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MEETING NOTICE

CLEARINGHOUSE COMMITTEE

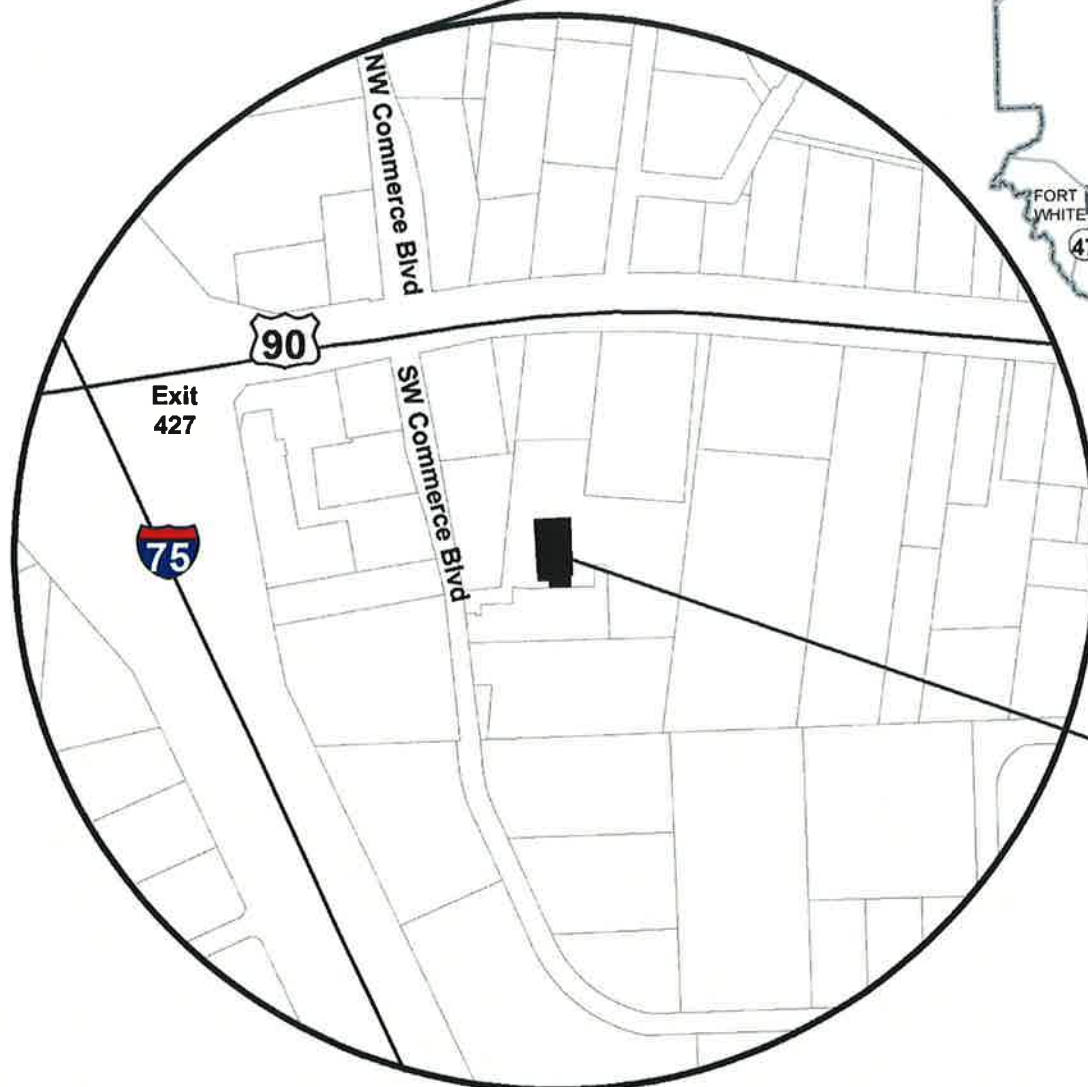
There will be a meeting of the Clearinghouse Committee of the North Central Florida Regional Planning Council on **May 24, 2018**. The meeting will be held at the **Holiday Inn Hotel & Suites, 213 SW Commerce Boulevard, Lake City**, beginning at **6:00 p.m.**

(Location Map on Back)

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.



1 inch = 500 feet

Holiday Inn
Hotel & Suites





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AGENDA

CLEARINGHOUSE COMMITTEE

Holiday Inn Hotel & Suites
Lake City, Florida

May 24 2018
6:00 p.m.

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	<u>Comprehensive Plan Amendments</u>	
	#35 - Bradford County Comprehensive Plan Adopted Amendment (DEO No. 18-1ESR)	9
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	#33- City of Alachua - Community Development Block Grant Application - Economic Development - Alachua, Alachua County	29
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NORTH CENTRAL FLORIDA REGIONAL PLANNING COUNCIL
CLEARINGHOUSE COMMITTEE
MINUTES

Holiday Inn Hotel and Suites
Lake City, Florida

April 26, 2018
6:00 p.m.

MEMBERS PRESENT

Anthony Adams, Vice-Chair
Jim Catron
Charles Chestnut, IV
Thomas Demps
Janice Mortimer
Daniel Riddick
Helen Warren

MEMBERS ABSENT

James Montgomery, Chair

STAFF PRESENT

Steven Dopp

Noting the presence of a quorum, Vice-Chair Adams called the meeting to order at 6:00 p.m.

I. APPROVAL OF THE AGENDA

ACTION: It was moved by Commissioner Chesnut and seconded by Commissioner Catron to approve the April 26, 2018 Clearinghouse Committee Agenda as circulated. The motion carried unanimously.

II. APPROVAL OF THE MARCH 22, 2018 MEETING MINUTES

ACTION: It was moved by Commissioner Riddick and seconded by Commissioner Chesnut to approve the March 22, 2018 meeting minutes as circulated. The motion carried unanimously.

III. COMMITTEE-LEVEL REVIEW ITEMS

- #29 - Town of LaCrosse Comprehensive Plan Adopted Amendment (DEO No. 18-1ESR)
- #30 - City of Archer Comprehensive Plan Draft Amendment (DEO No. 18-1ESR)
- #31 - City of High Springs Comprehensive Plan Draft Amendment (DEO No. 18-1ESR)
- #32 - Alachua County Comprehensive Plan Draft Amendment (DEO No. 18-4ESR)

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

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 Catron and seconded by Commissioner Mortimer to approve the staff reports as circulated. The motion carried unanimously.

The meeting adjourned at 6:15 p.m.

James Montgomery, Chair

5/24/18

COMMITTEE-LEVEL ITEMS

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

Regional Planning Council: North Central Fl
Review Date: 5/24/18
Amendment Type: Adopted Amendment

Regional Planning Council Item No.: 35
Local Government: Bradford County
Local Government Item No.: CPA 17-01
State Land Planning Agency Item No.: 18-1ESR

Date Mailed to Local Government and State Land Planning Agency: 5/25/18 (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-17-01 amends Future Land Use Element Policies I.1.7 and I.1.8 by adding a Highway Interchange land use category (see attached).

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

The amendment is a text amendment and 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?

Yes _____ No _____
Not Applicable _____ X _____

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**

I

FUTURE LAND USE ELEMENT

INTRODUCTION

This Future Land Use Element and Future Land Use Plan map and map series designate the general distribution, location and extent of the uses of land within the unincorporated areas of the County. They provide for the appropriate distribution of population densities and building and structural densities and intensities. The data collected for this plan element and its analysis, contained in the County's Data and Analysis document, are not part of this plan element but provide a basis for its formulation.

The following goal, objectives and policies provide guidance in the distribution of future land uses. The focal point around which this Future Land Use Element is centered is the relationship between urban and rural development areas of the County and the uses and intensity of such uses for each area. As the unincorporated areas of the County are primarily rural in character and use, there is an opportunity to provide appropriate direction for the future location and concentration of urban uses. The concentration of urban uses within the urban development areas of the County should enable both the public and private sectors to feasibly plan for the logical provision of needed public facilities and services.

