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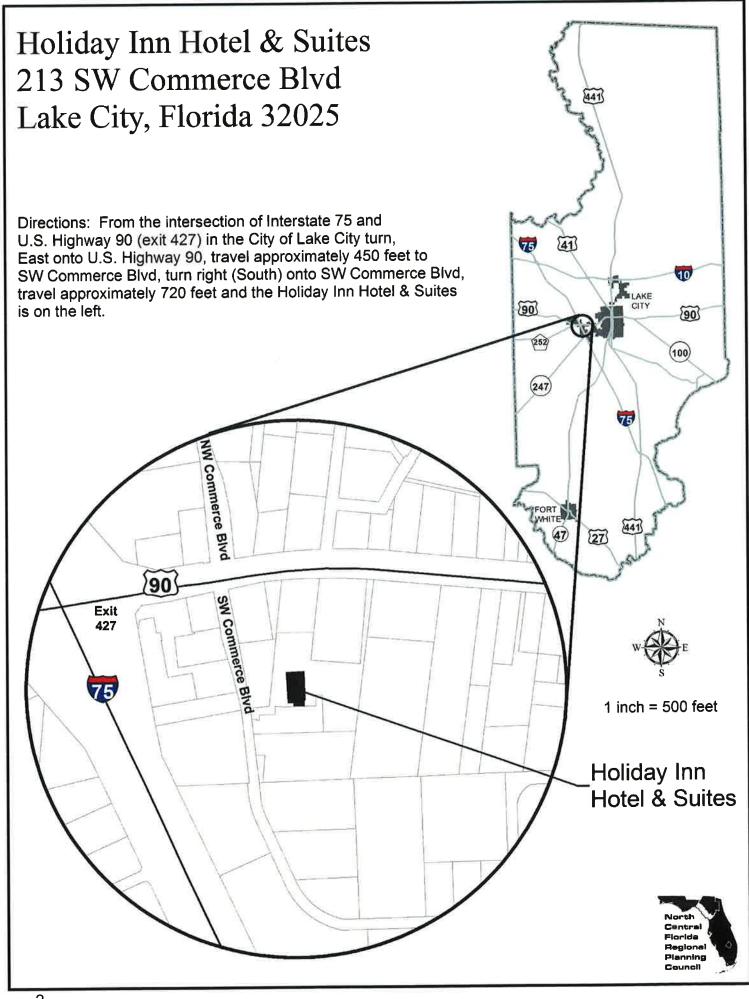
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# MEETING NOTICE CLEARINGHOUSE COMMITTEE

There will be a meeting of the Clearinghouse Committee of the North Central Florida Regional Planning Council on April 26, 2018. 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)





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#### **AGENDA**

#### **CLEARINGHOUSE COMMITTEE**

	y Inn Ho ity, Flor	otel & Suites rida	April 26, 2018 6:00 p.m.
			PAGE NO.
L	APPRO	OVAL OF THE MARCH 22, 2018 MEETING MINUTES	5
II.	COMN	MITTEE-LEVEL REVIEW ITEMS	
	Compr	rehensive Plan Amendments	
	#29 -	Town of LaCrosse Comprehensive Plan Adopted Amendment (DEO No. 18-1ESR)	9
	#30 -	City of Archer Comprehensive Plan Draft Amendment (DEO No. 18-1ESR)	13
	#31 -	City of High Springs Comprehensive Plan Draft Amendment (DEO No. 18-1ESR)	23
	#32 -	Alachua County Comprehensive Plan Draft Amendment (DEO No. 18-4ESR)	33
III.	STAF	F-LEVEL REVIEW ITEMS	
	#26 -	Environmental Review - Neighborhood Revitalization - Community Development Block Grant - Town of Bronson - #18DB-OM-05-48-02-N17	41
	#27 -	Environmental Review - Neighborhood Revitalization - Community Development Block Grant - City of Waldo - #18DB-OM-03-11-02-N27	47
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# NORTH CENTRAL FLORIDA REGIONAL PLANNING COUNCIL CLEARINGHOUSE COMMITTEE MINUTES

Holiday Inn Hotel and Suites Lake City, Florida March 22, 2018 6:00 p.m.

#### MEMBERS PRESENT

MEMBERS ABSENT

Anthony Adams, Vice-Chair Jim Catron Charles Chestnut, IV Thomas Demps William Hunter Janice Mortimer Daniel Riddick James Montgomery, Chair

#### **STAFF PRESENT**

Steven Dopp

Helen Warren

Noting the presence of a quorum, Vice-Chair Adams called the meeting to order at 6:27 p.m.

#### I. APPROVAL OF THE AGENDA

**ACTION:** 

It was moved by Commissioner Catron and seconded by Commissioner Warren to add Clearinghouse Item #24, City of Gainesville Comprehensive Plan Draft Amendment (DEO No. 18-1ESR) and Clearinghouse Item #25, City of Newberry Comprehensive Plan Draft Amendment (DEO No. 18-1ESR), to the agenda and to approve the March 22, 2018 Clearinghouse Committee Agenda as amended. The motion carried unanimously.

II. APPROVAL OF THE FEBRUARY 22, 2018 MEETING MINUTES

**ACTION:** 

It was moved by Commissioner Demps and seconded by Commissioner Warren to approve the February 22, 2018 meeting minutes as circulated. The motion carried unanimously.

#### III. COMMITTEE-LEVEL REVIEW ITEMS

- #21 Columbia County Comprehensive Plan Draft Amendments (DEO No. 18-1ESR)
- #22 City of Newberry Comprehensive Plan Adopted Amendment (DEO No. 17-1ESR)
- #23 City of Newberry Comprehensive Plan Adopted Amendment (DEO No. 17-2ESR)
- #24 City of Gainesville Comprehensive Plan Draft Amendment (DEO No. 18-1ESR)
- #25 City of Newberry Comprehensive Plan Draft Amendment (DEO No. 18-1ESR)

#### **ACTION:**

It was moved by Mr. Hunter and seconded by Commissioner Catron to group these items for purposes of Clearinghouse Committee review. The motion carried unanimously.

Clearinghouse Committee Minutes March 22, 2018 Page 2

Mr. Dopp stated that the staff reports find the comprehensive plans, as amended, are not anticipated to result in significant adverse impacts to Natural Resources of Regional Significance, regional facilities or adjoining local governments.

ACTION: It was moved by Commissioner Warren and seconded by Commissioner Demps to approve the staff reports as circulated. The motion carried unanimously.

The meeting adjourned at 6:36 p.m.	
	4/26/18
James Montgomery, Chair	4/20/18

#### **COMMITTEE-LEVEL ITEMS**

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

Regional Planning Council: North Central Fl
Review Date: 4/26/18

Amendment Type: Adopted Amendment

Regional Planning Council Item No.: 29

Local Government: Town of La Crosse

Local Government Item No.: CPA 17-03

State Land Planning Agency Item No.: 18-1ESR

Date Mailed to Local Government and State Land Planning Agency: 4/27/18 (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

Town item CPA 17-03 reclassifies 37.59 acres of recently annexed lands from Alachua County Rural/Agriculture (up to 1 dwelling unit per 5 acres) to Town Agricultural (up to 1 dwelling unit per 5 acres) on the Town Future Land Use Plan map (see attached).

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

The subject property is located further than one-half mile from the nearest segment of the Regional Road Network as identified and mapped in the North Central Florida Strategic Regional Policy Plan. Additionally, the amendment does not result in an increase in intensity of use. Furthermore, the subject property is not located within or near a Natural Resource of Regional Significance as identified and mapped in the Regional Plan. Therefore, no significant adverse impacts are anticipated to the Regional Road Network or to Natural Resources of Regional Significance.

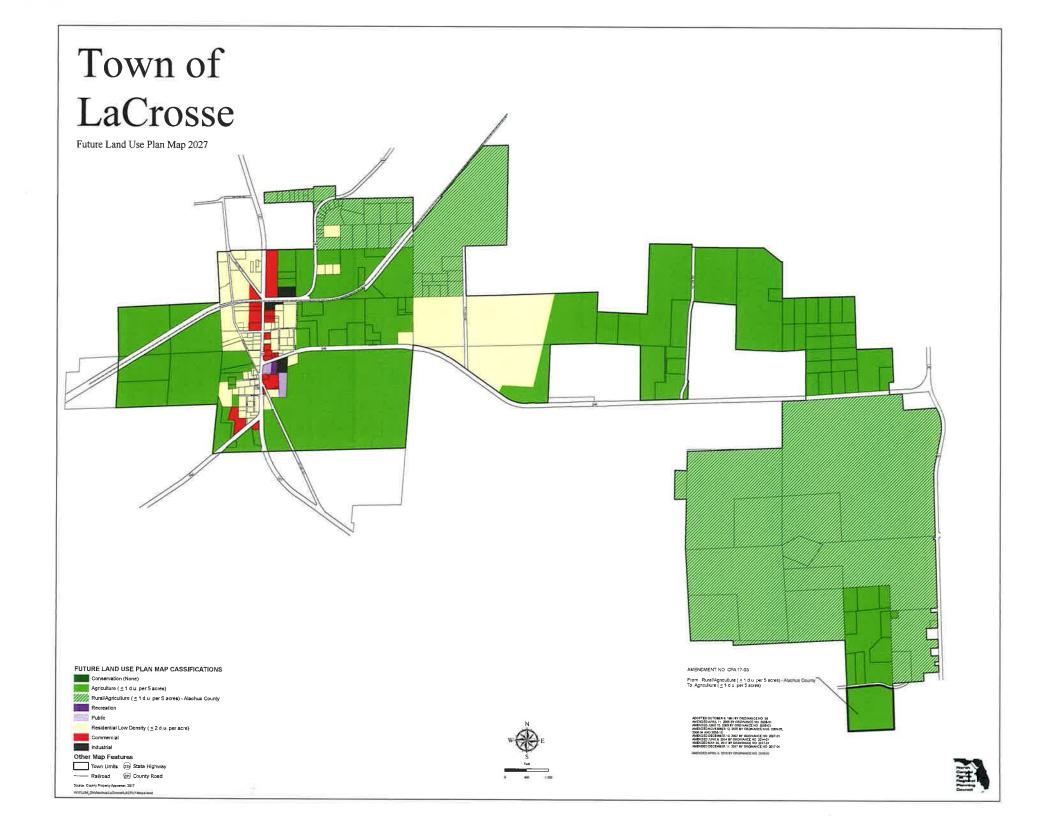
# 2. EXTRAJURISDICTIONAL IMPACTS INCONSISTENT WITH THE COMPREHENSIVE PLANS OF LOCAL GOVERNMENTS WITHIN THE REGION

The Town Comprehensive Plan, as amended, is not anticipated to create significant adverse impacts to adjoining local governments.

