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MEETING NOTICE

CLEARINGHOUSE COMMITTEE

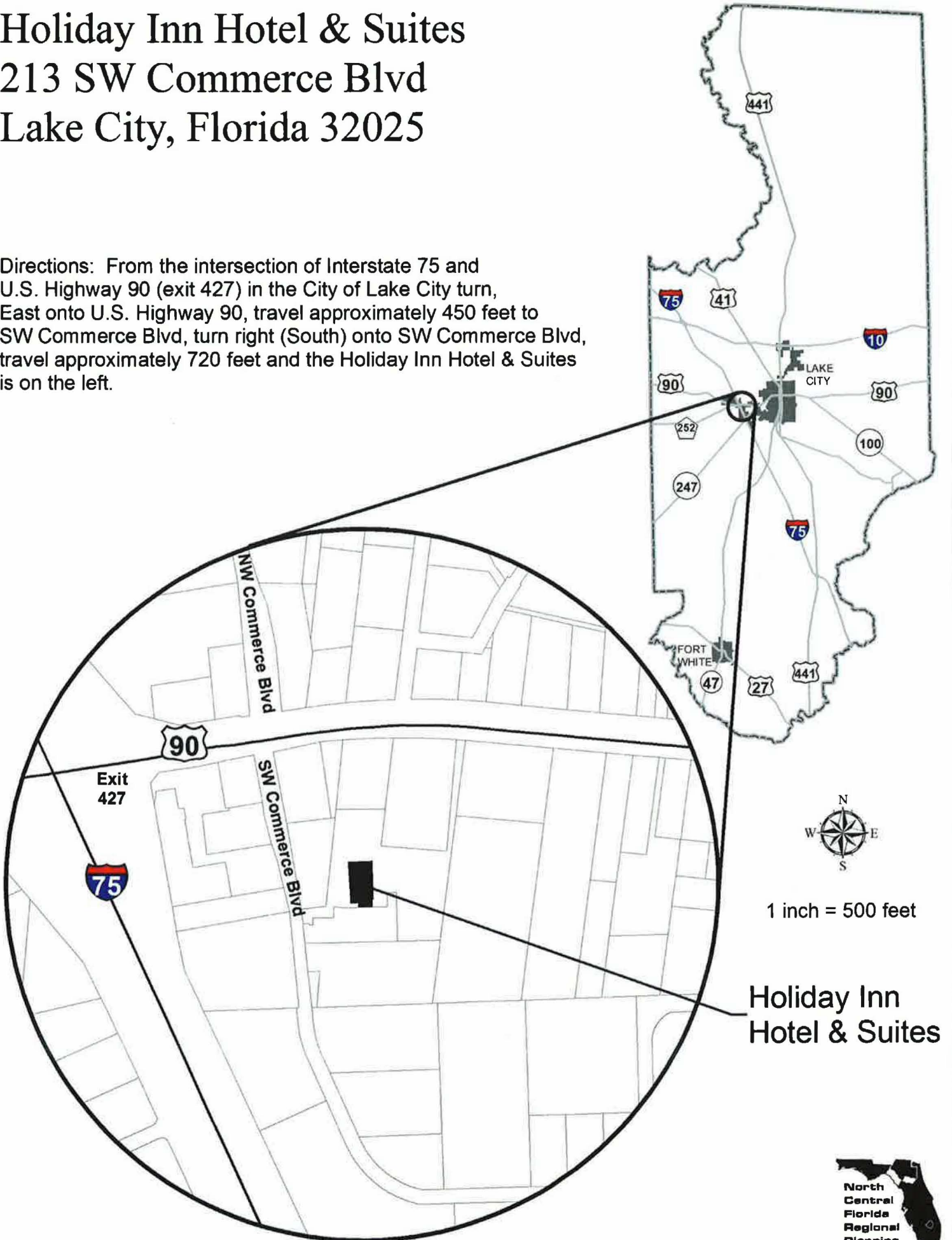
There will be a meeting of the Clearinghouse Committee of the North Central Florida Regional Planning Council on **September 27, 2012**. The meeting will be held at the **Holiday Inn Hotel & Suites, 213 SW Commerce Boulevard, Lake City**, beginning at **6:00 p.m.**

(Location Map on Back)

Holiday Inn Hotel & Suites

213 SW Commerce Blvd
Lake City, Florida 32025

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





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AGENDA

CLEARINGHOUSE COMMITTEE

Holiday Inn Hotel & Suites
Lake City, Florida

September 27, 2012
6:00 p.m.

PAGE NO.

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NORTH CENTRAL FLORIDA REGIONAL PLANNING COUNCIL

CLEARINGHOUSE COMMITTEE

MINUTES

Holiday Inn Hotel & Suites
Lake City, Florida

August 30, 2012
6:00 p.m.

MEMBERS PRESENT

Alphonso Dowdell
Sandra Haas, Chair
Donnie Hamlin
Thomas Hawkins, Vice-Chair
James Montgomery
Daniel Riddick
Charles Williams
Stephen Witt

MEMBERS ABSENT

Wesley Wainwright

STAFF PRESENT

Steven Dopp

The meeting was called to order at 6:04 p.m. by Chair Haas.

I. APPROVAL OF JULY 26, 2012 MEETING MINUTES

ACTION: It was moved by Commissioner Hawkins and seconded by Councilman Dowdell to approve the July 26, 2012 minutes as circulated. The motion carried unanimously.

II. CLEARINGHOUSE COMMITTEE OVERVIEW PRESENTATION

Mr. Dopp presented an overview of the roles and responsibilities of the Clearinghouse Committee using a PowerPoint presentation.

II. COMMITTEE-LEVEL REVIEW ITEMS

#81 - City of Newberry Comprehensive Plan Adopted Amendment
(DEO No. 12-2ESR)

Mr. Dopp stated that the staff report finds the comprehensive plan, as amended, does not create significant adverse impacts to regional facilities, Natural Resources of Regional Significance or create significant adverse extrajurisdictional impacts.

ACTION: It was moved by Mr. Montgomery and seconded by Mayor Witt to approve the staff report as circulated. The motion carried unanimously.

The meeting adjourned at 6:40 p.m.

Sandra Haas, Chair

Date

COMMITTEE-LEVEL ITEMS

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

Regional Planning Council: North Central FL
Review Date: 9/27/12
Amendment Type: Draft Amendment

Regional Planning Council Item No.: 87
Local Government: City of Waldo
Local Government Item No: CPA 2012-01
State Land Planning Agency Item No: 12-ESR1

Date Mailed to Local Government and State Land Planning Agency: 9/28/12 (estimated)

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

DESCRIPTION OF AMENDMENT

City item CPA 2012-01 reclassifies 56.81 acres from Residential Low Density, Residential Medium Density, Commercial and Agriculture to the Center City land use classification. The City item also amends Future Land Use Element Policy I.1.3 to identify lands applicable to the City Center land use category (see attached).

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

The subject property of the City item is adjacent to segments of U.S. Highway 301 as well as State Road 24, both of which are identified in the regional plan as part of the Regional Road Network. The City data and analysis report indicates that subject properties if developed, will result in an increase in the maximum number of trips on these two segments of the Regional Road Network.

Regional Plan Policy 5.1.1 notes that impacts to the Regional Road Network in municipalities whose local government comprehensive plans include goals and policies implementing Transportation Planning Best Practices, as identified in the regional plan, to be adequately mitigated. City Future Land Use Element Policy I.1.3.H.3, which applies to the City Center land use category, contains policy direction which implements at least some Transportation Planning Best Practices identified in the regional plan (see attached). More specifically, City Future Land Use Element Policy I.1.3.H.3 states, "The center city district standards shall include shared parking facilities, pedestrian connections among buildings and uses, provisions for shared access or interconnections between uses, and design features to ensure compatibility at the boundary of the district." Therefore, impacts to the Regional Road Network are adequately mitigated.

Significant adverse impacts to Natural Resources of Regional Significance are not anticipated as a result of the amendment as the subject property is not located within or near a Natural Resources of Regional Significance.

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

Adverse extrajurisdictional impacts are not anticipated to occur to adjacent local governments as a result of the amendment.

Request a copy of the adopted version of the amendment?

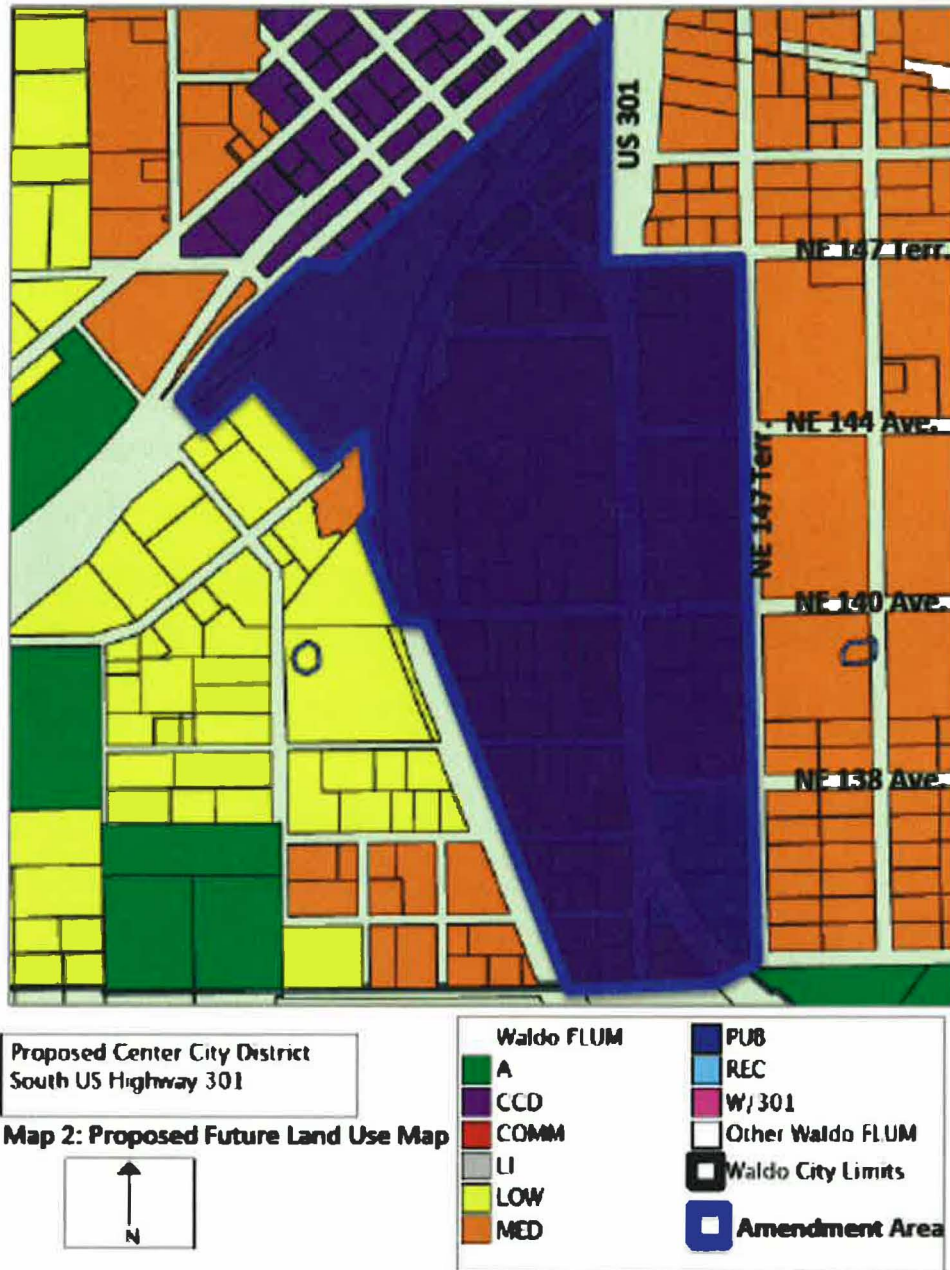
Yes X No

Not Applicable

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

**EXCERPTS FROM THE
CITY COMPREHENSIVE PLAN AMENDMENT**

Proposed Future Land Use Map



Subject Property Description:

The proposed Center City District is located within the original city limits of Waldo on both sides of the southern portion of US Highway 301. This portion of US Highway 301 through Waldo was originally called Main Street. The area consists of single-family residences, three commercial uses, and vacant lands. The large parcel currently designated Residential Low Density is railroad property and contains 14.75 acres. Sixty-seven of the parcels are Residential Medium Density, totaling 36.68 acres. Three parcels are Commercial (1.62 acres). Seven parcels are Agriculture (3.76 acres), none of which are more than one acre in size.