The following policies list uses for each of the land use classifications described in the Future Land Use Element. In addition to the uses there are also uses listed as special exceptions or special permits. A special exception or special permit is a use that would not be appropriate generally or without restrictions throughout the land use classification, but if controlled as to number, area or location, would promote the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity or general welfare. Special exceptions or special permits, as all other development orders, shall only be issued in conjunction with a Certificate of Concurrency Compliance as provided within the Concurrency Management System found within this Comprehensive Plan.

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

- a. Ingress and egress to property and proposed structures thereon, with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe;
- b. Offstreet parking and loading areas;
- c. Refuse and service areas;
- d. Utilities, with reference to locations, availability and compatibility;
- e. Screening and buffering, with reference to type, dimensions, and character;
- f. Signs, if any, and proposed exterior lighting;
- g. Required yards and other open space; and
- h. Considerations relating to general compatibility with adjacent properties and natural resources.

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

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

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

FUTURE LAND USE GOAL, OBJECTIVES AND POLICIES

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

OBJECTIVES AND POLICIES FOR URBAN DEVELOPMENT AREAS

Urban Development Areas are those areas shown on the County's Future Land Use Plan Map. These areas are not urban service areas for public facilities, but are areas to which public, conservation, environmentally sensitive, recreation, residential, commercial, industrial and electrical power generating facility uses are to be directed so that at such time as public facilities may be provided, they can be done so in an efficient and economical manner.

OBJECTIVE I.1 The County shall continue to direct future population growth and associated urban development to urban development areas through the establishment of such urban development areas within this Comprehensive Plan. The total area of all the County's urban development areas shall be limited to 30 percent of the total acreage within the County.

Policy I.1.1 The County shall limit the location of residential units exceeding 8 dwelling units per acre to arterial or collector roads identified on the County Future Traffic Circulation Map where public facilities are available to support such higher density. In addition, commercial and industrial uses which require an accessible location convenient to streets carrying larger volumes of traffic than local roads, shall be limited to arterial or collector roads identified in the County Future Traffic Circulation Map where public facilities are available to support such higher intensity.

Policy I.1.2 The County shall allocate amounts and mixes of land uses for agricultural, residential, commercial, industrial, public and recreation to meet the needs of the existing and projected future populations.

Policy I.1.3 The County shall base the designation of residential, commercial and industrial lands depicted on the Future Land Use Plan Map upon acreage which can be reasonably expected to develop by the year 2021 based upon:

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1. Best available population data; and
2. Best available housing need data.

- Policy I.1.4 The County shall, prior to action on a site and development plan, provide specific standards which may include, but may not be limited to, screens and buffers to preserve internal and external harmony and compatibility with uses inside and outside the proposed development to minimize impact of proposed development adjacent to agricultural or forested areas, wetlands and 100-year floodplain areas.
- Policy I.1.5 The County shall regulate future urban development within designated urban development areas in conformance with the land topography and soil conditions.
- Policy I.1.6 The County shall restrict development within unsuitable areas due to flooding, improper drainage, steep slopes, rock formations and adverse earth formations, unless acceptable methods are formulated by the developer and approved by the County to mitigate the constraints created by the unsuitable land conditions.
- Policy I.1.7 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 for designated urban development areas within the County. For the purpose of this policy and Comprehensive Plan, the phrase "other similar uses compatible with" shall mean land uses that can co-exist in relative proximity to other uses in a stable fashion over time such that no other uses within the same land use category are unduly negatively impacted directly or indirectly by the use.

PUBLIC LAND USE

Lands classified as public consist of public buildings and grounds, other public facilities (including sewer facilities, solid waste facilities, drainage facilities and potable water facilities), public health facilities, and education uses; 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.

Conservation use includes public access, silviculture activities conducted in accordance with the silviculture policy contained within the Conservation Element of this Comprehensive Plan and residential uses necessary to manage such conservation lands (i.e. ranger stations, research stations and park amenities).

ENVIRONMENTALLY SENSITIVE AREA LAND USE

Lands classified as environmentally sensitive are areas which are considered in need of special planning and treatment regarding land development regulation. These 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 100-year flood plain which are identified on the Future Land Use Plan Map of this Comprehensive Plan specifically as Environmentally Sensitive Areas. The Santa Fe River corridor shall conform with the following densities provided that within the Environmentally Sensitive Areas-2

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category dwelling units may be clustered on smaller lots with no lot being less than five acres, if the site is developed as a Planned Residential Development and a density of one dwelling unit per ten acres be maintained on site.

All lots within Environmentally Sensitive Areas shall have a length-to- width ratio not greater than three to one.

Silviculture uses shall be conducted in accordance with the silviculture policy contained within the Conservation Element of this Comprehensive Plan. In addition, the County shall prohibit the location of agricultural uses requiring an industrial waste permit from the Florida Department of Environmental Protection and non-residential uses such as industrial activities and commercial uses within these areas, although resource-based activities, such as campgrounds of less than 100 campsites, may be allowed as special exceptions and be subject to an intensity of .25 floor area ratio; and

Campgrounds within Environmentally Sensitive Areas shall not be located within two miles from another campground located within an Environmentally Sensitive Area and no more than 20 percent of the natural vegetation on each campsite within such campgrounds shall be removed; and

Environmentally Sensitive Areas-1 ≤ 1 d.u. per 40 acres

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

The County shall refer any applicant requiring County permits for agriculture uses or structures within Environmentally Sensitive Areas, which may require the issuance of an industrial waste permit by the Florida Department of Environmental Protection, to the Florida Department of Environmental Protection for a determination whether an industrial waste permit is required for such agricultural uses or structures prior to issuance of such County permits.

Further, within the Environmentally Sensitive Area-2 category, dwelling units may be clustered on smaller lots with no lot being less than five acres, if the site is developed as a Planned Residential Development and a density of one dwelling unit per ten 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 200-foot buffer from adjacent land uses, a 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 developed area of the development shall be located outside of:
 - a. Wetlands;
 - b. Flood plains;

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- 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 within the Conservation Element of this Comprehensive Plan;

- 6. The development shall have direct access to a County maintained 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 public access and residential and non-residential uses necessary to manage such recreation uses. Recreation uses shall be limited to an intensity of .25 floor area ratio.

RESIDENTIAL LAND USE

Residential use classifications provide locations for dwelling units at low, moderate, medium and high density within the 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 and public, charter, and private elementary, middle schools and high schools are permitted in medium and high density residential land use classifications. Churches and other houses of worship are permitted within low, moderate, medium and high density residential land use classifications. In addition, golf courses, country clubs, 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 be subject to an intensity of .25 floor area ratio.

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 Estate	shall be limited to a density of less than or equal to one dwelling unit per acre and generally is intended for special areas around lakes and golf courses;
Residential, Low Density	shall be limited to a density of less than or equal to 2.0 dwelling units per acre;

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- Residential, Moderate Density shall be limited to a density of less than or equal to 4.0 dwelling units per acre;
- Residential, Medium Density shall be limited to a density of less than or equal to 8.0 dwelling units per acre; and
- Residential, High Density 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. In addition, offsite signs, churches and other houses of worship, private clubs and lodges, residential dwelling units which existed within this category on the date of adoption of this Comprehensive Plan, may be approved as special exceptions or special permits; and

Commercial uses and special exceptions or special permits shall be limited to an intensity of .25 floor area ratio.

HIGHWAY INTERCHANGE LAND USE

Highway interchange uses shall be permitted within the interchange areas of State Road 223 (Alternate U.S. Highway 301) truck route, which shall be limited to the following:

1. Tourist oriented facilities, such as restaurants, automotive service stations, hotels, motels, travel trailer parks, and campgrounds;
2. Retail commercial outlets for sale of fruit, gifts, novelties, and similar uses catering to tourists;
3. Retail sale of farm equipment, farm and home supplies;
4. Truck stops;
5. Light manufacturing, assembling, processing, packaging or fabricating in completely enclosed building; and
6. Facilities for the storage and distribution of products, including wholesale activity.