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 Town and the Florida Department of Economic Opportunity.

1



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

Regional Planning Council: North Central Fl

Review Date: 4/26/18

Amendment Type: Draft Amendment

Regional Planning Council Item No.: 30

Local Government: City of Archer Local Government Item No.: CPA 18-01

State Land Planning Agency Item No.: 18-1ESR

Date Mailed to Local Government and State Land Planning Agency: 4/27/18 (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 18-01 reclassifies 18.18 acres of recently annexed land from County Rural/Agriculture (up to 1 dwelling unit per 5 acres) to City Residential (up to 4 dwelling units per acre) (see attached).

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

The subject property is located adjacent to U.S. Highway 27/41, which is identified in the North Central Florida Strategic Regional Policy Plan as part of the Regional Road Network. The local government data and analysis report indicates the adjoining segment of U.S. Highway 27/41 is projected to operate at Level of Service C, should the subject property be developed to its maximum allowable intensity of use. Therefore, significant adverse impacts are not anticipated to the Regional Road Network.

The City is located within an Area of High Recharge Potential to the Floridan Aquifer, a Natural Resource of Regional Significance as identified and mapped in the regional plan. The City Comprehensive Plan includes an objective and associated policies which protect Natural Resources of Regional Significance in a manner consistent with the goals and policies of the regional plan (see attached).

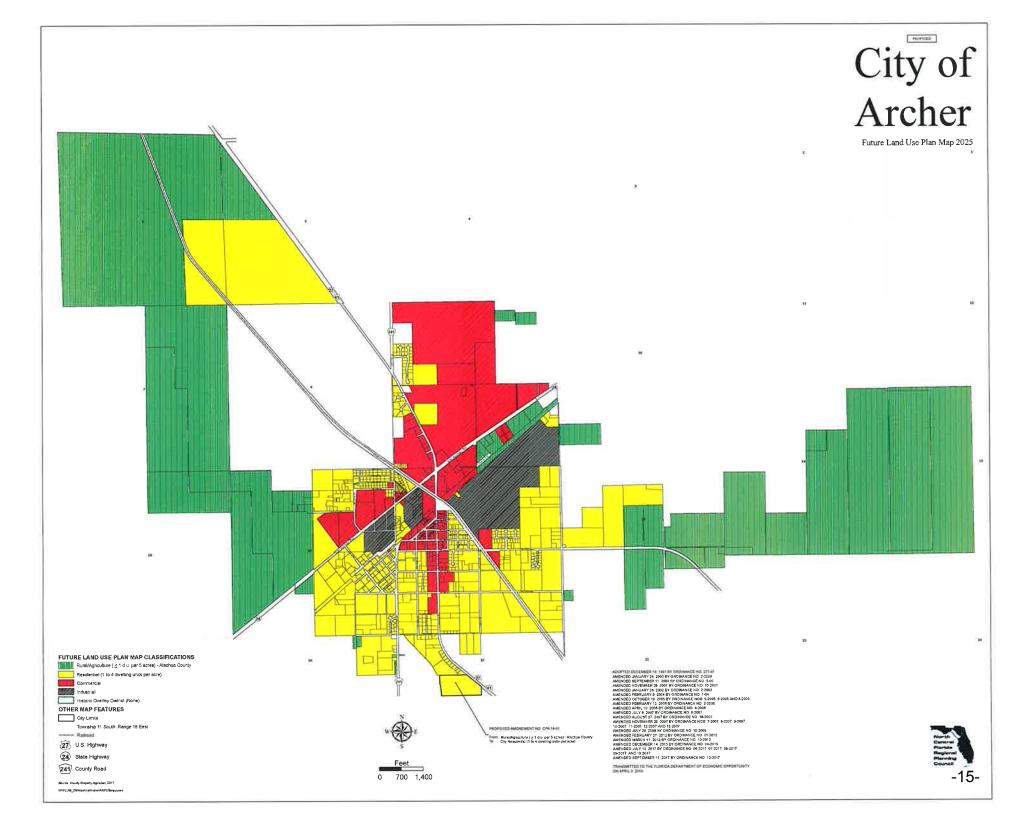
# 2. EXTRAJURISDICTIONAL IMPACTS INCONSISTENT WITH THE COMPREHENSIVE PLANS OF LOCAL GOVERNMENTS WITHIN THE REGION

The City Comprehensive Plan, as amended, is not anticipated to create significant adverse impacts to adjoining local governments.

Request	a	copy	of	the	adopted	version	of	the	amendment?
					I				

Yes <u>X</u>	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

### CITY OF ARCHER

### **COMPREHENSIVE PLAN**

#### **ELEMENTS**

Future Land Use

Transportation

Housing

Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge

Conservation

Recreation and Open Space

Intergovernmental Coordination

Capital Improvements

Public School Facilities

Prepared for City Commission

Prepared by Local Planning Agency

With Assistance from
North Central Florida Regional Planning Council
2009 N.W. 67th Place
Gainesville, FL 32653
352.955.2200

Adopted
December 19, 1991 by Ordinance No. 277-91

Amended

June 26, 2000 by Ordinance No. 3-00 March 8, 2010 by Ordinance No. 02-2010 April 26, 2010 by Ordinance No. 04-2010 March 11, 2013 by Ordinance No. 10-2012 December 14, 2015 by Ordinance No. 04-2015

#### IV

# SANITARY SEWER, SOLID WASTE, DRAINAGE, POTABLE WATER AND NATURAL GROUNDWATER AQUIFER RECHARGE ELEMENT

#### INTRODUCTION

The following plan element provides direction for the use, maintenance and location of general sanitary sewer, solid waste, drainage, potable water facilities and natural groundwater aquifer recharge areas in conformance with the future land use element of this Comprehensive Plan. The data collected for this plan element and analysis of this data contained in the City's Data and Analysis document, are not part of this plan element, but serve to provide a foundation and basis for the formulation of this portion of the Comprehensive Plan.

The future growth of the City depends upon the safe, adequate and economical means for the provision of public facilities and services. This portion of the Comprehensive Plan provides a goal, objectives and policies which direct the implementation and use of such public facilities in a logical and economic fashion, as well as, in a manner which is consistent with the State of Florida Comprehensive Plan, the North Central Florida Strategic Regional Policy Plan and various elements of this Comprehensive Plan.

SANITARY SEWER, SOLID WASTE, DRAINAGE, POTABLE WATER AND NATURAL GROUNDWATER AQUIFER RECHARGE ELEMENT GOAL, OBJECTIVES AND POLICIES

GOAL IV - PROVIDE FOR PUBLIC FACILITIES IN A TIMELY, ORDERLY AND EFFICIENT MANNER WITH MINIMAL ADVERSE IMPACT ON NATURAL RESOURCES AND AT AN ACCEPTABLE LEVEL OF SERVICE.

OBJECTIVE IV.1	The City shall undertake capital improvement projects to prevent any future deficiencies. The improvements shall be prioritized in conformance with the criteria established in Capital Improvements Element of this Comprehensive Plan
Policy IV.1.1	The City shall provide that capital improvement projects needed for replacement or correction of existing deficiencies be given priority over providing for future facilities needs.
Policy IV.1.2	New development shall be responsible for the extension and provision of public facilities to serve the demand generated by the new development and for its proportionate share of the public facility capacity required by new development.
OBJECTIVE IV.2	The City shall maximize the use of existing facilities and discourage urban sprawl by providing an adequate, safe, and environmentally sound system of potable water supply and sanitary sewer collection, treatment and disposal, and by requiring that urban uses be directed to areas which are served by public facilities.
Policy IV.2.1	The City shall permit residential densities in excess of 4 dwelling units per acre only where privately-owned and operated package sewer systems and community potable water systems are utilized.
Policy IV.2.2	All new development within the City shall be timed to occur when both centralized potable water and sanitary sewer system are available for connection. Any new subdivision, expansion of an existing subdivision, multi-family, or any new or expansion of a non-residential use, development or redevelopment, shall be required to connect to centralized potable water and sanitary sewer system for service by Florida Department of Environmental Protection permitted potable water and wastewater treatment plants.

- 2. The 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; or
- 3. The necessary facilities are under construction at the time the final development order is issued; or
- 4. The necessary facilities and services and guaranteed in an enforceable development agreement that includes provisions of subsection 1, 2, and 3 above, and the guarantees that the necessary facilities and services will be in place when the impacts of development occur.
- Policy IV.6.3 No new public or private water system shall be permitted unless it is consistent with the policies establish in all elements of the Comprehensive Plan.
- Policy IV.6.4 The City shall participate in the Suwannee Water Management District water conservation rules.
- Policy IV.6.5 The City shall participate in the enforcement of water use restrictions when the Suwannee Water Management District declares a water shortage.