Surrounding Land Uses:

	Future Land Use	Existing Land Use
North	Center City Residential Medium Density	Single family residences Commercial uses
East	Residential Medium Density	Vacant
South	Unincorporated Alachua County	Vacant
West	Center City Residential Low Density	Single family residences Commercial uses

Proposed Text Amendment to the Future Land Use Element

Policy I.1.3:

The City shall maintain the following future land use classifications and corresponding standards for densities and intensities:

- H. **Center City.** Lands classified as center city consist of the lands comprising the adopted historic district and the historic downtown area of Waldo, the area defined as the southern portion of the US Highway 301 corridor, as well as adjacent lands appropriate for the uses listed below. The center city future land use category allows a vertical and horizontal mix of uses. The purpose of the center city category is to provide a location for commercial, office, professional, residential, governmental, cultural, and educational uses. Rehabilitation and reuse of historic buildings is allowed and encouraged.

**EXCERPTS FROM THE
NORTH CENTRAL FLORIDA STRATEGIC REGIONAL POLICY PLAN**

North Central Florida Strategic Regional Policy Plan

October 2011

This document has been prepared with financial assistance from the Florida
Department of Community Affairs

North Central Florida Regional Planning Council
2009 NW 67th Place
Gainesville, Florida 32653-1603
352.955.2200

Adopted May 23, 1996
Amended August 28, 1997, February 27, 2003 and October 27, 2011



proportion of the trips on the failing road network are attributable to the project. The percentage is multiplied by the costs of the transportation projects needed to restore level of service for the failing facilities to determine an amount of money, which is the developer's proportionate-fair share payment.

e. Transportation Planning Best Practices

While north central Florida local governments are financially unable to fund traditional transportation concurrency, adverse impacts to the regional road network can be minimized through sound transportation planning. Transportation Planning Best Practices for north central Florida local governments could include enhancing road network connectivity, providing parallel local routes to the Regional Road Network, incorporating access management strategies, and developing multimodal transportation systems. By relying on transportation planning best practices, urban development can still be directed to incorporated municipalities, urban service areas, and urban development areas while minimizing transportation infrastructure costs and declines in level of service. Examples of policy areas which could be addressed in local government comprehensive plans to implement these transportation planning best practices include the following.

Enhance Road Network Connectivity by

- Establishing a comprehensive system of street hierarchies with appropriate maximum spacing for local, collector, and arterial street intersection and arterial spacing, including maximum intersection spacing distances for local, collector, and arterial streets;

- Establishing a thoroughfare plan and right-of-way preservation requirements to advance the development of arterial and collector streets throughout the jurisdiction;

- Limiting or discouraging the use of cul-de-sacs and dead-end streets, limiting the maximum length of cul-de-sacs and dead end streets, and encouraging the use of traffic calming devices and strategies as an alternative to dead end streets and cul-de-sacs;

- Encouraging street stubs for connections to future development requiring connections to existing street stubs/dead end streets when adjacent parcels are subdivided/developed in the future, and requiring developments to connect through to side streets at appropriate locations;

- Encouraging the creation of paths that provide shortcuts for walking and cycling where dead-end streets exist, mid-block bike paths and pedestrian shortcuts, and limiting the maximum spacing between pedestrian/bicycle connections as well as; or

- Limiting or discouraging gated communities and other restricted-access roads.

- Provide Parallel Local Routes and Other Alternative Local Routes to the Regional Road Network.

- Planning and mapping parallel roadway and cross street networks to provide a clear framework for implementing alternative routes to the Regional Road Network;

Adopted May 23, 1996, Amended August 28, 1997, February 27, 2003 and October 27, 2011



Adding segments of the parallel roadway and cross street networks to the capital improvements program;

Encouraging developer participation in implementing the system through fair share agreements as a condition of development approval for Regional Road Network concurrency mitigation; or

Encouraging the establishment of a long-term concurrency management system plan for accomplishing the parallel local routes and interparcel cross-access in selected areas.

Promote Access Management Strategies by

Requiring large commercial developments to provide and/or extend existing nearby local and collector streets and provide street connections with surrounding residential areas so residents may access the development without traveling on the Regional Road Network;

Requiring shopping centers and mixed-use developments to provide a unified access and circulation plan and require any outparcels to obtain access from the unified access and circulation system;

Properties under the same ownership or those consolidated for development will be treated as one property for the purposes of access management and will not received the maximum potential number of access points for that frontage indicated under minimum access spacing standards;

Existing lots unable to meet the access spacing standards for the Regional Road Network must obtain access from platted side streets, parallel streets, service roads, joint and cross-access or the provision of easements;

Establishing minimum access spacing standards for locally maintained thoroughfares and use these to also guide corner clearance;

Maintaining adequate corner clearance at crossroad intersections with the Regional Road Network;

Encouraging sidewalk connections from the development to existing and planned public sidewalk along the development frontage;

Encouraging cross-access connections easements and joint driveways, where available and economically feasible;

Encouraging closure of existing excessive, duplicative, unsafe curb cuts or narrowing of overly wide curb cuts at the development site;

Encouraging safe and convenient on-site pedestrian circulation such as sidewalks and crosswalks connecting buildings and parking areas at the development site;



Encouraging intersection and/or signalization modifications to improve roadway operation and safety;

Encouraging the addition of dedicated turn lanes into and out of development;

Encouraging the construction of public sidewalks along all street frontages, where they do not currently exist;

Encouraging the widening of existing public sidewalks to increase pedestrian mobility and safety;

Encouraging the deeding of land for the addition and construction of bicycle lanes;

Encouraging the provision of shading through awnings or canopies over public sidewalk areas to promote pedestrian traffic and provide protection from inclement weather to encourage walking;

Encouraging the construction of new road facilities which provide alternate routes to reduce congestion; or

Encouraging the addition of lanes on existing road facilities, especially where it can be demonstrated that the road will lessen impacts to the Regional Road Network.

Develop Multimodal Transportation Systems by

Encouraging development at densities within urban areas which support public transit;

Providing one or more park-and-ride lots to encourage carpooling and ridesharing, and the use of public transit among inter-city commuters;

Providing a system of sidewalks and/or bike paths connecting residential areas to schools, shopping, and recreation facilities;

Establishing an interlocal agreement with an existing public mass transit system provider to provide regular daily inter-city transit service for inter-city commuters; or

Establishing a local public mass transit system.

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

Regional Planning Council: North Central FL
Review Date: 9/27/12
Amendment Type: Adopted Amendments

Regional Planning Council Item No. 88
Local Government: Gainesville
Local Government Items No. PB-11-137 LUC &
PB-11-140 CPA
State Land Planning Agency Item No. 12-ESR4

Date Mailed to Local Government and State Land Planning Agency: 9/28/12 (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

City item PB-11-137 LUC amends the City Future Land Use Map of the City Comprehensive Plan by reclassifying 24.7 acres of recently annexed lands from County Recreation to City Recreation, Conservation and Public Facilities. (see attached).

City item PB-11-140-CPA amends the Capital Improvements Element of the City Comprehensive Plan by amending Policies 1.1.1 and 1.1.12; by adding Policy 1.1.13; by amending Policies 1.2.1, 1.2.4, 1.2.6, and deleting Policy 1.2.5; by amending Policies 1.3.6 and 1.4.1; by deleting Objective 1.10 and its associated Policy 1.10.1; by updating Table 14, 5-Year Schedule of Capital Improvements; and by deleting Table 15, School Board of Alachua County 5-Year District Facilities Work Program (see attached).

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

Significant adverse impacts are not anticipated to occur to Natural Resource of Regional Significance or regional facilities as the amendments do not result in an increase in intensity or density of use.

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

Adverse extrajurisdictional impacts as a result of the amendments are not anticipated since the amendments do not result in an increase in the intensity or density of use.

Request a copy of the adopted version of the amendments?

Yes _____ No _____
Not Applicable _____X_____

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

**EXCERPTS FROM THE
CITY COMPREHENSIVE PLAN AMENDMENTS**

City of Gainesville Land Use Categories

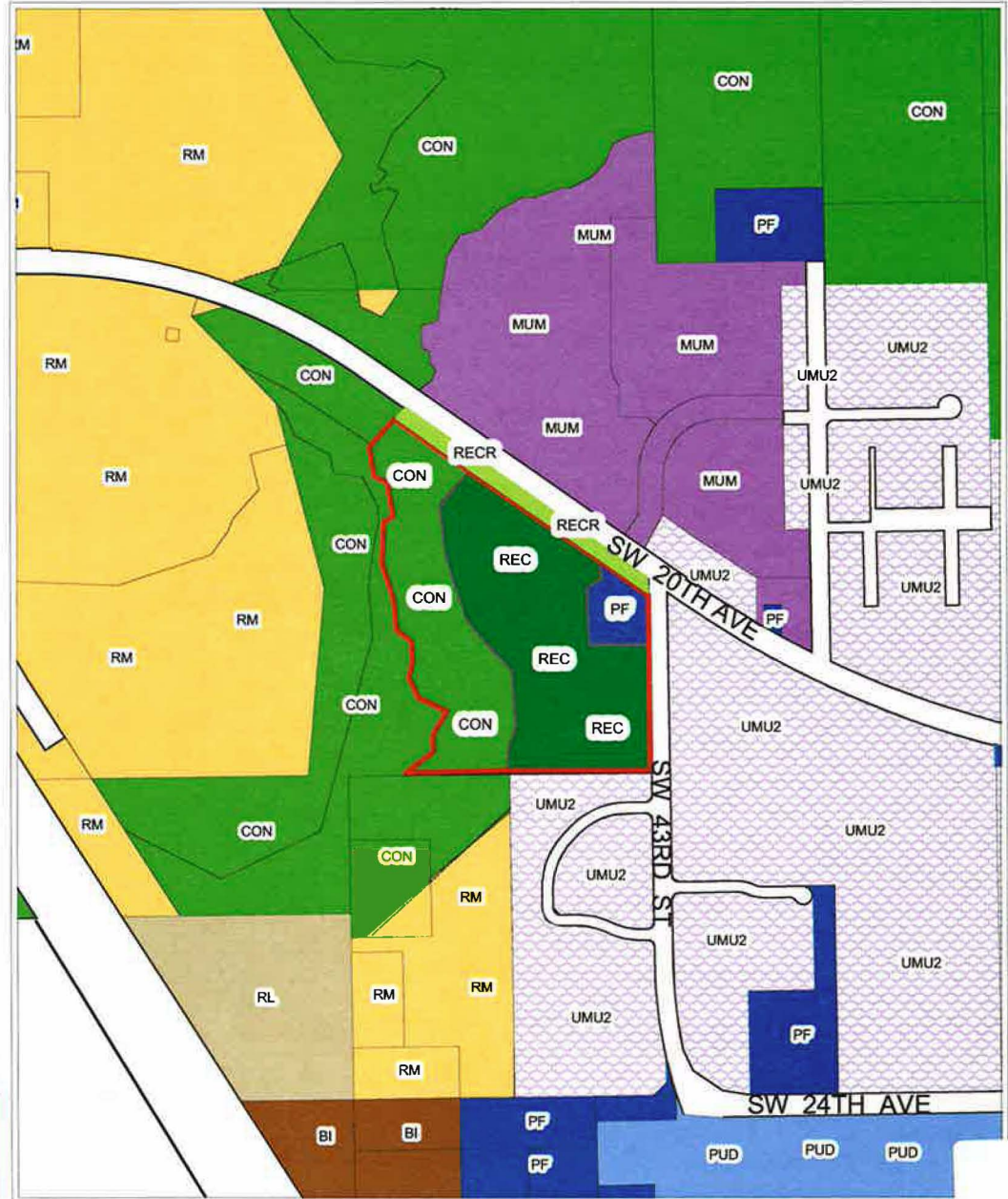
BI	Business Industrial
R-L	Residential Low-Density (up to 12 units per acre)
R-M	Residential Medium-Density (8-30 units per acre)
MU-M	Mixed-Use Medium Intensity (12-30 units per acre)
UMU-2	Urban Mixed-Use 2 (up to 100 units per acre)
CON	Conservation
PF	Public Facilities
REC	Recreation
PUD	Planned Use District

Alachua County Land Use Categories


RECR Recreation

--- Division line between two land use categories
 — City Limits

Area
under petition
consideration



ADOPTED LAND USE

 No Scale	Name	Petition Request	Map(s)	Petition Number
	City Plan Board, applicant	Amend the FLUM from Alachua County Recreation to City of Gainesville Recreation, Public Facilities and Conservation	4243	PB-11-137 LUC Ordinance No. 110814-25

PB-11-137 LUC

ORDINANCE NO. 110925

An ordinance amending the Capital Improvements Element of the City of Gainesville Comprehensive Plan; by amending Policies 1.1.1 and 1.1.12; by adding Policy 1.1.13; by amending Policies 1.2.1, 1.2.4, 1.2.6, and deleting Policy 1.2.5; by amending Policies 1.3.6 and 1.4.1; by deleting Objective 1.10 and its Policy 1.10.1; by updating *Table 14: 5-Year Schedule of Capital Improvements (FY 10/11-14/15)*; by deleting *Table 15. School Board of Alachua County 5-Year District Facilities Work Program (FY 10/11-14/15)*; providing directions to the city manager; providing a severability clause; providing a repealing clause; and providing an effective date.