If highway interchange uses and special exceptions 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 exceptions are served by a centralized sanitary sewer service, such uses shall be limited to an intensity of .50 floor area ratio.

INDUSTRIAL LAND USE

Lands classified as industrial consist of areas used for the manufacturing, assembly, processing or storage of products, as well as public, charter and private schools teaching industrial arts curriculum. In addition, offsite signs, truck stops and automobile service stations, may be approved as special exceptions or special permits; and

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5. The proposed location is well drained and soils are suitable for development or are adaptable for development and outdoor educational purposes with drainage improvements;
6. The proposed site can accommodate the required parking and circulation of vehicles on the site; and
7. Where feasible, the proposed site is so located to allow for co-location with parks, libraries and community centers.

Policy I.1.9

The County shall require the development of public, private and charter school sites to be consistent with the following standards.

1. Middle and high schools shall be located on collector or arterial roadways, as functionally classified within the Comprehensive Plan, which have sufficient capacity to carry traffic to be generated by the school and are suitable for high volume traffic during evening and special events as determined by generally acceptable traffic engineering standards;
2. The location, arrangement and lighting of play fields and playgrounds shall be located and buffered as may be necessary to minimize impacts to adjacent residential property; and
3. All structural setbacks, building heights, and access requirements shall be governed by the County's land development regulations.

**OBJECTIVES AND POLICIES
FOR RURAL AREAS**

Rural areas are those areas located outside the designated urban development areas shown on the County's Future Land Use Plan Map. In these areas, uses such as agricultural, public, conservation, environmentally sensitive, recreation, commercial, industrial and electrical power generating facility uses are to be directed.

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

Policy I.2.1 The County shall permit agricultural, conservation, recreation and public uses, public, private and charter schools, the processing, storage and sale of agricultural products, conventional single family dwellings, mobile homes, churches and other houses of worship.

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. For the purpose of this policy and Comprehensive Plan, the phrase "other similar uses compatible with" shall mean land uses that can co-exist in relative proximity to other uses in a stable fashion over time such that no other uses within the same land use classification are unduly negatively impacted directly or indirectly by the use.

AGRICULTURAL LAND USE

Agriculturally classified lands are lands which are predominantly used for crop cultivation, livestock, specialty farms, silviculture areas and dwelling units. Silviculture activities shall be conducted in accordance with the provisions of the silviculture policy contained within the Conservation Element of this Comprehensive Plan;

In any Agricultural Land Use classification, structures involving farm animals and livestock shall be located no closer than 100 feet of any lot line. Churches and other houses of worship are permitted within agricultural land use classifications. Public or private schools offering curricula comparable to that of public schools are permitted within agricultural land use classifications. In addition, the processing, storage and sale of agricultural products and commodities which are not raised on the premises, livestock auction arenas, livestock and poultry slaughter houses, 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, recreational activities such as racetracks, speedways, golf courses, country clubs, tennis and racquet clubs, golf and archery ranges, rifle, shotgun and pistol ranges, travel trailer parks or campgrounds (including day camps), hunting or fishing camps, riding or boarding stables, drive-in theaters, commercial kennels, veterinary clinics and animal shelters, cemeteries and crematories, airplane landing fields, small engine repair (not to exceed 2,000 square feet), automotive repair (not to exceed 2,500 square feet), welding shop (not to exceed 2,500 square feet), home occupations, off-site signs, explosives (manufacturing or storage), bottled water plants, flea markets, and other similar uses compatible with agriculture uses may be approved as special exceptions and be limited to an intensity of .25 floor area ratio;

Agricultural density shall be provided in the following land use classifications:

Agriculture-1 ≤ 1 d.u. per 15 acres

Agriculture-2 ≤ 1 d.u. per 5 acres, except as provided below.

Within the Agriculture-2 land use classification, notwithstanding the density requirement of one dwelling unit per five acres stated above, lots equal to or greater than one acre and less than five acres may be created, as follows.

1. Individual lots;
2. Subdivision lots up to eight lots; or
3. Planned Rural Residential Development lots with clustered lots where no lot shall be less than one acre and an overall density of one dwelling unit per five acres shall be maintained on site.

Any development which contains more than eight lots equal to or greater than one acre and less than five acres shall be developed as a Planned Rural Residential Development with clustered lots where no lot shall be less than one acre and an overall density of one dwelling unit per five acres shall be maintained on site.

In addition, within the Agriculture-2 land use classification, any development which contains up to 25 lots may either be developed as a subdivision with a minimum lot size of five acres or as a Planned Rural Residential Development with clustered lots

where no lot shall be less than one acre and an overall density of one dwelling unit per five acres shall be maintained on site. Within the Agriculture-2 land use classification, 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 one acre and an overall density of one dwelling unit per five acres shall be maintained on site.

All Planned Rural Residential Developments shall be developed, as follows.

1. The development shall maintain 80 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. Flood plains;
 - 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 within the Conservation Element of this Comprehensive Plan;

6. The development shall have direct access to a continually maintained paved or stabilized road that meets County standards;
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 two and six 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 agricultural uses which require an industrial waste permit from the Florida Department of Environmental Protection; 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.

Roads within all such subdivisions and Planned Rural Residential Developments shall comply with the provisions of lot length-to-width ratio policy contained within the Future Land Use Element of this Comprehensive Plan.

The total number of lots created equal to or greater than one acre and equal to or less than five acres, within the Agriculture-2 land use classification, shall not exceed 150 lots during any calendar year. Any lots created pursuant to the lot conveyance policy contained within the Future Land Use Policy of this Comprehensive Plan shall not count towards the 150 lot capacity.

Within the Agriculture-2 land use classification, subdivisions and Planned Rural Residential Developments shall be subject to the following.

1. Have direct access to a continually maintained paved or stabilized road that meets County standards;
2. Located within one mile of existing school bus routes;
3. Located within 12-15 minute response time for fire protection;
4. Located within 12-15 minute response time for emergency medical services; and
5. Located within five miles of existing neighborhood commercial use.

All lots, whether within a subdivision or Planned Rural Residential Development within Agriculture and Environmentally Sensitive Area land use classifications shall have a length-to-width ratio no greater than three-to-one. All lots, whether within a subdivision or Planned Residential Development within Residential Estate land use classifications shall have a length-to-width ratio no greater than eight-to-one.

Certain lands surrounding lakes outside a designated urban development area may be designated Residential Estate, for a depth of 800 feet from the mean high water line of said lakes. Lake front lots of record in the Residential Estate land use classification on the date of adoption of this Comprehensive Plan may have a density of one dwelling unit per lot. Lake front lots created within the Residential Estate land use classification after the date of adoption of the Comprehensive Plan shall have a density of one dwelling unit per acre. All structures except docks, piers and walkways shall be set back a minimum of 50-feet from the mean high water line of any such lake. In addition, agricultural uses and silviculture activities shall be prohibited within 50 feet of the mean high water line of any such lake.

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PUBLIC LAND USE

Lands classified as Public consist of public, charter and private schools, public buildings and grounds and other public facilities (including sewer facilities, solid waste facilities, drainage facilities and potable water facilities), public health facilities and educational uses; 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.

Conservation uses shall be limited to public access, silviculture activities conducted in accordance with the silviculture policy contained within the Conservation Element of this Comprehensive Plan and residential uses necessary to manage such conservation lands (i.e. ranger stations, research stations and park amenities).

ENVIRONMENTALLY SENSITIVE AREA LAND USE

Lands classified as Environmentally Sensitive are areas which are considered in need of special planning and treatment regarding land development regulation. These 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;

Environmentally Sensitive Areas are lands within the 100-year floodplain which are identified within the Future Land Use Plan Map of this Comprehensive Plan specifically as Environmentally Sensitive Areas.