#### POLICIES FOR NATURAL GROUNDWATER AQUIFER RECHARGE

- OBJECTIVE IV.7 The City shall protect the functions of natural groundwater recharge areas and natural drainage features.
- Policy IV.7.1 The City shall provide that during the development review process all proposed development within the drainage basin of any designated priority water body shall be coordinated with the Suwannee Water Management District and ensure that any proposed development is consistent with any approved management plans within that basin.
- Policy IV.7.2 All new development, redevelopment, and, when expansion occurs, existing developed areas located within High Aquifer Recharge Areas shall provide treatment of stormwater before it enters the Floridan Aquifer. This shall be presumed to have been met by designing and construction a stormwater management system to control post development water runoff rate and/or volume and a water quality to not exceed predevelopment runoff rate and/or volume and water quality.
- Policy IV.7.3 The City shall provide for the limitation of development and associated impervious surfaces in high groundwater recharge areas designated by the Suwannee Water Management District to protect the recharge area.
- Policy IV.7.4 The City shall prohibit the discharge of hazardous materials to all soils, groundwaters and surface waters of the City.
- Policy IV.7.5 The City shall cooperate with the County in establishing a local listing of all producers of industrial, hazardous and toxic materials and waste.

#### POLICIES FOR HAZARDOUS WASTE AND MATERIALS

OBJECTIVE IV.8 The City will participate with other public agencies to increase public awareness of the nature, harmful effects, and proper disposal methods associated with hazardous materials and hazardous wastes through public information programs. Information on source reduction and recycling of hazardous materials and wastes shall also be made available.

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

Regional Planning Council: North Central Fl

Review Date: 4/26/18

Amendment Type: Draft Amendment

Regional Planning Council Item No.: 31 Local Government: City of High Springs

Local Government Item No.: CPA-AUZ17-000003

State Land Planning Agency Item No.: 18-1ESR

Date Mailed to Local Government and State Land Planning Agency: 4/27/18 (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-AUZ17-000003 reclassifies 28.55 acres of recently annexed land from County Rural/Agriculture (up to 1 dwelling unit per 5 acres) to City Residential Suburban (up to 4 dwelling units per acre) (see attached).

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

The subject property is located within one-half mile of U.S. Highway 441, which is identified in the North Central Florida Strategic Regional Policy Plan as part of the Regional Road Network. The local government data and analysis report indicates the adjoining segment of U.S. Highway 441 is projected to operate at Level of Service B, should the subject property be developed to its maximum allowable intensity of use. Therefore, significant adverse impacts are not anticipated to the Regional Road Network.

The City is located within an Area of High Recharge Potential to the Floridan Aquifer, a Natural Resource of Regional Significance as identified and mapped in the regional plan. The City Comprehensive Plan includes an objective and associated policies which protect Natural Resources of Regional Significance in a manner consistent with the goals and policies of the regional plan (see attached).

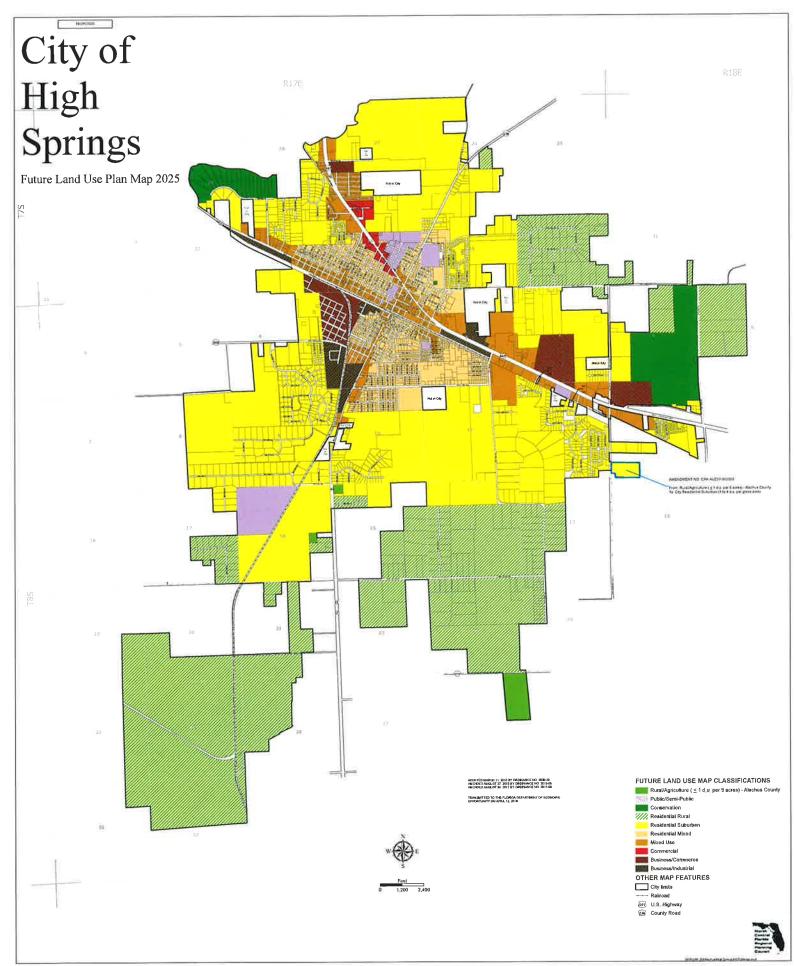
# 2. EXTRAJURISDICTIONAL IMPACTS INCONSISTENT WITH THE COMPREHENSIVE PLANS OF LOCAL GOVERNMENTS WITHIN THE REGION

The City Comprehensive Plan, as amended, is not anticipated to create significant adverse impacts to adjoining local governments.

Request	a	conv	of	the	adopted	version	of	the	amendment?
Troquest	64	COPJ	O.	CILO	adoptou	,	-		

Yes <u>X</u>	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

The city shall maintain a database consisting of a listing of the hazardous materials stored or handled by each facility within its fire department service zone. In addition, the city shall, with assistance from FDEP's underground storage tank registration program, compile a list of all known underground storage tanks within the same fire service zone. This will include both commercial and privately owned facilities.

#### STORMWATER DRAINAGE AND AQUIFER RECHARGE SUB-ELEMENT

#### INTRODUCTION

An aquifer is a saturated geologic formation that can transmit significant quantities of water under ordinary hydraulic gradients. The aquifer of greatest significance in the High Springs area is the Floridan.

The Floridan aquifer system is a thick carbonate rock, predominantly limestone, which includes all or part of the Paleocene to early Miocene series, and generally contains water under confined conditions.

The surficial aquifer system is a permeable hydrogeologic unit contiguous with the land surface and is comprised mainly of unconsolidated sediments. It also includes carbonate rocks other than those of the Floridan aquifer system. Sediment and rock deposits making up the surficial aquifer system belong to all or part of the Hawthorne formation. It contains the water table and water within it is under mainly unconfined conditions.

Groundwater recharge is the hydrogeologic process by which aquifers are replenished. Water infiltrates the land surface and eventually flows into the groundwater aquifer. A recharge area is an area of the land surface through which infiltration occurs. A recharge area is not always directly above the aquifer it is recharging, but may be some distance away. Recharge characteristics of an area are dependent upon several natural features, including elevation, slope, compaction of the soils, and the type of soils.

Sinkholes occur where portions of the supporting structure beneath the ground surface have subsided. When this occurs, the surface forms a depression or, in some cases, an actual hole connecting with the aquifer. Sinkhole areas are generally considered areas with very high infiltration rates and may serve as direct connections with the Floridan aquifer.

Because of their high infiltration rate, sinkholes must be protected from runoff from contaminated sources. One of the most common sources of contaminated runoff is from streets and parking lots. Generally, the first 15 minutes of rainfall will yield the greatest concentration of contaminants. This, however, does not hold true for agricultural runoff. Here a continuing soluablization of fertilizer, insecticides, and pesticides will cause a relatively constant concentration of contaminants in the runoff.

#### **EXISTING CONDITIONS**

Major Natural Drainage Features

Surface waters flow through natural drainage basins. Aside from the roadway swale and curb and gutter systems, the city is dependent on the natural topographic features to provide adequate drainage for the city.

Wetlands and floodprone areas are shown in map 3-1.

The city is located within the SRWMD.

The city is in an area of high aquifer recharge potential as designated by the SRWMD.

Soil Conditions

Soil Survey of Alachua County-USDA, SCS, August 1985

#### REGULATORY FRAMEWORK

National Flood Insurance Program—The National Flood Insurance Program, administered by the Federal Emergency Management Agency, requires the following in floodprone areas:

- 1. The proper anchoring of mobile structures.
- 2. The use of construction methods and materials which will minimize flood damage.
- 3. The provision of adequate drainage facilities for new construction.
- 4. The location and design of new or replacement utility systems to prevent flood loss.

Waterway Regulation—The U.S. Army Corp of Engineers and the FDEP regulate all waters for dredging, filling and construction of intake and outfall drainage facilities.

River Management—The SRWMD has established rules governing the use, construction within, and the withdrawal of water from or discharge to, canals, water control structures, rights-of-way, lakes, streams and other bodies of water within the water management district.

At the date of this report, the SRWMD has not identified the prime groundwater recharge areas for the Floridan Aquifer. They have, however, identified areas of high aquifer recharge potential and mapped these areas for the SRWMD. High Springs is located in an area of high aquifer recharge potential.

#### **NEEDS ASSESSMENT**

Because of the rapid infiltration rates and high rates of water transmission through the soil, it is imperative that High Springs take steps to protect its groundwater from contamination by surface runoff. Also, by recognizing that contaminants can travel great distances through the aquifer system, the city must look not only within its immediate corporate limits, but also to surrounding areas for sources of contamination.

The city will, where it is within its jurisdiction, eliminate direct runoff to sinkholes or other areas of high aquifer recharge potential as determined by the city's engineer. Additionally, the city will require that all development plans or changes in property use be reviewed by the city's engineer for the project's impact on any sinkholes or other areas of high aquifer recharge potential.

#### STORMWATER DRAINAGE AND AQUIFER RECHARGE SUB-ELEMENT

#### GOALS, OBJECTIVES AND POLICIES

#### Goal 1

Adequate stormwater drainage will be provided to afford reasonable protection from flooding and to prevent degradation of the quality of receiving waters.