WHEREAS, publication of notice of a public hearing was given that the Capital Improvements Element of the City of Gainesville Comprehensive Plan be amended, as more specifically described in this ordinance; and

WHEREAS, notice was given and publication made as required by law and a public hearing was then held by the City Plan Board on March 22, 2012; and

WHEREAS, pursuant to law, an advertisement no less than two columns wide by 10 inches long was placed in a newspaper of general circulation notifying the public of this proposed ordinance and of the public hearing to be held at the transmittal stage, in the City Commission Meeting Room, First Floor, City Hall, City of Gainesville, at least seven (7) days after the day the first advertisement was published; and

WHEREAS, pursuant to law, after the public hearing at the transmittal stage, the City of Gainesville transmitted copies of this proposed amendment to the reviewing agencies and any other local government unit or state agency that requested same; and

WHEREAS, a second advertisement no less than two columns wide by 10 inches long was placed in the aforesaid newspaper notifying the public of the second public hearing to be held at the adoption stage at least five (5) days after the day the second advertisement

- 1 -

Petition No. PB-11-140 CPA

CODE: Words ~~stricken~~ are deletions; words underlined are additions

1 was published; and

2 **WHEREAS**, the public hearings were held pursuant to the published notices
3 described above at which hearings the parties in interest and all others had an opportunity to
4 be and were, in fact, heard; and

5 **WHEREAS**, prior to adoption of this ordinance the City Commission has considered
6 any written comments received concerning this plan amendment.

7 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF**
8 **THE CITY OF GAINESVILLE, FLORIDA:**

9 **Section 1.** Policies 1.1.1 and 1.1.12 of the Capital Improvements Element of the
10 City of Gainesville Comprehensive Plan are amended and a new Policy 1.1.13 is created and
11 added, all as stated below. Except as amended herein, the remainder of Objective 1.1 and its
12 Policies remain in full force and effect.

13 1.1.1 The Capital Improvements Element shall only include facility expenditure
14 information for the facility types with required adopted LOS standards ~~mandated by~~
15 ~~Chapter 9J-5, Florida Administrative Code~~ (Transportation Mobility, Potable Water,
16 Water Supply, Wastewater, Recreation, Public Schools Facilities and Stormwater
17 Management). Existing and projected facility needs identified in those Elements are
18 included in this Element. Other capital expenditures are listed in the biennial budget
19 and the City's 5-Year Capital Improvement Plan or Gainesville Regional Utilities'
20 (GRU) 6-Year Capital Improvement Plan.

21
22 1.1.12 ~~The City shall ensure the financial feasibility, as defined by state law, of all capital~~
23 ~~improvements in the adopted 5-Year Schedule of Capital Improvements. The 5-Year~~
24 Schedule of Capital Improvements shall identify projects necessary to ensure that
25 any adopted LOS standards are achieved and maintained for the 5-year period. The
26 projects shall be identified as either funded or unfunded and given a level of priority
27 for funding.

28
29 1.1.13 The City incorporates, by reference, the Alachua County School Board "5-Year
30 District Facilities Work Program" as updated annually by October 1 of each year per

the requirements of Florida Statutes. The “5-Year District Facilities Work Program” for Alachua County is posted and annually updated on the websites of the: Florida Department of Education Office of Educational Facilities and Alachua County School Board School Facilities, Maintenance, Planning and Construction Department.

Section 2. Policies 1.2.1, 1.2.4, 1.2.5, and 1.2.6 of the Capital Improvements Element of the City of Gainesville Comprehensive Plan are amended as stated below. Except as amended herein, Objective 1.2 and its Policies remain in full force and effect.

1.2.1 The City shall continue to use the concurrency management system to issue final development orders conditioned on the following:

- a. The availability of existing public facilities associated with the adopted LOS standards;
- b. The funding of public facilities (based on existing or projected funding sources) listed in the 5-Year Schedule of Capital Improvements or the School Board’s annually updated 5-Year District Facilities Work Program, incorporated by reference, that are needed to maintain adopted LOS standards.

1.2.4 The concurrency requirements for potable water, solid waste, stormwater management, water supply, recreation, and wastewater shall be met by any one of the following standards:

- a. The necessary facilities and services are in place at the time a final development order is issued;
- b. A final development order is issued subject to the condition that the necessary facilities and services will be in place ~~when the impacts of development occur~~ and available to serve the development no later than the issuance of a certificate of occupancy or its functional equivalent;
- c. The necessary facilities are under construction and bonded for completion at the time a final development order is issued; or
- d. The necessary facilities and services are guaranteed in an enforceable development agreement, that ~~includes the provisions listed in Policy 1.2.4 (a-c), which guarantee~~ is secured by a completion bond, letter of credit, or other acceptable form of security acceptable to, subject to review and approval as to form and legality by the City Attorney. The agreement must guarantee that the

necessary facilities and services will be in place ~~when the impacts of the development occur~~ and available to serve the development no later than the issuance of a certificate of occupancy or its functional equivalent.

- e. Prior to approval of a building permit or its functional equivalent, the City shall consult with Gainesville Regional Utilities to determine whether adequate water supplies to serve the new development will be available no later than the anticipated date of issuance by the City of a certificate of occupancy or its functional equivalent.

1.2.5 ~~The concurrency requirement for recreation shall be met by any one of the standards listed in Policy 1.2.4 or by either of the following standards:~~

- a. ~~The necessary facilities and services are the subject of an executed binding contract, bonded for completion and which is acceptable to the City Attorney, which provides for the start of construction of the required facilities, or provision of the services, within one year of the issuance of the final development order;~~
- b. ~~The necessary facilities and services are guaranteed in an enforceable development agreement requiring commencement of actual construction of the facilities or provision of services within one year from issuance of the applicable development order, which guarantee is secured by a completion bond, letter of credit, or other security acceptable to the City Attorney.~~

1.2.65 The City shall adopt the following LOS standards for public facilities within its jurisdiction as indicated in the ~~relevant~~ below listed Elements of its Comprehensive Plan:

Transportation Mobility:	Policies 3.2.3, 7.1.6, 7.1.7, 7.1.8, 7.1.11
Stormwater:	Policy 1.1.1
Potable Water <u>& Water Supply</u> :	Policy 1.1.1 <u>and Policy 1.1.3</u>
Wastewater:	Policy 1.1.2
Recreation:	Policy 1.1.1
Solid Waste:	Policy 1.4.1
Concurrency Management:	Policies 1.1.1, 1.1.2, 1.1.3, 1.1.4, 1.1.5, 1.1.6, 1.1.7, 1.1.9, 1.1.11, 1.1.13, 1.1.14, 1.1.15
Public School Facilities	Policy 2.2.1

Section 3. Policy 1.3.6 of the Capital Improvements Element of the City of

1 Gainesville Comprehensive Plan is amended as stated below. Except as amended herein,
2 Objective 1.3 and its Policies remain in full force and effect.

3 1.3.6 The City shall adopt Land Development Regulations that require that development
4 provide the roadway facilities and/or improvements external to a development that
5 are necessary to mitigate the development's expected ~~traffic—circulation~~
6 transportation mobility impacts.
7

8 **Section 4.** Policy 1.4.1 of the Capital Improvements Element of the City of
9 Gainesville Comprehensive Plan is amended as stated below. Except as amended herein,
10 Objective 1.4 and its Policies remain in full force and effect.

11 1.4.1 Vested developments shall be defined as developments that have been issued final
12 development orders that have not expired under the regulations of the City's Code of
13 Ordinances, were issued prior to adoption of the City of Gainesville 1991-2001
14 Comprehensive Plan, and such developments have commenced and are continuing in
15 good faith.
16

17 **Section 5.** Objective 1.10 and its Policy 1.10.1 of the Capital Improvements
18 Element of the City of Gainesville Comprehensive Plan are deleted in their entirety.

19 **Objective 1.10**

20
21 ~~The City shall coordinate with Alachua County on the Alachua County Forever~~
22 ~~program.~~

23
24 ~~1.10.1 The City shall seek to maximize the protection of environmentally sensitive lands~~
25 ~~through the nomination of properties for acquisition with Alachua County Forever~~
26 ~~funds.~~
27

28 **Section 6.** *Table 14: 5-Year Schedule of Capital Improvements* contained in the
29 Capital Improvements Element of the City of Gainesville Comprehensive Plan is amended as
30 shown in Attachment 1, which is attached hereto and made a part hereof as if set forth in full.

31 **Section 7.** *Table 15. School Board of Alachua County 5-Year District Facilities*

Attachment 1 to Ordinance No. 110925 (7 pages)**Table14: 5-Year Schedule of Capital Improvements (FY 10/11 11/12 –14/15 15/16) (in \$1,000s)**

<u>No.</u>	<u>Project Description</u>	<u>Projected Total Cost</u>	<u>Cost to the City</u>	<u>FY1 Schedule</u>	<u>General Location</u>	<u>Revenue Sources</u>	<u>Consistency with Other Elements</u>
	Mass Transit						
1.	2 New buses for proposed new Transit Route 62 Buses for service expansion (Routes 2, 6, 11, 24, 36, 38, 39, 46, 62) 2 buses/year to add service to listed routes	800 800 800 800 800 800	800 800 800 800 800 800	2013/2014 2011/2012 2012/2013 2013/2014 2014/2015 2015/2016	TCEA Zones B & M Citywide	FDOT; Fed. Transit Administration; TCEA; & other local funds	Yes
2.	Transit Route 35	440 440 440 440 440 440	440 440 440 440 440 440	2010/2011 2011/2012 2012/2013 2013/2014 2014/2015 2015/2016	See Map 6	Local Option Fuel Tax (5 cents)	Yes
3.	6 Articulated buses (4 buses/year)	5,600 4000 4000 4000 4000	5,600 4000 4000 4000 4000	2019/2020 2012/2013 2013/2014 2014/2015 2015/2016	TCEA Zones A, B C, & M	TCEA or developer contributions	Yes

