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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 **January 27, 2022**. Due to the COVID-19 Pandemic, the meeting will be held virtually via communications media technology at **6:00 p.m.**

DIAL IN NUMBER: Toll Free 1.888.585.9008

CONFERENCE CODE: 381 777 570



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AGENDA CLEARINGHOUSE COMMITTEE

Virtual Public Meeting
Via Communications Media Technology
Gainesville, Florida

January 27, 2022
6:00 p.m.

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This agenda item provides an opportunity for citizens to address the Committee on any matter not included on the agenda. The comment period is limited to three minutes for each individual.	

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NORTH CENTRAL FLORIDA REGIONAL PLANNING COUNCIL
CLEARINGHOUSE COMMITTEE
MINUTES

Virtual Public Meeting
Via Communications Media Technology

December 9, 2021
6:00 p.m.

MEMBERS PRESENT

Robert Brown, Vice-Chair
John Meeks
Reina Saco
James Tallman
Donnie Waldrep
Marihelen Wheeler
Robert Wilford

MEMBERS ABSENT

Patricia Bouie Hutchinson, Chair
Jim Catron

STAFF PRESENT

Lauren Yeatter

Noting the presence of a quorum, the meeting was called to order by Vice-Chair Brown at 6:02 p.m.

I. APPROVAL OF THE AGENDA

Vice-Chair Brown requested approval of the agenda as presented.

ACTION: It was moved by Commissioner Wilford and seconded by Commissioner Wheeler to approve the December 9, 2021 Clearinghouse Committee Agenda as presented. The motion carried unanimously.

II. APPROVAL OF THE OCTOBER 28, 2021 MEETING MINUTES

ACTION: It was moved by Commissioner Wheeler and seconded by Commissioner Waldrep to approve the October 28, 2021 Clearinghouse Committee meeting minutes as circulated. The motion carried unanimously.

III. COMMITTEE-LEVEL REVIEW ITEMS

- #9 - Levy County Comprehensive Plan Adopted Amendment (DEO No. 21-2ESR)
- #10 - Alachua County Comprehensive Plan Draft Amendment (DEO No. 21-3ESR)
- #12 - Bradford County Comprehensive Plan Draft Amendment (DEO No. 21-3ESR)
- #13 - City of Fanning Springs Comprehensive Plan Draft Amendment (DEO No. 21-1ESR)
- #14 - City of Newberry Comprehensive Plan Draft Amendment (DEO No. 21-7ESR)
- #15 - Town of Mayo Comprehensive Plan Draft Amendment (DEO No. 21-1ESR)
- #18 - City of Hawthorne Comprehensive Plan Draft Amendment (DEO No. 21-1ESR)
- #19 - City of Archer Comprehensive Plan Draft Amendment (DEO No. 21-1ER)
- #20 - City of Starke Comprehensive Plan Draft Amendment (DEO No. 21-1ER)
- #21 - Taylor County Comprehensive Plan Draft Amendment (DEO No. 21-1ESR)
- #23 - City of Madison Comprehensive Plan Draft Amendment (DEO No. 21-1ESR)
- #24 - City of Perry Comprehensive Plan Adopted Amendment (DEO No. 21-1ER)
- #25 - Union County Comprehensive Plan Draft Amendment (DEO No. 21-1ESR)
- #26 - Dixie County Comprehensive Plan Adopted Amendment (DEO No. 21-2ESR)
- #27 - Lafayette County Comprehensive Plan Adopted Amendment (DEO No. 21-1ESR)
- #28 - Town of Branford Comprehensive Plan Draft Amendment (DEO No. 21-1ESR)
- #29 - City of Chiefland Comprehensive Plan Adopted Amendment (DEO No. 21-1ESR)
- #30 - Town of Micanopy Comprehensive Plan Draft Amendment (DEO No. 21-1ESR)

ACTION: It was moved by Commissioner Wheeler and seconded by Commissioner Wilford to group Committee-Level Review Items #10; #12 through #15; #18 through #21; and #23 through #30 for purpose of review. The motion carried unanimously.

Lauren Yeatter, Senior Planner, 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 Wheeler and seconded by Commissioner Wilford to recommend that the Council approve the staff reports as circulated. The motion carried unanimously.

The meeting adjourned at 6:27 p.m.

Patricia Bouie Hutchinson, Chair

1/27/22
Date

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

Regional Planning Council: North Central Fl
Review Date: 1/27/22
Amendment Type: Draft Amendment

Regional Planning Council Item No.: 32
Local Government: Levy County
Local Government Item No.: LSTA 21-01
State Land Planning Agency Item No.: 21-4ESR

Date Mailed to Local Government and State Land Planning Agency: 1/28/22 (estimated)

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

DESCRIPTION OF AMENDMENT

The County item LSTA 21-01 amends Policy 1.2 of the Commercial Future Land Use Element of the Levy County Comprehensive Plan (see attached).

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

The County item is not anticipated to result in significant adverse impacts to regional facilities or Natural Resources of Regional Significance as the amendment is not anticipated to result in an increase in density or intensity of use.

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

The County 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?

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

Yes X No
Not Applicable

**EXCERPTS FROM THE
COUNTY COMPREHENSIVE PLAN AMENDMENT**



LEVY COUNTY BOARD OF COUNTY COMMISSIONERS

Planning Department
PO BOX 930
Bronson, Florida 32621
Office (352) 486-5203/Planning@levycounty.org

DATE: September 7, 2021

TO: Planning Commission

FROM: Stacey Hectus, Planning and Zoning Director

SUBJECT: **Petition LSTA 21-01**, Staff Report for County initiated application to amend Policy 1.2 Commercial of the Future Land Use Element to establish Residential Use in Commercial Future Land Use. Transmittal phase.

HISTORY:

In 2009, via Ordinance 2009-02, the County Commission at that time, voted to take residential uses out of commercial future land use in the Levy County Comprehensive Plan. The reason this was done was because the commercial future land use never had a residential density. The concern with not having the density was that in some of the larger commercial properties if a developer wanted to place residential there instead of commercial with no density there was no way to control how many residential units could be placed on those commercial lots.

The County has areas that have commercial future land use that we call “deep commercial” that goes back a block or two but only the front part developed commercially. The property owner never changed the properties to the rear that would not be developed as commercial. The lots got divided and sold off but the commercial future land use was never changed. That was fine previous to 2009 when residential use was allowed in commercial use. However, once the residential use was taken out it has really caused issues for those purchasing in those areas of the County.

RECENT EXAMPLE:

In January you reviewed an application for the Hyde Family. They purchased land in one of these neighborhoods I described above. Unbeknownst to them, when they came in to get a permit to put their home, they had purchased a lot with a Future Land Use of Commercial. In order for them to build a home on the property they had to do a land use change to residential and a rezoning to the appropriate residential.

As you drive through this area it is clear it leans more toward residential use than anything commercial in nature. We have approximately 3-4 areas like this in the County.

SOLUTION:

At the April 20, 2021 BOCC meeting, staff was tasked with putting together language for the comp plan to fix this issue and add residential use back into the Commercial Future Land Use. Below is the Commercial Land Use section of Policy 1.2 of the Future Land Use Element of the

Levy County Comprehensive Plan. The underlined section is the new language that, if approved by the Florida Department of Economic Opportunity, could solve this problem.

Commercial

This land use category allows for commercial land uses and the development of central business districts. Commercial land uses are described by levels of intensity of Commercial/Professional Office, Neighborhood/Retail Services, Community/Retail and Wholesale Business and Regional/Retail and Wholesale Business. The minimum lot size is one-fourth [1/4] acre and the maximum floor area ratio is 0.5. Lot coverage shall be based on and shall be required to meet all other local and state land development regulations. This land use is only permitted within Municipal Service Districts and Planned Unit Developments (P.U.D.s), however this designation shall be permitted within rural areas identified on the Future Land Use Map Series as follows: Gulf Hammock, Lebanon Station, Rosewood/Sumner, and the U.S. 19 Corridor between Fanning Springs and Chiefland.

In addition to the above-described commercial uses, one (1) residential dwelling unit may be permitted on a parcel of land that is designated commercial land use, provided that all of the following requirements are satisfied:

- (1) The parcel was designated commercial land use on December 31, 1989; and
- (2) The parcel is located within either a recorded residential plat or the boundaries of such parcel are identical to the boundaries of the parcel as it existed on December 31, 1989; and
- (3) There are no non-residential structures on the parcel; and
- (4) All applicable requirements of the County's land development regulations are met.

WHAT DOES THIS MEAN?

If a property owner comes in to pull a permit on a home, they would be permitted to do so for one home as long as they met the above referenced criteria. This does not fix commercial lots created after December 31, 1989. In those cases, we have a process where the property owner can change their land use and/or zoning to permit residential if all criteria in the County's land development regulations are met. The neighborhoods that have come to you in the past all fall within the created before December 31, 1989.

TIME LINE:

Because this is a text amendment to the Levy County Comprehensive Plan it is considered a Large-Scale Comprehensive Plan Amendment. If a recommendation of approval is granted, then this will go to the Board of County Commissioners. If transmittal is approved by the BOCC then it will go to DEO and other state review agencies for expedited review. There is a 45-day review period. Depending on what the state comments are/are not. We could 1.) address comments or 2.) if no comments move forward with adopting the Comprehensive Plan Text Amendment.

If the amendment is approved by the state and then subsequently adopted by the BOCC the Land Development Code sections will need to be amended by ordinance unless the timing works out to add it to the adoption of the Zoning Map.

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

Regional Planning Council: North Central FL
Review Date: 1/27/22
Amendment Type: Draft Amendment

Regional Planning Council Item No.: 35
Local Government: City of Newberry
Local Government Item No.: CPA 21-23
State Land Planning Agency Item No.: 21-8ESR

Date Mailed to Local Government and State Land Planning Agency: 1/28/22 (estimated)

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

DESCRIPTION OF AMENDMENTS

City item CPA 21-23 reclassifies approximately 254.18 acres of annexed land from Alachua County Rural/Agriculture (less than or equal to one dwelling unit per five acres) to City Agriculture (less than or equal to one dwelling unit per five acres) (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 27/U.S. Highway 41, which is identified and mapped in the North Central Florida Strategic Regional Policy Plan as part of the Regional Road Network. However, significant adverse impacts to regional facilities are not anticipated as the amendment will not result in an increase in intensity or density of use.

The subject property is located within an Area of High Recharge Potential to the Floridan Aquifer, a Natural Resource of Regional Significance as identified and mapped in the North Central Florida Strategic Regional Policy Plan. However, significant adverse impacts to regional facilities are not anticipated as the amendment will not result in an increase in intensity or density of use.