#### Objective 1.1

The city will enforce stormwater drainage regulations that provide for the protection of natural drainage features and ensure future development utilizes stormwater management systems compatible with the SRWMD and High Springs regulations.

#### Policy 1.1.1

The city's policy for stormwater management will be consistent with those of the SRWMD.

#### Policy 1.1.2

All stormwater management projects will, as a minimum, meet all of the FDEP and SRWMD requirements for such projects. The LOS for water quality shall be treatment of the first inch of runoff. Compliance with the design and performance standards in F.A.C. 40B-4 and F.A.C. 40B-400, to ensure the water quality standards of F.A.C. 62-302 are met and to ensure the water quality is not degraded below the minimum conditions necessary to maintain their classifications as established in F.A.C. 62-302, is required.

#### **Policy 1.1.3**

The city will continue to enforce ordinances to provide the following:

- A. New developments are required to manage runoff from the 25-year frequency, 24-hour duration design storm on-site such that post-development runoff rates, volumes, and pollutant loads do not exceed predevelopment conditions.
- B. Stormwater engineering, design, and construction standards for on-site systems are provided.
- C. Erosion and sediment controls are used during development.
- D. Periodic inspection and maintenance of on-site systems is required to ensure that they continue to function as designed.

#### Policy 1.1.4

The city will develop buffer zone requirements for areas adjacent to natural drainage features, such as sinkholes and areas draining toward the Santa Fe River, as delineated in the future land use element of this comprehensive plan.

#### Policy 1.1.5

The city will develop regulations concerning limitations on encroachment, alteration, and compatible use of riverine floodplains, as delineated in the conservation element of this comprehensive plan.

#### **Policy 1.1.6**

The city shall review all development and road construction within its jurisdiction for proper consideration and routing of stormwater runoff, as delineated in the stormwater sub-element of this comprehensive plan.

#### Policy 1.1.7

As existing roads which drain into sinkholes are improved and/or upgraded, plans shall be implemented to prevent the direct discharge of stormwaters to sinkholes or other natural or manmade geological features which provide, or may provide, a direct connection to the aquifer.

#### Objective 1.2

The quality and quantity of groundwater available to the city shall be protected from degradation.

#### Policy 1.2.1

The city will use data provided by the SRWMD to identify areas of high aquifer recharge potential within the city limits and within the urban reserve area.

#### Policy 1.2.2

Using the SRWMD information, as it becomes available, the city will identify and map areas with the greatest groundwater recharge potential. The SRWMD's current mapping shows the entire city as an area of high aquifer recharge potential.

Policy 1.2.3

Areas identified under policy 1.2.2 shall be classified as areas of high aquifer recharge potential and shall be so designated on the city's future land use maps.

Policy 1.2.4

The city's development review process shall provide protection for these areas of high aquifer recharge potential from inappropriate development, filling, and direct stormwater runoff and shall be consistent with SRWMD policies.

Objective 1.3

The city's policies shall protect current and future sources of potable water from degradation and shall be consistent with SRWMD policies.

**Policy 1.3.1** 

The city will continue to enforce its wellhead protection ordinance for existing and future well sites, as delineated in the future land use element of this comprehensive plan.

Policy 1.3.2

The city shall be consistent with the Alachua County and FDEP ordinances and rules as they apply to underground storage tanks.

**Policy 1.3.3** 

Proposed development around sinkholes will be subject to special review procedures in order to protect groundwater resources from runoff and to protect their function as recharge areas. No direct channeling of stormwater runoff into sinkholes or other recharge areas shall be allowed. No clearing or filling of sinkholes will be allowed without review and approval by the city commission.

Additional references to sinkholes are contained in the future land use and conservation elements of this comprehensive plan.

Policy 1.3.4

The city shall mandate, in accordance with FDEP rules and regulations, that all abandoned wells will be plugged. The city shall undertake to identify the existence of unused and/or abandoned wells that have not been plugged. This should be completed by December, 2004.

MAPS

Editor's note— The following maps are not published. They are on file in the city hall:

Map 3-1. High Springs Wetlands and Flood Prone Areas

Map 3-2. High Springs Soil Groups

Map 3-3. High Springs Package Wastewater Treatment Plants

POTABLE WATER SUB-ELEMENT

INTRODUCTION

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

Regional Planning Council: North Central Fl

Review Date: 4/28/18

Amendment Type: Draft Amendment

Regional Planning Council Item No.: 32

Local Government: Alachua County Local Government Item No.: CPA 03-18

State Land Planning Agency Item No.: 18-4ESR

Date Mailed to Local Government and State Land Planning Agency: 4/29/18 (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-03-18 amends County Future Land Use Element Policy 1.6.5.14 by establishing pump location requirements for fueling, quick service and cleaning of motor vehicle uses located within a block fronting an arterial or collector street. The County item also amends County Future Land Use Element Policy 2.2.1(b)(2) within the Springhills Activity Center to allow additional driveway access to NW 39th Avenue, NW 98th Street and NW 91st Street under certain conditions (see attached).

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

The amendment does not result in a change in allowable uses or intensity of use. Therefore, no significant adverse impacts are anticipated to occur to regional facilities or Natural Resources of Regional Significance.

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

The amendment is not anticipated to create significant adverse impacts to adjoining local governments.

Request a copy	of the	adopted	version	of	the amendment
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Yes <u>X</u>	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

### Alachua County Office of Planning and Development Staff Report

#### Background

CPA-03-18 amends two portions of the Future Land Use Element of the Comprehensive Plan:

- 1. Policy 1.6.5.14 location and design of fueling/service stations in Traditional Neighborhood Developments
- 2. Policy 2.2.1(b)(2) Access management for the Springhills Activity Center

Objective 1.6 of the Future Land Use Element describes policies for Traditional Neighborhood Developments (TND). Policy 1.6.5.14 is related to the location and design of fueling/service stations within TND (this policy also applies to Transit-Oriented Development via Policy 1.7.5.5).

Policy 2.2.1 of the Future Land Use Element provides the standards for the Springhills Activity Center. The policies of the Springhills Activity Center are rather specific for Comprehensive Plan language. Subsection (b) describes transportation policies for the activity center with (b)(2) indicating where access points are allowed.

The applicant has requested these amendments in order to allow for greater flexibility in the design of the Springhills Activity Center. The current policies of this activity center are written with a high level of detail and specificity.

#### Summary of Change

The proposed changes to Policies 1.6.5.14 and 2.2.1(b)(2) are shown with strikethrough and underline.

Policy 1.6.5.14

Non-residential uses for fueling, quick service or cleaning of motor vehicles shall locate stalls, pumps, cleaning and servicing facilities to the rear or side of the building and these shall be either architecturally integrated with the building or and screened from the street. Non-residential uses for fueling shall be designed to allow for the addition of electric charging station and alternative fuels. The non-residential uses for fueling, cleaning and servicing vehicles shall be located within multi-tenant a block with multiple tenants and buildings and located in close proximity to a park and ride facility, if provided within the development. Green building standards to help offset greenhouse gas emissions shall be established in the Land Development Regulations (LDRs) for uses with fueling, quick service or cleaning of motor vehicles.

# Alachua County Office of Planning and Development Staff Report

#### Policy 2.2.1(b)(2)

Access to 39th Avenue, 98th Street, and 91st Street shall be limited to the points indicated on the Activity Center Plan map. Additional driveway access may be considered by the County as part of a properly designed block meeting applicable TND/TOD design criteria. Existing development (i.e.: entrances approved as of December 1, 1984), may continue to have other access to these roads, but shall provide for alternate access in the event the property is redeveloped or the use of the property is expanded beyond that which existed on December 1, 1984. Alternative access shall include access through the internal street system or using frontage roads or service drives or other appropriate internal access. Any new development or redevelopment of parcels currently having direct access shall include provision of service drives. Any development of parcels lying between such parcels and ultimate access points shall provide for service drives or other alternative access. It is the intent of this Activity Center Plan that medians be constructed along 39th Avenue at least between 98th Street and 83rd Street and that the number of points at which median cuts are permitted be strictly limited, with consideration of projected traffic volumes and land uses within the Activity Center.

#### Comprehensive Plan Consistency

Objective 1.6 of the Future Land Use Element (Traditional Neighborhood Developments) states:

To provide for interconnected, mixed-use development through specific site and design standards that create pedestrian and bicycle friendly communities, reduce per capita greenhouse gas emissions and vehicular trips on external roadways and provide development patterns that are transit supportive.

The intent of this policy as it relates to Policy 1.6.5.14 is for fuel stations to be designed at a higher standard whereby standalone fuel stations would not be allowed and instead be required to integrate with other uses in the same block. This flexibility is practical as the goal of mixed use development can be more easily accomplished for fuel stations by having other uses surround them rather than require the station itself to be multi-tenant. The design requirements also create an environment that respects pedestrian and bicycle users and does not place fuel pumps at the forefront of the public realm but rather located more discreetly to the rear of the building. The proposed amendment recognizes the need to build at a higher standard within TND/TOD while allowing for flexibility as to how this can be accomplished.

Policy 2.2.1 of the Future Land Use Element pertains to the Springhills Activity Center Plan. Access management for this activity center is based on the "Activity Center Plan Map". No such specific map exists and the level of detail shown on the

#### **STAFF-LEVEL ITEMS**



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## REGIONAL CLEARINGHOUSE INTERGOVERNMENTAL COORDINATION AND RESPONSE

Date: 4-17-18

#### PROJECT DESCRIPTION

#26 - Environmental Review - Neighborhood Revitalization - Community Development Block Grant - Town of Bronson - #18DB-OM-05-48-02-N17

TO: Florida State Clearinghouse

XC: Fred D. Fox

Fred Fox Enterprises, Inc.

P.O. Box 840338

St. Augustine, FL 32080-0338

	COMMENTS ATTACHED
X	NO COMMENTS REGARDING THIS PROJECT

#### **Project Narrative — G-2**

Describe the proposed project using the guidelines in the instructions. Specific directions for Commercial Revitalization and Economic Development application narratives can be found in the instructions. Use additional pages as needed.