The Santa Fe River corridor shall conform with the following densities provided that within the Environmentally Sensitive Areas-2 land use classification dwelling units may be clustered on smaller lots with no lot being less than five acres, if the site is developed as a Planned Residential Development and a density of one dwelling unit per ten acres be maintained on site. All lots within Environmentally Sensitive Areas shall have a length-to-width ratio no greater than three-to-one. Silviculture uses shall be conducted in accordance with the silviculture policy contained within the Conservation Element of this Comprehensive Plan.

In addition, the County shall prohibit the location of agricultural uses which require an industrial waste permit from the Florida Department of Environmental Protection and non-residential uses such as industrial activities and commercial uses within these areas, although resource-based activities, such as campgrounds of less than 100 campsites, may be allowed as special exceptions or special permits and shall be limited to an intensity of .25 floor area ratio; and

Environmentally Sensitive Areas-1 ≤ 1 d.u. per 40 acres

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

Campgrounds within Environmentally Sensitive Areas shall not be located within two miles from another campground located within an Environmentally Sensitive Area and no more than 20 percent of the natural vegetation on each campsite within such campgrounds shall be removed;

Words bolded and underlined are added
~~Words bolded and struck through are deleted~~

The County shall refer any applicant requiring County permits for agriculture uses or structures within Environmentally Sensitive Areas, which may require the issuance of an industrial waste permit by the Florida Department of Environmental Protection, to the Florida Department of Environmental Protection for a determination whether an industrial waste permit is required for such agricultural uses or structures prior to issuance of such County permits.

Further, within the Environmentally Sensitive Area-2 land use classification, dwelling units may be clustered on smaller lots with no lot being less than five acres if the site is developed as a Planned Residential Development and a density of one dwelling unit per ten 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 200-foot buffer from adjacent land uses, a 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 developed area of the development shall be located outside of:
 - a. Wetlands;
 - b. Flood plains;
 - 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 County maintained road; and
7. All internal roads shall be so located in order to minimize the number of access points to external roads.

RECREATION LAND USE

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

Words bolded and underlined are added
~~Words bolded and struck through are deleted~~

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.

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

COMMERCIAL LAND USE

Lands classified as Commercial Use consist of areas used for the sale, rental and distribution of products or performance of services. In addition, churches and other houses of worship, private clubs and lodges, residential dwelling units, which existed within this land use classification on the date of adoption of this Comprehensive Plan, and other similar uses comparable with commercial uses may be approved as special exceptions.

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

HIGHWAY INTERCHANGE LAND USE

Highway interchange uses shall be permitted within the interchange areas of State Road 223 (Alternate U.S. Highway 301) truck route, which shall be limited to the following:

1. Tourist oriented facilities, such as restaurants, automotive service stations, hotels, motels, travel trailer parks, and campgrounds;
2. Retail commercial outlets for sale of fruit, gifts, novelties, and similar uses catering to tourists;
3. Retail sale of farm equipment, farm and home supplies;
4. Truck stops;
5. Light manufacturing, assembling, processing, packaging or fabricating in completely enclosed building; and
6. Facilities for the storage and distribution of products, including wholesale activity.

If highway interchange uses and special exceptions 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 exceptions are served by a centralized sanitary sewer service, such uses shall be limited to an intensity of .50 floor area ratio.

INDUSTRIAL LAND USES

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; and

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

ELECTRICAL POWER GENERATING FACILITY 1 LAND USE

This land use category is intended for electrical power generating facilities which include electric power plants and associated facilities as defined under the Florida Electrical Power Plant Siting Act, Chapter 403, Part II, Florida Statutes. This Facility 1 land use

STAFF-LEVEL ITEMS



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

REGIONAL CLEARINGHOUSE INTERGOVERNMENTAL COORDINATION AND RESPONSE

Date: 5-14-18

PROJECT DESCRIPTION

#33 - City of Alachua - Community Development Block Grant Application, Economic Development - Alachua, Alachua County

TO: Florida State Clearinghouse

XC: Small Cities CDBG Program
Florida Department of Economic Opportunity
107 E. Madison Street, MSC-400
Tallahassee, FL 32399-6508

 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

Application Profile
Table G-1

Local Government Contact Information:

Local Government Name: City of Alachua		
Street Address: 15100 NW 142nd Terrace, Alachua, FL 32615		
Mailing Address (if different): PO Box 9, Alachua, Florida 32616		
City: Alachua	Zip Code: 32615	County: Alachua
Main Telephone: (386) 418-6100	Main Facsimile: (386) 418-6139	Federal ID Number: 59-6000262
DUNS Number: 084181585	Local Government's Name in DUNS: Alachua, City of	

Chief Elected Official: Gib Coerper	Title: Mayor
Telephone: (386) 418-6100	Facsimile: (386) 418-6139
E-mail Address: gcoerper@cityofalachua.com	

Local Government Financial Officer: Traci L. Gresham	Title: City Manager
Telephone: (386) 418-6100	Facsimile: (386) 418-6139
E-mail Address: tgresham@cityofalachua.com	

Local Government Project Contact: Robert Bonnetti	Title: Finance & Administrative Services Director
Street Address: 15100 NW 142nd Terrace	
City: Alachua	Zip Code: 32615
Direct Telephone: (386) 418-6165	Facsimile: (386) 418-6139
E-mail Address: rbonetti@cityofalachua.org	

Application Profile – Table G-1 (Continued)

Application Preparer Information		
Preparer's Name: J. Scott Modesitt, AICP, Project Development Director		Organization Preparing Application: <input type="checkbox"/> Local Government <input checked="" type="checkbox"/> Private Company <input type="checkbox"/> RPC
Street Address: PO BOX 7300 (3658 Erindale Drive, Valrico, Florida 33596)		
City: Brandon	State: FL	Zip Code: 33508-6021
Telephone: 813-685-4585		Facsimile: 877-309-1951
E-mail Address: scottm@summitpros.com		

Consultant Information		
Consultant's Name: Summit Professional Services, Inc.		<input checked="" type="checkbox"/> Private Company <input type="checkbox"/> RPC
Street Address: PO BOX 7300 (3658 Erindale Drive, Valrico, Florida 33596)		
City: Brandon	State: FL	Zip Code: 33508-6021
Telephone: 813-685-4585		E-mail Address: scottm@summitpros.com

Demographics		
U.S. Congressional District Number: 3	Florida Senate District Number: 8	Florida House District Number: 21
Service Area Census Tract(s) and Block Group(s): FL - Alachua County - Census Tract 18.01 - Block Group 1		

Application Type: Indicate the application category. A completed application must include the appropriate section as listed below.	
<input type="checkbox"/> Commercial Revitalization (Part 4)	<input checked="" type="checkbox"/> Economic Development (Part 5)
<input type="checkbox"/> Housing Rehabilitation (Part 6)	<input type="checkbox"/> Neighborhood Revitalization (Part 7)

Application Profile – Table G-1 (Continued)

Funding for Planning and Design: You must check the Planning and Design Funding – Neighborhood Revitalization box if you want to be considered for funding. (The maximum funding for Planning and Design is \$70,000. In addition to the total funding needed for planning and design, the dollar amounts needed for basic engineering, additional engineering and administration must be shown below.)		
<input type="checkbox"/> Planning and Design Funding – Neighborhood Revitalization		
If you will accept funding for Planning and Design, indicate the total amount being requested: \$		
Basic Engineering \$	Additional Engineering \$	Administration \$

Citizen Participation – Public Hearings Documentation of the citizen participation activities must be included in Appendix D of Part 9.	
List the date that the public notice for the first public hearing was published: 1/12/2017	List the date when the first public hearing was held: 1/23/2017
List the date that the public notice for the second public hearing was published: 4/13/2017	List the date when the second public hearing was held: 4/24/2017

Subgrant Funding Request: The maximum funding request for Neighborhood Revitalization, Commercial Revitalization and Housing Rehabilitation subgrants is based on the jurisdiction's LMI population as determined by HUD. Please see the table below. The maximum subgrant funding request for Economic Development subgrants is \$1,500,000, and the cost per job created must be less than \$35,000. At the bottom of the left column, enter the actual LMI population. (Data available on CDBG website.) At the bottom of the right column, enter the actual subgrant amount being requested.	
LMI Population	Maximum Subgrant Request
1 – 499	\$600,000.00
500 – 1,249	\$650,000.00
1,250 – 3,999	\$700,000.00
4,000 – and above	\$750,000.00
Local Government's LMI Population: 2,720	Subgrant Funds Being Requested: \$ 1,259,964

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.