<u>No.</u>	<u>Project Description</u>	<u>Projected Total Cost</u>	<u>Cost to the City</u>	<u>FY1 Schedule</u>	<u>General Location</u>	<u>Revenue Sources</u>	<u>Consistency with Other Elements</u>
4.	New bus maintenance and operations facility phased program (see Phases 1-4 <u>3</u> below)	50,000 66,046, if built in separate phases	46,550 27,400 62,596 43,446, if built in separate phases	2024/2025 2012- 2020 (all phases)	See Map 6	Developer contributions and city & county funding; 3.45 million from SAFETEA-LU funding is available to begin constructing the maintenance facility; TCEA Phase 1 fully funded by \$3.5 million from SAFETEA-LU Earmark; \$10.1 million FTA State of Good Repair Grant & \$9 million Livability Grant. Remaining phases to be funded through developer contributions; City & County funding & TCEA funds	Yes
	<u>Funded:</u> Phase 1 (new facility to maintain & store 50 100 buses)	12,688 22,609	9,238 0	2012/2013 2012/2013 2013/2014			
	Phase 2 (expand to maintain & store 50 65 additional buses)	20,631 23,437	20,631 23,437	2014/2015 2014/2015 2015/2016			
	Phase 3 (expand to maintain & store 65 additional buses)	24,165 20,000	24,165 20,000	2019/2020 2017-2020			
	Phase 4 (expand to maintain & store 50 additional buses)	8,562	8,562	2024/2025			
5.	Smart bus bay with 4 transit shelters & pedestrian signal system	663	0	2010/2011 2011/2012	See Map 6	SAFETEA-LU grant funds on account	Yes
6.	3 2 transit super stops	2,100 500	2,100 500	No date	Not located yet	TCEA	

<u>No.</u>	<u>Project Description</u>	<u>Projected Total Cost</u>	<u>Cost to the City</u>	<u>FY1 Schedule</u>	<u>General Location</u>	<u>Revenue Sources</u>	<u>Consistency with Other Elements</u>
7.	Park and Ride facility & transit transfer station in SW area	850 1,500	850 0	No date	SW Archer Rd./I-75 area Butler Plaza Subarea 2	TCEA or Butler Plaza developer contributions	Yes
8.	Proposed new Transit Route 25 with 2 new buses at 30 minute peak hour frequencies (UF to the Airport)	800	800	2011/2012	See Map 6	FDOT funds with local matching funds from the Local Option Fuel Tax (5 cents)	Yes
8.	Park and Ride facility in Northwood area	312	0	2011/2012	See Map 6	TCEA Agreement	Yes
9.	Multi-modal Transportation Center (site acquisition & construction)	3,394	3,394	2013/2014 2015/2016	Not located yet	FDOT funds and local matching funds	Yes
10.	Corridor Infrastructure for BRT (Blue Line)	32,307	32,307	2013/2014	Gainesville urban area	FTA, FDOT & local matching funds	Yes
Potable Water							
10. 11.	Water main (on NW 51st Terrace from 4100 block to NW 33rd Avenue) Pressure improvement	420 420 100	420 420 100	2010/2011 2011/2012 2015/2016	See Map 6	Utility bond proceeds	Yes
11.	Water main on NW 33 rd Ave. from NW 51 st Terr. to NW 63 rd St. and south on NW 63 rd St. from NW 33 rd Ave. to NW 23 rd Ave. Pressure improvement	65 1,200	65 1,200	2011/2012 2012/2013	See Map 6	Utility bond proceeds	Yes
12.	Water main (on NW 23 rd Ave. from NW 63 rd St. to I-75) Pressure improvement	193 875 915	193 875 915	2012/2013 2013/2014 2014/2015	See Map 6	Utility bond proceeds	Yes
13.	Water main (on NW 23 rd Ave. from I-75 to NW Repump Station)	100	100	2014/2015	See Map 6	Utility bond proceeds	Yes

<u>No.</u>	<u>Project Description</u>	<u>Projected Total Cost</u>	<u>Cost to the City</u>	<u>FY1 Schedule</u>	<u>General Location</u>	<u>Revenue Sources</u>	<u>Consistency with Other Elements</u>
14. <u>12.</u>	New Well 16 at Murphree Water Treatment Plant	700 <u>1,100</u> <u>200</u>	700 <u>1,100</u> <u>200</u>	2010/2011 <u>2011/2012</u> <u>2012/2013</u>	See Map 6	Utility bond proceeds	Yes
	Recreation						
15. <u>13.</u>	Nature Park Improvements	25 <u>12.5</u> <u>12.5</u>	25 <u>12.5</u> <u>12.5</u>	2010/2011 <u>2011/2012</u> <u>2012/2013</u>	See Map 6	CIRB 2005	Yes
16. <u>14.</u>	Nature Park Land Acquisition	3,000 <u>1,400</u>	3,000 <u>1,400</u>	2010/2011 <u>2011/2012</u>	Location to be determined	Wild Spaces/Public Places	Yes
17.	Cone Park Development	1,368	1,368	2010/2011	See Map 6	Wild Spaces/Public Places	Yes
18.	Senior Recreation Center	5,000	750	2010/2011	See Map 6	Wild Spaces/Public Places & Florida State Grant for Elderly Affairs	Yes
19. <u>15.</u>	Hogtown Creek Headwaters Park	390 <u>326</u>	150 <u>127</u>	2010/2011 <u>2011/2012</u>	See Map 6	Wild Spaces/Public Places & Donation from Home Depot	Yes
20. <u>16.</u>	Depot Park Construction Phase I Phase II	2,400 <u>800</u> <u>2,000</u>	2,400 <u>800</u> <u>2,000</u>	2011/2012 <u>2012/2013</u> <u>2013/2014</u> <u>2014/2015</u> <u>2015/2016</u>	See Map 6	Recreational Trails Program; HUD EDI; 2005 CIRB Bond 2005; UDAG; T21 Enhancement funds; Wild Space/Public Places; CIRB 2015 Bond	Yes

	Stormwater						
21. <u>17.</u>	Depot Stormwater Basin	4,100 <u>7,900</u>	2,500 <u>4,500</u>	2011/2012 <u>2012/2013</u>	See Map 6	Stormwater Utility; State Revolving Fund; State legislative grant; St. Johns River WMD grant; EPA SPAP grant	Yes
22. <u>18.</u>	Sweetwater Branch Restoration Paynes Prairie Sheetflow Restoration (General Government portion)	1,311 <u>1,311</u> 1,311 <u>1,311</u> 3,540 <u>3,540</u>	838 <u>838</u> 838 <u>838</u> 2,476 <u>2,476</u>	 2010/2011 2011/2012 2012/2013 <u>2013/2014</u>	See Map 6	Stormwater Utility; St. Johns WMD grant; FDOT grant; FDEP 319 grant; FDEP TMDL grant	Yes
23. <u>19.</u>	Little Hatchett & Lake Forest Creek Watershed Basin Management Action Plan	300	300	2010/2011 <u>2011/2012</u>	See Map 6	Stormwater Utility	Yes
24.	NW 22 nd Street Drainage (West Brook)	100	100	2009/2010	See Map 6	Stormwater Utility	Yes
25. <u>20.</u>	SW 35 th Terrace Flood Mitigation	310 <u>210</u>	77.5 <u>52.5</u>	2010/2011 <u>2011/2012</u>	See Map 6	Stormwater Utility & HMGP grant	Yes
<u>21.</u>	Pinkoson Pond	<u>500</u>	<u>500</u>	2011/2012	See Map 6	Stormwater Utility	Yes
	Transportation Mobility						
26. <u>22.</u>	Traffic Management System	4,500 400 <u>2,000</u> <u>4,000</u>	1,215 108 540 <u>1,080</u>	2010/2011 2011/2012 <u>2012/2013</u>	Citywide	2005 CIRB; TRIP; Alachua County; UF; TCEA	Yes
27. <u>23.</u>	Depot Avenue-Reconstruction with sidewalks & bike lanes (from Archer Rd. to Williston Rd.)	3,690 50 <u>3,700</u> <u>4,800</u> <u>3,800</u> <u>1,200</u>	3,690 50 <u>3,700</u> <u>3,300</u> <u>0</u> <u>1,000</u>	2010/2011 2011/2012 2012/2013 <u>2014/2015</u> <u>2015/2016</u>	See Map 6	Local Option Fuel Tax (5 cents); 2007 City bond; & LAP; County Incentive Grant Program (CIGP)	Yes

28. <u>24.</u>	SE 4 th Street Reconstruction with sidewalks & bike lanes (from Depot Ave. to Williston Rd.)	600 <u>500</u> 250 250 800	600 <u>500</u> 250 250 800	2010/2011 <u>2011/2012</u> 2012/2013 2013/2014	See Map 6	Local Option Fuel Tax (5 cents)	Yes
29. <u>25.</u>	SW 35 th Place sidewalk (from SW 23 rd Ter. to SW 34 th St.)	460 <u>460</u>	460 <u>460</u>	2010/2011 <u>2011/2012</u>	See Map 6	Local Option Fuel Tax (5 cents) & TCEA revenues	Yes
30. <u>26.</u>	NW 8 th Avenue Resurfacing (from 4100 block to NW 6 th St.)	3,640 <u>3,640</u>	3,640 <u>3,640</u>	2010/2011 <u>2011/2012</u>	See Map 6	Local Option Fuel Tax (5 cents)	Yes
31. <u>27.</u>	NW 34 th St. sidewalk (from NW 55 th Blvd. to US 441)	77 10 596 <u>548</u>	0 0 0	2011/2012 2012/2013 2013/2014	See Map 6	FDOT funds	Yes
32. <u>28.</u>	Hull Road Extension; partial construction by Canopy development	10,600	10,600	2019/2020	TCEA Zone M	TCEA or developer contributions	Yes
33. <u>29.</u>	SW 62 nd Blvd. Extension with BRT facilities (from Newberry Rd. to Archer Rd.)	100,000	100,000	2019/2020	TCEA Zones B&M	TCEA and federal funds	Yes
34. <u>30.</u>	SW 40 th Blvd. Extension Construction (from Archer Rd. to SW 34 th St.)	1,000	1,000	2013/2014	See Map 6	TCEA Agreement & Local Option Fuel Tax (5 cents)	Yes
35. <u>31.</u>	NW 23 rd Ave. at NW 55 th St. intersection capacity modification (City portion)	55 <u>55</u>	55 <u>55</u>	2010/2011 <u>2012/2013</u>	See Map 6	Local Option Fuel Tax (5 cents)	Yes
36. <u>32.</u>	NW 22 nd St. Resurfacing & intersection modification at NW 5 th Ave.(from W. Univ. Ave. to NW 8 th Ave.)	1,000	1,000	2011/2012	See Map 6	Local Option Fuel Tax (5 cents)	Yes
37. <u>33.</u>	SW 6 th St. Reconstruction with sidewalks & bike lanes (from Univ. Ave. to SW 4 th Ave.)	1,500 200 <u>1,300</u>	1,500 200 <u>1,300</u>	2011/2012 <u>2011/2012</u> 2012/2013	See Map 6	Local Option Fuel Tax (5 cents)	Yes
38. <u>34.</u>	NW 6 th Street Rail Trail Project: Section 3 (from SW 2 nd Ave. to NW 10 th Ave.)	665	0	2010/2011 <u>2011/2012</u>	See Map 6	FDOT grant funds available	Yes
39. <u>35.</u>	NE 2 nd St./NE 39 th Ave. intersection capacity modification	385.4	385.4	2009/2010 <u>2010/2011</u> 2011/2012	See Map 6	TCEA funds on account	Yes
36.	NW 55 th Place (new street) from US 441 to NW 65 th Place	<u>1,000</u>	<u>1,000</u>	<u>2011/2012</u>	See Map 6	Part of Facilities Maintenance Project funding	Yes

37.	NE 25 th Street from E University Ave. to NE 8 th Ave. (widening and 5 foot sidewalk west side)	780	0	2011/2012	See Map 6	ARRA	Yes
38.	Main Street Streetscaping from Depot Ave. to N 8 th Ave.	178 1,520	178 1,520	2011/2012 2012/2013	See Map 6	Local Option Fuel Tax (5 cents) and Department of Energy Grant	Yes
39.	Archer Rd./SW 16 th Ave. from US 441 to junction at Archer Rd. (capacity enhancement of SW 16 th Ave.)	8,183	0	2012/2013	See Map 6	Campus Development Agreement funds	Yes
Wastewater							
40. 40.	Wet weather disposal reuse	-200 40 100 350 2,400 2,400	200 40 100 350 2,400 2,400	2010/2011 2011/2012 2012/2013 2013/2014 2014/2015 2015/2016	Location not yet identified	Utility Bond proceeds	Yes
41.	Reclaimed Water Repump Station (Oakmont)	2,850	2,850	2010/2011	See Map 6	Utility Bond Proceeds	Yes
42. 41.	Paynes Prairie Sheetflow Restoration (GRU portion)	100 400 5,800 2,800 4,960 4,800 1,900 2,500 125 125	100 400 5,800 2,800 4,960 4,800 1,900 2,500 125 125	2010/2011 2011/2012 2012/2013 2012/2013 2013/2014 2013/2014 2014/2015 2015/2015	See Map 6	Utility Bond Proceeds and grant funding	Yes
TOTAL		\$317,614.4	\$266,502.9				

¹Fiscal year for the City of Gainesville is October 1 through September 30 of the following year.