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

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?

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

Yes X No

Not Applicable

**EXCERPTS FROM THE
CITY COMPREHENSIVE PLAN AMENDMENT**

SUPPORTING DATA AND ANALYSIS FOR CPA 21-23

(Parcel 01756-000-000, 254.18 ± acres,
previously annexed into the City of Newberry, September 27, 2021)



CPA 21-23, an application by the City Commission to amend the Future Land Use Plan Map of the Comprehensive Plan by changing the Future Land Use classification on approximately, 254.18 acres, (Tax Parcel 01756-000-000), previously voluntarily annexed to the City and identified on the maps provided below, from Alachua County RURAL/AGRICULTURE (less than or equal to one dwelling unit per five acres) Future Land Use to City of Newberry AGRICULTURE (less than or equal to one dwelling unit per five acres). The property is located on the west side of US 27/41/SR 45 and north side of NW 78th Avenue.

CPA 21-23

-18-

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

Regional Planning Council: North Central FL
Review Date: 1/27/22
Amendment Type: Draft Amendment

Regional Planning Council Item No.: 36
Local Government: City of Newberry
Local Government Item No.: CPA 21-24
State Land Planning Agency Item No.: 21-9ESR

Date Mailed to Local Government and State Land Planning Agency: 1/28/22 (estimated)

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

DESCRIPTION OF AMENDMENTS

City item CPA 21-24 reclassifies approximately 256.25 acres of annexed land from Alachua County Rural/Agriculture (less than or equal to one dwelling unit per five acres) to City Agriculture (less than or equal to one dwelling unit per five acres) (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 State Road 26, which is identified and mapped in the North Central Florida Strategic Regional Policy Plan as part of the Regional Road Network. However, significant adverse impacts to regional facilities are not anticipated as the amendment will not result in an increase in intensity or density of use.

The subject property is located within an Area of High Recharge Potential to the Floridan Aquifer and is a Conservation Area (Dudley Farm Historic State Park), a Natural Resource of Regional Significance as identified and mapped in the North Central Florida Strategic Regional Policy Plan. However, significant adverse impacts to regional facilities are not anticipated as the amendment will not result in an increase in intensity or density of use.

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

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?

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

Yes X No _____
Not Applicable _____

**EXCERPTS FROM THE
CITY COMPREHENSIVE PLAN AMENDMENT**

SUPPORTING DATA AND ANALYSIS FOR CPA 21-24

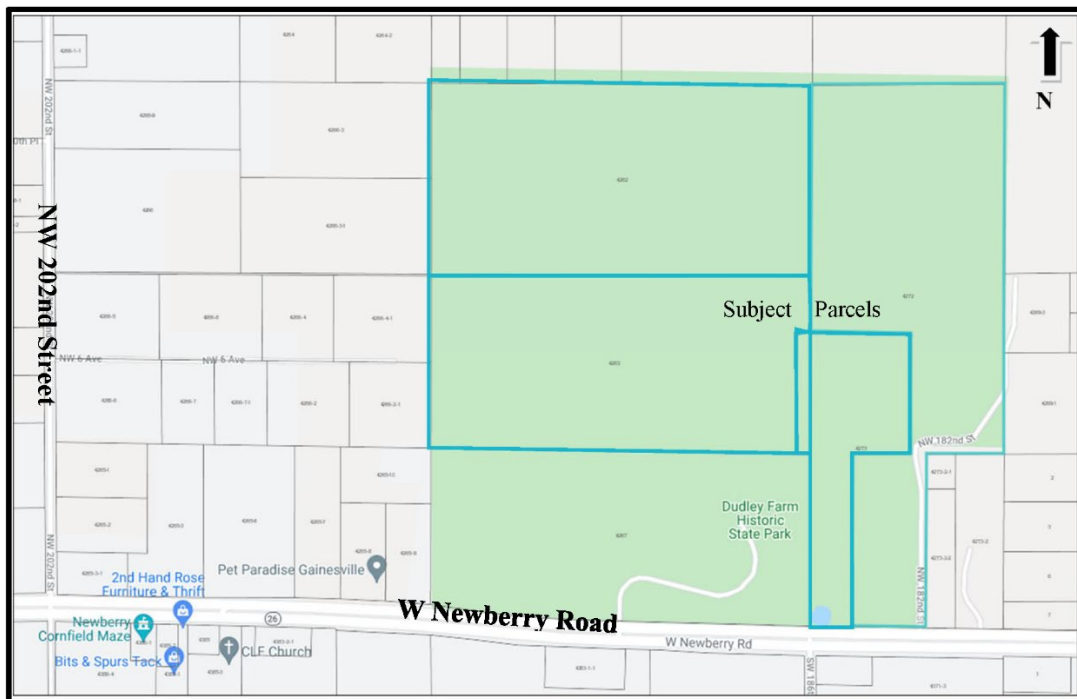
(Parcels 04262-000-000, 04263-001-000, 04263-000-000, 04272-000-000, and 04273-000-000), 256.253 ± acres,
previously annexed into the City of Newberry, September 27, 2021)



The following data and analysis are provided to support transmittal of Application CPA 21-23:

CPA 21-24, an application by the City Commission to amend the Future Land Use Plan Map of the Comprehensive Plan by changing the Future Land Use classification on approximately, 256.253 acres, (Tax Parcels 04262-000-000, 04263-001-000, 04263-000-000, 04272-000-000, and 04273-000-000), previously voluntarily annexed to the City and identified on the maps provided below, from Alachua County RURAL/AGRICULTURE (less than or equal to one dwelling unit per five acres) Future Land Use to City of Newberry AGRICULTURE (less than or equal to one dwelling unit per five acres). The property is located on the north side of W. Newberry Road, approximately one-half mile east of NW 202nd Street.

The following map shows the subject property proposed for Future Land Use Map change from Alachua County RURAL /AGRICULTURE (less than or equal to one dwelling unit per five acres) to City of Newberry Land Use classification of AGRICULTURE (less than or equal to one dwelling unit per five acres):



CPA 21-24

This amendment is being requested to classify tax parcels 04262-000-000, 04263-001-000, 04263-000-000, 04272-000-000, and 04273-000-000 as Newberry Agriculture. The change from Alachua County Rural/Agriculture to City of Newberry Agriculture does not create any potential additional facility impacts, and therefore concurrency is anticipated to be maintained as a result of this amendment. This parcel was annexed to the City September 27, 2021 (Annexation No. 43).

As provided in Florida Law, these lands have retained the Alachua County Future Land Use classification of Rural/Agriculture. In order to establish the City's Future Land Use classification for this property, the City must formally amend the City's Comprehensive Plan to re-classify the property. There is no increase in density permitted by this amendment.

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

Regional Planning Council: North Central Fl

Review Date: 1/27/22

Amendment Type: Draft Amendment

Regional Planning Council Item No.: 37

Local Government: Columbia County

Local Government Item No.: CPA 21-01

State Land Planning Agency Item No.: 21-1ESR

Date Mailed to Local Government and State Land Planning Agency: 1/28/22 (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 21-01 amends the text of the County Comprehensive Plan to add a new Property Rights Element (see attached).

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

Significant adverse impacts are not anticipated to occur to the Regional Road Network or to Natural Resources of Regional Significance, as the amendment does not result in an increase in density or intensity of use.

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

The County 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?

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

Yes X No

Not Applicable

**EXCERPTS FROM THE
COUNTY COMPREHENSIVE PLAN AMENDMENT**

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

X

PROPERTY RIGHTS ELEMENT

INTRODUCTION

The following goal, objective and policies constitute the Property Rights Element, in accordance with the legislative intent expressed in Section 163.3161(10), Florida Statutes, as amended, and Section 187.101(3), Florida Statutes, as amended.

PROPERTY RIGHTS GOAL, OBJECTIVE AND POLICIES

GOAL X - RECOGNIZE AND RESPECT JUDICIALLY ACKNOWLEDGED AND CONSTITUTIONALLY PROTECTED PRIVATE PROPERTY RIGHTS.

OBJECTIVE X.1 In local decision making, the County shall consider the statement of rights as enumerated in Policy X.1.1, Policy X.1.2, Policy X.1.3, and Policy X.1.4.

Policy X.1.1 In local decision making, the County shall consider the right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.

Policy X.1.2 In local decision making, the County shall consider the right of a property owner to use, maintain, develop and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.

Policy X.1.3 In local decision making, the County shall consider the right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.

Policy X.1.4 In local decision making, the County shall consider the right of a property owner to dispose of his or her property through sale or gift.

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

Regional Planning Council: North Central Fl

Review Date: 1/27/22

Amendment Type: Adopted Amendment

Regional Planning Council Item No.: 38

Local Government: City of Lake City

Local Government Item No.: CPA 21-03

State Land Planning Agency Item No.: 21-2 ESR

Date Mailed to Local Government and State Land Planning Agency: 1/28/22 (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 21-03 amends the text of the City Comprehensive Plan to add a new Property Rights Element (see attached).

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

Significant adverse impacts are not anticipated to occur to the Regional Road Network or to Natural Resources of Regional Significance, as the amendment does not result in an increase in density or intensity of use.

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?

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

Yes _____ No _____
Not Applicable _____ X _____

**EXCERPTS FROM THE
CITY COMPREHENSIVE PLAN AMENDMENT**

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

X PROPERTY RIGHTS ELEMENT

INTRODUCTION

The following goal, objective and policies constitute the Property Rights Element, in accordance with the legislative intent expressed in Section 163.3161(10), Florida Statutes, as amended, and Section 187.101(3), Florida Statutes, as amended.

PROPERTY RIGHTS GOAL, OBJECTIVE AND POLICIES

GOAL X - RECOGNIZE AND RESPECT JUDICIALLY ACKNOWLEDGED AND CONSTITUTIONALLY PROTECTED PRIVATE PROPERTY RIGHTS.

OBJECTIVE X.1 In local decision making, the City shall consider the statement of rights as enumerated in Policy X.1.1, Policy X.1.2, Policy X.1.3, and Policy X.1.4.

Policy X.1.1 In local decision making, the City shall consider the right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.

Policy X.1.2 In local decision making, the City shall consider the right of a property owner to use, maintain, develop and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.

Policy X.1.3 In local decision making, the City shall consider the right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.

Policy X.1.4 In local decision making, the City shall consider the right of a property owner to dispose of his or her property through sale or gift.