The City of Alachua is applying for a \$1,259,964 CDBG Economic Development grant on behalf of Alachua Highpoint, LLC, to fund community improvements to support a new 65,000 square foot hotel (Hampton Inn Hotel) to be located on approximately two acres of undeveloped land located at 16119 NW US HWY 441, Alachua, Florida (NW Corner of US I-75 interchange at US Highway 441). The hotel will be a 101-room Hampton Inn Hotel and will serve all of Alachua County and contiguous counties; as well US Interstate 75, Florida's major north-south corridor, allowing the opportunity to capture Florida tourism customers. The hotel developer anticipates their financial portion of the project including site development and building construction will cost an estimated \$10.5 million.

Alachua Highpoint, LLC, will be the operator and manager of the hotel and will create at least 36 new hospitality and management related jobs within the two-year CDBG grant period. These positions will include an administrator, front desk personnel, a night auditor, breakfast hostesses, maintenance and house men, and housekeepers. The 36 new job creation estimates are based on estimates provided by the franchisor Hilton Franchise Holding LLC for Hampton Inn and Suites per Hilton standards. For the purposes of the grant application Alachua Highpoint LLS commits to create 36 full-time equivalent net new jobs. Nineteen (19) of these 36 positions will be held by members off low-to-moderate income (LMI) households. If Alachua Highpoint, LLC, creates more than 36 new full-time positions, 51% of those additionally created positions will be filled by persons from LMI households. A minimum of fifty-one percent (51%) of the total jobs created by Alachua Highpoint, LLC will be filled by members of LMI families; therefore meeting the CDBG Nation Objective of benefiting low- and moderate-income households. Alachua Highpoint, LLC, will provide training to persons from low to moderate income households to equip them with the necessary skills needed to obtain and hold the job. It's estimated that the hotel will be open by April 2018, contingent upon the grant funding and the installation of the required public infrastructure being completed. Alachua Highpoint, LLC, commits to begin construction immediately upon approval of the grant and concurrently with the grant funded construction of the infrastructure. Employee hiring is planned four weeks prior to construction completion.

The grant being requested by the City of Alachua will provide public street improvements, water lines, wastewater lines and a wastewater lift station. The City is proposing to provide approximately 2,500 linear feet of street improvements including a turn lane and access from US Highway 441 and access from NW 167th Boulevard to the proposed hotel location along with 2,300 LF of water lines, 1,000 LF of sewer lines, and one sewer lift station adjacent to the hotel property on US Highway 441. The business is committing to create at least 36 new jobs as part of their development. All CDBG funded activities will occur in public right-of-way or on publicly owned land.

The total estimated amount of the grant request will be \$1,259,964 and will include construction, engineering during construction, and administration of the grant program. The total estimated construction cost for the infrastructure is \$2.3 million; with the CDBG funded infrastructure construction estimated to be \$1,109,164 (\$729,164 for the street improvements, 180,000 for the sewer line and lift station, and \$200,000 in water line construction). In addition to construction costs approximately \$50,000 in CDBG funds are budgeted for engineering during construction, and approximately \$100,000 in CDBG funds are being budgeted for administration of the program.

In addition to CDBG funding, Alachua Highpoint, LLC will be contributing approximately \$9.3 million in infrastructure funding.

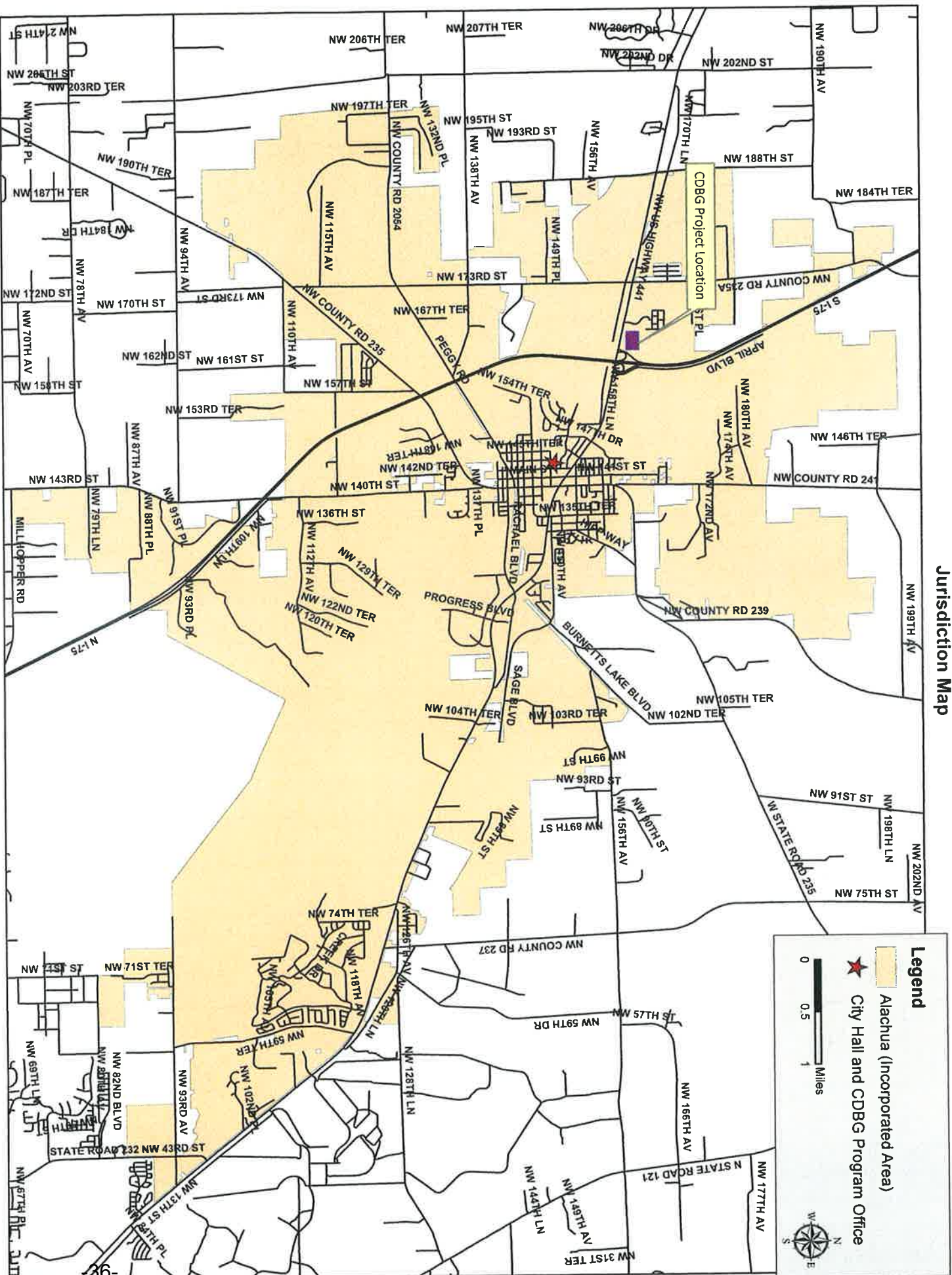
Without the provision of this infrastructure, Alachua Highpoint, LLC will be unable to develop the site for use as a Hampton Inn and will be unable to create the jobs proposed for the project.

The City anticipates starting construction on the proposed infrastructure within the next 10 months contingent upon the design schedule and anticipates completion of the infrastructure within one year. All activities will occur within the incorporated area of the City of Alachua. No activities will occur within a flood-prone area.