Source: GRU Capital Budget Detail Report FY 2008-2012 2011/2012; Recreation Department, 2010 2011/2012; Public Works Department, 2010 2011/2012; Regional Transit System, 2010 2011/2012.

Attachment 2 to Ordinance No. 110925 (1 page)**Table 15. School Board of Alachua County 5-Year District Facilities Work Program
(FY 09/10 – 13/14) (in \$1,000s)**

Funded Capacity Projects/Location	Amount/Student Stations	09/10	10/11	11/12	12/13	13/14	5-YR Total
Elementary							
Elem. "F" (West Urban CSA)	Amount	\$25,000					\$25,000
	Student Stations	773					773
Elem. "G" (High Springs CSA)	Amount	\$17,500					\$17,500
	Student Stations	487					487
Total	Amount	\$42,500					\$42,500
	Student Stations	1,260					1,260
Middle School							
High School							
Santa Fe High	Amount	\$3,400					\$3,400
	Student Stations	250					250
Total	Amount	\$3,400					\$3,400
	Student Stations	250					250
Total All Facilities	Amount	\$45,900					\$45,900
	Student Stations	1,510	0	0	0	0	1,510

Note: None of the facilities in this work program are located within the city limits of Gainesville.

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

Regional Planning Council: North Central FI
Review Date: 9/27/12
Amendment Type: Draft Amendment

Regional Planning Council Item No.: 89
Local Government: Suwannee County
Local Government Item No: CPA 12-02
State Land Planning Agency Item No: 12-ESR1

Date Mailed to Local Government and State Land Planning Agency: 9/28/12 (estimated)

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

DESCRIPTION OF AMENDMENT

County item CPA 12-02 amends the text of County Future Land Use Element Policy I.1.6 to prohibit Class I landfills and Class III landfills (construction and demolition landfills) with the Agriculture-2, Public, Conservation, Environmentally Sensitive, Recreation, Residential, Commercial, Highway Interchange and Industrial land use categories. The County item also amends Future Land Use Element Policy I.2.2 to prohibit Class I landfills in the Agriculture-1 land use category, to prohibit Class I landfills and Class III landfills (construction and demolition landfills) within Conservation, Environmentally Sensitive, Recreation, Highway Interchange and Industrial land use categories. The amendment adds Policy IV.3.1.4 to the Solid Waste Sub Element to require that solid waste facilities are designed to prevent air, water and soil pollution, and danger to public health and safety. Furthermore, the amendment adds Objective V.3.2, Policy IV.3.2.1 and Policy IV.3.2.2 to the Solid Waste Sub Element to establish solid water facility siting criteria. Finally, the County item amends the Future Land Use Map Series to include a map entitled Illustration A-XIV Ares Unsuitable for Class I Landfills (see attached).

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

Adverse impact to regional facilities or Natural Resources of Regional Significance are not anticipated as the amendment does not increase allowable intensities or densities of use while placing greater environmental protection controls on future landfills.

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

Adverse extrajurisdictional impacts are not anticipated to occur to adjacent local governments as a result of the amendment.

Request a copy of the adopted version of the amendment?

Yes X

No

Not Applicable

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

**EXCERPTS FROM THE
COUNTY COMPREHENSIVE PLAN AMENDMENT**

Words **bolded and underlined** are proposed to be added.
Words ~~**bolded and struck through**~~ are proposed to be deleted

Policy I.1.6 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 designated urban development areas of the County.

AGRICULTURAL LAND USE

Agriculturally classified lands are lands, which are predominantly used for crop cultivation, livestock (excepting intensive agriculture as defined below which may be permitted as a special exception) (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) (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 areas and dwelling units. Silviculture activities shall be conducted in accordance with the silviculture policies contained within the Conservation Element of this Comprehensive Plan. In addition, intensive agriculture (the term intensive agriculture means all areas of concentrated animal density generally associated with milking barns, feedlots, chicken houses and holding pens), exotic animals (the term exotic animal shall mean all animals except livestock and poultry as defined above), the processing, storage and sale of agricultural products and commodities which are not raised on the premises, livestock auction arenas, livestock and poultry slaughterhouses, sawmills and planing mills, agricultural equipment and related machinery sales, agricultural feed and grain packaging, blending, storage, and sales, agricultural fertilizer storage and sales, agricultural fairs and fairground activities, private airstrips and airports, country clubs, tennis a racquet clubs, private clubs, golf and archery ranges, rifle, shotgun and pistol ranges, or campgrounds (including day camps and sites for travel trailers), and hunting or fishing camps, riding or boarding stables, drive-in theaters, commercial kennels, veterinary clinics and animal shelters, cemeteries and crematories, airplane landing fields, home occupations, off site signs, flea markets, and other similar uses compatible with agriculture uses may be approved as special exceptions or special permits and shall be limited to an intensity of .25 Floor area ratio; **Class I landfills and Class III landfills (construction and demolition landfills) are not permitted within lands classified as agricultural use.**

Agricultural density within urban development areas shall be as provided below:

Agriculture - $2 \leq 1$ d.u. per 2 acres.

PUBLIC LAND USES

Lands classified as public consist of public buildings and grounds and other public facilities, (including sewer facilities, solid waste **transfer** facilities, drainage facilities and potable water facilities, public health facilities (to include hospitals, which shall be allowed in urban development areas), and educational uses (to include universities and community colleges, which shall be allowed in urban development areas), **Class I landfills and Class III landfills (construction and demolition landfills) are not permitted within lands classified public use;** and

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

CONSERVATION LAND USE

Lands classified as conservation use are lands devoted to the conservation of the unique natural functions within these lands; **Class I landfills and Class III landfills (construction and demolition landfills) are not permitted within lands classified as conservation use,** and

ENVIRONMENTALLY SENSITIVE LAND USE

Lands classified as environmentally sensitive areas which are considered in need of special planning and treatment regarding land development regulation;

Lands classified as environmentally sensitive are not preservation areas, but land uses permitted within these areas are to provide mitigating measures to protect the natural functions of the County's environmentally sensitive areas as designated within this Comprehensive Plan as regionally significant areas;

Environmentally Sensitive Areas are lands within the areas of the 100-year flood, as designated by the Federal Emergency Management Agency, Flood Insurance Rate Map, dated January 6, 1988, which are located in the Santa Fe River Corridor, Suwannee River Corridor Segment II and III, Ichetucknee River and the stream to sink recharge areas as shown on the Future Land Use Plan Map of this Comprehensive Plan shall conform with the following densities:

Environmentally Sensitive Area -1 ≤ 1 d.u. per 20 acres

Environmentally Sensitive Area -2 ≤ 1 d.u. per 10 acres

All lots shall have a length to width ratio no greater than 3 to 1;

In addition, the County's land development regulations shall prohibit the location of intensive agriculture (the term intensive agriculture means all areas of concentrated animal density generally associated with milking barns, feedlots, chicken houses and holding pens), non-residential uses such as industrial activities and commercial uses within these areas, although non-intensive agriculture (which means agriculture activity which does not meet the definition of intensive agriculture), resource-based activities, such as campgrounds of less than 100 campsites may be approved as special exceptions or special permits and shall be limited to an intensity of .25 floor area ratio, provided that such campgrounds within environmentally sensitive areas shall not be located within 5 miles from another campground, and within lands classified as environmentally sensitive, silviculture activities shall be allowed in accordance with the silviculture policies contained within the Conservation Element of this Comprehensive Plan; and

Class I landfills and Class III landfills (construction and demolition landfills) are not permitted within lands classified as environmentally sensitive areas.

Further, provided that within the Environmentally Sensitive Area - 2 category, dwelling units may be clustered on smaller lots with no lot being less than 5 acres, if the site is developed as a Planned Residential Development and a density of 1 dwelling unit per 10 acres is maintained on site, as follows:

1. The development shall maintain 50 percent of the total land area as an undeveloped area;
2. The development shall be compact and contiguous and shall not be scattered throughout the development parcel. Building lots shall be located on the highest elevations on the site;
3. The development shall provide a minimum of a 50 foot buffer from adjacent land uses, 75 foot undisturbed buffer from a perennial river, stream or creek and a minimum 50 foot setback from a lake, pond or wetland. This buffer may be a portion of the required undeveloped area;
4. The developed area shall be configured in such a manner as to permit continued agriculture and/or silviculture uses of the undeveloped area;

Words **bolded and underlined** are proposed to be added.
Words ~~**bolded and struck through**~~ are proposed to be deleted

5. The development shall contain approximately the same ratio of uplands to wetlands contained in the undeveloped area;
6. The development shall have direct access to a paved road; and
7. All internal roads shall be so located in order to minimize the number of access points to external roadways.

RECREATION LAND USE

Lands classified as recreation use consist of areas used for user-based and resource-based recreation uses; and

Recreation uses shall be limited to user-based and resource-based recreation uses; public access and residential and non-residential uses necessary to manage such recreation uses.

Class I landfills and Class III landfills (construction and demolition landfills) are not permitted within lands classified as recreation use.

RESIDENTIAL LAND USES

Residential use classifications provide locations for dwelling units at low, moderate, medium and high density, within the designated urban development areas as defined within this Comprehensive Plan. Public, charter and private elementary and middle schools are permitted within low and moderate density residential land use classifications. Public, charter and private elementary, middle schools and high schools are permitted in medium and high density residential land use classifications. In addition, churches and other houses of worship, golf courses, country clubs, conference centers, racquet and tennis clubs, cemeteries and mausoleums, private clubs and lodges, home occupations, child care centers, group homes, commercial greenhouses and plant nurseries, and other similar uses compatible with residential uses may be approved as special exceptions or special permits and shall be limited to an intensity of .25 floor area ratio; Non-residential uses, such as golf courses, shall be designed in a manner to prevent negative impacts upon adjacent natural resources, including the Suwannee River System, and maintain the natural function of floodplains and maintain water quality and recharge areas. **Class I landfills and Class III landfills (construction and demolition landfills) are not permitted within lands classified as residential use.**

Where a lot, parcel or development is located within more than one residential density category the permitted density shall be calculated separately for each portion of land within the separate density categories, precluding the total acreage of the lot, parcel or development to be used to calculate the density;

- Residential - 1 shall be limited to a density of less than or equal to 1.0 dwelling unit per acre;
- Residential - 2 shall be limited to a density of less than or equal to 2.0 dwelling units per acre;
- Residential - 3 shall be limited to a density of less than or equal to 4.0 dwelling units per acre;
- Residential - 4 shall be limited to a density of less than or equal to 8.0 dwelling units per acre; and
- Residential - 5 shall be limited to a density of less than or equal to 20.0 dwelling units per acre.

COMMERCIAL LAND USE

Lands classified as commercial use consist of areas used for the sale, rental and distribution of products, or performance of services as well as public, charter and private elementary, middle and high schools, churches and other houses of worship, and residential dwelling units, which existed within this category on the date of adoption of this Comprehensive Plan. In addition, private clubs and lodges, and other similar uses compatible with commercial uses may be approved as special exceptions or special permits.

Class I landfills and Class III landfills (construction and demolition landfills) are not permitted within lands classified as commercial use.

If commercial uses and special exception or special permit uses are not served by centralized sanitary sewer service, such uses shall be limited to an intensity of .25 floor area ratio. If commercial uses and special exception or special permit uses are served by centralized sanitary sewer service, such uses shall be limited to an intensity of .50 floor area ratio.

HIGHWAY INTERCHANGE LAND USE

Highway interchange uses shall be permitted within areas surrounding Interstates 10 and 75, which shall be limited to the following:

1. Tourist oriented facilities, such as restaurants, automotive service stations, motels and campgrounds;
2. Retail outlets;
3. Truck stops;
4. Light manufacturing, assembling, processing, packaging or fabricating in completely enclosed building; and
5. Facilities for the storage and distribution of foods and products including wholesale activity.