#### Service Area #1 - Partin Drive, Virginia Street, & Margaret Street New Sewer Line - Sewer Line Extension & Hookup Service Area

Service Area #1 – New Sewer Lines and Component Activity – Several areas of the Town are not connected to the Town's Central Sewer Collection System. These areas utilize individual septic tanks to handle sanitary sewer waste. The State of Florida as well as the Town of Bronson has placed a high priority on eliminating individual septic tanks. The Town is attempting to add these housing units to the Town's central sewer collection system. The proposed activity will allow eleven (11) occupied housing units to eliminate their existing septic tanks and connect to the Town's central sewer collection system. This activity includes the installation of approximately one thousand eight hundred linear feet (1,800') of new 8" PVC gravity sanitary sewer line. The new sewer line will be installed along the following streets:

- Partin Drive between Virginia Street on the west and Margaret Street on the east a distance of approximately three hundred seventy linear feet (370');
- Virginia Street between Partin Drive on the north and the last residential housing unit occupied by a Low and Moderate Income household on the south, a distance of approximately four hundred seventy linear feet (470'); and
- Margaret Street between Partin Drive on the north and the last residential housing unit occupied by a Low and Moderate Income household on the south, a distance of approximately nine hundred sixty linear feet (960').

The new sewer line installation will include the upgrading of the existing manhole located in the intersection of Paradise Lane and Partin Drive, new manholes along the sewer line, sewer laterals, cleanouts, driveway repair, road cuts and repair and additional items as needed for a complete job.

The beneficiaries for the sewer line and component activity proposed in this service area are all of the people living in the occupied residential housing units located along Virginia Street and Margaret Street within the service area. Currently eleven (11) households are located in Service Area #1, the Partin Avenue, Virginia Street and Margaret Street New Sewer Line – Sewer Hook-up Service Area. These 11 households contain 25 people. 3 of the people living in the service area are VLI, 14 of the people living in the service area or 56.00% are LMI and 11 of the people living in the households in the service area or 44.00% have household incomes which are above the LMI income limits. As a further breakout of the individuals living in the service area, two (2) of the people living in the service area are Low Income (LI) and nine (9) of the people living in the service area are Moderate Income (MI). Thus, National Objective 1, Benefit to Low Moderate Income Persons is realized by this activity.

Activity # Activity Description CDBG Amount 03J - New Sewer Line and Components - New Sewer Lines and Components \$393,000.00

Service Area #1 – Sewer Hook-up Activity - The hook-up of seven (7) single family housing units occupied by low to moderate income residents to the central sewer system. The new central sewer hook-ups will include crushing and filling of the existing septic tank systems.

The Northern boundary of Service Area #1 is the northern right-of-way line of Partin Drive, the southern boundary of Service Area #1 is the northern right-of-way line Marshburn Drive, the eastern boundary is the rear property line of the properties located on the east side of Margaret Street and the western boundary of the service area is the rear property line of the properties located on the west side of Virginia Street.

#### Service Area #1 - Sewer Hook-up Activity (continued):

The beneficiaries for the sewer hook-up activity proposed in Service Area #1 are all of the people living in the residential housing units located along Virginia Street and Margaret Street which are occupied by LMI persons. Currently 7 LMI households are located in Service Area #1, the Partin Drive, Virginia Street & Margaret Street New Sewer Line Service Area. These 7 households contain 14 people. 3 of the people who will be connected to the sanitary sewer collection system living in the service area are VLI, 14 of the people living in the service area or 100.00% are LMI and none of the people living in the households in the service area which will be connected to the sanitary sewer collection system have household incomes which are above the LMI income limits. As a further breakout of the individuals living in the service area, two (2) of the people living in one (1) household in the service area are Low Income (LI) and nine (9) of the people living in three (3) households in the service area are Moderate Income (MI). Thus, National Objective 1, Benefit to Low Moderate Income Persons is realized by this activity.

Activity #	Activity		Description	CDBG Amount
03J	Sewer Hookups	-	Seven (7) LMI Sanitary Sewer Hookups	\$ 28,000.00

100% of the households being hooked up with CDBG funding are low to moderate income.

#### Service Area #2 – Sanitary Sewer System Service Area:

Service Area #2 includes all of the occupied residential properties served by the Town of Bronson's sanitary sewer system.

Activity: 03J – Sewage Treatment Plant Upgrades – The Town of Bronson's sewage treatment plant is in need of upgrading in several areas to keep up with changing DEP regulations and to allow the plant to operate more efficiently. The needed treatment plant upgrades are included in this activity. The funds requested in this activity will be used to renovate the Town of Bronson's Wastewater Treatment Plant *located within unincorporated Levy County*. The proposed improvements to be undertaken at the Wastewater Treatment Plant include the following:

- Screening Disposal Conveyance Area;
- Installation of an influent metering system with chart recorder;
- Miscellaneous mechanical improvements; and
- Associated site restoration.

The Town of Bronson's Wastewater Treatment Plant is located at 9151 NE 80<sup>th</sup> Avenue, Bronson, Florida which is the northwest corner of the intersection of County Road 32 and County Road 337 (NE 80<sup>th</sup> Avenue) in unincorporated Levy County.

The beneficiaries for the activity proposed in this service area are all of the people living in the occupied residential housing units currently connected to the Town's sanitary sewer system. Currently 100 households are connected to the Town of Bronson sanitary sewer system. These 100 households contain 221 people. 100 of the people living in the service area, or 45.25% are VLI, 163 of the people living in the service area or 73.76% are LMI and 58 of the people living in the households in the service area or 26.24% have household incomes which are above the LMI income limits. As a further breakout of the individuals living in the service area, fourteen (14) of the people living in the service area are Low Income (LI) and forty-nine (49) of the people living in the service area are Moderate Income (MI). Thus, National Objective 1, Benefit to Low Moderate Income Persons is realized by this activity.

Activity #	Activity	Description		<b>CDBG Amount</b>
03J –	Sewage Treatment Plant	Upgrades - Upgrades to the Town's Wastewater Treatment Plant	_	\$ 75,000.00

-44-

There is no leveraged funding included in this application.

The Town anticipates it will take approximately twenty-four (24) months for the Sanitary Sewer Collection System Line Extension with Sanitary Sewer Hook-ups and Wastewater Treatment Plant Improvements Project to be complete including the environmental review, designing, permitting, bidding, construction and grant closeout.

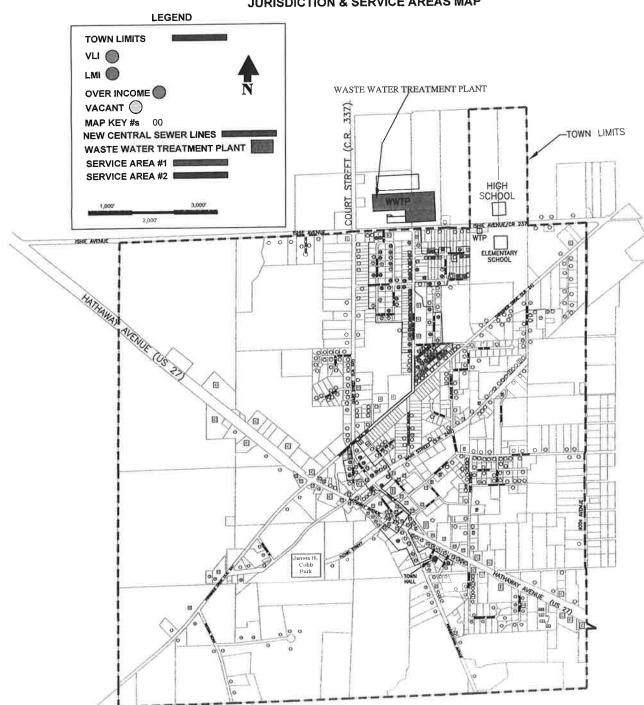
None of the proposed CDBG Activities are located within a Flood Plain.

Without the assistance of CDBG funding requested in this application, the Town of Bronson would not be able complete the work on the Sanitary Sewer Collection System Extension with Sanitary Sewer hook-ups and Wastewater Treatment Plant Improvements Projects proposed in this application.

#### The sources and uses of funds:

	CDBG		Local Funds	Total
03J- Sewer Line and Components		\$ 393,000.00	0.00	\$ 393,000.00
03J - Sewer Hookups		\$ 28,000.00	0.00	\$ 28,000.00
03J – Sewage Treatment Plant Upgrades		\$ 75,000.00	0.00	\$ 75,000.00
Engineering		\$ 102,000.00	0.00	\$ 102,000.00
Administration		\$ 52,000.00	0.00	\$ 52,000.00
Total		\$ 650,000.00	0.00	\$ 650,000.00

## TOWN OF BRONSON 2016 CDBG NEIGHBORHOOD APPLICATION JURISDICTION & SERVICE AREAS MAP





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## REGIONAL CLEARINGHOUSE INTERGOVERNMENTAL COORDINATION AND RESPONSE

Date: 4-17-18

#### PROJECT DESCRIPTION

#27 - Environmental Review - Neighborhood Revitalization - Community Development Block Grant - City of Waldo - #18DB-OM-03-11-02-N27

TO: Florida State Clearinghouse

XC: Fred D. Fox

Fred Fox Enterprises, Inc.

P.O. Box 840338

St. Augustine, FL 32080-0338

	COMMENTS ATTACHED
X	NO COMMENTS REGARDING THIS PROJECT

Form SC-60 February, 2016

#### Project Narrative — G-2

Describe the proposed project using the guidelines in the instructions. Specific directions for Commercial Revitalization and Economic Development application narratives can be found in the instructions. Use additional pages as needed.