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

Regional Planning Council: North Central Fl
Review Date: 1/27/22
Amendment Type: Draft Amendment

Regional Planning Council Item No.: 39
Local Government: Town of Inglis
Local Government Item No.: CPA 21-01
State Land Planning Agency Item No.: 21-1ESR

Date Mailed to Local Government and State Land Planning Agency: 1/28/22 (estimated)

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

DESCRIPTION OF AMENDMENT

The Town item CPA 21-01 amends the Town's Comprehensive Plan to add a new Property Rights Element (see attached).

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

The Town item is not anticipated to result in significant adverse impacts to regional facilities or Natural Resources of Regional Significance as the amendment is not anticipated to result in an increase in density or intensity of use.

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?

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

Yes X No
Not Applicable

**EXCERPTS FROM THE
TOWN COMPREHENSIVE PLAN AMENDMENT**

Chapter 10

PROPERTY RIGHTS ELEMENT

INTRODUCTION

The following goal, objective and policies constitute the Property Rights Element, in accordance with the legislative intent expressed in Section 163.3161(10), Florida Statutes, as amended, and Section 187.101(3), Florida Statutes, as amended.

PROPERTY RIGHTS GOAL, OBJECTIVE AND POLICIES

GOAL 10 - RECOGNIZE AND RESPECT JUDICIALLY ACKNOWLEDGED AND CONSTITUTIONALLY PROTECTED PRIVATE PROPERTY RIGHTS.

OBJECTIVE 10.1 In local decision making, the Town shall consider the statement of rights as enumerated in Policy 10.1.1, Policy 10.1.2, Policy 10.1.3, and Policy 10.1.4.

Policy 10.1.1 In local decision making, the Town shall consider the right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.

Policy 10.1.2 In local decision making, the Town shall consider the right of a property owner to use, maintain, develop and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.

Policy 10.1.3 In local decision making, the Town shall consider the right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.

Policy 10.1.4 In local decision making, the Town shall consider the right of a property owner to dispose of his or her property through sale or gift.

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

Regional Planning Council: North Central Fl
Review Date: 1/27/22
Amendment Type: Adopted Amendment

Regional Planning Council Item No.: 41
Local Government: Bradford County
Local Government Item No.: CPA 21-01
State Land Planning Agency Item No.: 21-3ESR

Date Mailed to Local Government and State Land Planning Agency: 1/28/22 (estimated)

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

DESCRIPTION OF AMENDMENT

The County item CPA 21-01 amends the County's Comprehensive Plan to add a new Property Rights Element (see attached).

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

The County item is not anticipated to result in significant adverse impacts to regional facilities or Natural Resources of Regional Significance as the amendment is not anticipated to result in an increase in density or intensity of use.

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

The County 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?

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

Yes _____	No _____
Not Applicable	___X___

**EXCERPTS FROM THE
COUNTY COMPREHENSIVE PLAN AMENDMENT**

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

X

PROPERTY RIGHTS ELEMENT

INTRODUCTION

The following goal, objective and policies constitute the Property Rights Element, in accordance with the legislative intent expressed in Section 163.3161(10), Florida Statutes, as amended, and Section 187.101(3), Florida Statutes, as amended.

PROPERTY RIGHTS GOAL, OBJECTIVE AND POLICIES

GOAL X - RECOGNIZE AND RESPECT JUDICIALLY ACKNOWLEDGED AND CONSTITUTIONALLY PROTECTED PRIVATE PROPERTY RIGHTS.

OBJECTIVE X.1 In local decision making, the County shall consider the statement of rights as enumerated in Policy X.1.1, Policy X.1.2, Policy X.1.3, and Policy X.1.4.

Policy X.1.1 In local decision making, the County shall consider the right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.

Policy X.1.2 In local decision making, the County shall consider the right of a property owner to use, maintain, develop and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.

Policy X.1.3 In local decision making, the County shall consider the right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.

Policy X.1.4 In local decision making, the County shall consider the right of a property owner to dispose of his or her property through sale or gift.

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

Regional Planning Council: North Central Fl

Review Date: 1/27/22

Amendment Type: Adopted Amendment

Regional Planning Council Item No.: 42

Local Government: City of Lake Butler

Local Government Item No.: CPA 21-01

State Land Planning Agency Item No.: 21-1ESR

Date Mailed to Local Government and State Land Planning Agency: 1/28/22 (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 21-01 amends the text of the City Comprehensive Plan to add a new Property Rights Element (see attached).

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

Significant adverse impacts are not anticipated to occur to the Regional Road Network or to Natural Resources of Regional Significance, as the amendment does not result in an increase in density or intensity of use.

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?

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

Yes _____ No _____

Not Applicable _____ X _____

**EXCERPTS FROM THE
CITY COMPREHENSIVE PLAN AMENDMENT**

X PROPERTY RIGHTS ELEMENT

INTRODUCTION

The following goal, objective and policies constitute the Property Rights Element, in accordance with the legislative intent expressed in Section 163.3161(10), Florida Statutes, as amended, and Section 187.101(3), Florida Statutes, as amended.

PROPERTY RIGHTS GOAL, OBJECTIVE AND POLICIES

GOAL X - RECOGNIZE AND RESPECT JUDICIALLY ACKNOWLEDGED AND CONSTITUTIONALLY PROTECTED PRIVATE PROPERTY RIGHTS.

OBJECTIVE X.1 In local decision making, the City shall consider the statement of rights as enumerated in Policy X.1.1, Policy X.1.2, Policy X.1.3, and Policy X.1.4.

Policy X.1.1 In local decision making, the City shall consider the right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.

Policy X.1.2 In local decision making, the City shall consider the right of a property owner to use, maintain, develop and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.

Policy X.1.3 In local decision making, the City shall consider the right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.

Policy X.1.4 In local decision making, the City shall consider the right of a property owner to dispose of his or her property through sale or gift.

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

Regional Planning Council: North Central Fl
Review Date: 1/27/22
Amendment Type: Adopted Amendment

Regional Planning Council Item No.: 44
Local Government: Taylor County
Local Government Item No.: CPA 21-01
State Land Planning Agency Item No.: 21-1ESR

Date Mailed to Local Government and State Land Planning Agency: 1/28/22 (estimated)

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

DESCRIPTION OF AMENDMENT

The County item CPA 21-01 amends the County's Comprehensive Plan to add a new Property Rights Element (see attached).

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

The County item is not anticipated to result in significant adverse impacts to regional facilities or Natural Resources of Regional Significance as the amendment is not anticipated to result in an increase in density or intensity of use.

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

The County 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?

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

Yes _____	No _____
Not Applicable	<u> X </u>

**EXCERPTS FROM THE
COUNTY COMPREHENSIVE PLAN AMENDMENT**

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

XII

PROPERTY RIGHTS ELEMENT

INTRODUCTION

The following goal, objective and policies constitute the Property Rights Element, in accordance with the legislative intent expressed in Section 163.3161(10), Florida Statutes, as amended, and Section 187.101(3), Florida Statutes, as amended.

PROPERTY RIGHTS GOAL, OBJECTIVE AND POLICIES

GOAL XII - RECOGNIZE AND RESPECT JUDICIALLY ACKNOWLEDGED AND CONSTITUTIONALLY PROTECTED PRIVATE PROPERTY RIGHTS.

OBJECTIVE XII.1 In local decision making, the County shall consider the statement of rights as enumerated in Policy XII.1.1, Policy XII.1.2, Policy XII.1.3, and Policy XII.1.4.

Policy XII.1.1 In local decision making, the County shall consider the right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.

Policy XII.1.2 In local decision making, the County shall consider the right of a property owner to use, maintain, develop and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.

Policy XII.1.3 In local decision making, the County shall consider the right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.

Policy XII.1.4 In local decision making, the County shall consider the right of a property owner to dispose of his or her property through sale or gift.

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

Regional Planning Council: North Central FL
Review Date: 1/27/22
Amendment Type: Draft Amendment

Regional Planning Council Item No.: 45
Local Government: City of Alachua
Local Government Item No.: Ord. Nos. 22-03, 22-04
State Land Planning Agency Item No.: 22-1 ESR

Date Mailed to Local Government and State Land Planning Agency: 1/28/22 (estimated)

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

DESCRIPTION OF AMENDMENT

The amendment adds a new Property Rights Element to the City's Comprehensive Plan and reclassifies approximately 160.2 acres from Commercial (25.4 acres), Community Commercial (16.3 acres), High Density Residential (16.1 acres), and Moderate Density Residential (102.5 acres) to Corporate Park (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 441 which is identified and mapped in the regional plan as part of the Regional Road Network. The City Transportation Element contains objectives and policies which implement one or more practices consistent with Transportation Planning Best Practices contained in the North Central Florida Strategic Regional Policy Plan. Regional Plan Transportation Element Policy 5.1.1 states that within municipalities where local government comprehensive plans contain goals and policies which implement Transportation Planning Best Practices, adverse impacts to the Regional Road Network are adequately mitigated and local government plans and plan amendments are not subject to a Regional Planning Council determination impacts to the Regional Road Network. Therefore, significant adverse transportation impacts to the Regional Road Network are adequately mitigated.

The subject property is located in a Stream to Sink area and an Area of High Recharge Potential to the Floridan Aquifer, identified and mapped as a Natural Resource of Regional Significance in the North Central Florida Strategic Regional Policy Plan. Nevertheless, no significant adverse impacts to Natural Resources of Regional Significance are anticipated as the City Comprehensive Plan contains adequate policy direction to prevent significant adverse impacts to the natural resources.

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?

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

Yes X No

Not Applicable

**EXCERPTS FROM THE
CITY COMPREHENSIVE PLAN AMENDMENT**

ORDINANCE 22-03

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE CITY'S COMPREHENSIVE PLAN; AMENDING THE CITY'S COMPREHENSIVE PLAN TO ADD A PROPERTY RIGHTS ELEMENT; PROVIDING A REPEALING CLAUSE; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, the Community Planning Act (Section 163.3161 et. seq), Florida Statutes, requires each local government to maintain a comprehensive plan; and,

WHEREAS, the City Commission of the City of Alachua adopted its Comprehensive Plan on January 22, 1992, by Ordinance No. 0-91-23 and last updated its Comprehensive Plan on July 31, 2020; and,

WHEREAS, a duly advertised public hearing was conducted on the proposed amendment on December 14, 2021, by the Planning and Zoning Board, sitting as the Local Planning Agency (LPA) and the LPA reviewed and considered comments received during the public hearing concerning the application and made its recommendation to the City Commission; and,

WHEREAS, the City Commission considered the recommendation of the LPA at a duly advertised public hearing on , 2022, provided for and received public participation, and approved the amendment for transmittal to the Florida Department of Economic Opportunity (DEO) and reviewing agencies; and

WHEREAS, the DEO has reviewed the proposed amendment and issued its comment letter on , 2022; and,

WHEREAS, the City Commission considered the comments received from the DEO and reviewing agencies; and

WHEREAS, the City Commission held a duly advertised public hearing on adoption of the proposed amendment and provided for and received public participation, and approved the amendment on , 2022 with no changes since the transmittal hearing; and

WHEREAS, for reasons set forth in this ordinance that is hereby adopted and incorporated as findings of fact, that the Alachua City Commission finds and declares that the enactment of this Amendment is in the furtherance of the public health, safety, morals, order, comfort, convenience, appearance, prosperity, or general welfare;

NOW THEREFORE BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA:

Section 1. Interpretation of Recitals

The above recitals are true and correct and incorporated in this ordinance.