Because this project will provide increased infrastructure facilities to an undeveloped area including expanded sewer and water service, additional commercial development is expected. Additionally, given the improved employment opportunities and courteous accommodations afforded by the hotel development, it is anticipated that additional economic development will be generated at local commercial establishments. Local government revenues and the local tax base will be improved by the additional commerce and accompanying taxes.

The cost per job to be created or retained by the Participating Parties as a direct result of the CDBG assisted activities will be less than \$35,000 per job in CDBG funds.

City of Alachua 2016 CDBG-ED Application Jurisdiction Map



Legend

Alachua (Incorporated Area)

City Hall and CDBG Program Office

0 0.5 1 Miles





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

REGIONAL CLEARINGHOUSE INTERGOVERNMENTAL COORDINATION AND RESPONSE

Date: 5-14-18

PROJECT DESCRIPTION

#34 - City of Starke Community Development Block Grant - Neighborhood Revitalization -
Environmental Review - Starke, Bradford County, FL - #11DB-OM-02-14-02-N09

TO: Florida State Clearinghouse

XC: Small Cities CDBG Program
Florida Department of Economic Opportunity
107 E. Madison Street, MSC-400
Tallahassee, FL 32399-6508

Lisa Terry
City of Starke
P.O. Drawer C
Starke, FL 32091

 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

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.

City of Starke CDBG Grant # 118DB-OM-03-14-02-N09

Project Summary

The Recipient will use its \$700,000 Neighborhood Revitalization subgrant to rehabilitate three lift stations and make sewer line improvements in six service areas within its jurisdiction. The Recipient committed \$50,000 in local funds to the project which was scored as leverage in its Application for Funding.

The project activities in service areas 2, 3, and 5 will take place within the 100-year floodplain. The Recipient does participate in the National Flood Insurance Program.

Service Area (SA) 2: Pine Forest Apartments (\$8,000)

The sewer manhole that serves Pine Forest Apartments will be rehabilitated with CDBG funding. The manhole is located next to Pine Forest Apartments, which is approximately 1,500 feet west of W. Pratt Street on SR 100. The proposed rehabilitation is needed in order to prevent further deterioration of the manhole and to keep it in good serviceable condition.

The beneficiaries for SA 1 are those people living in the 77 units located in the Pine Forest Apartments. Of the 203 people living in the service area, 193 (95.07%) are low- to moderate-income (LMI). Thus, the LMI National Objective will be met.

SA 3: Southern Villas Apartments (\$165,000)

The sewer lift station that serves Southern Pine Villas (which is a low- to moderate-income apartment complex) will be rehabilitated with CDBG funds. The lift station is located approximately 680 feet west of SR 16 (Raiford Road) on Southern Villa Drive. Approximately 400 linear feet (LF) of sewer line extending from the lift station will also be rehabilitated.

The beneficiaries for SA 3 are those people living in the 36 units located in Southern Pine Villas. Of the 59 people living in the service area, 37 (62.71%) are LMI. Thus, the LMI National Objective will be met.

SA 4: Edwards Road and Epperson Street Area (\$206,000)

The Epperson Street lift station will be rehabilitated with CDBG funds. The lift station is located in the near vicinity of the intersection of Epperson Street and Edwards Road (next to the Edwards Recreation Complex). This lift station serves a LMI residential area along Epperson Street that extends just past the CSX Railroad to the north and to Edwards Road to the south. Approximately 600 LF of sewer line will also be rehabilitated.

The beneficiaries for SA 4 are those people living in the 19 housing units located in the service area. Of the 40 people living in the service area, 22 (55%) are LMI. Thus, the LMI National Objective will be met.

SA 5: Old Lawtey Road Area (\$157,300)

The lift station that serves this area will be rehabilitated with CDBG funds. The lift station (also called Reno Lift Station) is located at the intersection of Pine Street and Estelle Street. This lift station serves a LMI residential area that is bounded by Harthura Drive and Cooper Road to the north; Ida Street and Crum Street to the south, Oak Street to the west; and the eastern ends of Cooper Road, McCollum Street, Estelle Street, and Crum Street to the east.

The beneficiaries for SA 5 are those people living in the 143 housing units located in the service area. Of the 377 people living in the service area, 323 (85.68%) are LMI. Thus, the LMI National Objective will be met.

City of Starke CDBG Grant # 118DB-OM-03-14-02-N09

Project Summary

SA 5A: Charles Court (\$27,000)

Approximately 200 LF of sewer line on Charles Court will be rehabilitated with CDBG funds. This service area is a low- to moderate-income neighborhood located off of Estell Street. It is a sub-area of SA 5.

The beneficiaries for SA 5A are those people living in the eight housing units located in the service area. Of the 18 people living in the service area, 10 (55.56%) are LMI. Thus, the LMI National Objective will be met.

SA 5B: Old Lawtey Road (\$27,000)

Approximately 200 LF of sewer line on Old Lawtey Road will be rehabilitated with CDBG funds. This service area is located on Old Lawtey Road between Lamar and Larry Streets. It is a sub-area of SA 5.

The beneficiaries for SA 5B are those people living in the three housing units located in the service area. Of the eight people living in the service area, six (75%) are LMI. Thus, the LMI National Objective will be met.

All sewer lines to be rehabilitated in the service areas discussed above are located in the public right of way. As part of the rehabilitation process, they will be cleaned, tested, and repaired using a slip sleeve fiberglass internal relining technology that eliminates the need for open trench construction.

Jurisdiction Map City of Starke, Florida CDBG Funded Sewer Facilities Improvements February 16, 2016

SA 3: CDBG funded liftstation improvements and sewer line rehabilitation to Southern Villa Apartments (Addressed Need)

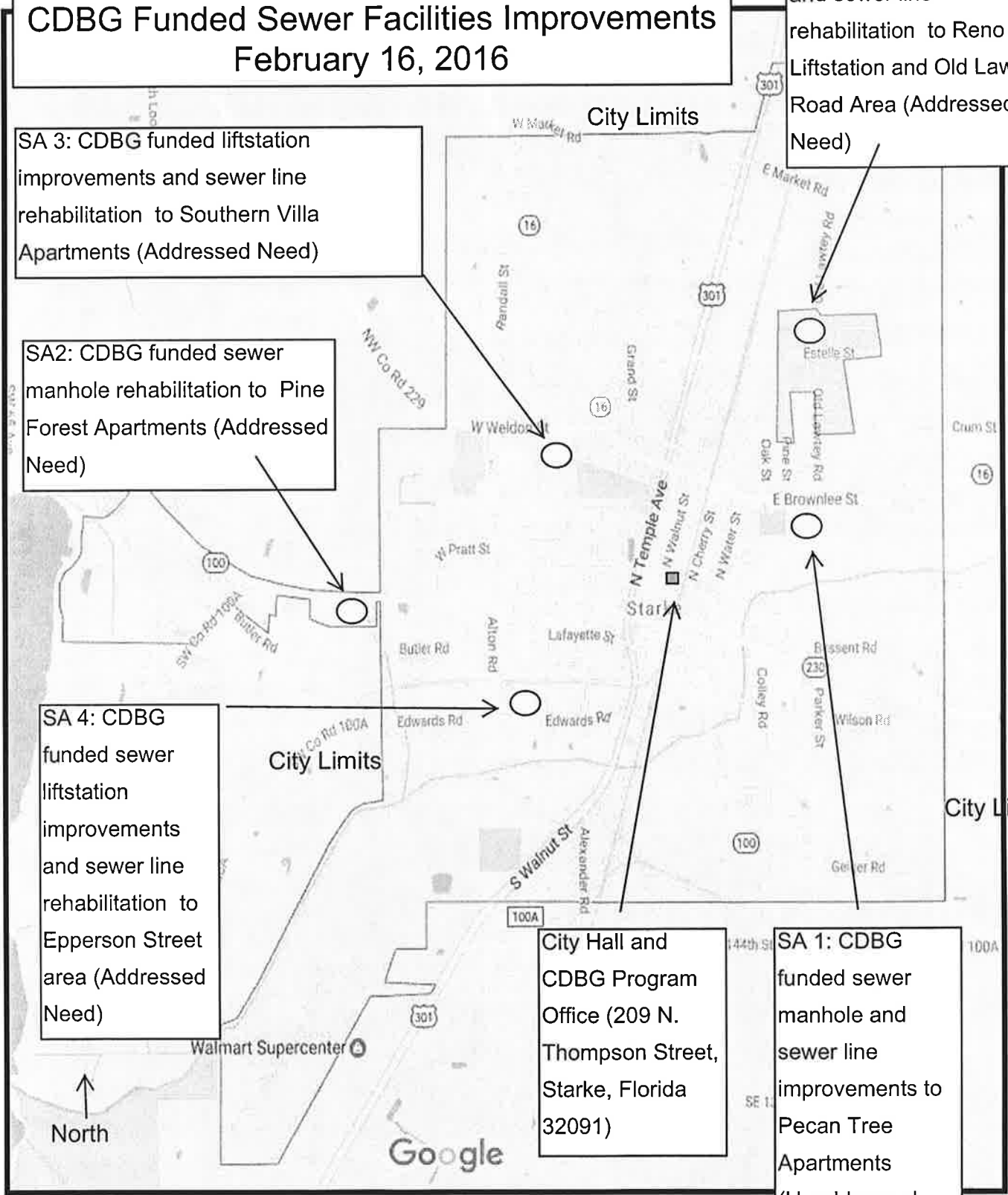
SA2: CDBG funded sewer manhole rehabilitation to Pine Forest Apartments (Addressed Need)

