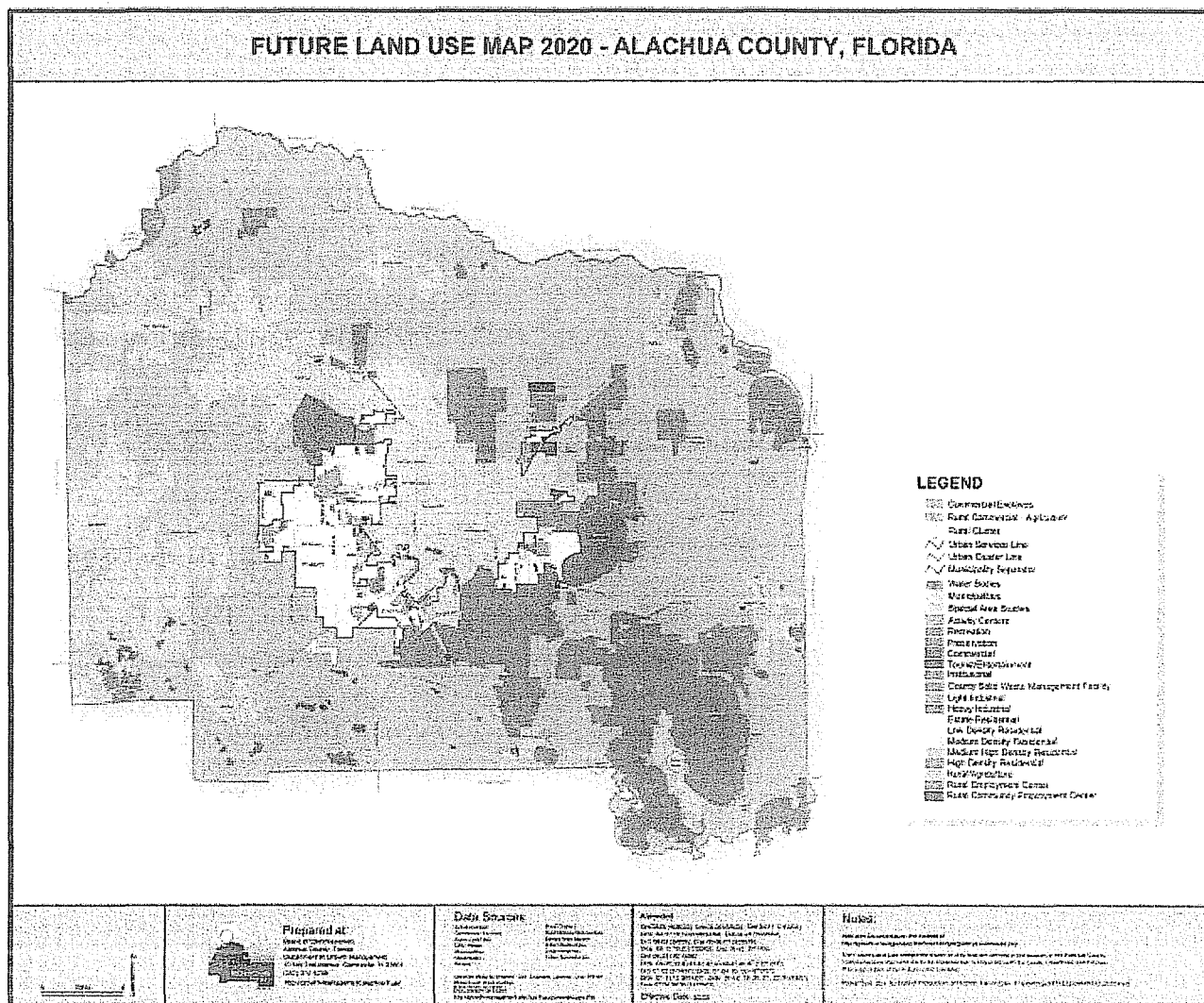
- a. the Alachua County Board of County Commissioners finds that the absence of such facilities would result in a threat to the public health or safety; or
- b. the Alachua County Board of County Commissioners finds that the extension of such facilities is necessary to enhance the safe, effective, and efficient delivery of central potable water or sanitary sewer service within an existing urban service area; or
- c. the Alachua County Board of County Commissioners finds that the extension of such facilities would serve a purpose consistent with the Alachua County Comprehensive Plan, such as the retention and expansion of existing business and industry or the attraction of new business and industry in accordance with the Economic Element of this Plan, or the service of institutional or tourist/entertainment uses consistent with the Future Land Use Element; or
- d. the Alachua County Board of County Commissioners finds that the extensions of such facilities is needed as part of a comprehensive expansion of public services to encourage urban development in a new area as part of a comprehensive plan amendment. In this case, such a finding must be consistent with Policy 3.6 below.

Conservation and Open Space Element

Policy 4.5.22 The County shall establish a comprehensive springshed protection program to protect the resource from potential adverse effects from incompatible land uses and activities.

- (f) The following new uses or expansions of existing uses shall be prohibited in designated springsheds, springs buffers, and Floridan aquifer high recharge areas:
 - (1) Rapid infiltration basins (RIBs) for wastewater effluent disposal.
 - (2) New or expanded surface water discharge of treated wastewater.
 - (3) Large scale land application of Class A or B biosolids.
 - (4) Land application of septage.

Alachua County Future Land Use Map



Alachua County Floridan Aquifer High Recharge Area Map