Section 2. Findings of Fact and Conclusions of Law

The authority for the enactment of this ordinance is Chapter 163, Part I, Florida Statutes; Sections 166.021 and 166.041; and the City's Comprehensive Plan.

Section 3. Comprehensive Plan Amendment to Add a Property Rights Element

The City of Alachua Comprehensive Plan is hereby amended as follows (text that is ~~underlined~~ is to be added and text that is shown as ~~strikethrough~~ is to be removed):

PROPERTY RIGHTS ELEMENT

Goal 1: The City of Alachua will respect constitutionally-protected and judicially acknowledged private property rights.

Objective 1.1: The City of Alachua will consider private property rights as part of the local decision-making process.

Policy 1.1.a: The following rights shall be considered in local decision-making:

1. The right of a property owner to physically possess and control his or her interests in the property, including easement, leases and mineral rights.
2. The right of a property owner to use, maintain, develop and improve his or her property for personal use or for the use of any person, subject to state law and local ordinances.
3. The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.
4. The right of a property owner to dispose of his or her property through sale or gift.

Section 4. Codification of and Correction of Scrivener's Errors

The City Manager or designee, without public hearing, is authorized to correct any typographical errors which do not affect the intent of this ordinance. A corrected copy shall be posted in the public record.

Section 5. Ordinance to be Construed Liberally

This ordinance shall be liberally construed in order to effectively carry out the purposes hereof which are deemed to be in the best interest of the public health, safety, and welfare of the citizens and residents of the City of Alachua, Florida.

Section 6. Repealing Clause

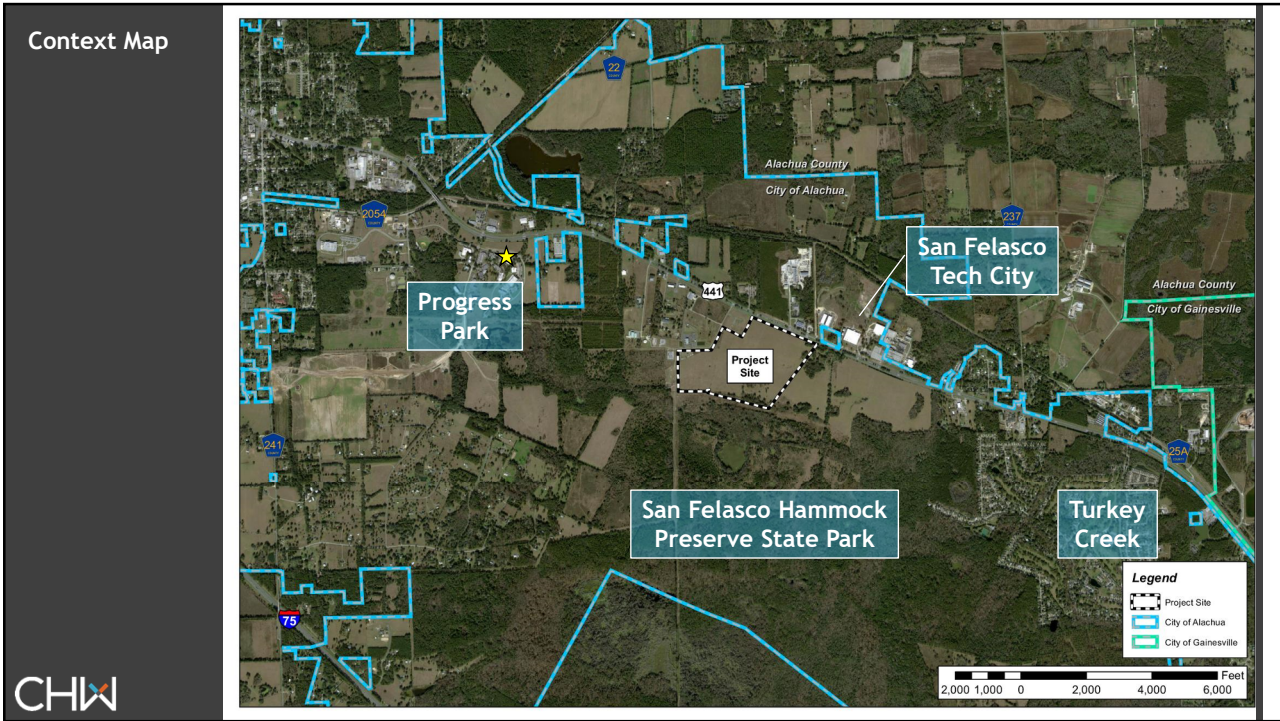
All ordinances or parts of ordinances in conflict herewith are, to the extent of the conflict, hereby repealed.

Section 7. Severability

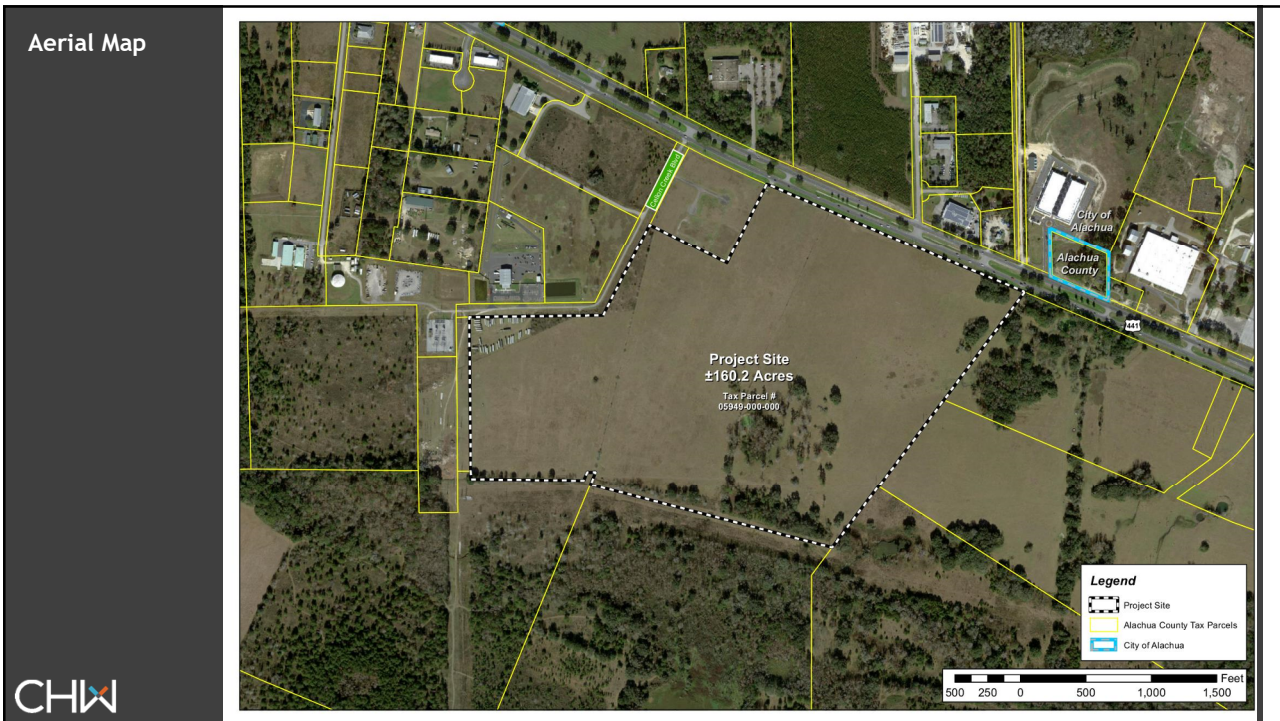
It is the declared intent of the City Commission of the City of Alachua that, if any section, sentence, clause, phrase, or provision of this ordinance is for any reason held or declared to be unconstitutional, void, or inoperative by any court or agency of competent jurisdiction, such holding of invalidity or unconstitutionality shall not affect the remaining provisions of this ordinance, and the remainder of the ordinance after the exclusions of such part or parts shall be deemed to be valid.

Section 7. Effective Date

This ordinance shall become effective immediately upon passage and adoption. The effective date of these plan amendments shall be at the time the state land planning agency issues its Notice of Intent, if the plan