#### Service Area #1 NE 144<sup>th</sup> Avenue Water Line Replacement Service Area:

**03J Water Line Replacement Activity** -The potable water lines located in the NE 144<sup>th</sup> Avenue Water Line Replacement Service Area in the City of Waldo experience frequent pipe breaks and water outages. The existing water lines in the service area are undersized and made of substandard material that do not meet current potable water main standards. Also, most of the water shut off valves in the area do not work properly which makes repairing the water mains which break more difficult. The activity proposed in this service area involves the replacement of the existing potable water lines in NE 144<sup>th</sup> Avenue within the service area with new six-inch (6") PVC water lines. Approximately, four hundred fifty linear feet (450') of replacement potable water lines will be installed. The installation of the proposed new potable water lines will include all components, including service laterals, fire hydrants and shut off valves required for a complete installation.

The scope of work to be carried out in Service Area #1 is as follows:

• The replacement of the existing water line along NE 144<sup>th</sup> Avenue between NE 147<sup>th</sup> Terrace on the east and South Main Street (US Highway 301) on the west, a distance of approximately 450 linear feet;

Service Area #1 is bound on the north by the rear property lines of the properties located on the north side of NE 144<sup>th</sup> Avenue, on the south by the rear property lines of the properties located on the south side of NE 144<sup>th</sup> Avenue, on the east by 147<sup>th</sup> Terrace and on the west by South Main Street (US Highway 301).

The beneficiaries for the activity proposed in Service Area #1 are those people living within the Service Area connected to the City's central potable water system. Currently 4 occupied households are located within the Service Area #1. The individuals residing in the dwelling units in Service Area #1 will see their water pressure and volume increase once the replacement of the water lines is completed. The 4 households in the service area contain 14 people, 0 of these people or 0.00% are VLI, 12 of the people living in the service area or 85.71% are LMI and 2 of the people living in the service area or 14.29% have household incomes above the LMI income limits.

Thus, National Objective 1, Benefit to Low Moderate Income Persons is realized by this activity.

Activity CDBG Cost Matching Funds
03J Water Line Replacement \$40,000.00 \$0.00

#### Service Area #2 NE 141st Street Water Line Replacement Service Area:

**O3J Water Line Replacement Activity** -The potable water lines located in the NE 141<sup>st</sup> Street Water Line Replacement Service Area in the City of Waldo experience frequent pipe breaks and water outages. The existing water lines in the service area are undersized and made of substandard material that do not meet current potable water main standards. Also, most of the water shut off valves in the area do not work properly which makes repairing the water mains when they break more difficult. The activity proposed in this service area involves the replacement of the existing potable water lines in NE 144<sup>th</sup> Street with new six-inch (6") PVC water lines. Approximately, one thousand three hundred fifty (1,350') linear feet of replacement potable water lines will be installed. The installation of the proposed new potable water lines will include all components, including service laterals, fire hydrants and shut off valves required for a complete installation.

The scope of work to be carried out in Service Area #2 is as follows:

• The replacement of the existing water line along NE 141st Street between NE 144th Avenue on the south and NE 148th Avenue on the north, a distance of approximately 1,350 linear feet;

Service Area #2 is bound on the east by the rear property lines of the properties located on the east side of NE 141st Street, on the west by the rear property lines of the properties located on the west side of 141th Street, on the north by NE 148th Avenue and on the south by NE 144th Avenue.

The beneficiaries for the activity proposed in Service Area #2 are those people living within the Service Area connected to the City's central potable water system. Currently 6 occupied households are located within the Service Area #2. The individuals residing in the dwelling units in Service Area #2 will see their water pressure and volume increase once the replacement of the water lines is completed. The 6 households in the service area contain 8 people, 5 of these people or 62.50% are VLI, 6 of the people living in the service area or 75.00% are LMI and 2 of the people living in the service area or 25.00% have household incomes above the LMI income limits.

Thus, National Objective 1, Benefit to Low Moderate Income Persons is realized by this activity.

Activity
03J Water Line Replacement

**CDBG Cost** \$ 118,000,00

Matching Funds \$ 0.00

Service Area #3 Weeks Street/Earle Street/NE 143rd Terrace Water Line Replacement Service Area:

**03J Water Line Replacement Activity** -The potable water lines located in the Weeks Street/Earle Street/NE 143<sup>rd</sup> Terrace Water Line Replacement Service Area in the City of Waldo experience frequent pipe breaks and water outages. The existing water lines in the service area are undersized and made of substandard material that do not meet current potable water main standards. Also, most of the water shut off valves in the area do not work properly which makes repairing the water mains which break more difficult. The activity proposed in this service area involves the replacement of the existing potable water lines in Weeks Street, Earle Street, and NE 143<sup>rd</sup> Terrace with new six-inch (6") PVC water lines. Approximately, one thousand seven hundred fifty (1,750') linear feet of replacement potable water lines will be installed. The installation of the proposed new potable water lines will include all components, including service laterals, fire hydrants and shut off valves required for a complete installation.

#### Service Area #3 Weeks Street/Earle Street/NE 143rd Terrace Water Line Replacement Service Area (continued):

The scope of work to be carried out in Service Area #3 is the replacement of the existing water line along the following streets:

- Weeks Street between NE 148th Avenue on the northeast and Earle Street on the southwest, a distance of approximately 450 linear feet;
- Earle Street between Kennard Street on the southeast and NE 148th Avenue on the northwest, a distance of approximately 650 linear feet; and
- NE 143rd Terrace between NE 150th Avenue on the north and NE 148th Avenue on the south, a distance of approximately 650 linear feet.

Service Area #3 is bound on the north by NE 150<sup>th</sup> Avenue, on the south by the rear property lines of the properties located on the south side of Weeks Street and the Kennard Street right-of way, on the east by NE 145<sup>th</sup> Street and the rear property line of the properties located on the east side of NE 143<sup>rd</sup> Terrace, and on the west by the rear property lines of the properties located on the west side of Earle Street and NE 143<sup>rd</sup> Terrace.

The beneficiaries for the activity proposed in Service Area #3 are those people living within the Service Area connected to the City's central potable water system. Currently 13 occupied households are located within the Service Area #3. The individuals residing in the dwelling units in Service Area #3 will see their water pressure and volume increase once the replacement of the water lines is completed. The 13 households in the service area contain 37 people, 13 of these people or 35.14% are VLI, 23 of the people living in the service area or 62.16% are LMI and 14 of the people living in the service area or 37.84% have household incomes above the LMI income limits.

Thus, National Objective 1, Benefit to Low Moderate Income Persons is realized by this activity.

Activity CDBG Cost Matching Funds
03J Water Line Replacement \$ 153,000.00 \$ 0.00

#### Service Area #4 NE 142nd Street Water Line Replacement Service Area:

**03J Water Line Replacement Activity** -The potable water lines located in the NE 142<sup>nd</sup> Street Water Line Replacement Service Area in the City of Waldo experience frequent pipe breaks and water outages. The existing water lines in the service area are undersized and made of substandard material that do not meet current potable water main standards. Also, most of the water shut off valves in the area do not work properly which makes repairing the water mains which break more difficult. The activity proposed in this service area involves the replacement of the existing potable water lines in NE 142<sup>nd</sup> Street within the service area with new six-inch (6") PVC water lines. Approximately, six hundred fifty linear feet (650') of replacement potable water lines will be installed. The installation of the proposed new potable water lines will include all components, including service laterals, fire hydrants and shut off valves required for a complete installation.

The scope of work to be carried out in Service Area #4 is as follows:

• The replacement of the existing water line along NE 142<sup>nd</sup> Street between NE 150<sup>th</sup> Avenue on the north and 148<sup>th</sup> Avenue on the south, a distance of approximately 650 linear feet;

Service Area #4 is bound on the north by NE 150<sup>th</sup> Avenue, on the south by NE 148<sup>th</sup> Avenue, on the east by the rear property lines of the properties located on the east side of NE 142<sup>nd</sup> Street, and on the west by the rear property lines of the properties located on the west side of NE 142<sup>nd</sup> Street.

#### Service Area #4 NE 142<sup>nd</sup> Street Water Line Replacement Service Area (continued):

The beneficiaries for the activity proposed in Service: Area #4 are those people living within the Service Area connected to the City's central potable water system. Currently 6 occupied households are located within the Service Area #4. The individuals residing in the dwelling units in Service Area #4 will see their water pressure and volume increase once the replacement of the water lines is completed. The 6 households in the service area contain 20 people, 13 of these people or 65.00% are VLI, 18 of the people living in the service area or 90.00% are LMI and 2 of the people living in the service area or 10.00% have household incomes above the LMI income limits.

Thus, National Objective 1, Benefit to Low Moderate Income Persons is realized by this activity.

Activity	CDBG Cost	Matching Funds
03J Water Line Replacement	\$ 57,100.00	\$ 0.00

#### Service Area #5: Lift Station #1 Renovation Service Area:

**03J Sewer Line Replacement Activity** – Lift Station #1 is in need of a complete renovation. The renovation will include the replacement of the pumps in the lift station, a new control panel, rewiring and the replacement of all of the valves and piping required for a complete renovation. Lift Station #1 is located on the west side of NE 141st Street immediately north of the intersection of NE 141st Street and Weeks Street.

Service Area #5 includes all of the housing units whose effluent flows through Lift Station #1. Service Area #5 is bound on the north by the northern end of NE 141st Street, the intersection of NE 138th Terrace and Doan Road and the rear property line of the properties located on the north side of NE 148th Avenue, on the south by the rear property line of the properties located on the east by the rear property line of the properties located on the east side of NE 141st Street, and on the west by the rear property line of the properties located on the west side of NE 139th Street, the rear property line of the properties located on the northern end of NE 141st Street and the western end of NE 148th Avenue.