If highway interchange uses and special exception or special permit uses are not served by a centralized sanitary sewer service, such uses shall be limited to an intensity of .25 floor area ratio. If highway interchange uses and special exception or special permit uses are served by a centralized sanitary sewer service, such uses shall be limited to an intensity of .50 floor area ratio.

Class I landfills and Class III landfills (construction and demolition landfills) are not permitted within lands classified as highway interchange use.

INDUSTRIAL LAND USE

If industrial uses and special exception or special permit uses are not served by a centralized sanitary sewer service, such uses shall be limited to an intensity of .25 floor area ratio. If industrial uses and special exception or special permit uses are served by a centralized sanitary sewer service, such uses shall be limited to an intensity of .50 floor area ratio.

Class I landfills and Class III landfills (construction and demolition landfills) are not permitted within lands classified as industrial use.

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 area of the County.

AGRICULTURE LAND USE

Agriculturally classified lands are lands, which are predominantly used for crop cultivation, livestock (excepting intensive agriculture as defined below which may be permitted as a special exception)(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) (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 areas and dwelling units. Silviculture activities shall be conducted in accordance with the silviculture policies contained within the Conservation Element of this Comprehensive Plan. In addition, intensive agriculture (the term intensive agriculture means all areas of concentrated animal density generally associated with milking barns, feedlots, chicken houses and holding pens), exotic animals (the term exotic animal shall mean all animals except livestock and poultry as defined above), the processing, storage and sale of agricultural products and commodities which are not raised on the premises, livestock auction arenas, livestock and poultry slaughterhouses, sawmills and planing mills, agricultural equipment and related machinery sales, agricultural feed and grain packaging, blending, storage, and sales, agricultural fertilizer storage and sales, agricultural fairs and fairground activities, private airstrips and airports, country clubs, tennis and racquet clubs, private clubs, golf and archery ranges, rifle, shotgun and pistol ranges, or campgrounds (including day camps and sites for travel trailers), and hunting or fishing camps, riding or boarding stables, drive-in theaters, commercial kennels, veterinary clinics and animal shelters, cemeteries and crematories, airplane landing fields, home occupations, off site signs, flea markets, utilities including electric generating facilities and related facilities, authorized and regulated by state or national public utility commissions existing as of September 1, 2009 and expansion of the scope and area of such existing facilities as may be approved by special permit by the Board of County Commissioners, and other similar uses compatible with agriculture uses may be approved as special exceptions or special permits and shall be limited to an intensity of .25 floor area ratio; **Class III landfills (construction and demolition landfills) are permitted by special permit. However, Class I landfills are not permitted within lands classified as agricultural use.**

Agricultural density shall be as provided in the following land use categories:

Agriculture - 1 \leq 1 d.u. per 5 acres.

Within the Agriculture - 1 land use category, any development which contains up to 25 lots may either be developed as a subdivision with a minimum lot size of 5 acres or as a Planned Rural Residential Development with clustered lots where no lot shall be less than 1 acre and a 25 percent density bonus for clustered lots shall result in an overall density of 1.1 dwelling units per 5 acres being maintained on site. Roads within all such subdivisions and Planned Rural Residential Developments shall comply with the road improvement policies of this element. Within the Agriculture -1 land use category, any development which contains more than 25 lots shall be developed as a Planned Rural Residential Development with clustered lots where no lot shall be less than 1 acre and a 25 percent density bonus for clustered lots shall result in an overall density of 1.25 dwelling units per 5 acres being maintained on site. All lots, whether within a subdivision or Planned Rural Residential Development, shall have a length to width ratio no greater than 3 to 1.

All Planned Rural Residential Developments shall be developed as follows:

1. The development shall maintain 60 percent of the development as undeveloped area. In addition, the number of lots shall not exceed 49;
2. The development shall be compact and contiguous and shall not be scattered throughout the development parcel;
3. The development shall provide a minimum of a 50 foot undisturbed buffer from adjacent properties and a minimum 50 foot setback from a lake, pond or wetland. This buffer area may be a portion of the required undeveloped area;
4. The developed area shall be configured in such a manner as to permit continued agriculture and/or silviculture uses of the undeveloped area;
5. The developed area of the development, shall be located outside of
 - a. Wetlands;
 - b. Floodplains;
 - c. Native upland vegetation; and
 - d. Active agricultural areas, unless the entire development site consists of any or a combination of such areas.

If the entire development site consists of any or a combination of such areas, the developed area shall be located in the least sensitive of such areas. Least sensitive areas shall be determined according to the order of priority of the above listing of such areas from most sensitive to least sensitive. In addition, if any developed area is located within any such sensitive areas, the development of such area shall be in accordance with the floodplain and wetland policies contained within the Conservation Element of this Comprehensive Plan;

6. The development shall have direct access to a paved or graded road;
7. All internal roads shall be so located in order to minimize the number of access points to external roadways; and
8. The developed area within the development shall provide a buffer to minimize the negative impacts of the uses within the developed area and uses within the undeveloped area upon each other, such that, the long term continuance of uses in either area 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.

Undeveloped area means areas within a Planned Rural Residential Development, as required by this Comprehensive Plan designed and intended for agricultural uses, (not to include intensive agricultural uses); silviculture uses and conservation uses. It is not the intent that such undeveloped area be established perpetually. Therefore, at some future time, the Comprehensive Plan may be amended to allow other uses to occur within the undeveloped area.

PUBLIC LAND USE

Lands classified as public consist of public buildings and grounds and other public facilities, (including sewer facilities, solid waste transfer facilities **and Class I landfills and Class III landfills (construction and demolition landfills)**, drainage facilities and potable water facilities), public health facilities (not to include hospitals, which shall be allowed in urban development areas only), and educational uses (not to include universities and community colleges, which shall be allowed in urban development areas only); and

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

Class I landfills shall be limited to existing permitted Class I landfills located within lands classified public use that lawfully existed on or before December 31, 2011.

CONSERVATION LAND USE

Lands classified as conservation use are lands devoted to the conservation of the unique natural functions within these lands; and

Conservation uses shall be limited to public access, native vegetative community restoration and residential uses necessary to manage such conservation lands (i.e. ranger stations, research stations and park amenities. Silvicultural activities consistent with the conservation purpose and in accordance with the provisions of policies contained within the Conservation Element of this Comprehensive Plan shall be allowed.

Class I landfills and Class III landfills (construction and demolition landfills) are not permitted within lands classified as conservation use.

ENVIRONMENTALLY SENSITIVE LAND USE

Lands classified as environmentally sensitive are areas which are considered in need of special planning and treatment regarding land development regulation.

Lands classified as environmentally sensitive are not preservation areas, but land uses permitted within these areas are to provide mitigating measures to protect the natural functions of the County's environmentally sensitive areas as designated within this Comprehensive Plan as regionally significant areas;

Environmentally Sensitive Areas are lands within the areas of the 100-year flood, as designated by the Federal Emergency Management Agency, Flood Insurance Rate Map, dated January 6, 1988, which are located in the Santa Fe River Corridor, Suwannee River Corridor Segment II and III, Ichetucknee River and the stream to sink recharge areas as identified as Environmentally Sensitive

Areas on the Future Land Use Plan Map and shall conform with the following densities:

Environmentally Sensitive -1 \leq 1 d.u. per 20 acres

Environmentally Sensitive -2 \leq 1 d.u. per 10 acres

All lots shall have a length to width ratio no greater than 3 to 1;

In addition, the County's land development regulations shall prohibit the location of intensive agriculture (the term intensive agriculture means all areas of concentrated animal density generally associated with milking barns, feedlots, chickenhouses and holding pens), non-residential uses such as industrial activities and commercial uses within these areas, although non-intensive agriculture (the term means those agricultural activities not defined as intensive agriculture), resource-based activities, such as campgrounds of less than 100 campsites may be approved as special exceptions or

special permits and shall be limited to an intensity of .25 floor area ratio, provided that such campgrounds within environmentally sensitive areas shall not be located within 5 miles from another campground. Within lands classified as environmentally sensitive, silviculture activities shall be allowed in accordance with the silviculture policies contained within the Conservation Element of this Comprehensive Plan; and

Class I landfills and Class III landfills (construction and demolition landfills) are not permitted within lands classified as environmentally sensitive areas.

Further, provided that within the Environmentally Sensitive Area - 2 category, dwelling units may be clustered on smaller lots with no lot being less than 5 acres, if the site is developed as a Planned Rural Residential Development and a density of 1 dwelling unit per 10 acres is maintained on site as follows:

1. The development shall maintain 50 percent of the total land area as an undeveloped area;
2. The development shall be compact and contiguous and shall not be scattered throughout the development parcel. Building lots shall be located on the highest elevations on the site;
3. The development shall provide a minimum of a 50 foot buffer from adjacent land uses, 75 foot undisturbed buffer from a perennial river, stream or creek and a minimum 50 foot setback from a lake, pond or wetland. This buffer may be a portion of the required undeveloped area;
4. The developed area shall be configured in such a manner as to permit continued agriculture and/or silviculture uses of the undeveloped area;
5. The development shall contain approximately the same ratio of uplands to wetlands contained in the undeveloped area;
6. The development shall have direct access to a paved road; and
7. All internal roads shall be so located in order to minimize the number of access points to external roadways.

RECREATION LAND USE

Lands classified as recreation use consist of areas used for user-based and resource-based recreation uses; and Recreation uses shall be limited to user-based and resource-based recreation uses; public access and residential and non-residential uses necessary to manage such recreation uses. **Class I landfills and Class III landfills (construction and demolition landfills) are not permitted within lands classified as recreation use.**

HIGHWAY INTERCHANGE LAND USE

Highway interchange uses shall be permitted within areas surrounding Interstates 10 and 75, which shall be limited to the following:

1. Tourist oriented facilities, such as restaurants, automotive service stations, motels and campgrounds;
2. Retail outlets;
3. Truck stops;
4. Light manufacturing, assembling, processing, packaging or fabricating in completely enclosed building; and
5. Facilities for the storage and distribution of products including wholesale activity.

If highway interchange uses and special exception or special permit uses are not served by a centralized sanitary sewer service, such uses shall be limited to an intensity of .25 floor area ratio. If highway interchange uses and special exception or special permit uses are served by a centralized sanitary sewer service, such uses shall be limited to an intensity of .50 floor area ratio.

Class I landfills and Class III landfills (construction and demolition landfills) are not permitted within lands classified as highway interchange use.

INDUSTRIAL LAND USE

In the rural areas of the County, lands may be classified as industrial when such rural lands are located within three miles of lands classified as highway interchange, provided that building permits are not issued until such rural lands are served by centralized sanitary sewer. Lands classified as industrial consist of areas used for the manufacturing, assembly processing or storage of products. In addition, off site signs, truck stops and automobile service stations, and other similar uses compatible with industrial uses may be approved as special exceptions or special permits. Industrial uses and special exceptions or special permit uses shall be limited to an intensity of .25 floor area ratio.

Class I landfills and Class III landfills (construction and demolition landfills) are not permitted within lands classified as industrial use.

SOLID WASTE FACILITY SUB ELEMENT

GOAL IV.3 - ENSURE THE PROVISION OF PUBLIC SOLID WASTE FACILITIES IN A TIMELY, ORDERLY EFFICIENT AND ENVIRONMENTALLY SOUND MANNER AT AN ACCEPTABLE LEVEL OF SERVICE FOR THE COUNTY'S POPULATION.

OBJECTIVE IV.3.1 The County shall continue to coordinate the extension of, or increase in the capacity of solid waste facilities by scheduling the completion of public facility improvements and requiring that they are concurrent with projected demand.

Policy IV.3.1.1 The County hereby establishes the following level of service standards for solid waste disposal facilities:

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Solid Waste Landfill	Residual capacity of landfill

Policy IV. 3.2 3.1.2 The County shall schedule, design operate and maintain solid waste disposal facilities in a manner which minimizes the effects of such facilities on water and air resources.

Policy IV. 3.3 3.1.3 The County shall maximize the use of solid waste facilities through implementation of a strategy for separation of solid waste for recycling as recycling programs are developed pursuant to Chapter 403.706, Florida Statutes, in effect upon adoption of this Comprehensive Plan.