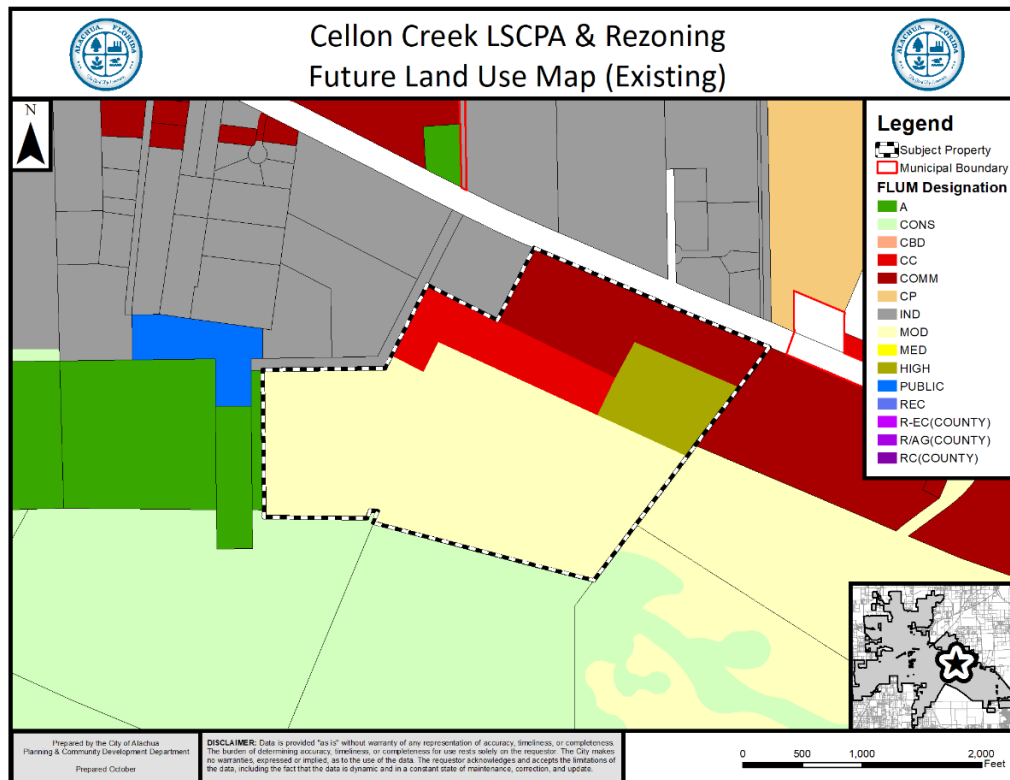


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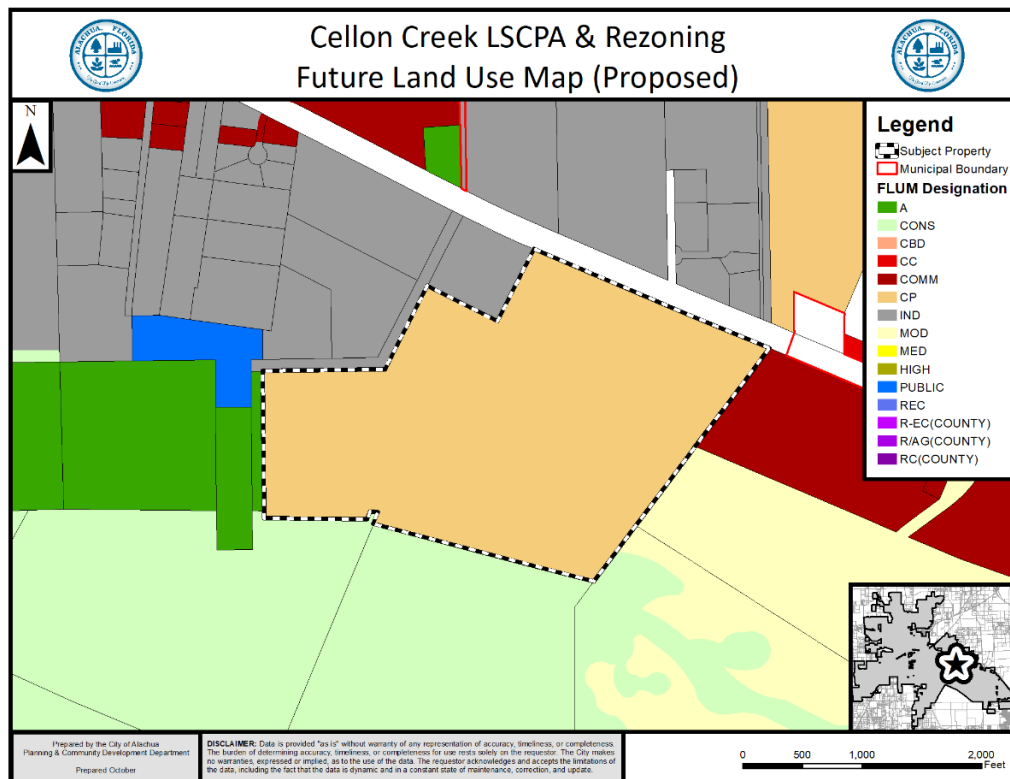


8

Map 1. Existing Future Land Use Map with Subject Property



Map 2. Proposed Future Land Use Map with Subject Property



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

Regional Planning Council: North Central Fl
Review Date: 1/27/22
Amendment Type: Adopted Amendment

Regional Planning Council Item No.: 47
Local Government: Town of Mayo
Local Government Item No.: CPA 21-01
State Land Planning Agency Item No.: 21-1ESR

Date Mailed to Local Government and State Land Planning Agency: 1/28/22 (estimated)

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

DESCRIPTION OF AMENDMENT

The Town item CPA 21-01 amends the Town's Comprehensive Plan to add a new Property Rights Element (see attached).

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

The Town item is not anticipated to result in significant adverse impacts to regional facilities or Natural Resources of Regional Significance as the amendment is not anticipated to result in an increase in density or intensity of use.

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?

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

Yes _____	No _____
Not Applicable	____X____

**EXCERPTS FROM THE
TOWN COMPREHENSIVE PLAN AMENDMENT**

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

X

PROPERTY RIGHTS ELEMENT

INTRODUCTION

The following goal, objective and policies constitute the Property Rights Element, in accordance with the legislative intent expressed in Section 163.3161(10), Florida Statutes, as amended, and Section 187.101(3), Florida Statutes, as amended.

PROPERTY RIGHTS GOAL, OBJECTIVE AND POLICIES

GOAL X - RECOGNIZE AND RESPECT JUDICIALLY ACKNOWLEDGED AND CONSTITUTIONALLY PROTECTED PRIVATE PROPERTY RIGHTS.

OBJECTIVE X.1 In local decision making, the Town shall consider the statement of rights as enumerated in Policy X.1.1, Policy X.1.2, Policy X.1.3, and Policy X.1.4.

Policy X.1.1 In local decision making, the Town shall consider the right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.

Policy X.1.2 In local decision making, the Town shall consider the right of a property owner to use, maintain, develop and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.

Policy X.1.3 In local decision making, the Town shall consider the right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.

Policy X.1.4 In local decision making, the Town shall consider the right of a property owner to dispose of his or her property through sale or gift.

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

Regional Planning Council: North Central Fl
Review Date: 1/27/22
Amendment Type: Adopted Amendment

Regional Planning Council Item No.: 48
Local Government: City of Madison
Local Government Item No.: CPA 21-01
State Land Planning Agency Item No.: 21-1ESR

Date Mailed to Local Government and State Land Planning Agency: 1/28/22 (estimated)

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

DESCRIPTION OF AMENDMENT

The City item CPA 21-01 amends the City's Comprehensive Plan to add a new Property Rights Element (see attached).

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

The City item is not anticipated to result in significant adverse impacts to regional facilities or Natural Resources of Regional Significance as the amendment is not anticipated to result in an increase in density or intensity of use.

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?

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

Yes _____	No _____
Not Applicable	____X____

**EXCERPTS FROM THE
CITY COMPREHENSIVE PLAN AMENDMENT**

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

X

PROPERTY RIGHTS ELEMENT

INTRODUCTION

The following goal, objective and policies constitute the Property Rights Element, in accordance with the legislative intent expressed in Section 163.3161(10), Florida Statutes, as amended, and Section 187.101(3), Florida Statutes, as amended.

PROPERTY RIGHTS GOAL, OBJECTIVE AND POLICIES

GOAL X - RECOGNIZE AND RESPECT JUDICIALLY ACKNOWLEDGED AND CONSTITUTIONALLY PROTECTED PRIVATE PROPERTY RIGHTS.

OBJECTIVE X.1 In local decision making, the City shall consider the statement of rights as enumerated in Policy X.1.1, Policy X.1.2, Policy X.1.3, and Policy X.1.4.

Policy X.1.1 In local decision making, the City shall consider the right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.

Policy X.1.2 In local decision making, the City shall consider the right of a property owner to use, maintain, develop and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.

Policy X.1.3 In local decision making, the City shall consider the right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.

Policy X.1.4 In local decision making, the City shall consider the right of a property owner to dispose of his or her property through sale or gift.



#31

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REGIONAL CLEARINGHOUSE INTERGOVERNMENTAL COORDINATION AND RESPONSE

Date: 1/27/22

PROJECT DESCRIPTION

#31 - City of Lake City - Community Development Block Grant - No. 22DB-OP-03-22-02-C04
Commercial Revitalization - Environmental Review

TO: Florida State Clearinghouse

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

Fred D. Fox
Fred Fox Enterprises
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
LAUREN YEATTER, SENIOR PLANNER AT THE NORTH CENTRAL FLORIDA REGIONAL
PLANNING COUNCIL AT 352.955.2200, EXT 113

v:\chouse\staff\cdbg\memos\fy 19\memo_fy19lakecity_cr_er.docx

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 City Wide Service Area:

The Service Area for this project is the corporate limits of the City of Lake City. The lives of all of the citizens of the City are enhanced by the revitalization of the downtown commercial area. The City of Lake City's downtown commercial district has been struggling with a high vacancy rate in the Downtown Lake City Project Area. The downtown businesses, local government and the city's residents need help in revitalizing Lake City's Downtown Project Area. With the construction of the proposed improvements, the City hopes to help the economic environment for the existing merchants and draw new businesses into the downtown area.

Project Area #1: Downtown Lake City Wilson Park Commercial Revitalization Project Area:

The activities included in Project Area #1 are as follows:

03F Open Space, Parks and Playgrounds Activity - The activity proposed in this application is the construction of an amphitheater across from Wilson Park above Lake Desoto. Wilson Park is located at 232 NE Hillsboro Street, Lake City, Florida. An active amphitheater across from Wilson Park above Lake Desoto will help draw area residents into the downtown for community events. Holding events which bring a large group of people into the downtown is a cornerstone of the City's Downtown Revitalization efforts.

Activity #	Activity Name	Project Description	CDBG Budget	Local Match
03F	Open Space, Parks and Playgrounds	Construction of an Ampitheater	\$690,000.00	\$15,000.00

The beneficiaries for the activities proposed in this service area are those people living within the City of Lake City's City Wide Service Area who are the primary users of the City of Lake City's downtown. There are currently 4,424 households in the City of Lake City. These 4,424 households contain 10,223 people. 7,121 of the people living in the service area or 69.66% are LMI and 3,102 of the people living in the households in the service area or 30.34% 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.

Project Narrative — G-2

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

ACTIVITY	CDBG	LOCAL MATCH	TOTAL
03F - Open Space, Parks and Playgrounds	\$ 690,000.00	\$ 15,000.00	\$ 705,000.00
21A - Administration	\$ 60,000.00	\$ 0.00	\$ 60,000.00
03F - Engineering	\$ 0.00	\$ 35,000.00	\$ 35,000.00
TOTALS:	\$ 750,000.00	\$ 50,000.00	\$ 800,000.00

The City of Lake City has committed Fifty Thousand dollars (\$50,000.00) from the City's Community Redevelopment Agency as local match in this application. Thirty-five thousand dollars (\$35,000.00) will be used for the engineering line item and fifteen thousand dollars (\$15,000.00) will be used for the 03F - Open Space, Parks and Playgrounds line item.