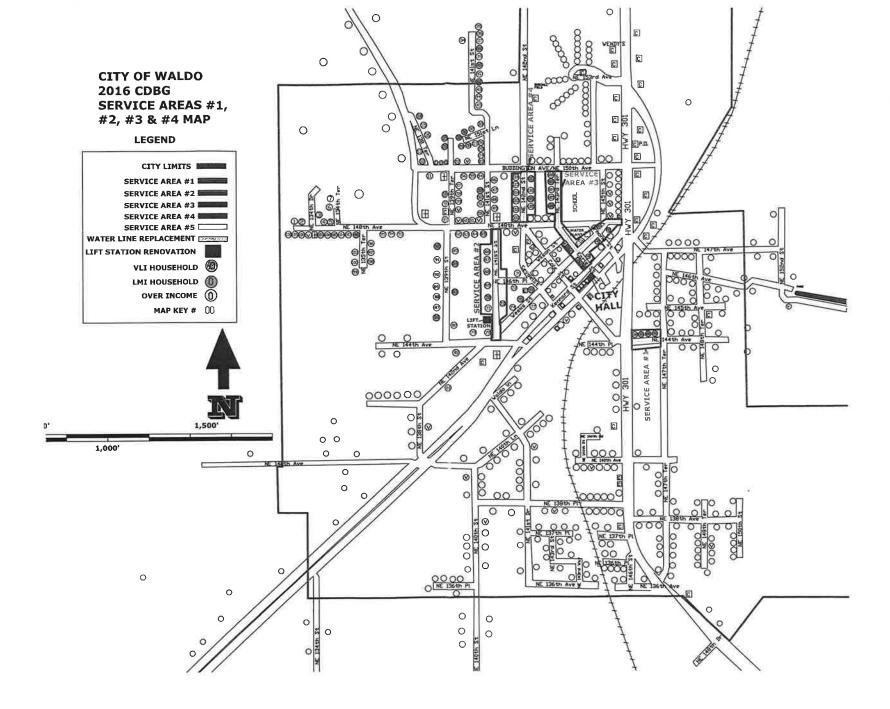
The beneficiaries for the activity proposed in Service Area #5 are those people living in the dwelling units whose effluent travels thru Lift Station #1. Currently 110 occupied households are located within Service Area #5. The individuals residing in the dwelling units in Service Area #5 will have less of a chance of the lift station failing with the lift station renovated. The 110 households in the service area contain 254 people, 159 of these people or 62.60% are VLI, 240 of the people living in the service area or 94.49% are LMI and 14 of the people living in the service area or 5.51% have household incomes above the LMI income limits.

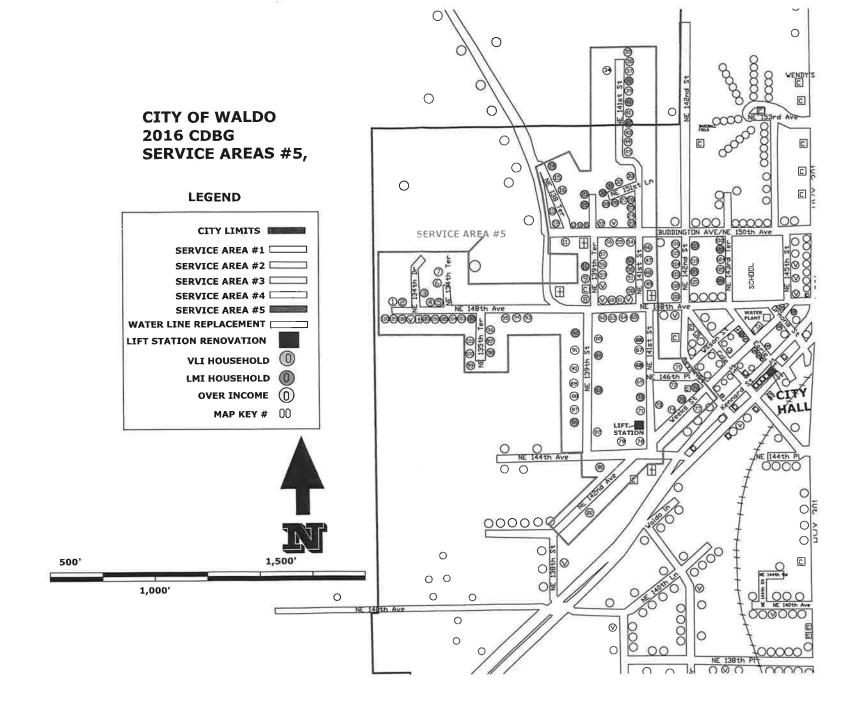
Thus, National Objective #1, Benefit to Low Moderate Income Persons is realized by this activity

Activity	CDBG Cost	Local Match
03J Sewer Line Replacement	\$ 95,000.00	\$ 0.00
016 - Engineering	\$ 88,900.00	\$ 0.00
013 – Administration	\$ 48,000.00	\$ 0.00
Total	\$ 600,000.00	\$ 0.00

The sources and uses of funds for the project are as follows:

Activity	CDBG	CDBG Match	Γotal
03J-Water Line Replacement - NE 144th Avenue	\$ 40,000.00	0.00	\$ 40,000.00
03J-Water Line Replacement – NE 141st Street	\$ 118,000.00	0.00	\$ 118,000.00
03J-Water Line Replacement – Weeks Street/Earle Street/NE 143rd Terrace	\$ 153,000.00	0.00	\$ 153,000.00
03J-Water Line Replacement - NE 142st Street	\$ 57,100.00	0.00	\$ 57,100.00
03J-Sewer Line Replacement – Lift Station Renovation	\$ 95,000.00	0.00	\$ 95,000.00
Construction Total	\$ 463,100.00	0.00	\$ 463,100.00
016-Engineering	\$ 88,900.00	0.00	\$ 88,900.00
013-Administration	\$ 48,000.00	0.00	\$ 48,000.00
Total	\$ 600,000.00	0.00	\$ 600,000.00







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## REGIONAL CLEARINGHOUSE INTERGOVERNMENTAL COORDINATION AND RESPONSE

Date: 4-17-18

#### PROJECT DESCRIPTION

#28 - Environmental Review - Neighborhood Revitalization - Community Development Block Grant - Town of Branford - #18DB-OM-03-71-02-N16

TO: Florida State Clearinghouse

XC: Fred D. Fox

Fred Fox Enterprises, Inc.

P.O. Box 840338

St. Augustine, FL 32080-0338

	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 — G-2**

Describe the proposed project using the guidelines in the instructions. Specific directions for Commercial Revitalization and Economic Development application narratives can be found in the instructions. Use additional pages as needed.

#### Service Area #1 - Potable Water System Wide Service Area:

This service area includes all of the residential housing units that are served by the Town of Branford's potable water system:

03J Water Tank/Well/Treatment Plant – The Town of Branford has one existing elevated water storage tank and one existing potable water well field; the existing elevated water storage tank provides adequate water pressure and volume for the citizens living within the town. The project proposed in this application is the installation of a well pump control system utilizing telemetry which would send communication between the elevated water storage tank and the potable water well site. The communications between the two sites would direct the well pumps when to turn on and when to shut off. The elevated water storage tank is located in the northeast corner of Hatch Park near the intersection of SW Lafayette Avenue and SE Owens Avenue. The potable water well site is located at 1025 NE No Name Road. The funds in this activity will be used to install the components of a well pump control system at both the elevated water storage tank and the well field site. The installation will include all yard piping, site work and electrical installation components required for a complete installation.

The beneficiaries for the activity proposed in this service area are all of the people living in the residential housing units currently being served by the Town of Branford's potable water system. Service Area #1 is bound by the Town of Branford's Town limits.

Currently 331 occupied households are connected to the Town's potable water system. These 331 households contain 808 people. 295 of the people living in the households in the service area, or 36.51% are VLI, 583 of the people living in the households in the service area or 72.15% are LMI and 225 of the people living in the households in the service area or 27.85% have household incomes which are above the LMI income limits.

Thus, National Objective 1, Benefit to Low Moderate Income Persons is realized by this activity

Activity # Activity Description CDBG Amount
03J Water Tank/Weil/ Treatment Plant Improvements - Elevated Water Storage Tank New Well Pump Control System \$83,000.00

#### Service Area #2 No Name Road/ Feed Mill Avenue Flood and Drainage System Improvements Service Area:

Portions of the No Name Road/ Feed Mill Avenue Flood and Drainage Service Area flood on a regular basis during significant storm events. The activity proposed in this service area is to construct a storm water pumping station at the intersection of No Name Road and Feed Mill Avenue. Additionally; thirteen hundred linear feet (1,300') of eight-inch (8") PVC storm water piping will be installed along North Reynolds Street between Feed Mill Avenue and NW Governor Avenue to collect the storm water and carry the storm water to the new retention pond on the parcel of property, owned by the Town, located on the southwest corner of the intersection of North Reynolds Street and NW Governor Avenue.

Service Area #2 is bound on the north by the Town Limits intersection with No Name Road, on the south by the rear property lines of the properties along the south side of NE Senter Avenue between NE Savannah Street on the east and NE Reynolds Street on the west and by the rear property lines of the properties located along the south side of NE Carter Avenue between NE Reynolds Avenue on the east and NE Craven Street on the west, the Service Area is bound on the east by the NE Savanah Street right-of- way, and on the west by the rear property line of the properties on the west side of Craven Street.

#### Service Area #2 No Name Road/ Feed Mill Avenue Flood and Drainage System Improvements Service Area (continued):

The beneficiaries for the activity proposed in Service Area #2 are those people living within the No Name Road/Feed Mill Road Flood and Drainage System Improvements Service Area who cannot access their properties due to flooding after significant storm events. Currently 28 occupied households are located within Service Area #2. The individuals residing in the dwelling units in Service Area #2 will see improvements to the storm water flooding in the service area once the construction of the planned storm water retention pond and the installation of the underground drainage piping are completed. The 28 households in the service area contain 75 people, 15 of these people or 20.00% are VLI, 52 of the people living in the service area or 69.33% are LMI and 23 of the people living in the service area or 30.67% have household incomes above the LMI income limits. Thus, National Objective 1, Benefit to Low Moderate Income Persons is realized by this activity.