SA 4: CDBG funded sewer liftstation improvements and sewer line rehabilitation to Epperson Street area (Addressed Need)

City Hall and CDBG Program Office (209 N. Thompson Street, Starke, Florida 32091)

SA 5: CDBG funded liftstation improvements and sewer line rehabilitation to Reno Liftstation and Old Lawley Road Area (Addressed Need)

SA 1: CDBG funded sewer manhole and sewer line improvements to Pecan Tree Apartments (Unaddressed Need activity)



Scale
 0' 1500'

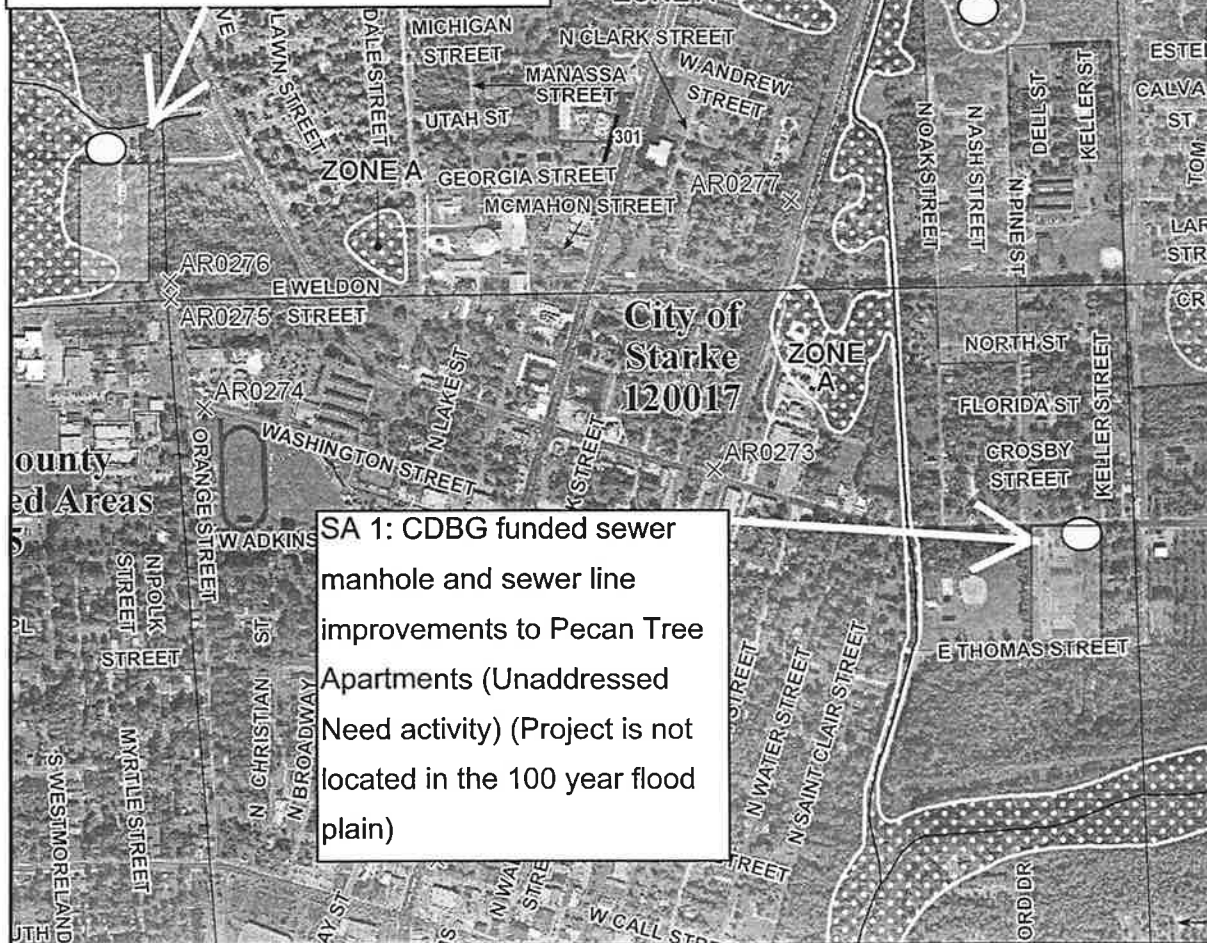
SERVICE AREAS #1, #3 AND #5

SA 5: CDBG funded liftstation

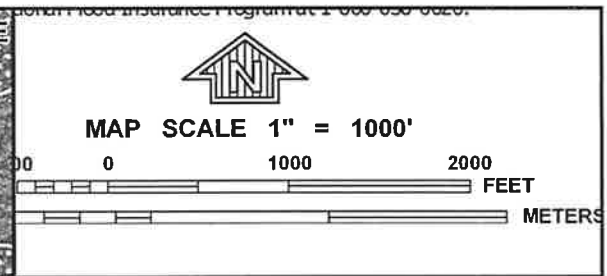
improvements and sewer line rehabilitation to Reno Liftstation and Old Lawtey Road Area (Addressed Need) (project is located in the 100 year flood plain)

SA 3: CDBG funded liftstation

improvements and sewer line rehabilitation to Southern Villa Apartments (Addressed Need) (project is located in the 100 year flood plain)



SA 1: CDBG funded sewer manhole and sewer line improvements to Pecan Tree Apartments (Unaddressed Need activity) (Project is not located in the 100 year flood plain)



NFIP

PANEL 0205E

FIRM

FLOOD INSURANCE RATE MAP

BRADFORD COUNTY, FLORIDA

AND INCORPORATED AREAS

PANEL 205 OF 310

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
BRADFORD COUNTY	120015	0205	E
STARKE, CITY OF	120017	0205	E