The design of the project is complete. The Plans and Specifications for the project are prepared and the required permits have been applied for. The City of Lake City is claiming "Readiness to Proceed" points for this project in the application.

Without the funding provided through the Small Cities CDBG Commercial Revitalization program this project could not be undertaken by the City.

The City anticipates it will take approximately thirty (30) months for the project to be complete including completion of the environmental review, bidding, construction and grant closeout.

Some of the proposed CDBG funded activities will be carried out in a flood zone.

UNMET NEEDS:

Service Area #1 City Wide Service Area:

The Service Area for this project is the corporate limits of the City of Lake City. The lives of all of the citizens of the City are enhanced by the revitalization of the downtown commercial area. The City of Lake City's downtown commercial district has been struggling with a high vacancy rate in the Downtown Lake City Project Area. The downtown businesses, local government and the city's residents need help in revitalizing Lake City's Downtown Project Area. With the construction of the proposed improvements, the City hopes to help the economic environment for the existing merchants and draw new businesses into the downtown area.

Project Area Unmet Need #1: Downtown Lake City Wilson Park Commercial Revitalization Project Area:

Project Narrative — G-2

The activities included in Project Area Unmet Need #1 are as follows:

03F Open Space, Parks and Playgrounds Activity - The activity proposed in this application is the construction of a fountain in Lake DeSoto adjacent to Wilson Park. An attractive water feature in Lake DeSoto will help draw area residents into the downtown for community events. Holding events which bring a large group of people into the downtown, is a cornerstone of the City's Downtown Revitalization efforts.

Activity #	Activity Name	Project Description	CDBG Budget	Local Match
03F	Open Space, Parks and Playgrounds	Fountain in Lake Desoto	\$ 250,000.00	\$ 0.00

The beneficiaries for the activities proposed in this service area are those people living within the City of Lake City's City Wide Service Area who are the primary users of the City of Lake City's downtown. There are currently 4,424 households in the City of Lake City. These 4,424 households contain 10,223 people. 7,121 of the people living in the service area or 69.66% are LMI and 3,102 of the people living in the households in the service area or 30.34% 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.Service.

Project Area Unmet Need #2: Downtown Lake City Wilson Park Commercial Revitalization Project Area:

The activities included in Project Area Unmet Need #2 are as follows:

03F Open Space, Parks and Playgrounds Activity - The activity proposed in this application is the construction of new fencing in Wilson Park. Attractive fencing in Wilson Park will help draw area residents into the downtown for community events. Holding events which bring a large group of people into the downtown is a cornerstone of the City's Downtown Revitalization efforts.

Activity #	Activity Name	Project Description	CDBG Budget	Local Match
03F	Open Space, Parks and Playgrounds	Decorative Fencing in Wilson Park	\$ 60,000.00	\$ 0.00

The beneficiaries for the activities proposed in this service area are those people living within the City of Lake City's City Wide Service Area who are the primary users of the City of Lake City's downtown. There are currently 4,424 households in the City of Lake City. These 4,424 households contain 10,223 people. 7,121 of the people living in the service area or 69.66% are LMI and 3,102 of the people living in the households in the service area or 30.34% 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. Project Area Unmet Need #2: Downtown Lake City Wilson Park Commercial Revitalization Project Area:

Project Narrative — G-2

The activities included in Project Area Unmet Need #2 are as follows:

03F Open Space, Parks and Playgrounds Activity - The activity proposed in this application is the installation of additional landscaping with irrigation in Wilson Park. An attractive Wilson Park will draw area residents into the downtown for community events. Holding events which bring a large group of people into the downtown is a cornerstone of the City's Downtown Revitalization efforts.

Activity #	Activity Name	Project Description	CDBG Budget	Local Match
03F	Open Space, Parks and Playgrounds	Additional Landscaping in Wilson Park	\$ 50,000.00	\$ 0.00

The beneficiaries for the activities proposed in this service area are those people living within the City of Lake City's City Wide Service Area who are the primary users of the City of Lake City's downtown. There are currently 4,424 households in the City of Lake City. These 4,424 households contain 10,223 people. 7,121 of the people living in the service area or 69.66% are LMI and 3,102 of the people living in the households in the service area or 30.34% 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.



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REGIONAL CLEARINGHOUSE INTERGOVERNMENTAL COORDINATION AND RESPONSE

Date: 1/27/22

PROJECT DESCRIPTION

#33 - Town of Worthington Springs - Community Development Block Grant - No. 22DB-OP-03-73-02-N02
Neighborhood Revitalization - Environmental Review

TO: Florida State Clearinghouse

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

Andy Easton
Andy Easton & Associates
203 Ridgeland Road
Tallahassee, FL 32303

COMMENTS ATTACHED

X NO COMMENTS REGARDING THIS PROJECT

IF YOU HAVE ANY QUESTIONS REGARDING THESE COMMENTS, PLEASE CONTACT
LAUREN YEATTER, SENIOR PLANNER AT THE NORTH CENTRAL FLORIDA REGIONAL
PLANNING COUNCIL AT 352.955.2200, EXT 113

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Attachment A – Project Narrative and Deliverables

1. **PROJECT NARRATIVE:** The Recipient has been selected to participate in the Small Cities CDBG Program. The Recipient will use its Six Hundred Thousand Dollars and Zero Cents (\$600,000.00) in CDBG Neighborhood Revitalization funding to pave the existing vacant lot next to the Worthington Springs Community Center/Emergency Shelter and construct approximately 6,300 Linear Feet (LF) of asphalt roadway spot improvements, conduct right of way tree removal, street resurfacing and complementary drainage improvements, and perform street reconstruction.

Service Area (SA) 1 – 03E Recreation/Neighborhood Center

Activities within SA 1 consist of paving the existing vacant lot next to the Worthington Springs Community Center/Emergency Shelter which is located at the intersection of Southwest 36th Drive and State Road 121. The paved lot will serve as a parking area for the community center/emergency shelter and will be used exclusively for community center/emergency shelter activities. The parking area will allow residents to access the emergency shelter in the event of a weather or manmade disaster. The Recipient is donating property valued at Thirty Thousand Dollars and Zero Cents (\$30,000.00) to be used for the construction of the parking lot. Of the Recipient's donated property, the value of Twenty-Five Thousand Dollars and Zero Cents (\$25,000.00) will be donated as leverage and the value of Five Thousand Dollars and Zero Cents (\$5,000.00) will be donated as additional funding not claimed as leverage.

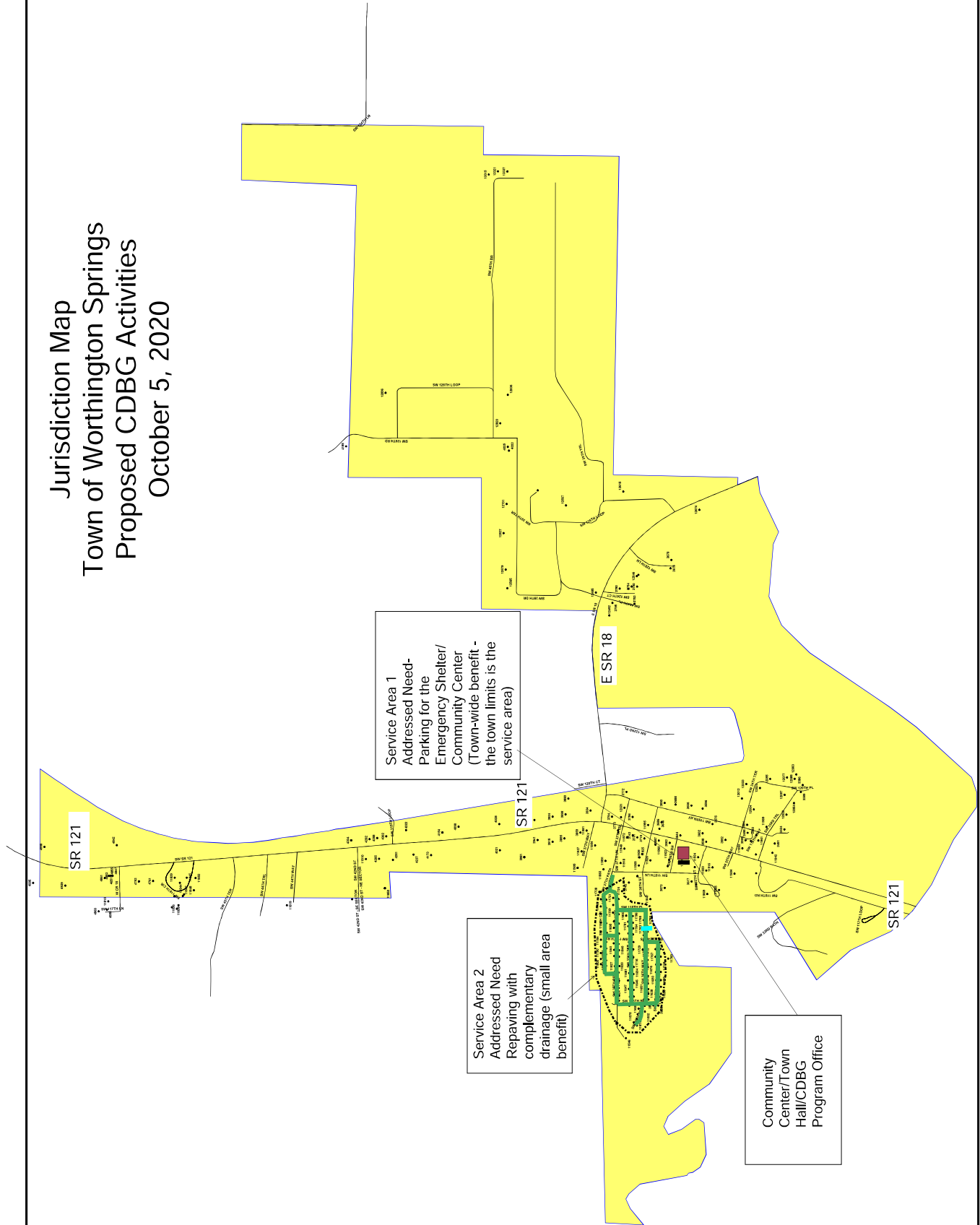
The construction activities in SA 1 will benefit the 615 persons living in the 231 occupied houses in the town. A total of 475 (77.24%) beneficiaries are considered to be Low- to Moderate Income (LMI); thus, the HUD LMI National Objective requirements are satisfied.