Activity
03l Flood and Drainage Improvements

**CDBG Cost** \$ 333.000.00

#### Service Area #3 - Green Street/Carter Avenue Fire Protection Service Area:

The Town has sufficiently sized distribution lines in its potable water system to provide adequate fire protection. However; the original installation of the water distribution system did not allow for a sufficient separation between fire hydrants to meet today's fire hydrant maximum separation standards. The installation of an additional fire hydrant in this Service Area will allow the separation between fire hydrants in this service area to meet today's standards. The activity to be carried out in Service Area #3 includes the installation of 1 new fire hydrant at the southwest corner of the intersection of NE Carter Avenue and NE Green Street. Installation of the new fire hydrant to include new valves and all materials as needed for a complete job.

The installation of the new fire hydrant will provide enhanced fire protection to the people living within a six-hundred-foot (600') radius from the new fire hydrant.

The Service Area is bound by NE Senter Avenue on the north, NE Governor Avenue on the south, NE Braughton Street on the east and NE Kemp Street on the west.

The beneficiaries for the activity proposed in this service area are all of the people living in the residential housing units within a six hundred feet (600') radius of the new fire hydrant. Currently 18 households are in Service Area #3. These 18 households contain 36 people. 1 of the people living in the service area, or 2.78% is VLI, 20 of the people living in the service area or 55.56% are LMI and 16 of the people living in the households in the service area or 44.44% have household incomes which are above the LMI income limits. Thus, National Objective 1, Benefit to Low Moderate Income Persons is realized by this activity.

Activity # 03J

Activity
Fire Protection -

**Description**One (1) New Hydrant

**CDBG Amount** \$ 5,600.00

#### Service Area #4 - Wideman Street/Carter Avenue Fire Protection Service Area:

The Town has sufficiently sized distribution lines in its potable water system to provide adequate fire protection. However; the original installation of the water distribution system did not allow for a sufficient separation between fire hydrants to meet today's fire hydrant maximum separation standards. The installation of an additional four (4) fire hydrants in this Service Area will allow the separation between fire hydrants in this service area to meet today's standards. The activity to be carried out in Service Area #4 includes the installation of four (4) new fire hydrants at the following locations:

- The southwest corner of the intersection of NW Feed Mill Avenue and NW Wideman Street;
- The northeast corner of the intersection of NW Express Street and NW Carter Avenue;
- The southwest corner of the intersection of NW Carter Avenue and NW Wideman Street; and
- The southwest corner of the intersection of NW Wideman Street and NW Henry Avenue.

Installation of the new fire hydrants to include new valves and all materials as needed for a complete installation.

The installation of the new fire hydrant will provide enhanced fire protection to the people living within a six-hundred-foot (600') radius from each of the new fire hydrants.

The Service Area is bound by NE Feed Mill Avenue on the north, NW Jenkins Avenue on the south, NE Drake Street on the east and NE Reynolds Street on the west.

The beneficiaries for the activity proposed in this service area are all of the people living in the residential housing units within a six-hundred-foot (600') radius of each of the new fire hydrants. Currently 48 households are in Service Area #4. These 48 households contain 121 people. 40 of the people living in the service area, or 33.06% are VLI, 94 of the people living in the service area or 77.69% are LMI and 27 of the people living in the households in the service area or 22.31% have household incomes which are above the LMI income limits. Thus, National Objective 1, Benefit to Low Moderate Income Persons is realized by this activity.

Activity #	Activity	Description	CDBG Amount
03J	Fire Protection -	 Four (4) New Fire Hydrants	\$ 22,500.00

#### Service Area #5 – NW 2<sup>nd</sup> Street/NW 3<sup>rd</sup> Avenue Fire Protection Service Area:

The Town has sufficiently sized distribution lines in its potable water system to provide adequate fire protection. However; the original installation of the water distribution system did not allow for a sufficient separation between fire hydrants to meet today's fire hydrant maximum separation standards. The installation of an additional fire hydrant in this Service Area will allow the separation between fire hydrants in this service area to meet today's standards. The activity to be carried out in Service Area #5 includes the installation of one (1) new fire hydrant at the northeast corner of the intersection of NW 3<sup>rd</sup> Avenue and NW 2<sup>nd</sup> Street.

Installation of the new fire hydrant to include new valves and all materials as needed for a complete job.

The installation of the new fire hydrant will provide enhanced fire protection to the people living within a six-hundred-foot (600') radius from the new fire hydrant.

The Service Area is bound by NW 4th Avenue on the north, NW 2nd Avenue on the south, NW 1st Street on the east and NW 3rd Street on the west.

The beneficiaries for the activity proposed in this service area are all of the people living in the residential housing units within a six-hundred-foot (600') radius of the new fire hydrant. Currently 10 households are in Service Area #5. These 10 households contain 24 people. 20 of the people living in the service area, or 83.33% are VLI, 24 of the people living in the service area or 100.00% are LMI and none of the people living in the households in the service area or have household incomes which are above the LMI income limits. Thus, National Objective 1, Benefit to Low Moderate Income Persons is realized by this activity.

Activity # Activity Description CDBG Amount
03J Fire Protection - One (1) New Hydrant \$5,600.00

#### Service Area #6 - SW Express Street/SW Bluff Avenue Fire Protection Service Area:

The Town has sufficiently sized distribution lines in its potable water system to provide adequate fire protection. However; the original installation of the water distribution system did not allow for a sufficient separation between fire hydrants to meet today's fire hydrant maximum separation standards. The installation of an additional fire hydrant in this Service Area will allow the separation between fire hydrants in this service area to meet today's standards. The activity to be carried out in Service Area #6 includes the installation of 1 new fire hydrant at the southwest corner of the intersection of SW Bluff Avenue and SW Express Street.

Installation of the new fire hydrant to include new valves and all materials as needed for a complete job.

The installation of the new fire hydrant will provide enhanced fire protection to the people living within a six-hundred-foot (600') radius from the new fire hydrant.

The Service Area is bound by SW Plant Avenue on the north, SW Owens Avenue on the south, SW Wideman Street on the east and SW Drain Street on the west.

#### Service Area #6 - SW Expres Street/SW Bluff Avenue Fire Protection Service Area (continued):

The beneficiaries for the activity proposed in this service area are all of the people living in the residential housing units within a six-hundred-foot (600') radius of the new fire hydrant. Currently 25 households are in Service Area #6. These 25 households contain 64 people. 17 of the people living in the service area, or 26.56% are VLI, 49 of the people living in the service area or 76.56% are LMI and 15 of the people living in the households in the service area or 23.44% have household incomes which are above the LMI income limits. Thus, National Objective 1, Benefit to Low Moderate Income Persons is realized by this activity.

Activity # Activity Description CDBG Amount
03J Fire Protection Water Line Upgrades/New Hydrant \$5,600.00

#### Service Area #7 - SW Express Court/SW Express Way Fire Protection Service Area:

The Town has sufficiently sized distribution lines in its potable water system to provide adequate fire protection. However; the original installation of the water distribution system did not allow for a sufficient separation between fire hydrants to meet today's fire hydrant maximum separation standards. The installation of an additional fire hydrant in this Service Area will allow the separation between fire hydrants in this service area to meet today's standards. The activity to be carried out in Service Area #7 includes the installation of 1 new fire hydrant at the southern side of the intersection of SW Express Way and SW Express Court.

Installation of the new fire hydrant to include new valves and all materials as needed for a complete job.

The installation of the new fire hydrant will provide enhanced fire protection to the people living within a six-hundred-foot (600') radius from the new fire hydrant.

The Service Area is bound by U. S. Highway 27 on the north, the southern terminus of SW Express Way and SW Express Court on the south, the rear property line of the properties located on the east side of SW Express Court on the east and the rear property line of the properties located on the west side of SW Express Court and SW Express Way on the west.

The beneficiaries for the activity proposed in this service area are all of the people living in the residential housing units within a six-hundred-foot (600') radius of the new fire hydrant. Currently 7 households are in Service Area #7. These 7 households contain 28 people. 28 of the people living in the service area, or 100.00% are VLI, 28 of the people living in the service area or 100.00% are LMI and none of the people living in the households in the service area have household incomes which are above the LMI income limits. Thus, National Objective 1, Benefit to Low Moderate Income Persons is realized by this activity.

Activity # Activity Description CDBG Amount
03J Fire Protection - Water Line Upgrades/New Hydrant \$5,600.00

The Town anticipates it will take approximately twenty-four (24) months for the project to be complete including completion of the environmental review, bidding, construction and grant closeout.

Without the assistance of CDBG funding the Town of Branford will not be able to construct the improvements proposed in this application at this time.

Some of the properties the proposed project will be carried out on are located within a flood zone.

The Town anticipates it will take approximately twenty-four (24) months for the project to be complete including completing the environmental review, designing the project, bidding, construction and grant closeout.

The sources and uses of funds for the project are as follows:

Activity	CDBG	Match	Total
Service Area #1 - 03J —Water Tank/Well Treatment Plant Improvements	\$ 83,000.00	0.00	\$ 83,000.00
Service area #2 - 03l – Flood and Drainage Improvements	\$ 333,000.00	0.00	\$ 333,000.00
Service Area #3 - 03J – Fire Hydrants	\$ 5,600.00	0.00	\$ 5,600.00
Service Area #4 - 03J - Fire Hydrants	\$ 22,500.00	0.00	\$ 22,500.00
Service Area #5 - 03J - Fire Hydrants	\$ 5,600.00	0.00	\$ 5,600.00
Service Area #6 - 03J - Fire Hydrants	\$ 5,600.00	0.00	\$ 5,600.00
Service Area #7 - 03J - Fire Hydrants	\$ 5,600.00	0.00	\$ 5,600.00
Engineering	\$ 91,100.00	0.00	\$ 91,100.00
Administration	\$ 48,000.00	0.00	\$ 52,000.00
Total	\$ 600,000.00	0.00	\$ 600,000.00