Policy IV.3.1.4 **Solid waste disposal facilities, including solid waste transfer facilities, Class I landfills and Class III landfills (construction and demolition landfills) shall be designed to prevent air, water and soil pollution, and danger to public health and safety.**

OBJECTIVE IV. 3.2 **The siting of solid waste facilities, including solid waste transfer facilities, Class I landfills and Class III landfills (construction and demolition landfills), shall be consistent with the Future Land Use Element.**

Policy IV. 3.2.1 **Class I landfills and Class III landfills (construction and demolition) shall not be located within five statute miles of any airport. Class I landfills shall not be located within 3,000 feet surrounding the following areas of interest including:**

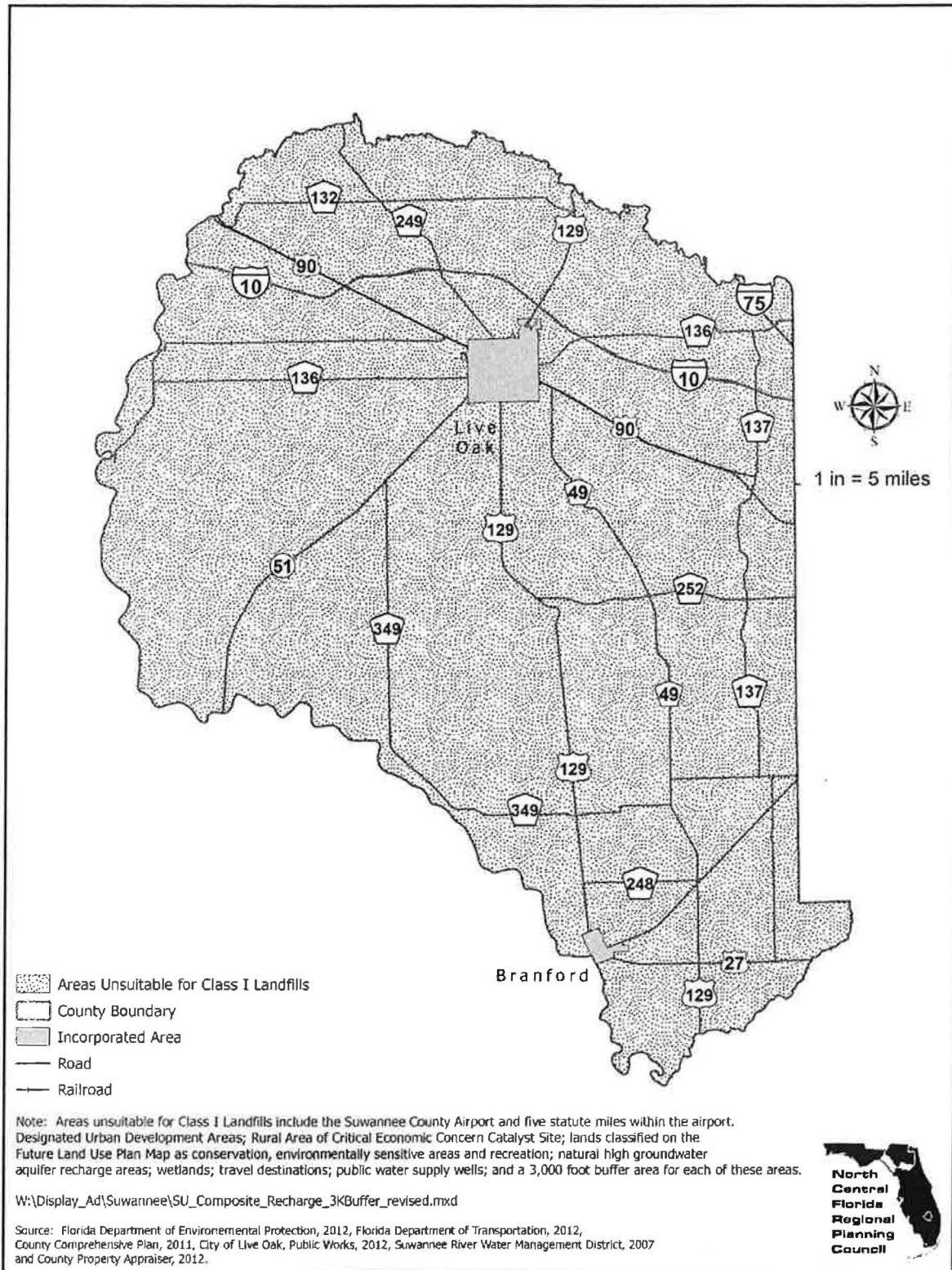
- 1. Conservation, recreation and environmentally sensitive land uses,**
- 2. Major water wells,**
- 3. Designated urban development areas,**
- 4. Travel destinations,**
- 5. Catalyst site,**
- 6. Wetlands, and**
- 7. Areas of high groundwater aquifer recharge identified on Illustration A-X of the Future Land Use Plan Map Series of this Comprehensive Plan.**

Policy IV 3.2.2 **Site criteria for solid waste facilities, including solid waste transfer facilities, Class I landfills and Class III landfills (construction and demolition landfills), shall include, at a minimum, the following:**

1. Applicant has sufficient title, right or interest in all of the property which is proposed for a solid waste facility;
2. Applicant has the financial ability to undertake the proposed solid waste facility;
3. Applicant has the technical ability to design, construct, operate, maintain, close and (if applicable) accomplish post-closure care of the solid waste facility;
4. Roads and intersections in the vicinity of the proposed solid waste facility will safely and conveniently handle the traffic attributable to the solid waste facility;
5. Letters from the Florida Fish and Wildlife Conservation Commission stating that the solid waste facility will not unreasonably adversely impact protected significant wildlife habitat, or rare, threatened and endangered plant or animal species. For all solid waste facilities with waste handling areas larger than three acres, the solid waste facility will fit harmoniously into the natural environment;
6. Proposed solid waste facility will not unreasonably adversely affect existing uses and scenic character;
7. Proposed solid waste facility will not unreasonably adversely affect air quality;
8. Proposed solid waste facility will not unreasonably adversely affect surface water quality;
9. Proposed solid waste facility will not unreasonably adversely affect other natural resources;
10. Proposed solid waste facility will be located on soils suitable for the nature of the undertaking and the solid waste facility must not cause unreasonable sedimentation or erosion of soil;
11. Proposed solid waste facility will not pose an unreasonable risk that a discharge to a groundwater aquifer will occur;
12. Adequate provision for utilities and no unreasonable adverse effect on existing or proposed utilities; and
13. Proposed solid waste facility will not unreasonably cause or increase flooding.

The applicant for a solid waste facility shall provide an analysis of the subject site to ensure that the aforementioned criteria are satisfied.

ILLUSTRATION A-XIV
AREAS UNSUITABLE FOR CLASS I LANDFILLS



STAFF-LEVEL ITEMS



#85

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REGIONAL CLEARINGHOUSE INTERGOVERNMENTAL COORDINATION AND RESPONSE

Date: 8-30-12

PROJECT DESCRIPTION

#85 - Town of Bell CDBG Grant #12DB-OH-03-31-02-N38 - Finding of No Significant Impact and Request for Comments

TO: Lauren Milligan, Florida State Clearinghouse

☐ 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

Dedicated to improving the quality of life of the Region's citizens,
by coordinating growth management, protecting regional resources,
promoting economic development and providing technical services to local governments.

**CONCURRENT NOTICE
NOTICE OF FINDING OF NO SIGNIFICANT IMPACT AND
NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS**

Date: August 9, 2012
Name of Responsible Entity: Town of Bell
Address: 3240 W. Railroad Lane
Bell, FL 32619
Telephone Number: (352) 463-6288

These notices shall satisfy two separate but related procedural requirements for activities to be undertaken by the Town of Bell.

REQUEST FOR RELEASE OF FUNDS

On or about September 1, 2012, the Town of Bell will submit a request to the Florida Department of Economic Opportunity (DEO) for the release of Community Development Block Grant funds under Title I of the Housing and Community Development (HCD) Act of 1974, as amended, to undertake a project to make the following improvements:

Activities:

Service Area #1 – Myrtle Street Repaving Service Area

03K – Street Improvements - Repaving – Involves repaving approximately 2,510 linear feet of roads within Service Area #1. The following streets within the Myrtle Street Repaving Service Area will be paved:

- Oak Avenue between Main Street and Cedar Street;
- Sanders Street between Oak Avenue and Pine Avenue;
- Myrtle Street between Oak Avenue and Pine Avenue; and
- Cedar Street between Oak Avenue and Pine Avenue.

Service Area #1 is bound on the north by Oak Avenue, on the south by Pine Avenue, on the east by the eastern right of way Cedar Street, and on the west by the rear property line of the residences on the west side of Sanders Street.

Service Area #2 – Wesley Avenue New Paving Service Area

03K – Street Improvements - New Paving – Involves constructing approximately 4,260 linear feet of new paved roads with the Wesley Avenue Service Area. The following streets within the Wesley Avenue New Paving Service Area will be paved:

- Wesley Avenue between Kushmer Street and the eastern Town limits;
- Kushmer Street between East Bell Avenue and Wesley Avenue;
- Adams Street between East Bell Avenue and Wesley Avenue; and
- Hough Street between East Bell Avenue and Wesley Avenue.

Service Area #2 is bound on the north by Wesley Avenue, on the south by East Bell Avenue, on the east by the rear property lines of the residences on the east side of Hough Street, and on the west by the rear property line of the residences on the west side of Kushmer Street.

Service Area #3 – Bell Town Park Service Area

03F – Parks and Playgrounds – Involves upgrading the existing pavilion in Bell Town Park to include upgrading the roofing support structure such as sheathing, beams, rafters and connectors. Bell Town Park is located on the west side of Paris Street in the central section of the Town.

Unmet Need:

Service Area #4 – 27th Way, New Paving Service Area

03K – Street Improvements – New Paving - Involves constructing approximately 2,730 linear feet of new paved roads within Service Area #4. The following streets within the 27th Way, New Paving Service Area will be paved:

- 27th Way (a U shaped street) between the east intersection with NW 5th Street and the western intersection of NW 5th Street.

Service Area #4 is bound on the north by the rear property lines of the homes located on the northern segment of 27th Way, on the south by NW 5th Street, on the east by the rear property lines of the residences on the east side of 27th Way, and on the west by the rear property line of the residences on the west side of 27th Way.

Service Area #5 - Gassett Street Repaving Service Area

03K – Street Improvements - Repaving – Involves repaving approximately 1,780 linear feet of roads within Service Area #5. The following streets within the Gassett Street Paving Service Area will be repaved:

- Gassett Street between East Bryant Avenue and East Strickland Avenue;
- Bryant Avenue between North Main Street and Jones Street;
- Patton Avenue between North Main Street and the eastern dead end; and
- Railroad Avenue between North Main Street and the eastern dead end.

Service Area #5 is bound on the north by the rear property lines of the residences located on the north side of Bryant Avenue, on the south by Strickland Avenue, on the east by the rear property lines of the residences on the east side of Gassett Street, and on the west by the eastern right of way of North Main Street.

Service Area #6 – Rosemary Circle New Paving Service Area

03K – Street Improvements – New Paving – Involves constructing approximately 1,800 linear feet of new paved roads within Service Area #6. The following street within the Rosemary Circle New Paving Service Area will be paved:

- Rosemary Circle between NW 20th Street and the cul-de-sac

Service Area #6 is bound on the north by NW 20th Street, on the south by rear property lines of the homes on the south end of the Rosemary Circle cul-de-sac, on the east by the rear property lines of the residences on the east side of Rosemary Circle, and on the west by the rear property line of the residences on the west side of Rosemary Circle.