SA 2 – Street Improvements - Repaving

Activities within SA 2 consist of repaving approximately 6,300 LF of asphalt roadway spot improvements, right of way tree removal, street resurfacing, complementary drainage improvements, and street reconstruction. The following streets will be resurfaced: Southwest 37th Lane; Sierra Drive; Southwest 116th Circle; Southwest 117th Run; Cardline Drive; Southwest 37th Terrace; Southwest 36th Way; Southwest 117th Road; Southwest 36th Path; Southwest 115th Road; Southwest 36th Terrace; and Southwest 118th Place.

The construction activities in SA 2 will benefit the 181 persons living in the 55 households who will traverse the improved roadway to access their property. A total of 150 (82.87%) beneficiaries are considered to be LMI; thus, the HUD LMI National Objective requirements are satisfied.

Jurisdiction Map
Town of Worthington Springs
Proposed CDBG Activities
October 5, 2020





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REGIONAL CLEARINGHOUSE INTERGOVERNMENTAL COORDINATION AND RESPONSE

Date: 1/27/22

PROJECT DESCRIPTION

#34 - Madison County - Community Development Block Grant - No. 22DB-OP-03-50-01-H08 -
Fiscal Year 2019 Housing Rehabilitation Notice of Intent to Request Release of Funds

TO: Florida State Clearinghouse

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

Andy Easton
Andy Easton & Associates
203 Ridgeland Road
Tallahassee, FL 32303

 COMMENTS ATTACHED

 X NO COMMENTS REGARDING THIS PROJECT

IF YOU HAVE ANY QUESTIONS REGARDING THESE COMMENTS, PLEASE CONTACT
LAUREN YEATTER, SENIOR PLANNER AT THE NORTH CENTRAL FLORIDA REGIONAL
PLANNING COUNCIL AT 352.955.2200, EXT 113

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The **MADISON ENTERPRISE-RECORDER**, published every Friday in the City of Madison, County of Madison and State of Florida

AFFIDAVIT OF PUBLICATION

Before me, the undersigned authority personally appeared,

Kellee Marshall who on oath says that she is the graphics design manager for the **MADISON ENTERPRISE-RECORDER**, a weekly newspaper, published in Madison, Madison County, Florida; that the attached copy of the advertisement being a:

NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS

was published in said newspaper in the issue of: **November 12, 2021**

November 19, 2021

Affiant further says that the said **MADISON ENTERPRISE-RECORDER** a newspaper published at Madison, in Madison County, Florida, and that the said newspaper has heretofore been continuously published in said Madison County, Florida, each week and has been entered as second class mail matter at the post office in Madison, in said Madison County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signed by: Kellee Marshall

Sworn to and subscribed before me this 3rd day of **December, 2021**.

Amber E. Albritton

Notary Public



AMBER E. ALBRITTON
Commission # HH 103369
Expires March 11, 2025
Bonded Through Budget Notary Services

NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS

Date of Publication: **November 12, 2021**

Name of Responsible Entity: **Madison County (Board of County Commissioners)**

Address: **229 SW Pinckney Street, Madison, FL 32340**

Telephone Number: **(850) 973-3179**

REQUEST FOR RELEASE OF FUNDS

On or about **November 23, 2021** Madison County will submit a request to the Florida Department of Economic Opportunity (DEO) for the release of Community Development Block Grant funds under Title I of the Housing and Community Development (HCD) Act of 1974, as amended, to undertake a project funded by the Florida Small Cities Community Development Block Grant program in the amount of \$750,000, plus \$50,000 in non-HUD funds to be contributed to the project as local match from the Madison County State Housing Initiative Partnership (SHIP) program. The project is for multiple years, including 2021, 2022, 2023 and 2024 and will include the rehabilitation and/or demolition and replacement of housing occupied by very low, low, and moderate-income persons. Project activities will also include temporary relocation and grant administration. All project activities will take place within the unincorporated area of Madison County.

Madison County has determined that the activities proposed in the Unspecified Site Strategy are categorically excluded under HUD regulations at 24 CFR Part 58 from the National Environmental Policy Act of 1969 (NEPA) requirements. As eligible sites are located, site specific checklists will be completed prior to the commitment of funds for each unit. Additional project information is contained in the Environmental Review Record (ERR) on file at 229 SW Pinckney Street, Madison, FL 32340, Attention: Sherilyn Pickels, County Manager.

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the Environmental Review Record (ERR) to 229 SW Pinckney Street, Madison, FL 32340, Attention: Sherilyn Pickels, County Manager, Phone: (850) 973-3179, Email: admin@madisoncountyfl.com. Additional project information is contained in the ERR on file at the above address and may be examined or copied weekdays 9:00 A.M. to 4:00 P.M. All comments must be received by **November 22, 2021**. Comments will be considered prior to Madison County requesting a release of funds.

RELEASE OF FUNDS

Madison County certifies to the Florida Department of Economic Opportunity and HUD that Ronnie Moore in his capacity as Chair, Madison County Board of County Commissioners consents to accept the jurisdiction of the Federal Courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. The State's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows Madison County to use the CDBG funds.

OBJECTIONS TO RELEASE OF FUNDS

DEO will accept objections to its release of funds and Madison County's certification for a period of fifteen days following the anticipated submission date or its actual receipt of the request (whichever is later) only if they are on one of the following bases: (a) the certification was not executed by the Certifying Officer of the Madison County Board of County Commissioners; (b) Madison County has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR part 58; (c) the grant recipient has committed funds or incurred costs not authorized by 24 CFR Part 58 before approval of a release of funds by the State; or (d) another Federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality. Objections must be prepared and submitted in accordance with the required procedures at 24 CFR Part 58, Sec. 58.76 and shall be addressed to the Florida Department of Economic Opportunity, CDBG Program, MSC-400, 107 East Madison Street, Tallahassee, FL 32399-6508. Potential objectors should contact Sherilyn Pickels, County Manager at the address, email or phone number shown above to verify the actual last day of the objection period.

Ronnie Moore, Chair and Certifying Officer, Madison County Board of County Commissioners.

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#40

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REGIONAL CLEARINGHOUSE INTERGOVERNMENTAL COORDINATION AND RESPONSE

Date: 1/27/22

PROJECT DESCRIPTION

#40 - Taylor County - Community Development Block Grant- DEO No. I0179 -
Mitigation Program Environmental Review

TO: Florida State Clearinghouse

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

Andy Easton
Andy Easton & Associates
203 Ridgeland Road
Tallahassee, Florida 32312

 COMMENTS ATTACHED

 X **NO COMMENTS REGARDING THIS PROJECT**

IF YOU HAVE ANY QUESTIONS REGARDING THESE COMMENTS, PLEASE CONTACT
LAUREN YEATTER, SENIOR PLANNER AT THE NORTH CENTRAL FLORIDA REGIONAL
PLANNING COUNCIL AT 352.955.2200, EXT 113

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TAYLOR COUNTY BOARD OF COUNTY COMMISSIONERS

ANNIE MAE MURPHY, Clerk
Post Office Box 520
Perry, Florida 32348
(850) 838-3506 Phone
(850) 838-3549 Fax

LAWANDA PEMBERTON, County Administrator
201 East Green Street
Perry, Florida 32347
(850) 838-3500, extension 7 Phone
(850) 838-3501 Fax

CONRAD C. BISHOP, JR., County Attorney
Post Office Box 167
Perry, Florida 32348
(850) 584-6113 Phone
(850) 584-2433 Fax

Taylor County Jail Generator Project Project Description

Taylor County Jail is a critical facility in desperate need of "hardening" with a new dependable generator system to ensure the resilience and full operation of the facility in the event of a power outage. Taylor County is a rural, fiscally constrained County, is designated as one of economic concern, a Rural Area of Opportunity (RAO), and is a Rural Economic Development Initiative (REDI) area. The County is a designated STATE MID area. The new generator system will mitigate the risks of the jail being without power and will ensure for the continuity of operation of a critical facility that is imperative that it remains secure in all situations and weather conditions. In addition to the care of 184 inmates (capacity), the jail houses 33 employees of the Sheriff's Department. Taylor County Jail is located in Perry, the only incorporated City in the County and the County seat. There are no other County law enforcement or jail facilities. There is not another secure County facility to relocate inmates or the Sheriff's Department employees to. It is essential and critical for the jail to have a reliable source of back-up power.

The proposed 300kW Diesel Engine generator system will provide the desperately needed back-up power for a critical facility to ensure for the continuity of operations and resiliency in the event of a power outage and/or catastrophic event. The system will enable the entire jail to remain fully operational. With the automatic transfer switch, the jail will have uninterrupted service. A diesel generator has been selected as diesel fuel has a higher density, allowing more energy to be extracted from the diesel as compared to the same volume as gasoline. Diesel generators have the ability to start and transfer power in less than 10 seconds making it ideal for the safety and security of the jail. Another advantage of the diesel generator is that they have relatively low maintenance costs, are considered to be very rugged, and have long time service lives. The generator will be installed in a 150 MPH certified wind enclosure ensuring for added stability and durability. A 1,250 gallon fuel tank will be included in the installation ensuring sufficient availability of diesel fuel.



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REGIONAL CLEARINGHOUSE INTERGOVERNMENTAL COORDINATION AND RESPONSE

Date: 1/27/22

PROJECT DESCRIPTION

#43 - City of Lake Butler - Community Development Block Grant - No. 22DB-OP-03-73-02-N06
Fiscal Year 2019 Neighborhood Revitalization Early Floodplain Notice

TO: Florida State Clearinghouse

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

Fred D. Fox
Fred Fox Enterprises
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
LAUREN YEATTER, SENIOR PLANNER AT THE NORTH CENTRAL FLORIDA REGIONAL
PLANNING COUNCIL AT 352.955.2200, EXT 113

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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 Water Works Lift Station Replacement Service Area:

Sewer Line Replacement - The existing sanitary sewer lift station located at the NW corner of SW 6th Avenue (SR 231) and SW 5th Street is failing and beyond its useful life and in need of replacement. The scope of the project is to replace the Water Works pumping station with a new modern pumping station. The new pumping station will be constructed on City-owned property located at the NW corner of SW 6th Avenue (SR 231) and SW 5th Street. The activity proposed in Service Area #1 involves the replacement of the existing Lift Station including a new valve, concrete top, new electrical service, a new pump control panel, new pumps, rails, lifting chair with cables, new water service and a new instrument panel.