CITY OF STARKE

100 YEAR FLOOD PLAIN MAP

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER

12007C0205E

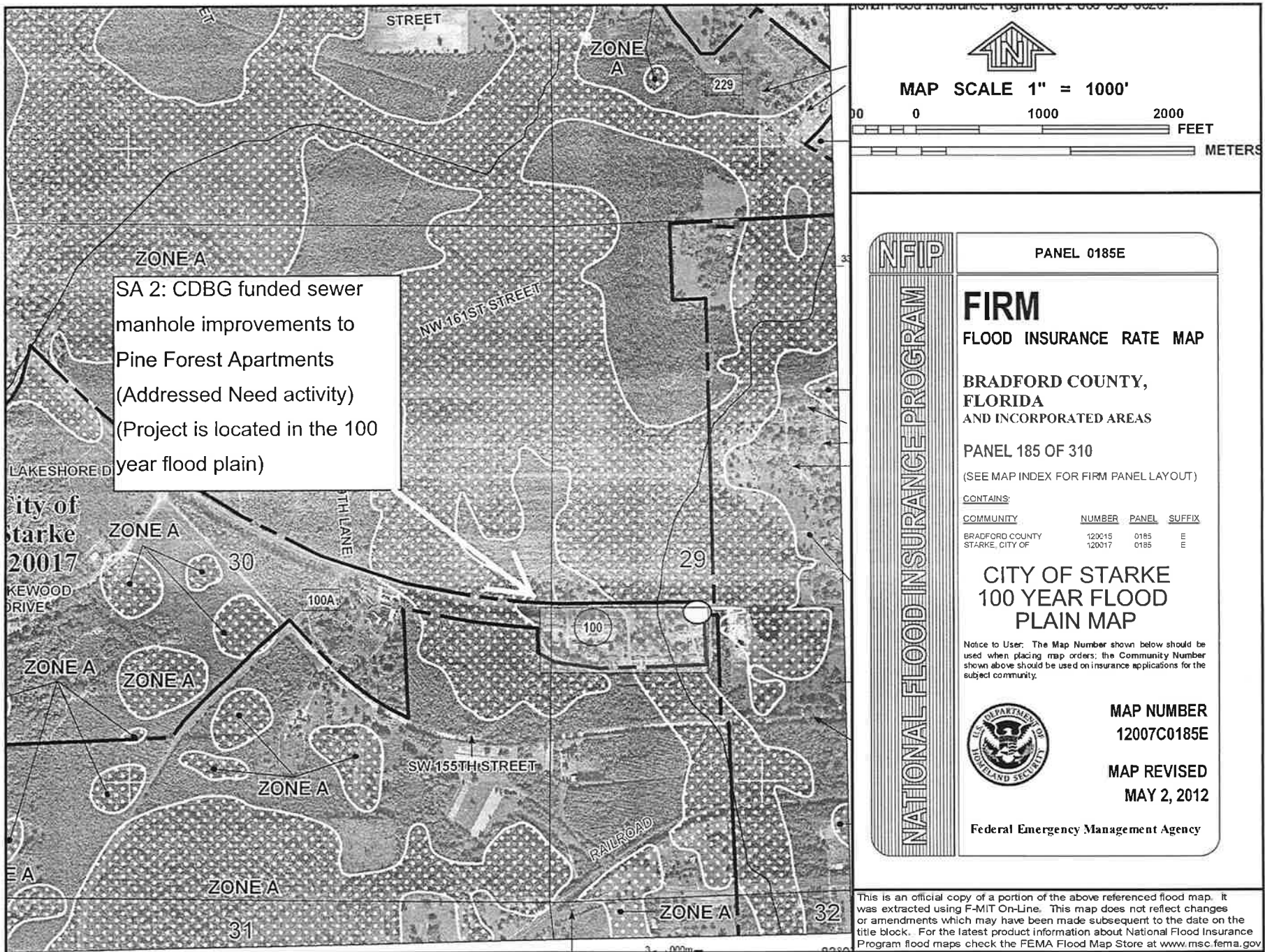
MAP REVISED

MAY 2, 2012

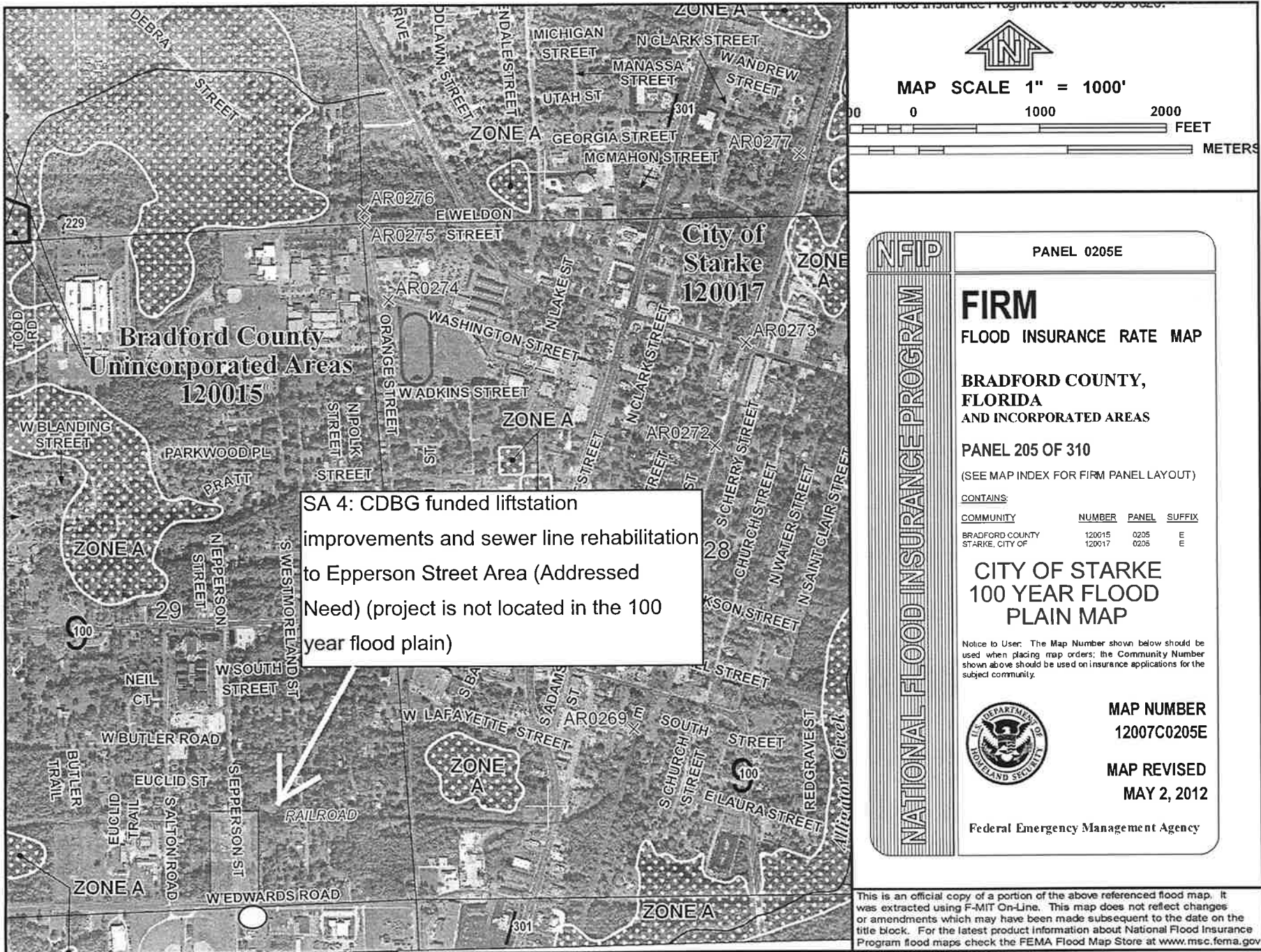
Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov


SERVICE AREA #2



SERVICE AREA #4



SA 4: CDBG funded liftstation improvements and sewer line rehabilitation to Epperson Street Area (Addressed Need) (project is not located in the 100 year flood plain)



MAP SCALE 1" = 1000'

0 1000 2000 FEET

0 1000 2000 METERS

PANEL 0205E

FIRM

FLOOD INSURANCE RATE MAP

BRADFORD COUNTY,
FLORIDA
AND INCORPORATED AREAS

PANEL 205 OF 310


(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
BRADFORD COUNTY	120015	0205	E
STARKE, CITY OF	120017	0205	E

CITY OF STARKE
100 YEAR FLOOD
PLAIN MAP

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.



MAP NUMBER
12007C0205E

MAP REVISED
MAY 2, 2012

Federal Emergency Management Agency

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