Service Area #7 – Oak Circle New Paving Service Area

03K – Street Improvements – New Paving – Involves constructing approximately 1,650 linear feet of new paved roads within Service Area #7. The following street with the Oak Circle New Paving Service Area will be paved:

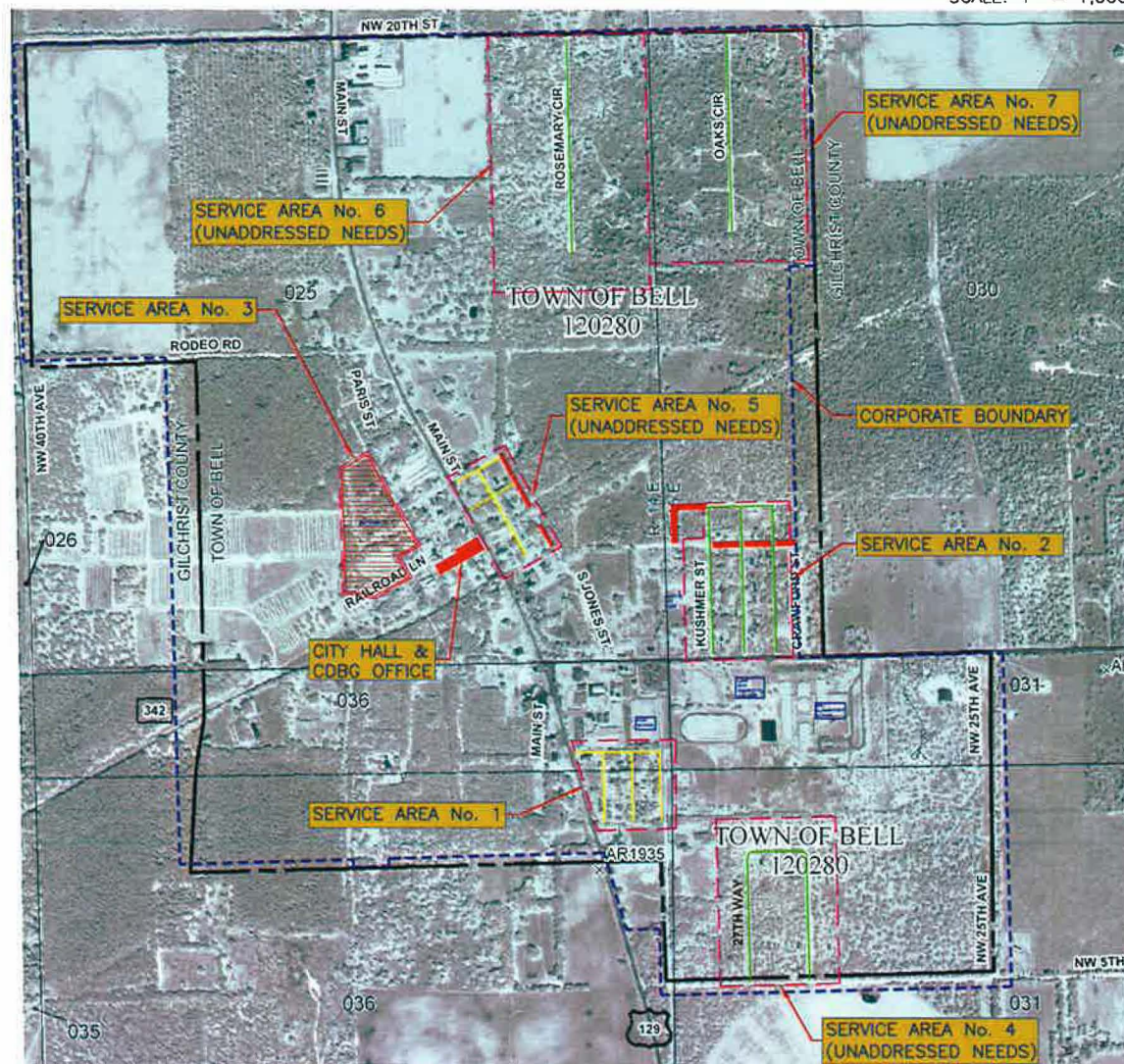
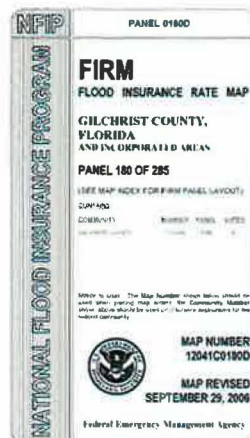
- Oak Circle between NW 20th Street and the cul-de-sac

Service Area #7 is bound on the north by NW 20th Street, on the south by rear property lines of the homes on the south end of the Oak Circle cul-de-sacs, on the east by the rear property lines of the residences on the east side of Oak Circle, and on the west by the rear property lines of the residences on the west side of Oak Circle.

CDBG Funds - \$600,000.00

FINDING OF NO SIGNIFICANT IMPACT

The Town of Bell has determined that the project will have no significant impact on the human environment. Therefore, an Environmental Impact Statement under the National Environmental Policy Act of 1969 (NEPA) is not required. Additional project information is



TOWN OF BELL
CDBG 12 NR Street & Drainage Improvements
Flood Map
Gilchrist County, Florida

July, 2011
Project No
0804-03-



#86

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REGIONAL CLEARINGHOUSE INTERGOVERNMENTAL COORDINATION AND RESPONSE

Date: 8-30-12

PROJECT DESCRIPTION

#86 - Suwannee County CDBG Grant #12DB-OH-03-71-01-E18 - Finding of No Significant Impact and Request for Comments

TO: Lauren Milligan, Florida State Clearinghouse

 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

**Project Narrative
Form G-2**

Describe the proposed project using the guidelines in the instructions. Use additional pages as needed.

Please see the instructions on the following page relating to applications for Economic Development loans. Specific directions for Commercial Revitalization and Economic Development application narratives can be found in the instructions provided for each respective category.

This project is an infrastructure project which includes potable water consisting of a well and a ground storage tank located at the County's Catalyst Site. These improvements will enable the Participating Party, a privately held firm, to locate a wood processing facility on the site. The project will result in hiring 350 new employees over a three-year period. The Participating Party anticipates hiring 240 new employees during the first year. For scoring purposes, the Participating Party commits to hiring 86 employees, 44 or 51.0%, of which, are projected to be low- to moderate-income persons, which will address the National Objective of benefiting low- to moderate-income persons. Any jobs in addition to the 86 in the initial hiring will include at least 51.0% low- to moderate income persons. The cost per job for the Community Development Block Grant funds is approximately \$34,884, based on 86 employees. The training for the low- to moderate-income persons hired for these jobs will be provided on site by the Participating Party.

The activities to be undertaken, that will be partially funded by Community Development Block Grant funds, include Water Facilities, consisting of a well and a ground storage tank, at a cost of \$4,145,700 of which \$2,930,000 will be Community Development Block Grant funded and Flood and Drainage Improvements at a cost of \$2,301,014 of which \$10,000 will be Community Development Block Grant funded. This will enable the Participating Party, to build a wood processing facility at a cost of \$70,000,000. None of the private funds are being counted as leverage towards the Community Development Block Grant application. Additionally, there will be Administration at a cost of \$60,000. Without the Community Development Block Grant funds, the County will not be able to provide the necessary infrastructure required for the Participating Party to locate at the Catalyst Site.

Other activities as part of development include Street Improvements, which includes roads and rail at a cost of \$3,600,000. To fund the project, in addition to the Community Development Block Grant funds, the County is using \$1,066,000 in Rural Infrastructure funds and \$3,000,000 in funding from the Florida Economic Development Transportation Fund. The remaining \$3,040,714 will come from County reserve funds.

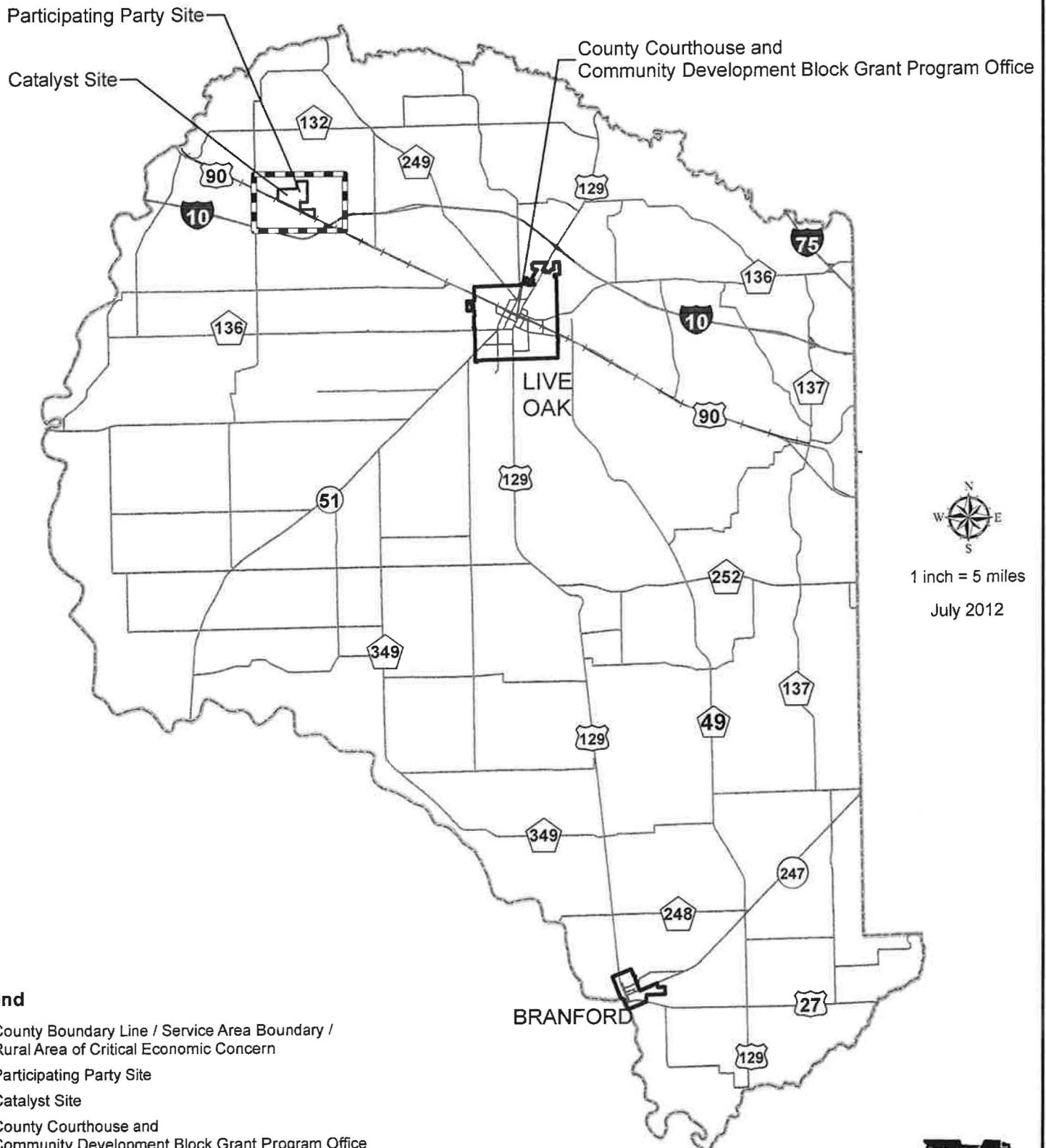
All activities will occur within the County's jurisdiction. The proposed potable water and flood and drainage improvements will occur on County owned land.

Following award of the grant, the County will proceed with engineering of final plans for the potable water, drainage and flood control, and street and rail improvements and will conduct the environmental review in order to release funds. It is anticipated that construction of the Community Development Block Grant facilities can begin within nine months of grant award.

Potential co-locating companies could include waste by-product companies such as particle board manufacturers and fuel pellet manufacturers. Anticipated increase to the tax base, as a direct result of this wood processing plant will come from co-locating companies, the Participating Party and additional housing being created for new employees as well as increases in sales tax collections from the new employees.

The County is a participant in the National Flood Insurance Program. The project area is not located in a flood-prone area.

MAP B-1 SUWANNEE COUNTY SERVICE AREA MAP FISCAL YEAR 2011



1 inch = 5 miles
July 2012

Legend

- County Boundary Line / Service Area Boundary / Rural Area of Critical Economic Concern
- Participating Party Site
- Catalyst Site
- County Courthouse and Community Development Block Grant Program Office
- Incorporated Area
- Map B-2
- Roads
- Railroad