The beneficiaries for the activity proposed in Service Area #1 are those people living in the dwelling units whose effluent travels thru the Water Works Lift Station. Currently 83 occupied households are located within Service Area #1. The individuals residing in the dwelling units in Service Area #1 will have less of a chance of the lift station failing with the lift station being replaced. The 83 households in the service area contain 230 people; 122 of these people, or 53.04% are VLI, 220 of the people living in the service area, or 95.65% are LMI and 10 of the people living in the service area, or 4.35% have household incomes 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	Local Match
03J	Sewer Line Replacement	Replace the NW 8TH Avenue Lift Station	\$537,400.00	\$50,000.00

Service Area #1 is bound on the north by the rear property lines of the homes on the south side of SW 3rd Street between SW 12th Avenue and SW 5th Avenue; on the south by the front property lines of the residences located on the south side of SW 6th Street between SW 12th Avenue and SW 6th Avenue/SR 231; on the east side by the rear property lines of the homes on the SW 5th Avenue between SW 2nd Street and SW 4th Street, and on the west by the rear property line of the homes and apartment complexes located on the west side of SW 12th Avenue.

The City anticipates it will take approximately thirty (30) months for the project to be complete including completion of the environmental review, bidding, construction and grant closeout.

None of the work in Service Area #1 will take place within a floodplain. Without the assistance of CDBG funding the City of Lake Butler will not be able to address this project at this time. The sources and uses of funds for the project are as follows:

Project Narrative — G-2 (cont):

Activities		CDBG	Match	Total
03J – Sewer Line Replacement/Lift Station		\$ 537,400.00	\$ 50,000.00	\$ 587,400.00
21B - Engineering		\$ 106,600.00	\$ 0.00	\$ 106,600.00
21A - Administration		\$ 56,000.00	\$ 0.00	\$ 56,000.00
Total		\$ 700,000.00	\$ 50,000.00	\$ 750,000.00

UNMET NEED #1:

Service Area #2 Jetts Lift Station Replacement Service Area:

Sewer Line Replacement - The existing sanitary sewer lift station located on the west side of NW 7th Avenue just north of the apartment located at 216 W. Main Street is failing and beyond its useful life and in need of replacement. The scope of the project is to replace Jetts pumping station with a new modern pumping station. The new pumping station will be constructed on City owned property located at the site of the current lift station. The activity proposed in Service Area #2 involves the replacement of the existing Lift Station including a new valve, concrete top, new electrical service, a new pump control panel, new pumps, rails, lifting chair with cables, new water service and a new instrument panel.

The beneficiaries for the activity proposed in Service Area #2 are those people living in the dwelling units whose effluent travels thru Water Works Lift Station. Currently, 71 occupied households are located within Service Area #2. The individuals residing in the dwelling units in Service Area #2 will have less of a chance of the lift station failing with the lift station being replaced. The 71 households in the service area contain 177 people. 106 of these people, or 59.89% are VLI, 157 of the people living in the service area, or 88.70% are LMI and 20 of the people living in the service area, or 11.30% have household incomes 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	Local Match
03J	Sewer Line Replacement	Replace the NW 8TH Avenue Lift Station	\$537,400.00	\$ 0.00

Service Area #2 is bound on the north by the City limits; on the south by the front property lines of the residences located on the north side of SR 100/W Main Street; on the east side by NW 7th Avenue, and on the west by the City limits.



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REGIONAL CLEARINGHOUSE INTERGOVERNMENTAL COORDINATION AND RESPONSE

Date: 1/27/22

PROJECT DESCRIPTION

#46 - City of Lake City - Community Development Block Grant - No. 22DB-OP-03-22-02-C04
Fiscal Year 2019 Commercial Revitalization Early Floodplain Notice

TO: Florida State Clearinghouse

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

Fred D. Fox
Fred Fox Enterprises
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
LAUREN YEATTER, SENIOR PLANNER AT THE NORTH CENTRAL FLORIDA REGIONAL
PLANNING COUNCIL AT 352.955.2200, EXT 113

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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 City Wide Service Area:

The Service Area for this project is the corporate limits of the City of Lake City. The lives of all of the citizens of the City are enhanced by the revitalization of the downtown commercial area. The City of Lake City's downtown commercial district has been struggling with a high vacancy rate in the Downtown Lake City Project Area. The downtown businesses, local government and the city's residents need help in revitalizing Lake City's Downtown Project Area. With the construction of the proposed improvements, the City hopes to help the economic environment for the existing merchants and draw new businesses into the downtown area.

Project Area #1: Downtown Lake City Wilson Park Commercial Revitalization Project Area:

The activities included in Project Area #1 are as follows:

03F Open Space, Parks and Playgrounds Activity - The activity proposed in this application is the construction of an amphitheater across from Wilson Park above Lake Desoto. Wilson Park is located at 232 NE Hillsboro Street, Lake City, Florida. An active amphitheater across from Wilson Park above Lake Desoto will help draw area residents into the downtown for community events. Holding events which bring a large group of people into the downtown is a cornerstone of the City's Downtown Revitalization efforts.

Activity #	Activity Name	Project Description	CDBG Budget	Local Match
03F	Open Space, Parks and Playgrounds	Construction of an Ampitheater	\$690,000.00	\$15,000.00

The beneficiaries for the activities proposed in this service area are those people living within the City of Lake City's City Wide Service Area who are the primary users of the City of Lake City's downtown. There are currently 4,424 households in the City of Lake City. These 4,424 households contain 10,223 people. 7,121 of the people living in the service area or 69.66% are LMI and 3,102 of the people living in the households in the service area or 30.34% 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.

Project Narrative — G-2

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

ACTIVITY	CDBG	LOCAL MATCH	TOTAL
03F - Open Space, Parks and Playgrounds	\$ 690,000.00	\$ 15,000.00	\$ 705,000.00
21A - Administration	\$ 60,000.00	\$ 0.00	\$ 60,000.00
03F - Engineering	\$ 0.00	\$ 35,000.00	\$ 35,000.00
TOTALS:	\$ 750,000.00	\$ 50,000.00	\$ 800,000.00

The City of Lake City has committed Fifty Thousand dollars (\$50,000.00) from the City's Community Redevelopment Agency as local match in this application. Thirty-five thousand dollars (\$35,000.00) will be used for the engineering line item and fifteen thousand dollars (\$15,000.00) will be used for the 03F - Open Space, Parks and Playgrounds line item.

The design of the project is complete. The Plans and Specifications for the project are prepared and the required permits have been applied for. The City of Lake City is claiming "Readiness to Proceed" points for this project in the application.

Without the funding provided through the Small Cities CDBG Commercial Revitalization program this project could not be undertaken by the City.

The City anticipates it will take approximately thirty (30) months for the project to be complete including completion of the environmental review, bidding, construction and grant closeout.

Some of the proposed CDBG funded activities will be carried out in a flood zone.

UNMET NEEDS:

Service Area #1 City Wide Service Area:

The Service Area for this project is the corporate limits of the City of Lake City. The lives of all of the citizens of the City are enhanced by the revitalization of the downtown commercial area. The City of Lake City's downtown commercial district has been struggling with a high vacancy rate in the Downtown Lake City Project Area. The downtown businesses, local government and the city's residents need help in revitalizing Lake City's Downtown Project Area. With the construction of the proposed improvements, the City hopes to help the economic environment for the existing merchants and draw new businesses into the downtown area.

Project Area Unmet Need #1: Downtown Lake City Wilson Park Commercial Revitalization Project Area:

Project Narrative — G-2

The activities included in Project Area Unmet Need #1 are as follows:

03F Open Space, Parks and Playgrounds Activity - The activity proposed in this application is the construction of a fountain in Lake DeSoto adjacent to Wilson Park. An attractive water feature in Lake DeSoto will help draw area residents into the downtown for community events. Holding events which bring a large group of people into the downtown, is a cornerstone of the City's Downtown Revitalization efforts.

Activity #	Activity Name	Project Description	CDBG Budget	Local Match
03F	Open Space, Parks and Playgrounds	Fountain in Lake Desoto	\$ 250,000.00	\$ 0.00

The beneficiaries for the activities proposed in this service area are those people living within the City of Lake City's City Wide Service Area who are the primary users of the City of Lake City's downtown. There are currently 4,424 households in the City of Lake City. These 4,424 households contain 10,223 people. 7,121 of the people living in the service area or 69.66% are LMI and 3,102 of the people living in the households in the service area or 30.34% 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.Service.

Project Area Unmet Need #2: Downtown Lake City Wilson Park Commercial Revitalization Project Area:

The activities included in Project Area Unmet Need #2 are as follows:

03F Open Space, Parks and Playgrounds Activity - The activity proposed in this application is the construction of new fencing in Wilson Park. Attractive fencing in Wilson Park will help draw area residents into the downtown for community events. Holding events which bring a large group of people into the downtown is a cornerstone of the City's Downtown Revitalization efforts.

Activity #	Activity Name	Project Description	CDBG Budget	Local Match
03F	Open Space, Parks and Playgrounds	Decorative Fencing in Wilson Park	\$ 60,000.00	\$ 0.00

The beneficiaries for the activities proposed in this service area are those people living within the City of Lake City's City Wide Service Area who are the primary users of the City of Lake City's downtown. There are currently 4,424 households in the City of Lake City. These 4,424 households contain 10,223 people. 7,121 of the people living in the service area or 69.66% are LMI and 3,102 of the people living in the households in the service area or 30.34% 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. Project Area Unmet Need #2: Downtown Lake City Wilson Park Commercial Revitalization Project Area:

Project Narrative — G-2

The activities included in Project Area Unmet Need #2 are as follows:

03F Open Space, Parks and Playgrounds Activity - The activity proposed in this application is the installation of additional landscaping with irrigation in Wilson Park. An attractive Wilson Park will draw area residents into the downtown for community events. Holding events which bring a large group of people into the downtown is a cornerstone of the City's Downtown Revitalization efforts.

Activity #	Activity Name	Project Description	CDBG Budget	Local Match
03F	Open Space, Parks and Playgrounds	Additional Landscaping in Wilson Park	\$ 50,000.00	\$ 0.00

The beneficiaries for the activities proposed in this service area are those people living within the City of Lake City's City Wide Service Area who are the primary users of the City of Lake City's downtown. There are currently 4,424 households in the City of Lake City. These 4,424 households contain 10,223 people. 7,121 of the people living in the service area or 69.66% are LMI and 3,102 of the people living in the households in the service area or 30.34% 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.